



ARTICLE 6. USE AND SUPPLEMENTAL CONDITIONS TABLES

Section 601. How to use this table.

Each table looks similar to the example below:

PUBLIC INFRASTRUCTURE	SPECIFIC USES	R- 1	R- 2	MU	OT	CB	O- I	I- A	U.S. 29	Section Reference	Comment/Condition
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(Supp. No. 23)

Transit	Bus, train, or taxi lots and facilities					S		S	S		
	Parking Lot, Deck			P ₁	S	P ₁	P ₁	P ₁	S		20 acre minimum for commercial vehicle storage lot.
	Passenger Facilities	P	P	P	P	P	P	P	P		Includes transit stops, GTC stations.
Utilities	Cellular/Wireless Communication Tower			S	S	S	S	S	S	Ch. 117	New Towers. Refer to Telecommunications Towers and Antennas Code for alterations
	Electric Substation or Gas Regulator Station	C	C	C	C	C	C	C	C	Article 6: Sec. 603	As deemed required for location to serve land uses in vicinity.
	Public Utility Facilities	C	C	C	C	C	C	C	C		

- First column lists general groupings (e.g. Public Infrastructure Types for the category listed in the column header (Public Infrastructure)).
- Second column lists specific uses.
- Middle columns represent each City of Lilburn zoning and/or overlay district (OT, and U.S. 29), with a use code.
- The letters corresponding to use codes are as follows:

Blank	Use is Not Permitted in that district
P	Use is Permitted in that district, subject to comments, Supplemental Conditions (Sec. 603), Specific Use Provisions (Article 7) and business licensing restrictions.
C	Use is Permitted subject to Administrative Conditional approval , requiring the Planning Director or designee to review and apply conditions as specified in: Use Table; Supplemental Conditions Table (Sec. 603); and/or Specific Use Provisions (Article 7) in addition to relevant conditions imposed during the review and approval process.
S	Use requires a Special Use Permit , requiring public hearing and subject to conditions and approval by City Council.
P ₁	Use is Permitted, but only as an Accessory Use to a principal use. This letter code does not pertain to those uses specifically identified under the column header 'Accessory Uses'

- Section Reference column indicates ordinance section number(s) with additional standards related to the specific use either in the Supplemental Conditions Table (Article 6 - Section 603); or Article 7.
- Comment/Condition column indicates applicable additional information, conditions or restrictions pertaining to a use for implementation in a particular zoning or overlay district.

(Ord. No. 2016-503, Exh. A, 6-13-2016; Ord. No. 2022-596, Att. 1, 11-14-2022; Ord. No. 2023-602, Exh. A, 5-8-2023;
Ord. No. 2023-603, Exh. A, 6-12-2023)

Created: 2025-03-28 16:03:21 [EST]

(Supp. No. 23)

Section 602. Use table.

SPECIFIC USES		R1	R2	MU*	OT	CB	O-1	IA	U.S. 29	Section Reference	Comment/Condition
*Upon Master Concept Plan approval											
RESIDENTIAL USES											
Residential Dwelling Types	Single-family Detached	P	P	P	P	S			S	U.S. 29 Overlay Provisions	See development standards for minimum unit size and lot configurations. Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family (cluster-cottage, creative lot configuration)	P	P	P	P	S			S	U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (fee simple)	S	P	P	P	S			S	Sec. 734 U.S. 29 Overlay Provisions Art. 7	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Single-family Attached (condominium)	S	P	P	P	S			S	Sec. 734 U.S. 29 Overlay Provisions	Permitted as part of a mixed-use development in CB under the U.S. 29 Overlay with Concept Plan review.
	Boarding and Rooming Houses	S									Limited to not more than 10 non-transient boarders.

