



ADVISORY PLAN COMMISSION STAFF REPORT

Application No:	2024-APC-03
Meeting Date:	February 27, 2024
Subject:	General Changes Amendment
Action Requested:	The Plan Commission wishes to amend the Town of Pittsboro Unified Development Ordinance to make general changes to the UDO including fixing page numbering, section renumbering, adding definitions, add parking standards for new uses, fixing the landscaping buffer table, update the use table with new uses.
Petitioner:	Town of Pittsboro Advisory Plan Commission
Location:	Not Applicable
Parcel Size:	Not Applicable
Existing Zoning:	Not Applicable
Recommendation:	Approve
Prepared By:	Cynthia Bowen, FAICP cbowen@reasite.com 317-263-0127

Procedure

Proposed zoning text amendments (rezones) are considered by the Plan Commission and ultimately approved or rejected by the Town Council. Before making a recommendation to the Town Council, the Plan Commission must hold a publicly advertised hearing. The public hearing is advertised in The Republican one time, at least 10 days before the hearing. After the Plan Commission conducts the hearing and makes a recommendation, the proposed zoning text amendment is certified to the Town Council. The Town Council has 90 days to hear the text amendment. If the Town Council approves the proposal, it immediately becomes effective. If the Town Council fails to act on the proposal within 90 days after certification, the text amendment takes effect as if it has been adopted ninety days after certification. If the Town Council rejects the proposal or makes an amendment to the proposal, then it shall be returned to the Plan Commission for its consideration, with a written statement of the reasons for the rejection or amendment. The Plan Commission has 45 days to approve the amendment or reject the amendment. If the Plan Commission approve the amendment it becomes law. If the Plan Commission fails to act within 45 days, the ordinance stands as passed by the Town Council. If the Plan Commission disproves the rejection or amendments by the Town Council, the action of the Town Council on the original rejection or amendment stands only if confirmed by another vote of the Town Council within 45 days after the Plan Commission certifies its disapproval.

Background

The Town Planner drafted amendments to the UDO per direction of the Plan Commission from their January 23, 2024 Plan Commission Meeting. The Plan Commission held a workshop on February 8, 2024 to discuss each amendment and provide further direction to the Town Planner. Drafts of the amendments were published for review on February 20, 2024.

Correspondence

As of the writing of this staff report, staff hasn't received any comments from the public.

Summary

Technical Advisory Committee: Not Applicable

Waivers: None.

Secondary Plat Standards: Not Applicable.

Zoning District Standards: Not Applicable.

Attachments

1. Draft Amendments

Recommendation

Staff recommends that the Plan Commission forward a favorable recommendation to the Town Council for the general changes to the UDO including fixing page numbering, section renumbering, adding definitions, add parking standards for new uses, fixing the landscaping buffer table, update the use table with new uses.

Motions

1. Motion to forward a favorable recommendation to the Pittsboro Town Council for the general changes to the UDO including fixing page numbering, section renumbering, adding definitions, add parking standards for new uses, fixing the landscaping buffer table, update the use table with new uses.
2. Motion to forward an unfavorable recommendation to the Pittsboro Town Council for the general changes to the UDO including fixing page numbering, section renumbering, adding definitions, add parking standards for new uses, fixing the landscaping buffer table, update the use table with new uses.
3. Motion to continue UDO Amendments 2024-APC-03 to the to the March 26, 2024 Advisory Plan Commission Meeting.

RESOLUTION No. _____
RESOLUTION OF THE PITTSBORO
ADVISORY PLAN COMMISSION

A Resolution Recommending and Certifying to the Pittsboro Town Council
Amendment to the Town of Pittsboro Unified Development Code.

BE IT RESOLVED the Town of Pittsboro, Indiana Advisory Plan Commission, having reviewed, considered, and received public comment, both written and verbal, after notice and public hearing held on February 27, 2024, at the Town Administrative Building, 33 E Main Street, Pittsboro, Indiana, 46167 on the proposed amendments to the Town of Pittsboro Unified Development Ordinance to make general changes to the UDO including fixing page numbering, section renumbering, adding definitions, add parking standards for new uses, fixing the landscaping buffer table, update the use table with new uses, which is attached hereto and incorporated by reference, now hereby certifies and recommends, and directs the Secretary of the Advisory Plan Commission to certify a copy of said amendments, to the Town Council for approval at it next regularly scheduled meeting.

Approved this 27th day of February, 2024, by a vote of _____ yeas and _____ nays.

ADVISORY PLAN COMMISSION OF PITTSBORO,
INDIANA

By: _____
Steve Maple
President, Plan Commission

By: _____
Breana Love
Secretary, Plan Commission

Attested By:

Printed Name:

PREPARED BY:
Cynthia Bowen, FAICP, LEED AP
Staff Planner

GENERAL CHANGES

The following general changes are requested as part of the series of amendments to the UDO.

A. Page Numbering

Renumbering the entire ordinance with consecutive page numbers.

B. Section Renumbering

Renumbering section numbers in Chapter 4, Zoning Districts.

Change "MU Mixed Use District" to Section 4.9

Change Section "GB General Business District" to 4.10

Change Section "HB Highway Business District" to 4.11

Add "FI Flex Industrial District" and located it as Section 4.12

Change Section "I-1 Warehouse Industrial District" to 4.13

Change Section "I-2 Light Industrial District" to 4.14

Change Section "I-3 Heavy Industrial District" to 4.15

Change Section "PUD Planned Unit Development" to 4.16

Change Section "MHP Mobile Home Park District" to 4.17

Change Section "FH Flood Hazard District" to 4.18

Change Section "INST Institutional District" to 4.19

Change Section "PPW Pittsboro Public Works District" to 4.20

Renumbering section numbers in Chapter 9: Subdivision Regulations.

Add "Administrative Subdivision" as Section 9.7

Change Section "Minor Plats" to Section 9.8

Change Section "Primary Plat Procedure" to Section 9.9

Change Section "Primary Plat Approval" to Section 9.10

Change Section “Secondary Plat Procedure” to Section 9.11

Change Section “Secondary Plat Approval” to Section 9.12

Change Section “Construction Plans” to Section 9.13

Change Section “Subdivision Bonds” to Section 9.14

Renumbering section numbers in Chapter 2: Administrative Bodies.

Add “Plat Committee” as Section 2.6

Change Section “Administrator” to Section 2.7

C. Definitions

The following definitions are proposed changes or additions to the Definitions section.

1. **Minor Modification:** A process by which the Zoning Administrator can approve changes to a site plan without a public hearing, as long as the amendments do not adversely impact the purpose or intent of the overall development.
2. **Outdoor Storage:** The keeping of any product, goods, equipment, machinery, vehicles, boats, supplies, building materials or commodities, including raw materials, and semi-finished and finished goods which are not intended for immediate sale, by locating them on a lot exterior to a building.
3. **Open storage:** The keeping and display of goods or merchandise in an outdoor, unroofed area for more than 24 hours.
4. **Motor Vehicle:** any passenger vehicle, truck, tractor, tractor-trailer, truck-trailer, trailer, boat, recreational vehicle, semitrailer, or any other vehicle propelled or drawn by mechanical power.
5. **Flex Space:** A space that allows building owners or tenants to customize the layout and design of their workspace according to their requirements.
6. **Artisan Manufacturing:** Shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-

alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

7. Motor Sports Uses: Any office, warehouse, or manufacturing that is devoted to the racing of motor vehicles. This category does not include a racetrack, drag strip, motorcycle racetracks, speedways, or anything that would require seating for attendees.
8. Impervious: not allowing fluid to pass through.
9. Open storage: the keeping and display of goods or merchandise in an outdoor, unroofed area for more than 24 hours.

