

ORDINANCE NO. 20-255

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, RELATING TO ALLOWABLE USES IN COMMERCIAL DISTRICTS; REORGANIZING, REFORMATTING, CONSOLIDATING, AND AMENDING CHAPTER 13, “LAND DEVELOPMENT CODE”, AT ARTICLE IV. “ZONING DISTRICT REGULATIONS”, AT DIVISION 20. “BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST” PROVIDING FOR FINDINGS OF FACT, INTENT AND PURPOSE; PROVIDING FOR REGULATIONS; PROVIDING FOR REPEAL OF LAWS IN CONFLICT; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION INTO THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Town of Miami Lakes (the “Town”) upon incorporation adopted Chapter 33 of the Miami –Dade County Code (2000), entitled “Zoning” as the Town of Miami Lakes Land Development Code (“the Town LDC”) by Section 8.3 of the Town Charter; and

WHEREAS, Objective 1.2 of the Town’s Comprehensive Plan states that the Town shall maintain an effective and efficient Land Development Code (LDC); and

WHEREAS, subsequent to its adoption, the Town LDC has been amended by various ordinances adopted by the Town of Miami Lakes (the “LDC Ordinances”) to better address and serve the needs of the Town; and

WHEREAS, the Town desires to reorganize, reformat, consolidate, update and streamline the portions of the Town LDC relating to commercial and industrial properties; and

WHEREAS, the Town has undertaken a comprehensive reorganization, reformatting and consolidation of the portions of the Town’s LDC relating to commercial and industrial properties; and

WHEREAS, the Town’s Planning and Zoning Board, as the Local Planning Agency (LPA), found the proposed amendments to be consistent with the Town’s Comprehensive Plan at a duly advertised Public Hearing on _____; and

WHEREAS, after conducting a properly noticed public hearing and considering the recommendations of the public, the Local Planning Agency (LPA) and Town staff, the Town Council wishes to adopt the amendments to the Town LDC attached hereto as Exhibit A; and

WHEREAS, the proposed amendments are in conformance with all applicable requirements of the Town’s Code of Ordinances, including the LDC; and

WHEREAS, the proposed amendments will not be in conflict with the public interest, and are consistent and in harmony with the purpose and intent of the Comprehensive Plan; and

WHEREAS, the Town Council hereby finds and declares that adoption of this Ordinance is necessary, appropriate and advances the public interest.

NOW, THEREFORE, THE TOWN COUNCIL OF THE TOWN OF MIAMI LAKES, FLORIDA, HEREBY ORDAINS AS FOLLOWS.

Section 1. Recitals. The foregoing recitals are true and correct and are incorporated herein by this reference.

Section 2. Findings. The Town Council finds, pursuant to Subsection 13-306(b) of the Town Code, that the proposed amendment is consistent with the Town of Miami Lakes Comprehensive Plan and the criteria for evaluation of an amendment to the Land Development Code found at Subsection 13-306(b) of the Town Code as provided for in the Staff Recommendation and Analysis Report.

Section 3. Approval. The Town Council hereby adopts the amendment as provided at Exhibit "A"

Section 4. Repeal of Conflicting Provisions. All provisions of the Code of the Town of Miami Lakes that are in conflict with this Ordinance are hereby repealed.

Section 5. Severability. The provisions of this Ordinance are declared to be severable and if any section, sentence, clause or phrase of this Ordinance shall for any reason be held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining sections, sentences, clauses, and phrases of this ordinance but they shall remain in effect, it being the legislative intent that this Ordinance shall stand notwithstanding the invalidity of any part.

Section 6. Inclusion in the Town Code. It is the intention of the Town Council, and it is hereby ordained, that the provisions of this Ordinance shall be included in the Town Code.

Section 7. Effective date. This Ordinance shall become effective immediately upon adoption.

FIRST READING

The foregoing ordinance was offered by Councilmember J. Rodriguez who moved its adoption on first reading. The motion was seconded by Councilmember Dieguez and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	Yes
Vice Mayor Nelson Rodriguez	Absent
Councilmember Carlos O. Alvarez	Absent
Councilmember Luis Collazo	Yes
Councilmember Joshua Dieguez	Yes
Councilmember Jeffrey Rodriguez	Yes
Councilmember Marilyn Ruano	Yes

Passed on first reading this 21st day of January, 2020.

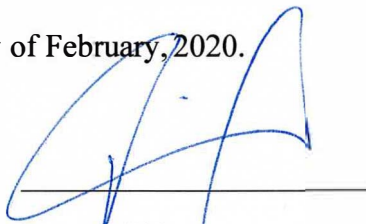
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SECOND READING

The foregoing ordinance was offered by Councilmember Dieguez who moved its adoption on second reading. The motion was seconded by Councilmember Collazo and upon being put to a vote, the vote was as follows:

Mayor Manny Cid	Yes
Vice Mayor Nelson Rodriguez	Yes
Councilmember Carlos O. Alvarez	Yes
Councilmember Luis Collazo	Yes
Councilmember Joshua Dieguez	Yes
Councilmember Jeffrey Rodriguez	Absent
Councilmember Marilyn Ruano	Yes

Passed and adopted on second reading this 18th day of February, 2020.



Manny Cid
Mayor

Attest:



Gina M. Inguanzo
Town Clerk

Approved as to form and legal sufficiency:



Raul Gastesi, Jr.
Gastesi, Lopez and Mestre, PLLC
Town Attorney

EXHIBIT A

Chapter 13 - LAND DEVELOPMENT CODE

* * *

ARTICLE IV. - ZONING DISTRICT REGULATIONS

* * *

DIVISION 20. - BUSINESS, COMMERCIAL AND INDUSTRIAL DISTRICT MASTER LIST

* * *

Sec. 13-748. - Business, Commercial and Industrial Use Master List.