	Dormitory																	Permitted as ancillary supporting use to a hospital use, medical facility, or associated educational facility.
Residential	Home-based Occupation	C	C	C	C	C	C	C	C	C	C	C	Art. 716	C				Subject to HO criteria and licensing. In OI and CB, permitted in existing residential dwellings only.
	Pet House Structure	P	P	P	P	P	P	P	P	P	P	P						Restricted to rear yard setback area. No kennels.
	Private Tennis Court	P	P	P	P	P	P	P	P	P	P	P	Art. 7					Administrative conditional approval required for lighting.
	Storage Shed	P	P	P	P	P	P	P	P	P	P	P						Rear yard only. Subject to setback, bldg. separation and material review.
	Swimming Pool (private)	P	P	P	P	P	P	P	P	P	P	P	Art. 7					Subject to structure separation and fencing requirements.
Business	Farm Stand Sale of Products Produced on Premises	C																Requires a temporary use permit in nonresidential districts and subject to minimum lot size

Created: 2025-03-28 16:03:21 [EST]

	Veterinary Clinic																Grooming and care allowed. No outdoor boarding. Adaptive reuse of dwelling permitted in MU.	
	Veterinary Clinic with Outdoor Kennel							S			P						Art. 6, § 603 Outdoor boarding. May include large animals as appropriate.	
Other	Charitable Institution (office)							P	P	P	P							
	Public Utility or Other Similar Professional Office							P	P	P	P						Public office in MU and CB limited to tenant or component of mixed-use, office park, or commercial center.	
	Office Park							S		S	P						Art. 6, § 603	
	Office Condominiums							P	P	P	P							
	Other Similar Professional Office Uses Not Specified							C	C	P	P						Subject to administrative conditional approval.	
COMMERCIAL																		
Personal Services	Barber Shop, Hair Salon							P	P	P	P							
	Clothing Alterations							P	P									Includes tailors and seamstresses.
	Dance/Fitness/Karate Studio							P	P	P	P							Limited to 2,500 sq. ft. in MU* and OT.

Created: 2025-03-28 16:03:21 [EST]

																			accessory use permitted in MU.
	Convenience Store w/Gas Pumps	S		S		P		S		P									Automated car wash as accessory use permitted only in CB.
	Drug Store w/Drive Thru Pharmacy	C		P		P		P		P									Administrative conditional approval required with Drive-Thru in MU. No less than 3 vehicle stacking for drive through.
	Fruit and Nut Stores	P		P		P		P		P									
	Grocery Stores	C		P		P		P		P									Square footage limitations in MU.
	Health, Nutrition and Vitamin Food Stores	C		C		P		P		P									Limited to 2,500 sq. ft. in MU and OT.
	Ice Cream Shops	P		P		P		P		P									
	Newsstands	P		P		P		P		P									
	Specialty Food Stores	P		C		P		P		P									Includes ancillary catering services. Square footage limitations in TC.
Dining	Bars, Taverns, Microbrewery	S		S		S		S		P									Permitted with food service only and administrative conditional review.
	Cafes and Coffee Shops	P		P		P		P		P									Permitted in O-I as accessory use.

Created: 2025-03-28 16:03:21 [EST]

	Art/Hobby/Craft/School Supply Shop																	Big Box prohibited in MU and OT.
	Frame Shops																	
	Interior Design Services and Shop																	Maximum 2,500 sq. ft. building limitations in OT.
	Music Studio, With Accessory Sales																	
	Photography Sales and Studios, Film Developing																	
	Bicycle Store																	Temporary outdoor display only.
	Bookstores																	Limited to 2,500 sq. ft. in OT.
	Camera/Photo Supply																	
	Cellular Phone Vendor Sales and Service																	
	Cigar Shops																	
	DVD, Computer Game, and CD Music Rental and Retail Stores																	Big box prohibited in MU and OT. Equipment sales limited to accessories and software.
	Fabric Shop																	
	Florist																	
	Furniture Repair and Upholstery																	Limited to 2,500 sq. ft. in MU.
	Gift Shops																	Accessory use in O-I.

Created: 2015-03-28 16:09:21 [EST]

													housing animals shall be located at least 300 feet from dwelling or business on any property.
													Crematory allowed in conjunction with funeral home. Stand-alone crematories subject to state law.
													Art. 6, § 603
													P
													P
													Art. 6, § 603
													New cemetery allowed as accessory to funeral home in CB.
													Within MU, limited to 8,000 square feet per acre.
													Subject to administrative conditional approval. Retail and service are incidental uses in O-I districts.
													Includes wholesale/retail.
													Subject to auto sales and service requirements.