D. Parking Standards

Flex Space: 1 space per employee on the largest shift and 1 visitor space per 350 sq ft. of gross floor area.

Artisan Manufacturing: 1 space per employee and 1 visitor space per 350 sq ft. of gross floor area.

Motor Sports: 1 space per employee on the largest shift and 1 visitor space per 350 sq ft. of gross floor area.

8.3 FENCE AND WALL STANDARDS

A. GENERAL

The purpose of these standards is to provide minimum requirements to provide adequate light, air circulation, and privacy, and to protect the public welfare by preventing visual obstructions along public ways. Fences and walls shall be permitted in all zoning districts subject to the following requirements.

B. DRAINAGE

No fence or wall shall disrupt the flow of water in any drainage easement, or otherwise result in impediments for storm water runoff.

C. LOCATION

1. All fences and walls may be permitted up to a property line except as noted in this Ordinance. No fence or wall shall be placed in any right-of-way or violate the sight distance requirements found in Section 8.18 Vision Clearance Areas.
2. Only open fences that are decorative in nature and that do not serve as an enclosure are permitted in the front yard.
3. No fence or wall may be placed in any required buffer yard that does not specifically provide for the inclusion of a fence.

D. MATERIALS

1. Permitted: Wood; composite wood; stone, masonry; wrought iron; decorative metal; PVC; vinyl, zinc, or powder coated chain link; and galvanized chain link.
2. Prohibited: Fences and walls shall not incorporate chicken wire, mesh wire, agriculture wire, metal or plastic slats within chain link, snow fence, barbed wire, above ground electrified wires, razor wire, glass, sharpened top spikes, or similarly dangerous materials.
3. Exceptions:
 - a. Fences used to contain livestock or enclose agriculture operations or activities in the Agriculture District may incorporate chicken wire, mesh wire, agriculture wire, barbed wire, or above ground electrified wire.
 - b. Fences used for security or to enclose outside storage in non-residential districts may incorporate barbed wire above a height of six (6) feet but must meet applicable setback standards for accessory structures in the district in which they are located.
 - c. A snow fence or fence of similar type may be erected along driveways, walkways, and building entrances/exits only for the purpose of preventing snow drifting on such driveways and sidewalks. Such fencing may only be erected during the period from November 1st through March 31st. The fencing shall not impede pedestrian or vehicular traffic, extend over property boundaries, encircle entire properties, cause drifting on other properties or streets, or impede utility accesses. Such fence shall not otherwise be used at any time as a temporary or permanent fence or enclosure. A temporary fence permit is required before a snow fence may be installed.

E. HEIGHT

1. Height Measurement. The height of a fence or wall shall be determined by measuring from the adjacent grade to the highest point of the fence or wall, excluding posts. Fence posts may exceed the maximum height of the fence by up to 1 foot.

2. Fences and walls shall not exceed eight (8) feet in height in nonresidential districts and six (6) feet in height in residential districts in the rear and side yards. Fences and walls shall not exceed three (3) feet in height in the front yard. Except as noted in Section 8.10 Outdoor Storage.
3. Fences around sport courts shall be exempt from the maximum height regulations but must meet applicable setback standards for accessory structures in the district in which they are located.

F. OPACITY

A fence or wall in the front yard shall permit direct vision from one side to the other through at least fifty percent (50%) of the fence or wall.

G. PRESENTATION

1. Fences and walls shall present the non-structural face outwards.
2. All fences and walls shall be properly maintained and kept in good condition.

H. FENCES ON CORNER LOTS

On corner lots in residential districts, fences and walls not exceeding six feet in height may extend from the side building line into the side yard that fronts a street to a point that is no closer to the side lot line than 50% of the required setback distance between the side building line and the side lot line, if approved by the Administrator, when he/she has determined there will be no adverse impact to adjacent properties and roadway or intersection safety and that such fence would otherwise comply with the provisions of this ordinance. For purposes of clarification, the only side yard permitted by this subsection to contain a fence is the required yard along the side street and non-primary building façade. Fences permitted in this area are exempt from the 50% opacity requirement as specified by Section 8.3.F. above.

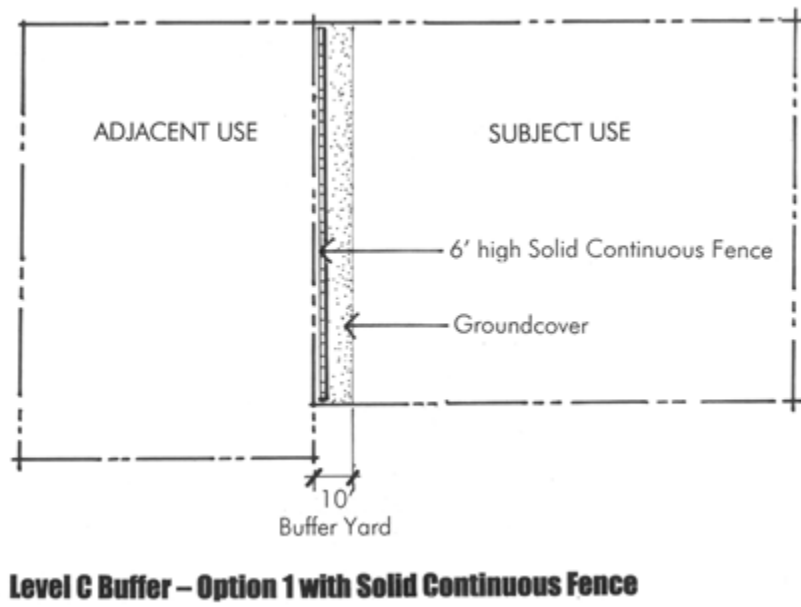
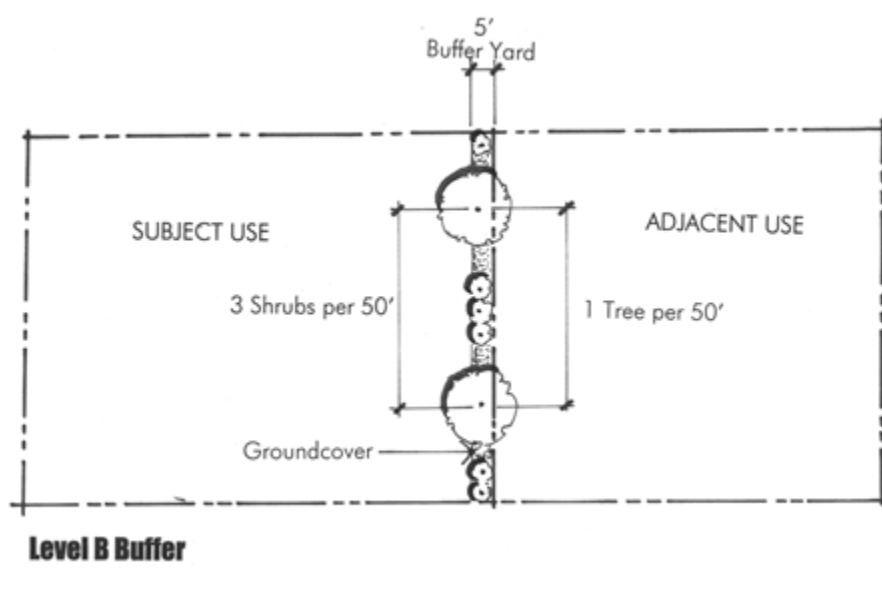
Section 8.6 Buffer Standards

