

LAND USE COMPARISON TABLE
17-113Z – Business Parks of America LLC

Type Use	(Existing) C	(Proposed) C3	(Proposed) LI
Residential Uses			
Bed and breakfast (subject to Ch. 138, Art. IV)			
Boardinghouse or roominghouse (17)	P	S	S
Dormitories	P	P	P
Independent Living Facility (retirement community) (56)	S	S	
Mobile home dwelling (68)			
Mobile home park (subject to Ch 138, Art. III) (69)			
Multiple family dwelling (apartment) (71)	P		
Multiple family dwelling, senior (senior apartment) (72)	P		
Single family dwelling (attached) (104)	P		
Single family dwelling (detached) (105)	P		
Two-family dwelling (duplex) (119)	P		
Watchman or caretaker quarters		S	P
Educational and Institutional Uses			
Assisted living facility, nursing home, or rest home (10)	P	P	
Cemetery			
Church or rectory, including church-operated day-care facilities and pre-schools (25)	P	P	P
Clinic (28)	P	P	
College or university	P	P	P
Day-care (34)	P	P	
Fraternal organization, lodge, civic club (47)	P	P	P
Halfway house	P	S	S
Hospital (53)	P	P	P
Museum, library, art gallery (public) (73)	P	P	S
School, business or trade (99)	P	P	P
School, public, private or parochial (100)	P	P	S
Accessory, Utility and Incidental Uses			
Accessory building or use (1)	P	P	P
Electrical generating plant			P
Home occupation (See 146-133) (52)	P		
Local utility line or utility distribution lines; Telephone exchange (no garage or shop)	P	P	P
Public building (shop or yard) (90)		S	P
Servant's quarters (102)			
Sewage treatment plant			
Utility business office	P	P	P
Utility shop or yard			P

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Utility substation or regulating station	S	S	S
Water storage tank	P	P	P
Water treatment plant			P
Recreational & Entertainment Uses			
Amusement, commercial (indoor) (4)	P	P	P
Amusement, commercial (outdoor) (5)		S	P
Carnival or circus (temporary)	T	T	T
Country club (31)	P	S	S
Fitness club, gymnasium, exercise area or similar use	P	P	P
Golf course (public)	P	S	P
Golf course (private)		S	S
Park or playground (public) (81)	P	P	P
Playfield or stadium (public) (88)	P	P	P
Private club (subject to Ch. 138, Art. II, Sec. 146-41) (89)	S	S	S
Recreation area (private) (91)	P	P	P
Recreation center (public) (92)	P	P	P
Sexually oriented business (subject to Ch. 138, Art. V)			
Swim or tennis club (112)	P	P	P
Swimming pool (public)	P	P	P
Swimming pool (private) (113)	P	P	P
Theater (indoor)	P	P	P
Theater (outdoor)		P	P
Transportation, Automobile, and Related Uses			
Airport or landing field, and aircraft hangar			
Auto painting or body shop		S	P
Auto parts sales (indoor)	P	S	P
Automobile, trailer, light truck, tool rental	P	S	P
Automobile, motorcycle, boat (sales, repair, or storage)	P	S	P
Bus station	P	S	P
Car Wash (See Sec 146-41(11a)) (23)	P	S	P
Garage, auto repair (50)	P	S	P
Garage or lot, parking (private)	P	P	P
Garage or lot, parking (commercial)	P	P	P
Heliport or helistop	T	P	P
Motor freight terminal			P
Parking, incidental to main use	P	P	P
Parking lot (truck) (83)			P