	Machine, Welding, Radiator/Muffler Repair									S	Art. 6, § 603	Outside storage not permitted in business parks.
	Breweries and Soft Drink Bottling					S	S			P	Art. 7, Sec. 737 provisions, city licensing and State law	May include commercial production facilities.
	Newspaper Printing Plant									P		
	Distillery						C			P		Distillery uses with a gross floor area of 10,000 S.F. or greater are required to have a tasting room component.
Light Storage/Distribution/Warehousing	Building Supply Lumber Yards									C	See Light Outdoor Storage	Outdoor storage screening required subject to administrative conditional review.
	Light Outdoor Storage									C	Art. 6, § 603	Not permitted in office park or planned business park. Vehicle storage prohibited.
	Warehousing, Wholesaling, Storage and Distribution (Light)									C	Art. 6, § 603	
Other	Light Industrial/Business Park									C	Art. 6, § 603	

Created: 2025-03-28 16:03:21 [EST]

HEAVY INDUSTRIAL										
Production and Processing	Agricultural Processing							C	Art. 6, § 603	May include activities which create emissions within federal standards.
	Alternative Energy Production							S	Art. 6, § 603	Solid waste incinerator and/or microwave facility prohibited.
	Dry Cleaning Plant							S	Art. 6, § 603	
	Heavy Industrial							C	Art. 6, § 603	May include activities which create emissions within federal standards.
	Manufacturing, Processing							C	Art. 6, § 603	May include activities which create emissions within federal standards.
Distribution and Storage	Bulk Container Storage							S	Art. 6, § 603	
	Distribution Centers							P		
	Towing and Wrecker Service							P	Art. 6, § 603	Business Truck and operable vehicle parking only. Screening requirements apply.
	Wrecked Motor Vehicle Compound							S	Article 6: Sec. 603	Min. Lot Size 2 acres. Temporary Storage

Created: 2025-03-28 16:03:21 [EST]

Section 603. Supplemental conditions table.

SPECIFIC USE	ZONE	CONDITION
ACCESSORY USES		
Agricultural	Private Horse Riding Stables for Resident	R-1 1. Use of private stables shall be limited to property with a minimum of three acres which is not part of a platted subdivision. 2. No structure or corral shall be located closer than 100 feet to any property line.
Residential Dwelling Types	Multi-family Age Restricted	R2, MU, OT, CB, U.S. 29 1. This use is intended to be located in areas of more intensive development near retail and services, with access to public transportation. 2. Minimum lot area and setbacks apply (two acre lot area with 200 foot frontage width; 40 ft. side and rear yards). 3. Minimum unit size of 550 sq. ft. for one bedroom and 750 sq. ft. for two bedroom. 4. Maximum 25 du/ac density. 5. Six story or 80' height limit. 6. Minimum 150 foot building distance from adjacent R zones. 7. Buildings shall have sprinkler systems in all common areas; standpipe systems on every floor. 8. Entire building will have approved monitoring smoke detection systems installed in accordance with NFPA Codes. 9. Access will be provided in all areas around building to insure proper placement of fire equipment.
	Residential as Component of Mixed-Use Building	MU, OT, CB/U.S. 29 1. A minimum of 30 percent of total square footage of buildings in a MU project shall include residential uses as a component of a mixed-use building

Created: 2025-03-28 16:03:22 [EST]

(Supp. No. 23)

			<p>(commercial and/or office).</p> <p>2. Residential use component may not exceed 70 percent of square footage of the building.</p> <p>3. Structure must be two stories or greater.</p> <p>4. Residential shall be located on upper floors above ground floor business or to the rear of the building.</p> <p>5. Where adjacent to a required buffer, the minimum required side yard or rear yard setback(s) may increase an additional five feet for every ten feet of increase in building height above 35 feet.</p> <p>6. All visible frontages shall be detailed with architectural elements.</p> <p>7. Required garage and off-street parking must be located to the rear of a minimum of 50 percent of mixed-use buildings.</p> <p>8. Business portion shall have direct entry from street frontage sidewalk. Entrances to residential, office or other upper story uses shall be clearly apparent in form and location of ground floor uses.</p>
Business	Live/Work Residence	OT Overlay, MU	<p>1. Permitted use provided additional parking is provided at one space per 1,000 square feet of office use.</p> <p>2. Residential appearance to be maintained.</p> <p>3. Permanent occupancy not required.</p> <p>4. On residential properties a sign not larger than six square feet or four feet in height is allowed.</p>
Dwelling Uses	Subdivision Tennis Courts and/or Pool	R-1, R-2, MU*,	<p>1. Permitted as accessory to residential portion of a mixed-use development in CB under</p>