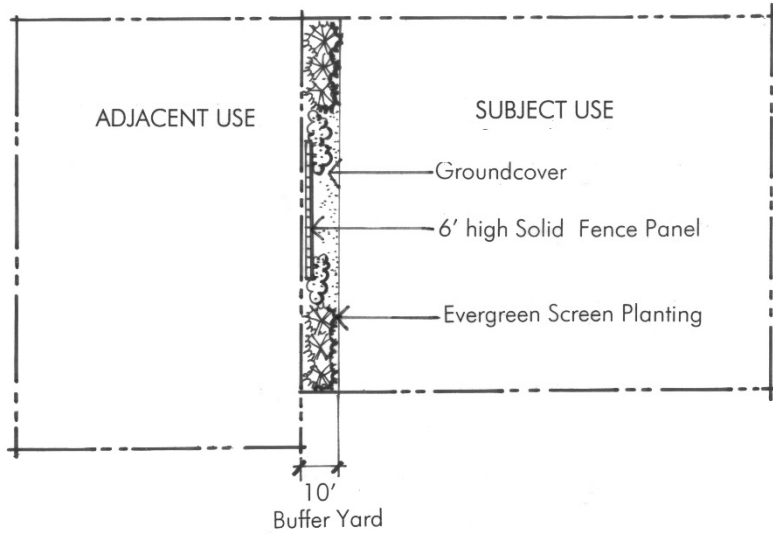
TABLE 8.3: LANDSCAPE BUFFER REQUIREMENTS

Add the MU and FI to the table.

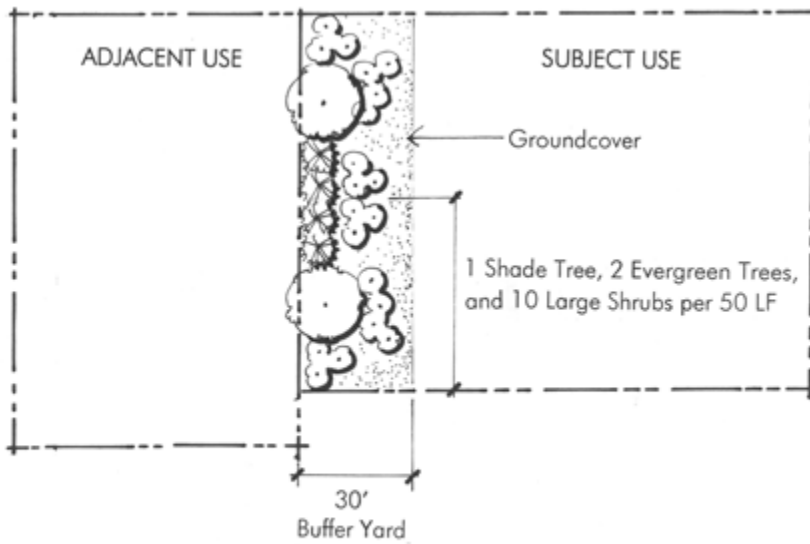
Subject Zoning	Adjacent Zoning																				
	OS	A	R1	R2	R3	R4	R5	PUD	OTBD	MU	GB	HB	FI	I1	I2	I3	INST	MHP	PPW	Public Street	
OS																					
A																					
R1																				F	
R2																					F
R3																					F
R4																					F
R5			B	B	B	B	B	B									B	B	B		E
OTBD			B	B	B	B	B	B									B	B	B		
MU			B	B	B	B	B	B	B		B	B	B	C	C	C	B	B	B		
GB			C	C	C	C	C	C	B								B	B	B		
HB			C	C	C	C	C	C	C		B						C	C	B		
F1			C	C	C	C	C	C	C	B	B	B			B	B	C	C	B		
I1	C		C	C	C	C	C	C	C		B	B					C	C	B		
I2	C		C	C	C	C	C	C	C		B	B		B			C	C	B		
I3	D		D	D	D	D	D	D	D		C	C		C	C		D	D	C		
INST			A	A	A	A	A	A	A		A	A					A	A			
MHP			C	C	C	C	B	C	B		B	B					B				
PPW			A	A	A	A	A	A	A		A	A					A	A			

Buffer graphics to go with the buffer chart above. No changes to the buffer graphics.

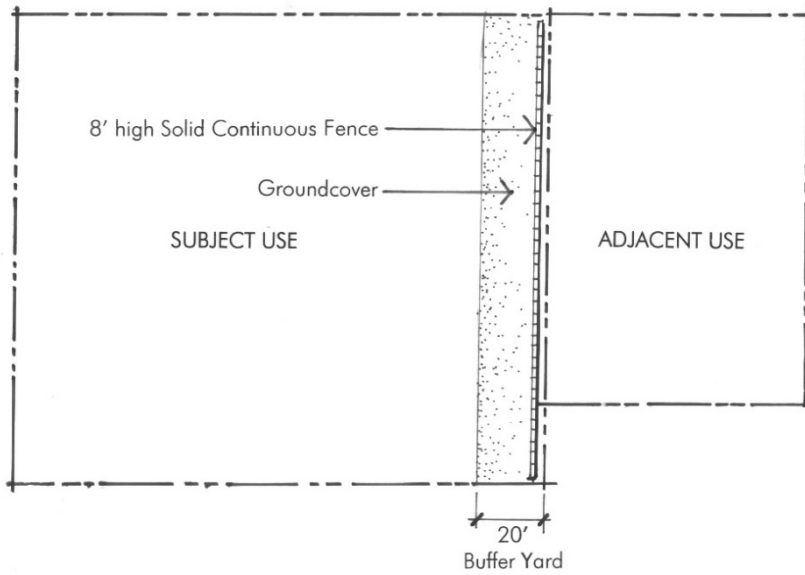




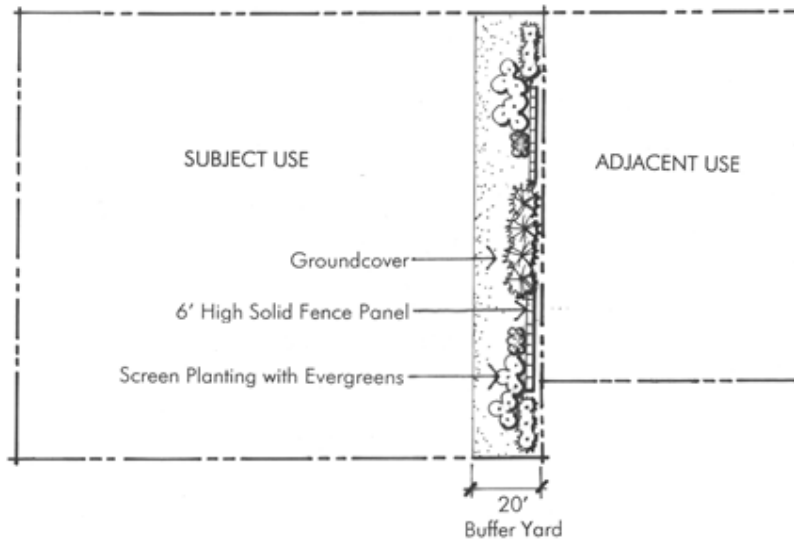
Level C Buffer – Option 1 with Interrupted Solid Fence Panels