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Private street development (See Ch. 142, Art. VII)			
Railroad freight station			P
Railroad team truck			P
Railroad track or right-of-way	P	P	P
Recreational vehicle sales	P	P	P
Service station or motor vehicle fuel sales (subject to section 146-84 (103))	P	S	P
Taxi or shuttle service		S	P
Tire recapping			P
Truck Fueling Station (117)			S
Truck sales, storage, or repair			P
Truck Stop (118)			
Commercial Type, Retail, and Service Uses			
Bait shop	P	P	P
Bakery or confectionery (retail)	P	P	P
Bakeries (wholesale)		P	P
Banks and financial institutions	P	P	P
Barber or beauty shops	P	P	P
Building materials sales or monument sales	P	S	P
Carpentry or sign shop			P
Cleaning Plant (laundry)	P	P	P
Cleaning and pressing (small shop and pickup) (27)	P	P	P
Department or discount store	P	P	P
Drug-store or pharmacy	P	P	P
Exterminator	P	P	P
Farmers market (40)	P	P	P
Florist or garden shop	P	P	P
Field office (43) or real estate sales office	T	T	T
Food stores, groceries	P	P	P
Frozen food lockers	P	S	P
Funeral homes and mortuaries	P	P	P
Furniture sales	P	P	P
Greenhouse or plant nursery	P	P	P
Hardware store (paint, plumbing, and related sales)	P	P	P
Heavy machinery sales and storage			P
Hotel or motel (54)	P	P	P
Household appliance sales (55)	P	P	P
Laboratories (medical, dental, science)	P	P	P

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Mimeograph or letter shop	P	P	P
Mobile home display and sales	P		P
Office building	P	P	P
Offices with showrooms		P	P
Office use	P	P	P
Office supplies	P	P	P
Paint and related sales	P	P	P
Pawnshops	P	S	P
Personal service (86)	P	P	P
Pet store, kennel, animal boarding (no outside runs)	P	P	P
Pet store, kennel, animal boarding (outside runs)		P	P
Psychic/paranormal readings	P	P	P
Radio or TV broadcast studio	P	P	P
Retail store (indoor)	P	P	P
Restaurant or cafeteria (carry-out only) (95)	P	P	P
Restaurant or cafeteria (indoor service) (96)	P	P	P
Restaurant or cafeteria (including drive-through window) (97a)	P	P	P
Restaurant or cafeteria (drive-in service) (97b)	S	P	P
Studios, photo, music, art, health, etc.	P	P	P
Tattoo Parlor			P
Travel agent	P	P	P
Upholstery shop	P	P	P
Veterinarian (no outside runs)	P	P	P
Veterinarian (with outside runs)		P	P
Wholesale establishments		P	P
Industrial and Manufacturing Uses			
Concrete or asphalt batch plant			
Contractor's yard			P
Dirt or topsoil extraction; sand and gravel mining or storage			S
Fat rendering, animal reduction			
Food processing			P
Forestry, mining and oil/gas drilling uses			P
Forge plant			
Indoor Gun Range (57)			S
Industrial and manufacturing plants (apparel, drugs and pharmaceuticals, electronic, plastic, or similar products manufacture)			P

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Industrial and manufacturing plants (acid, cement, chemicals, fertilizer, gypsum, lime, paper or pulp, or similar products manufacture)			
Junk or salvage yard (58)			
Machine shop or welding			P
Metal fabrication			P
Mini-warehouse (See Sec. 146-41)	S	S	P
Open storage (79)			P
Paper or pulp manufacture			
Printing plant			P
Refining or storage (petroleum products, gas, butane, propane)			
Sanitary landfill			S
Smelting of ores or metals			
Soft drink bottling plant			P
Warehousing		S	P
Agricultural and Related Uses			
Agricultural and ranching uses	P	P	P
Community Garden (29)	P	P	P
Creamery (dairy products)	P	S	P
Fairgrounds or rodeo			P
Farm implement sales and service	P		P
Farm, orchard or truck garden (40)	P	P	P
Hatchery (poultry), egg farm, feed lot			S
Livestock auction (62)		S	P
Stable, commercial (106)		S	P
Stable, private			
Stockyards or slaughterhouse			

The following is the legend for interpreting Schedule of Uses (Appendix F, Sec. F-4):

P	Use is permitted by right
	Use is prohibited
S	Use is permitted with a Specific Use Permit under Sec. 146-41
T	Use is permitted with a Temporary Use Permit