Created: 2025-03-28 16:03:22 [EST]

		CB/U.S. 29	the U.S. 29 Overlay, and in MU. 2. Permitted in R-1 and R-2 when included as dedicated or reserved area on final recorded subdivision plat.
PUBLIC/INSTITUTIONAL			
Care Facilities	After School Program	R-1, R-2, MU*, OT, CB, O-I	After-school programs are permitted as an associated use to all schools, religious institutions and day care facilities in the MU, O-I or CB districts with administrative review in R-1, R-2, MU and OT when located within a residence in association with a family day care home with the following conditions. 1. The after-school program is limited to no more than four consecutive hours per day, and within the hours of 2:00 p.m. and 6:30 pm. 2. A permanent fence enclosing any designated play areas shall be constructed before commencing the after school program use.
	Day Care Center	MU*, OT, O-I, CB, IA	See Article 7, Section 708
	Family Daycare Home	R-1, R-2, MU*, OT	See Article 7, Section 710
	Group Home	R-1, R-2, MU*, O-I	See Article 7, Section 715
COMMERCIAL USES			
Auto and Equipment Uses	Auto, Motorcycle and Truck Service Center	CB/U.S. 29, IA	1. Special use permit required in CB or U.S. 29 Overlay. 2. In CB and U.S. 29 Overlay, buildings shall be designed in consideration of the context of the site and area. The design shall complement and be compatible with the

			<p>predominant architectural theme of the U.S. 29 Overlay or of the integrated development site.</p> <p>3. No body or paint repair.</p> <p>4. Service permitted only in enclosed bays.</p> <p>5. All service bays shall be oriented so as to parallel U.S. 29 and other major arterial roadways on which they are located, and/or when within 300 feet of property zoned or used for residential uses.</p> <p>6. All service bays shall have a 100 percent opaque screen of a minimum of three and one-half feet on surrounding street frontages.</p>
	Auto, Motorcycle and Truck Sales or Dealership	CB, IA	<p>1. SUP required in CB.</p> <p>2. Sales lots shall have dedicated vehicle inventory parking.</p> <p>3. All existing vehicle display areas with frontage on U.S. 29, and any new facilities with frontage on major arterial roadways, shall be screened to a minimum height of two and one-half feet.</p> <p>4. Minimum one acre useable site in IA, min. 5 acre site in CB.</p> <p>5. Minimum 200 foot roadway frontage.</p> <p>6. Two elevated display racks are permitted per motor vehicle sales lot, not to exceed five feet in height.</p>
	Vehicle Storage Lots	CB, IA	See Art. 7, § 733
Restricted Uses	Auto and Truck Body and Heavy Repair	CB/U.S. 29, IA	<p>1. Special use permit required in CB or U.S. 29.</p> <p>2. In CB, auto repair buildings shall be designed in consideration of the context of</p>