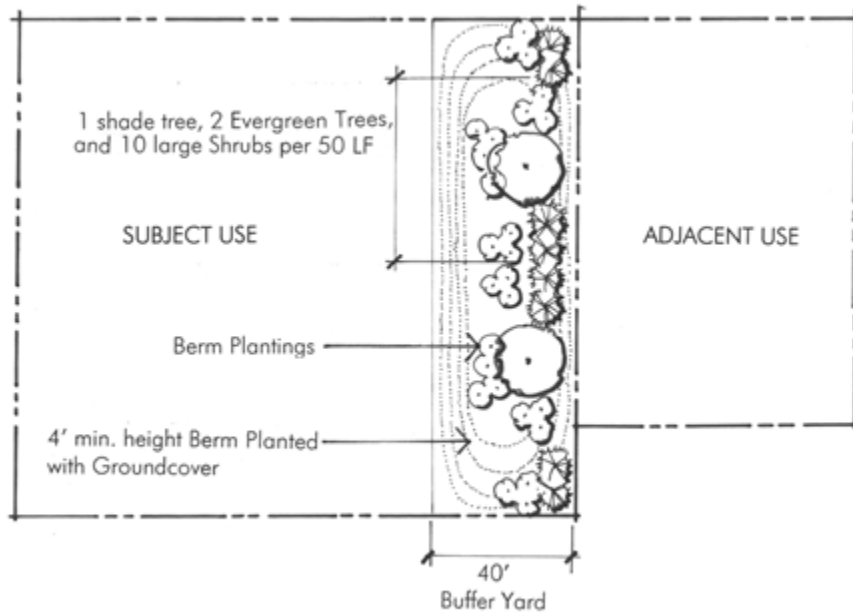
Level C Buffer – Option 2



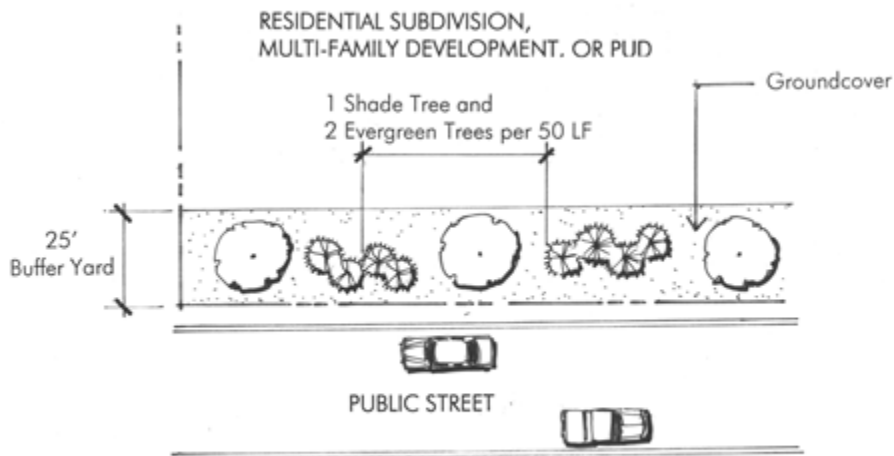
Level D buffer – Option 1 with Solid Continuous Fence



Level D Buffer – Option 1 with Interrupted Solid Fence Panels



Level D Buffer – Option 2



Level E Buffer

I. Appendix A: Schedule of Uses

The following changes are proposed changes or additions to the Use Matrix

1. Add new uses to the Schedule of Uses
2. Added F1 District
3. Moved MU with the commercial districts

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted																				
INDUSTRIAL USES																				
Flex Space										S	S	P	P	P	P	P				
Outdoor storage		A							A	A	A	A	A	A	A				A	A
Artisan Manufacturing									S	S	S	P	P	P						
Motor Sports Uses												P	P	P						

1. Add Flex Industrial District
2. Moved MU with the commercial districts

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted																				
AGRICULTURAL USES																				
Agricultural Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Agricultural products, sales, distribution, and storage		P										S	S	P	P					
Agricultural Tourism Business		P																		
Farm Equipment Sales and Service		S							P	P		P	P	P						
Grain Elevators (commercial) and Related Uses		P	S									P	P	P						
Raising and Breeding of Farm Fowl or Animals (commercial)		P																		
Raising and Breeding of Non-Farm Fowl or Animals (commercial), except for kennel		S																		

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted S = Special Exception A = Accessory Blank = Not Permitted																				
Restricted Commercial Farm Enterprise, including confined feeding		S																		
Riding Stable		P	P													P				
Sales Barn for Livestock		S																		
Vineyard		P																		
Orchard		P																		
Forestry		P																		
RESIDENTIAL USES																				
Assisted Living Facility					S	S	P		P	P	P					P				
Boarding House					S	S	P													
Child Care Homes, Class I and Class II			S	S	S	S	S				S					P				
Dwelling, Residential conversion						S	P	P	P											
Dwelling, Single-family		P	P	P	P	P	P	P	P		P					P				
Dwelling, Single-family attached						P	P	P	P		P					P	P			
Dwelling, Manufactured Home		S									P					P	P			
Dwelling, Multi-family						S	P	S	S		P					P				
Dwelling, Two-family					S	P	P	S	S		P					P				
Accessory Apartment			S	S	S	S	S				P					S				
Elderly Housing					S	P	P		S		P					P				
Fraternity, Sorority and Student Co-ops						S	S	S	S							P				
Group Home					S	P	P				P									
Mobile Home Park																	P			
Nursing Home						S	P	P	P	P	P					P				
Senior Housing or Congregate Care						P	P	S	P		P					P				
INSTITUTIONAL USES																				
Charitable Institutions								S	P	P	P					P				P
Church, place of worship		S	S	S	S	S	S	P	P	P	P					P				P
Community Center			S	S	S	S	S	P	P	P	P					P				P
Educational Facility, Private		S	S	S	S	S	S	P	P	P	P					P	P			P
Educational Facility, Public		S	S	S	S	S	S	P	P	P	P					P	P			P