		<p>the site and area. The design shall complement and be compatible with the predominant architectural theme of the U.S. 29 Overlay or of the integrated development site.</p> <p>3. Service permitted only in enclosed bays.</p> <p>4. All service bays shall be oriented so as to parallel U.S. 29 and other major arterial roadways on which they are located, and/or when within 300 feet of property zoned or used for residential uses.</p> <p>5. All service bays shall have a 100 percent opaque screen of a minimum of three and one-half feet on surrounding street frontages.</p> <p>6. Damaged vehicles and/or vehicles undergoing repair shall be enclosed within an eight-foot high, opaque fence.</p> <p>7. Outdoor storage of dismantled and inoperable autos and parts is prohibited.</p> <p>8. Driveway access on through lots should not be allowed on streets primarily servicing property zoned or used for residential uses.</p> <p>9. Exterior building elevations facing public streets shall be a minimum of 50 percent of the storefront in clear glass.</p> <p>10. A five-foot minimum planter should be provided around the footprint of all building elevations except at pedestrian and vehicular entrances to said building and at any building elevation abutting a landscaped perimeter yard.</p> <p>11. A safe pedestrian path</p>
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			should be provided from the required on-site parking to the primary customer entrance.
Supply and Wholesale	Building Supply Center with Outdoor Lumberyard	CB, IA	<ol style="list-style-type: none"> 1. SUP required in CB. 2. No fabrication or outside storage permitted in CB under the U.S. 29 Overlay. 3. Storage or equipment areas must be screened with a six feet high, opaque fence.
	Contractor's Offices with Outdoor Storage	CB, IA	<ol style="list-style-type: none"> 1. SUP required in CB. 2. Storage or equipment areas must be screened with a six-foot high, opaque fence.
Food and Convenience Stores	Convenience Food Store with Pumps	MU*, CB	<ol style="list-style-type: none"> 1. SUP required for fuel pumps. 2. A ten-foot landscaped strip shall be provides along ROW. 3. Fuel pumps and canopies covering fuel pumps are permitted in the front yard setback provided they are located a minimum of 15 feet from the ROW, and the canopies are located at least ten feet from the ROW. 4. No outdoor storage is permitted. 5. Display of beverages in permanent containers on pump islands as specified in Article 7, Section 724.
Personal Services	Dry Cleaning Facility	MU*, CB, IA	<ol style="list-style-type: none"> 1. Limited to 2,500 square feet and no drive-thru facilities in MU. 2. Incidental to primary industrial or business park uses in IA.
	Dry Cleaning with Drive-Thru	CB, IA, U.S. 29	See Article 7, Section 710 for additional conditions.
Shops and Non-Food Stores	Home Improvement with Garden Center	CB/U.S. 29, IA	<ol style="list-style-type: none"> 1. A six-foot high solid fence must surround all storage areas for business vehicles, equipment and bulk storage. 2. All principal and accessory structures must conform to the

Created: 2025-03-28 16:03:22 [EST]

(Supp. No. 23)

			<p>building code with no agricultural exceptions.</p> <p>3. Outdoor plant displays access walks shall comply with site accessibility requirements of the building code.</p> <p>4. Required parking spaces and drive aisles shall be asphalt or concrete. Business vehicle and equipment parking and drive area may be gravel/crush and run in IA.</p> <p>5. Customer parking requirements for outdoor retail display areas shall be one space for every 500 square feet of retail space.</p>
Other	New Cemetery	R-2	<p>New cemeteries, provided any new cemetery allowed under this paragraph:</p> <ol style="list-style-type: none"> 1. Has 100 or more feet of frontage along a street classified as a minor arterial or higher grade thoroughfare, 2. Is adjacent to an existing cemetery or immediately across a public right-of-way from an existing cemetery, 3. Is located entirely outside the Lawrenceville Highway Corridor Overlay, 4. Has its boundaries shown on a plan that is filed with the city, 5. Complies with other all other development regulations of the city, and 6. Burial of human remains shall be entirely within concrete vaults.
	Funeral Home/Crematory	CB/U.S. 29	Subject to state law.
	Hotel, Motel	MU*, CB/U.S. 29	<ol style="list-style-type: none"> 1. Guest rooms shall be accessed internally to the building with no direct room access to the outside.

			<ol style="list-style-type: none"> 2. Lobby shall be a minimum of 700 square feet. 3. Minimum site shall be two acres. 4. On-site management required on 24 hour basis in an office within the primary structure. 5. Each room must have a minimum of 300 square feet and access with a magnetic keycard entry/locking device. 6. For buildings containing three stories or less or no more than 130 rooms, minimum roof pitch is 4:12. 7. Outside storage of commercial equipment is prohibited. 8. No business license shall be issued for any business operating out of a guest room of the facility. 9. When adjacent to residentially zoned property, a 100 foot landscaped buffer is required. On existing vacant/undeveloped sites, and where feasible, 75 feet of such buffer in natural state is required. 10. Any outdoor recreation areas/pools must be located to the rear of the site or internal courtyards. 11. Extended stay is prohibited.
	Amusement Game Room	CB/U.S. 29	<ol style="list-style-type: none"> 1. Every amusement game room in the city shall comply with the proximity provision for businesses licensed to sell alcohol, set out in ARTICLE III, Sec. 6-64. 2. No amusement game room in the city shall offer to the public more than six bona fide coin operated amusement

			<p>machines.</p> <p>3. All machines shall, at all times, be kept and placed in plain view of and open and accessible to any person who may frequent or be in any place of business where such machines are kept or used.</p> <p>4. See additional licensing requirements in Chapter 14, Article V.</p>
PROFESSIONAL SERVICES			
Medical/Clinical	Veterinary Hospital with Outdoor Kennel	CB/U.S. 29, IA	<p>1. Special use permit required.</p> <p>2. Outdoor boarding and/or runs permitted, located at least 300 feet from any existing residential use or business when measured from property line of subject property to residence or business establishment of closest properties.</p>
Other	Office Park	MU*, CB/U.S. 29, IA	<p>1. Distributive functions such as loading, unloading, storage, packaging and unpackaging shall be limited to ten percent of the total building area and five percent of the total lot area.</p>
LIGHT INDUSTRIAL			
Production and Processing	Machine, Welding, Radiator, Muffler Repair Shops	IA	<p>Permitted with screening in business/light industrial parks and stand-alone facilities.</p> <p>1. Outside storage not permitted in business/light industrial parks.</p> <p>2. In stand-alone establishments, conditions of Light Outdoor Storage establishments shall apply.</p>
Light Storage/Distribution/Warehousing	Light Outdoor Storage	IA	<p>Includes outdoor storage yards for building material and equipment used in the conduct of the business subject to the following conditions:</p> <p>1. They shall not be located within the required front yard.</p>

Created: 2025-03-28 16:03:22 [EST]

(Supp. No. 23)

			<p>2. They shall be screened by a solid fence a minimum of eight feet in height.</p> <p>3. Conditions also apply to outdoor storage established in connection with a permitted building or other use in IA.</p>
Other	Light Industrial/Business Park	IA	Includes all light industrial uses not objectionable by reason of the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation, do not create fire or explosion hazards, and do not require outdoor storage, and ancillary retail and service establishments clearly incidental to primary uses.
HEAVY INDUSTRIAL			
Heavy Manufacturing and Distribution	Heavy Equipment/Farm Sales, Repair and Service	IA	<p>Subject to following conditions and location compatibility review:</p> <ol style="list-style-type: none"> 1. The facility is not located closer than 300 feet to a residential, commercial, institutional, mixed-use, Old Town or U.S. 29 Overlay boundary. 2. The sales or repair yard shall be completely enclosed with a solid opaque fence not projecting into the required front yard, not less than eight feet in height, to effectively screen storage and operations from public view. 3. All repair bays visible from an adjacent ROW shall be oriented parallel to the roadway. 4. Must meet standards of Article 7, Section 727 Open Display, and all applicable state/federal environmental regulations.
Distribution and Storage	Bulk Storage Tanks	IA	Subject to following conditions and location compatibility

			<p>review:</p> <ol style="list-style-type: none"> 1. No above ground storage tanks may be located closer than 500 feet to the R-1, R-2, MU, CB and O-I districts or Old Town or U.S. 29 Overlay boundary. 2. All storage is subject to approval of the fire department. 3. Stored materials are not dangerous to public health, safety or welfare.
	Wrecked Motor Vehicle Compound	IA	<p>Subject to following conditions and location compatibility review:</p> <ol style="list-style-type: none"> 1. The yard is not located closer than 300 feet to a mixed-use, Old Town Overlay district or U.S. 29 Overlay boundary. 2. The yard is completely enclosed with a solid opaque fence not projecting into the required front yard, not less than eight feet in height to effectively screen all storage and operations from public view. 3. Meet all applicable state and federal environmental regulations.
	Reclaimed Materials Processing Facility	IA	<p>A special use permit is required to operate a recovered materials processing facility on private property, subject to the following requirements:</p> <ol style="list-style-type: none"> 1. Activities shall be limited to collection, sorting, packaging, resale, and shipping. 2. Collection area shall be screened by a solid opaque fence or similar screening to a height of six feet. 3. All materials delivered outside of structure must be removed from any outdoor unloading area and brought into