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW		
P = Permitted S = Special Exception A = Accessory Blank = Not Permitted																						
Hospital					S	S	S	S	P	P	P		P	P	P	P				P		
Library and Museum	S							P	P		P					P				P		
Municipal, County or other Government Building	S							P	P	P	P		P	P	P	P	P			P	P	
Penal or Correctional Institution													S	S							P	
Police Station/Fire Station	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P				P	
Postal Station								P	P	P	P		P	P	P	P					P	
Public Health Center/Clinic					S	S	S	S	P	P	P					P					P	
Sanitarium/ Mental Health Facility									S	S			S	S							P	
Stadium, Coliseum, Athletic Field, when associated with an educational facility						S	S	S	P	P	P					P					P	
University, College or Trade School									P	P	P		P	P							P	
PUBLIC UTILITY																						
Major transmission lines for cable, fiber optic, gas, oil, electricity or other utilities	P	P	P	P	P	P	P	P	P	P	P		P	P	P	P	P	P	P	P	P	
Water wells, water stations, filtration plant, reservoirs, and storage tanks		S	S	S	S	S	S	S	S	S	S		S	S	S	P					P	P
Sewage Treatment Facility (as a primary use)		S	S	S	S	S	S	S	S	S	S		S	S	S	P					P	P
Telephone exchange or public utility substation		P	S	S	S	S	S	S	P	P	S		P	P	P	P	P				P	P
Thermal, electrical and steam power plants														S	S						P	P
Transmission tower(s) (radio, tv, etc.) and microwave towers		S	S				S		S	P	S		P	P	P	P			P		P	
Utility company business office								P	P	P	P					P					P	P
Wireless Communications Facilities									S	P	P	P	P	P	P	P					P	
MOTOR VEHICLE USES																						
Automobile Service, Major									S	P			P	P	P							
Automobile Service, Minor									S	P	P		P	P	P							
Automotive Paint Shop/Detailing									S	P			P	P	P							
Automotive Sales and Rental									S	P			P	P								
Automotive Supply Sales								S	S	P			P	P								
Automotive Tire Repair and Sales								S	S	P			P	P	P							
Car Wash								S	P	P			P	P		P						

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted																				
Filling station								S	P	P			P			P				
Public Garage								S	S	S	P		S	S		P				
Public or employee parking area								S	P	P	P		P	P	P			P		
Recreational Vehicle Sales													P	P						
Temporary storage for disabled vehicles															S					
PROFESSIONAL SERVICES																				
Advertising Sign or Billboard (as a principal use)										S		S								
Advertising Sign or Billboard (as an accessory use)										S		S			S					
ATM								P	P	P	P		P	P	P	P				
Bank, financial institution								P	P	P	P					P				
Community Service Organizations								S	P	P	P		P	P	P	P				
Newspaper Publishing								P	P	P		P	P	P						
Office Research Park								P	P	P	P	P	P	P						
Office, Medical or Dental								P	P	P	P	P				P				
Office, Professional and Business								P	P	P	P	P	P			P				
Research Establishment/Laboratory (commercial)										S	S	P	P	P						
PERSONAL SERVICES																				
Bed and Breakfast and Lodging House			S	S	S	S	S	S			P					P				
Cemetery	S	S	S	S	S	S	S													
Clinic, medical or dental						S	P	P	P	P	P					P				
Crematory									P	P			P	P						
Day Care Center or Child Development Center						S	S	P	P		P					P				
Funeral Home or Mortuary					S	S	P	P	P	P	P									
Health and Fitness Center	S							P	P	P	P					P				
Hotel or Motel									P	P	P					P				
Kennel, commercial		S							P	P			P							
Kennel, private		S							P	P			P							
Laboratory, medical or dental									P	P	P	P				P				
Laundry or Dry Cleaning Facility									S	P	P	P	P							
Laundry or Dry Cleaning, self service								S	P	P	P					P				

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted S = Special Exception A = Accessory Blank = Not Permitted																				
Personal services including but not limited to: Barber Shop, Beauty Shop, salons, day spas, etc.		S						P	P	P	P					P				
Studios, Artists, Dance and Music								P	P	P	P					P				
Tailor and pressing shop, dressmaking, alterations, and shoe repair								P	P	P	P					P				
Veterinary Clinic		S					S	S	P	P	P	P	P	P	P					
Veterinary Hospital									P	P	P	P	P	P	P					
FOOD SERVICES																				
Bakery or Delicatessen								P	P	P	P	S				P				
Bar or Tavern								S	S	P	P	S				P				
Microbrewery / Brew-Pub								S	S	P	P	P				P				
Catering Services								P	P	P	P	S				P				
Restaurant								P	P	P	P	S				P				
Restaurant, Carry Out/Take Out								P	P	P	P	S				P				
Restaurant, Drive-In or Drive Through								P	P	P	P	S				P				
Restaurant, Fast Food								S	P	P	P	S				P				
Specialty Food Store								S	P	P	P	S				P				
Supermarket or Grocery Store									P	P	P	S				P				
RETAIL																				
Agriculture Produce Business		S																		
Convenience Store, neighborhood						S	S	P	P		P					P				
Convenience Store, regional									P	P	P	S								
Convenience Mart Fueling Center										P		S				P				
Department Store									P	P	P	S								
Drug Store								P	P	P	P					P				
Electronics and Appliances, including TV and radio, sales and service								P	P	P	P	P								
Flea Markets									S	S		S	S	S						
Greenhouse, commercial		S	S						P	P		P								
Hardware or Paint Store								P	P	P	P	P				P				
Newsdealer							P	P	P	P	P	P								

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted S = Special Exception A = Accessory Blank = Not Permitted																				
Outdoor Commercial Enterprise									S	P		P	P	P						
Plant Nurseries, Truck Gardens		S					P	S	P	P		P								
Roadside Produce Stands (year round)		P					S	S	S	S		S				P				
Show Room and Sales Area for articles to be sold at retail							P	S	P	P	P	P	P	P						
Retail, free standing (not within a shopping center)																				
Small Scale (less than 15,000 square feet gross floor area)								P	P	P	P	S								
Medium Scale (between 15,000 and 35,000 square feet gross floor area)									P	P	P	S								
Large Scale (greater than 35,000 square feet gross floor area)									P	P	P	S								
Retail, Commercial Shopping Center									P	P	P	S								
Specialty retail stores with less than 20,000 square feet of gross floor area, (includes: Antique Shop, Apparel Shop, Flower or Garden Shop, Gift Shop, Jewelry Store, Music Store, Pet Store, Shoe Store, Toy Store, Variety Store, Stationer)							S	P	P	P	P	S				P				
RECREATION/ENTERTAINMENT																				
Bait Sales		S	P					S	P											
Campground	S	S	P	S	S	S	S											P		
Commercial Entertainment Facility									P	S		S								
Golf Course/Country Club	P	P	P	S	S	S	S									P				
Golf Driving Range	S								P	P		P				P		P		
Indoor Recreational Facility	S	P	P	S	S	S	S		P	S	P	S	S	S		P				
Indoor Theater								S	P	P	P	P				P				
Outdoor Recreational Facility	P	P	P	S	S	S	S		P	S	S	S	S	S		P		S		
Outdoor Theater									S	S		S								
Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private Club or Lodge	S	S	S	S	S	S	S									P				
Race Track												S	S	S	S					
Seasonal Hunting and Fishing Lodge	S	S																		

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted																				
Sexually Oriented Business															S					
Shooting Range, Indoor														S	S					
Stadium, Coliseum, Athletic Field (not associated with an educational institution)									S	S	S	S								
TRANSPORTATION SERVICES																				
Airport												S	S	S						
Heliport												S	S	S						
Motor Bus or Railroad Passenger Station							S	S	S	P		P	P	P						
Private Landing Strip or Heliport		S							S	S		S	S	S						
INDUSTRIAL																				
Auction Arena or Sales Yard (excluding livestock)										S		S	S	S						
Bakery, secondary food processing, milk processing, manufacture and bottling of dairy products and beverages												S		P	P					
Bottled gas storage and distribution yard														S	S					
Building Material, Sales and Supply Yard												S	S	S	P					
Bulk fuel storage or petroleum tank farm, and other bulk storage of solids or liquids															S					
Commercial Sanitary Fill, Garbage Disposal Plant														S	S					
Recycling Facility														S	S					P
Contractor's storage yard												S	S	S	P					
Distribution Facilities										S		P	P	P	P					
Equipment, Sales and Leasing												S	S	S	P					
Industrial Park										P		P	P	P	P					
Manufacturing, Heavy												P		P	P					
Manufacturing, Light										S		P	P	P	P					
Manufacturing, Extractive/Mineral Extraction (i.e. sand or gravel pit, borrow pit, topsoil removal and storage areas)	S	S										S	S	S	S					
Mini-warehouses or self service storage facility									S	S		S	P	P	P					
Monument works and stone cutting													S	P						

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted S = Special Exception A = Accessory Blank = Not Permitted																				
Printing, lithographing, publishing, or photography establishments										P		P	P	P						
Scrap Metal Yard														S	P					
Slaughter House														S	S					
Warehouse												P	P	P	P					
Welding Shop												S	S	P	P					
Wholesale Establishment												P	P	P	P					
Wholesale Produce Terminal or Truck Freight Terminal													S	P	P					
All other wholesale, warehousing, and industrial uses not specified herein.												S	S	S	S					

GENERAL CHANGES

The following general changes are requested as part of the series of amendments to the UDO.

A. Page Numbering

Renumbering the entire ordinance with consecutive page numbers.

B. Section Renumbering

Renumbering section numbers in Chapter 4, Zoning Districts.

Change "MU Mixed Use District" to Section 4.9

Change Section "GB General Business District" to 4.10

Change Section "HB Highway Business District" to 4.11

Add "FI Flex Industrial District" and located it as Section 4.12

Change Section "I-1 Warehouse Industrial District" to 4.13

Change Section "I-2 Light Industrial District" to 4.14

Change Section "I-3 Heavy Industrial District" to 4.15

Change Section "PUD Planned Unit Development" to 4.16

Change Section "MHP Mobile Home Park District" to 4.17

Change Section "FH Flood Hazard District" to 4.18

Change Section "INST Institutional District" to 4.19

Change Section "PPW Pittsboro Public Works District" to 4.20

~~Renumbering section numbers in Chapter 9: Subdivision Regulations.~~

~~Add "Administrative Plats" as Section 9.7~~

~~Change Section "Minor Plats" to Section 9.8~~

~~Change Section "Primary Plat Procedure" to Section 9.9~~

~~Change Section "Primary Plat Approval" to Section 9.10~~

~~Change Section “Secondary Plat Procedure” to Section 9.11~~

~~Change Section “Secondary Plat Approval” to Section 9.12~~

~~Change Section “Construction Plans” to Section 9.13~~

~~Change Section “Subdivision Bonds” to Section 9.14~~

~~Renumbering section numbers in Chapter 2: Administrative Bodies.~~

~~Add “Plat Committee” as Section 2.6~~

~~Change Section “Administrator” to Section 2.7~~

C. Definitions

The following definitions are proposed changes or additions to the Definitions section.

1. **Minor Modification:** A process by which the Zoning Administrator can approve changes to a site plan without a public hearing, as long as the amendments do not adversely impact the purpose or intent of the overall development. ~~Minor modifications~~
2. **Outdoor Storage:** The keeping of any product, goods, equipment, machinery, vehicles, boats, supplies, building materials or commodities, including raw materials, and semi-finished and finished goods which are not intended for immediate sale, by locating them on a lot exterior to a building.
3. **Motor Vehicle:** any passenger vehicle, truck, tractor, tractor-trailer, truck-trailer, trailer, boat, recreational vehicle, semitrailer, or any other vehicle propelled or drawn by mechanical power.
4. **Flex Space:** A space that allows building owners or tenants to customize the layout and design of their workspace according to their requirements.
5. **Artisan Manufacturing:** Shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; non-alcoholic beverages; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal work; furniture; glass or ceramic production; paper manufacturing.

6. Motor Sports Uses: Any office, warehouse, or manufacturing that is devoted to the racing of motor vehicles. This category does not include a racetrack, drag strip, motorcycle racetracks, speedways, or anything that would require seating for attendees.

7. Impervious: ~~N~~ot allowing fluid to pass through.

~~6-8.~~ Open storage: ~~T~~he keeping and display of goods or merchandise in an outdoor, unroofed area for more than 24 hours.

D. Parking Standards

Flex Space: 1 space per employee on the largest shift and 1 visitor space per 350 sq ft. of gross floor area.

Artisan Manufacturing: 1 space per employee and 1 visitor space per 3500 sq ft. of gross floor area.

Motor Sports Team: 1 space per employee on the largest shift and 1 visitor space per 350 sq ft. of gross floor area.

8.3 FENCE AND WALL STANDARDS

A. GENERAL

The purpose of these standards is to provide minimum requirements to provide adequate light, air circulation, and privacy, and to protect the public welfare by preventing visual obstructions along public ways. Fences and walls shall be permitted in all zoning districts subject to the following requirements.

B. DRAINAGE

No fence or wall shall disrupt the flow of water in any drainage easement, or otherwise result in impediments for storm water runoff.

C. LOCATION

1. All fences and walls may be permitted up to a property line except as noted in this Ordinance. No fence or wall shall be placed in any right-of-way or violate the sight distance requirements found in Section 8.18 Vision Clearance Areas.
2. Only open fences that are decorative in nature and that do not serve as an enclosure are permitted in the front yard.

3. No fence or wall may be placed in any required buffer yard that does not specifically provide for the inclusion of a fence.

D. MATERIALS

1. Permitted: Wood; composite wood; stone, masonry; wrought iron; decorative metal; PVC; vinyl, zinc, or powder coated chain link; and galvanized chain link.
2. Prohibited: Fences and walls shall not incorporate chicken wire, mesh wire, agriculture wire, metal or plastic slats within chain link, snow fence, barbed wire, above ground electrified wires, razor wire, glass, sharpened top spikes, or similarly dangerous materials.
3. Exceptions:
 - a. Fences used to contain livestock or enclose agriculture operations or activities in the Agriculture District may incorporate chicken wire, mesh wire, agriculture wire, barbed wire, or above ground electrified wire.
 - b. Fences used for security or to enclose outside storage in non-residential districts may incorporate barbed wire above a height of six (6) feet but must meet applicable setback standards for accessory structures in the district in which they are located.
 - c. A snow fence or fence of similar type may be erected along driveways, walkways, and building entrances/exits only for the purpose of preventing snow drifting on such driveways and sidewalks. Such fencing may only be erected during the period from November 1st through March 31st. The fencing shall not impede pedestrian or vehicular traffic, extend over property boundaries, encircle entire properties, cause drifting on other properties or streets, or impede utility accesses. Such fence shall not otherwise be used at any time as a temporary or permanent fence or enclosure. A temporary fence permit is required before a snow fence may be installed.

E. HEIGHT

1. Height Measurement. The height of a fence or wall shall be determined by measuring from the adjacent grade to the highest point of the fence or wall, excluding posts. Fence posts may exceed the maximum height of the fence by up to 1 foot.
2. Fences and walls shall not exceed eight (8) feet in height in nonresidential districts and six (6) feet in height in residential districts in the rear and side yards. Fences and walls shall not exceed three (3) feet in height in the front yard. Except as noted in Section 8.10 Outdoor Storage.

3. Fences around sport courts shall be exempt from the maximum height regulations but must meet applicable setback standards for accessory structures in the district in which they are located.