Created: 2025-03-28 16:03:22 [EST]

			<p>a fully enclosed interior space within a time limit as established per the special use permit.</p> <p>4. All materials collected shall not be visible once deposited in a bin or bunker. All sorting and collection bins shall be enclosed and stored inside a fully-enclosed building.</p> <p>5. A minimum distance of 1,000 linear feet is required for properties located adjacent to or across the street from any property used for or zoned for residential use.</p> <p>6. Lighting for such facilities shall be placed in such a fashion as to be directed away from any nearby residential areas.</p>
Production and Processing	Agricultural Processing	IA	<p>Subject to following conditions and location compatibility review:</p> <ol style="list-style-type: none"> 1. Are not public nuisances. 2. Are not dangerous to public health, safety or welfare. 3. Meet all applicable state and federal environmental regulations.
	Alternative Energy Production	IA	<p>Subject to following conditions and location compatibility review:</p> <ol style="list-style-type: none"> 1. Are not public nuisances. 2. Are not dangerous to public health, safety or welfare. 3. Meet all applicable state and federal environmental regulations.
	Dry Cleaning Plant	IA	<ol style="list-style-type: none"> 1. Dry cleaning plants using systems which make use of solvents rated at above 40 according to the Underwriters' Laboratories, Inc. Standard of Classification known as class I systems shall be prohibited.

			<p>2. Dry cleaning plants which make use of solvents rated at more than five, but less than 40, according to the Underwriters' Laboratories, Inc. Standard of Classification, known as class II and III systems, shall not be established in buildings with other occupancy and shall only be established in buildings which shall be setback not less than 20 feet from any side or rear property line and another building.</p> <p>3. The applicant for such a plant shall certify in writing at the time of application that all the above conditions shall be met.</p>
	Manufacturing, Processing	IA	<p>Subject to following conditions and location compatibility review:</p> <ol style="list-style-type: none"> 1. Are not public nuisances. 2. Are not dangerous to public health, safety or welfare. 3. Meet all applicable state and federal environmental regulations.
Other	Prohibited Industrial Uses	IA	<p>The following uses shall be prohibited in all districts and may not be approved for the district, even as a special use:</p> <ol style="list-style-type: none"> 1. Coal Burning Facilities; 2. Paper and pulp manufacturers; 3. Explosives, including fireworks manufacture or storage in bulk quantities; 4. Garbage, offal, dead animal reduction or dumping; 5. Mining and related activity; 6. Quarrying and related activity; 7. Stock yards, commercial; 8. Conversion of energy by nuclear fusion or fission;

			9. Blasting. 10. Salvage yard.
PUBLIC INFRASTRUCTURE			
Utilities	Electric Substation or Gas Regulator Station	All zones	1. The structures are placed at least 50 feet from any property line. 2. The structures are enclosed by a vinyl coated woven wire fence a minimum of eight feet in height. 3. A minimum 25 foot buffer strip is provided along the side and rear property lines but, not extending into the required front yard, planted with evergreen trees and shrubs that grow at least eight feet in height to provide a visual screen. 4. No vehicles are stored on the premises.
TEMPORARY USES			
Temporary Outdoor Events	Yard Sale	R-1, R-2, OT, MU	Yard sales, where permitted, shall not exceed three consecutive days for each yard sale. A yard sale on a particular property shall not occur more frequently than once in a six-month period.

(Ord. No. 2014-473, Exh. A, 9-8-2014; Ord. No. 2016-503, Exh. A, 6-13-2016; Ord. No. 2019-542, 10-14-2019; Ord. No. 2022-596, Att. 1, 11-14-2022; Ord. No. 2023-597, Att. 1, 2-13-2023; Ord. No. 2023-602, Exh. A, 5-8-2023; Ord. No. 2023-603, Exh. A, 6-12-2023)