E. Section 8.6 Buffer Standards

TABLE 8.3: LANDSCAPE BUFFER REQUIREMENTS

Add the MU and FI to the table.

Add “A” Accessory Use to the use matrix table. Accessory use means that a use is permitted but only as an accessory to a primary use.

Subject Zoning	Adjacent Zoning																				
	OS	A	R-1	R-2	R-3	R-4	R-5	PUD	OTBD	MU	GB	HB	F-1	I-1	I-2	I-3	INST	MHP	PPW	Public Street	
OS																					
A																					
R-1																					F
R-2																					F
R-3																					F
R-4																					F
R-5			B	B	B	B	B	B									B	B	B		F
OTBD			B	B	B	B	B	B									B	B	B		
MU			B	B	B	B	B	B	B		B	B	B	C	C	C	B	B	B		
GB			C	C	C	C	C	C	B								B	B	B		
HB			C	C	C	C	C	C	C		B						C	C	B		
F-1			C	C	C	C	C	C	C	B	B	B			B	B	C	C	B		
I-1	C		C	C	C	C	C	C	C		B	B					C	C	B		
I-2	C		C	C	C	C	C	C	C		B	B		B			C	C	B		
I-3	D		D	D	D	D	D	D	D		C	C		C	C		D	D	C		
INST			A	A	A	A	A	A	A		A	A					A	A			
MHP			C	C	C	C	B	C	B		B	B					B				
PPW			A	A	A	A	A	A	A		A	A					A	A			

F. Appendix A: Schedule of Uses

The following changes are proposed changes or additions to the Use Matrix

- 1. Add new uses to the Schedule of Uses
- 1.2. Added F1 District
- 2.3. Moved MU with the commercial districts

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	F1	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted																				
INDUSTRIAL-INDUSTRIAL USES																				
Flex Space										S	S	P	P	P	P	P				
Outdoor storage		A							A	A	A	A	A	A	A				A	A
Artisan Manufacturing									S	S	S	P	P	P						
Motor Sports Uses												P	P	P						

- 4. Add Flex Industrial District
- 3.5. Moved MU with the commercial districts

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	F1	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted																				
AGRICULTURAL USES																				

<u>Use Category</u>	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted Use Category																				
Agricultural Crop Production	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		
Agricultural products, sales, distribution, and storage		P										S	S	P	P					
Agricultural Tourism Business		P																		
Farm Equipment Sales and Service		S							P	P		P	P							
Grain Elevators (commercial) and Related Uses		P	S									P	P	P						
Raising and Breeding of Farm Fowl or Animals (commercial)		P																		
Raising and Breeding of Non-Farm Fowl or Animals (commercial), except for kennel		S																		
Restricted Commercial Farm Enterprise, including confined feeding		S																		
Riding Stable		P	P													P				
Sales Barn for Livestock		S																		
Vineyard		P																		
Orchard		P																		
Forestry		P																		
RESIDENTIAL USES																				
Assisted Living Facility					S	S	P		P	P	P					P				
Boarding House					S	S	P													
Child Care Homes, Class I and Class II			S	S	S	S	S				S					P				
Dwelling, Residential conversion						S	P	P	P											
Dwelling, Single-family		P	P	P	P	P	P	P	P		P					P				
Dwelling, Single-family attached						P	P	P	P		P					P	P			
Dwelling, Manufactured Home		S									P					P	P			
Dwelling, Multi-family						S	P	S	S		P					P				
Dwelling, Two-family					S	P	P	S	S		P					P				
Accessory Apartment			S	S	S	S	S				P					S				
Elderly Housing					S	P	P		S		P					P				
Fraternity, Sorority and Student Co-ops						S	S	S	S							P				
Group Home					S	P	P				P									

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
Mobile Home Park																	P			
Nursing Home							S	P	P	P	P						P			
Senior Housing or Congregate Care							P	P	S	P		P					P			
INSTITUTIONAL USES																				
Charitable Institutions									S	P	P	P					P			P
Church, place of worship		S	S	S	S	S	S	S	P	P	P	P					P			P
Community Center			S	S	S	S	S	S	P	P	P	P					P			P
Educational Facility, Private		S	S	S	S	S	S	S	P	P	P	P					P	P		P
Educational Facility, Public		S	S	S	S	S	S	S	P	P	P	P					P	P		P
Hospital					S	S	S	S	P	P	P		P	P	P		P			P
Library and Museum	S								P	P		P					P			P
Municipal, County or other Government Building	S								P	P	P	P	P	P	P	P	P	P		P
Penal or Correctional Institution													S	S						P
Police Station/Fire Station	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P		P
Postal Station									P	P	P	P	P	P	P	P	P			P
Public Health Center/Clinic						S	S	S	S	P	P	P					P			P
Sanitarium/ Mental Health Facility										S	S		S	S						P
Stadium, Coliseum, Athletic Field, when associated with an educational facility							S	S	S	P	P	P					P			P
University, College or Trade School										P	P	P	P	P						P
PUBLIC UTILITY																				
Major transmission lines for cable, fiber optic, gas, oil, electricity or other utilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Water wells, water stations, filtration plant, reservoirs, and storage tanks		S	S	S	S	S	S	S	S	S	S		S	S	S	P				P
Sewage Treatment Facility (as a primary use)		S	S	S	S	S	S	S	S	S	S		S	S	S	P				P
Telephone exchange or public utility substation		P	S	S	S	S	S	S	P	P	S		P	P	P	P	P			P
Thermal, electrical and steam power plants														S	S					P
Transmission tower(s) (radio, tv, etc.) and microwave towers		S	S				S		S	P	S		P	P	P	P		P		P
Utility company business office								P	P	P	P						P			P

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	<u>F</u>	I1	I2	I3	PUD	MHP	FH	INST	PPW
Wireless Communications Facilities									S	P	P	<u>P</u>	P	P	P	P			P	
MOTOR VEHICLE USES																				
Automobile Service, Major									S	P		<u>P</u>	P	P						
Automobile Service, Minor									S	P	P	<u>P</u>	P	P						
Automotive Paint Shop/Detailing									S	P		<u>P</u>	P	P						
Automotive Sales and Rental									S	P		<u>P</u>	P							
Automotive Supply Sales								S	S	P		<u>P</u>	P							
Automotive Tire Repair and Sales								S	S	P		<u>P</u>	P	P						
Car Wash								S	P	P		<u>P</u>	P			P				
Filling station								S	P	P			P			P				
Public Garage								S	S	S	P		S	S		P				
Public or employee parking area								S	P	P	P		P	P	P			P		
Recreational Vehicle Sales													P	P						
Temporary storage for disabled vehicles															S					
PROFESSIONAL SERVICES																				
Advertising Sign or Billboard (as a principal use)										S		<u>S</u>								
Advertising Sign or Billboard (as an accessory use)										S		<u>S</u>			S					
ATM								P	P	P	P		P	P	P	P				
Bank, financial institution								P	P	P	P					P				
Community Service Organizations								S	P	P	P		P	P	P	P				
Newspaper Publishing								P	P	P		<u>P</u>	P	P						
Office Research Park								P	P	P	P	<u>P</u>	P	P						
Office, Medical or Dental								P	P	P	P	<u>P</u>				P				
Office, Professional and Business								P	P	P	P	<u>P</u>	P			P				
Research Establishment/Laboratory (commercial)									S	S		<u>P</u>	P	P						
PERSONAL SERVICES																				
Bed and Breakfast and Lodging House			S	S	S	S	S	S			P					P				
Cemetery	<u>S</u>	S	S	S	S	S	S													
Clinic, medical or dental						S	P	P	P	P	P					P				
Crematory									P	P			P	P						

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted Use Category																				
Day Care Center or Child Development Center						S	S	P	P		P					P				
Funeral Home or Mortuary					S	S	P	P	P	P	P									
Health and Fitness Center	S							P	P	P	P					P				
Hotel or Motel									P	P	P					P				
Kennel, commercial		S							P	P			P							
Kennel, private		S							P	P			P							
Laboratory, medical or dental									P	P	P	<u>P</u>				P				
Laundry or Dry Cleaning Facility									S	P	P	<u>P</u>	P							
Laundry or Dry Cleaning, self service								S	P	P	P					P				
Personal services including but not limited to: Barber Shop, Beauty Shop, salons, day spas, etc.		S						P	P	P	P					P				
Studios, Artists, Dance and Music								P	P	P	P					P				
Tailor and pressing shop, dressmaking, alterations, and shoe repair								P	P	P	P					P				
Veterinary Clinic		S					S	S	P	P	P	<u>P</u>	P	P	P					
Veterinary Hospital									P	P	P	<u>P</u>	P	P	P					
FOOD SERVICES																				
Bakery or Delicatessen								P	P	P	P	<u>S</u>				P				
Bar or Tavern								S	S	P	P	<u>S</u>				P				
Microbrewery / Brew-Pub								S	S	P	P	<u>P</u>				P				
Catering Services								P	P	P	P	<u>S</u>				P				
Restaurant								P	P	P	P	<u>S</u>				P				
Restaurant, Carry Out/Take Out								P	P	P	P	<u>S</u>				P				
Restaurant, Drive-In or Drive Through								P	P	P	P	<u>S</u>				P				
Restaurant, Fast Food								S	P	P	P	<u>S</u>				P				
Specialty Food Store								S	P	P	P	<u>S</u>				P				
Supermarket or Grocery Store									P	P	P	<u>S</u>				P				
RETAIL																				
Agriculture Produce Business		S																		
Convenience Store, neighborhood						S	S	P	P		P					P				

Use Category	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	F1	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted Use Category																				
Convenience Store, regional									P	P	P	<u>S</u>								
Convenience Mart Fueling Center										P		<u>S</u>				P				
Department Store									P	P	P	<u>S</u>								
Drug Store								P	P	P	P					P				
Electronics and Appliances, including TV and radio, sales and service								P	P	P	P	<u>P</u>								
Flea Markets									S	S		<u>S</u>	S	S						
Greenhouse, commercial		S	S						P	P		<u>P</u>								
Hardware or Paint Store								P	P	P	P	<u>P</u>				P				
Newsdealer							P	P	P	P	P	<u>P</u>								
Outdoor Commercial Enterprise									S	P		<u>P</u>	P	P						
Plant Nurseries, Truck Gardens		S					P	S	P	P		<u>P</u>								
Roadside Produce Stands (year round)		P					S	S	S	S		<u>S</u>				P				
Show Room and Sales Area for articles to be sold at retail							P	S	P	P	P	<u>P</u>	P	P						
Retail, free standing (not within a shopping center)																				
Small Scale (less than 15,000 square feet gross floor area)								P	P	P	P	<u>S</u>								
Medium Scale (between 15,000 and 35,000 square feet gross floor area)									P	P	P	<u>S</u>								
Large Scale (greater than 35,000 square feet gross floor area)									P	P	P	<u>S</u>								
Retail, Commercial Shopping Center									P	P	P	<u>S</u>								
Specialty retail stores with less than 20,000 square feet of gross floor area, (includes: Antique Shop, Apparel Shop, Flower or Garden Shop, Gift Shop, Jewelry Store, Music Store, Pet Store, Shoe Store, Toy Store, Variety Store, Stationer)							S	P	P	P	P	<u>S</u>				P				
RECREATION/ENTERTAINMENT																				
Bait Sales		S	P					S	P											
Campground	S	S	P	S	S	S	S											P		
Commercial Entertainment Facility									P	S		<u>S</u>								

<u>Use Category</u>	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	FI	I1	I2	I3	PUD	MHP	FH	INST	PPW
P = Permitted																				
S = Special Exception																				
A = Accessory																				
Blank = Not Permitted Use Category																				
Golf Course/Country Club	P	P	P	S	S	S	S									P				
Golf Driving Range	S								P	P		P				P		P		
Indoor Recreational Facility	S	P	P	S	S	S	S		P	S	P	S	S			P				
Indoor Theater								S	P	P	P	P				P				
Outdoor Recreational Facility	P	P	P	S	S	S	S		P	S	S	S	S	S		P		S		
Outdoor Theater									S	S		S								
Park, public or private	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Private Club or Lodge	S	S	S	S	S	S	S									P				
Race Track												S	S	S						
Seasonal Hunting and Fishing Lodge	S	S																		
Sexually Oriented Business															S					
Shooting Range, Indoor														S	S					
Stadium, Coliseum, Athletic Field (not associated with an educational institution)									S	S	S	S								
TRANSPORTATION SERVICES																				
Airport												S	S	S						
Heliport												S	S	S						
Motor Bus or Railroad Passenger Station							S	S	S	P		P	P							
Private Landing Strip or Heliport		S							S	S		S	S							
INDUSTRIAL																				
Auction Arena or Sales Yard (excluding livestock)									S		S	S								
Bakery, secondary food processing, milk processing, manufacture and bottling of dairy products and beverages												S		P	P					
Bottled gas storage and distribution yard														S	S					
Building Material, Sales and Supply Yard												S	S	S	P					
Bulk fuel storage or petroleum tank farm, and other bulk storage of solids or liquids															S					
Commercial Sanitary Fill, Garbage Disposal Plant														S	S					
Recycling Facility														S	S					P
Contractor's storage yard												S	S	S	P					

<u>Use Category</u>	OS	A	R1	R2	R3	R4	R5	OTBD	GB	HB	MU	<u>FI</u>	I1	I2	I3	PUD	MHP	FH	INST	PPW
Distribution Facilities										S		<u>P</u>	P	P	P					
Equipment, Sales and Leasing												<u>S</u>	S	S	P					
Industrial Park										P		<u>P</u>	P	P	P					
Manufacturing, Heavy												<u>P</u>		P	P					
Manufacturing, Light										S		<u>P</u>	P	P	P					
Manufacturing, Extractive/Mineral Extraction (i.e. sand or gravel pit, borrow pit, topsoil removal and storage areas)	S	S										<u>S</u>	S	S	S					
Mini-warehouses or self service storage facility									S	S		<u>S</u>	P	P	P					
Monument works and stone cutting													S	P						
Printing, lithographing, publishing, or photography establishments										P		<u>P</u>	P	P						
Scrap Metal Yard														S	P					
Slaughter House														S	S					
Warehouse												<u>P</u>	P	P	P					
Welding Shop												<u>S</u>	S	P	P					
Wholesale Establishment												<u>P</u>	P	P	P					
Wholesale Produce Terminal or Truck Freight Terminal													S	P	P					
All other wholesale, warehousing, and industrial uses not specified herein.												<u>S</u>	S	S	S					