Use	RO-13	RO-50	BU-1	BU-1A	BU-2	BU-3	IU-1	IU-2	IU-3	IU-C	TC	*Add'l Regs
<u>Office, executive office and medical office</u>	<u>P</u>	<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-792, § 13-793n, § 13-799.2</u>
<u>Commercial and retail activities.</u>	<u>A</u>	<u>A</u>		<u>P</u>	<u>P</u>		<u>A*</u>			<u>A*</u>	<u>P</u>	<u>§ 13-777</u>
<u>Manufacture, assembly, processing or packaging of any article or matter, or the storage of relatively large quantities of such article or matter.</u>							<u>P*</u>			<u>P*</u>		<u>§ 13-794, § 13-759, § 13-781</u>
<u>Storage Yard including vehicle,</u>							<u>C</u>			<u>C</u>		<u>§ 13-759, §</u>

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<u>boat, junk yard, or construction equipment</u>											<u>13-781</u>	
<u>Places of assembly, including religious or cultural centers, auditoriums theaters, lodges, circus, convention hall and similar uses</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	<u>§ 13-784</u>
<u>Personal services, including cosmetic, acupuncture, beauty salons, massage parlors, and barber shops and similar uses.</u>	<u>P*</u>	<u>P*</u>		<u>P</u>	<u>P</u>		<u>P*</u>			<u>P*</u>	<u>P</u>	<u>§ 13-790, § 13-799.8</u>
<u>Mortuary or Funeral home</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>		
<u>Restaurants, bars, and establishments serving food and/or liquor.</u>	<u>A</u>	<u>A</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-771, § 13-772, § 13-776, § 13-782, § 13-783, § 13-799.8</u>
<u>Billiard, pool room, bowling, arcade and similar indoor entertainment</u>				<u>P</u>	<u>P</u>						<u>P</u>	<u>§ 13-782 § 13-783 § 13-759, § 13-799.8</u>
<u>Schools and Educational institutions, including k-12,</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	<u>§ 13-785</u>

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<u>college and university</u>												
<u>Daycare, adult daycare, day camps and aftercare</u>				<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>	<u>C</u>	
<u>Dance, music, martial arts, Yoga tutoring and other similar uses for the instruction of 10 or more individuals at once</u>				<u>C</u>	<u>C</u>						<u>C</u>	
<u>Auto, boat, truck repair</u>							<u>P</u>			<u>P</u>		
<u>Gas and service station, with or without convenience store</u>		<u>P</u>		<u>P</u>	<u>P</u>		<u>P</u>			<u>P</u>	<u>P</u>	<u>§ 13-756, § 13-757</u>
<u>Power plants, substations and energy or utility facilities</u>		<u>C</u>		<u>C</u>	<u>C</u>		<u>C</u>			<u>C</u>		<u>§ 13-780</u>
<u>Acetylene, generation and storage</u>									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
<u>Acupuncture</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>			<u>P</u>	<u>P</u>	
<u>Acids and derivatives</u>									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
<u>Aircraft hangars and repair shops, aircraft assembling and manufacturing</u>						<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>		<u>§ 13-781</u>
<u>Airport, Airplane crop dusting field, heliport or landing field</u>			<u>E</u>	<u>C</u>	<u>C</u>	<u>P</u>	<u>C</u>	<u>E</u>	<u>E</u>	<u>C</u>		
<u>Airport</u>			<u>E</u>	<u>E</u>	<u>E</u>	<u>P</u>	<u>E</u>	<u>E</u>	<u>E</u>	<u>E</u>		

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Alcohol, industrial									p*	p*		§ 13 794
All applications by State, County and municipal entities and agencies			€	C	C	€	C	€	€	C	C	
Aluminum, powder and paint manufacture									p*	p*		§ 13 794
Ammonia (uses involving)									p*	p*		§ 13 794
Amusement center			€	P	P	P						
Amusement rides and enterprises			€	€	€	€	€	€	€	€		
Animal reduction plants									p*	p*		§ 13 794
Antennas for amateur radio stations	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	§ 13 750
Antique shops			P	P	P	P					P	
Apparel stores			p*	p*	p*	p*					p*	§ 13 751
Archery ranges			€	€	€	€	€	€	€	€		
Armories, arsenals							P	P	P	P		
Art galleries and museums (educational and philanthropic)			€	€	€	€	€	€	€	€	P	
Art good stores, artist studios and photograph shops and galleries			P	P	P	P					P	

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Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers								P	P	P		
Asphalt or asphalt products									P*	P*		§ 13-794
Attended, non-motorized donation collection vehicles			P*	P*	P*	P						§ 13-752
Auction sales (not automobile-related)			E	E	E		E	E	E	E		§ 13-754
Auditoriums				P	P	P	P	P	P	P	P	
Automobile auction and automobile wholesale distribution										E		§ 13-753
Auto, truck, machinery salvage yards			E	E	E		E	E	E	E		
Auto painting, top and body work							P	P	P	P		
Automobile and light truck sales (new and used)				E*	E*	E*	P*	P*	P*	P*		§ 13-753
Automobile and truck rentals including new and/or used vehicles						P/C*	P/C*	P/C*	P/C*	P/C*		§ 13-754
Automobile new parts and equipment, sales only				P	P	P						
Automobile parking garages	E*	E*	E*	E*	E*	E*	E*	E*	E*	E*	P*	§ 13-755

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Automobile self-service gas stations				<u>p*</u>	<u>p*</u>	<u>p*</u>							§ 13-756
Automobile service stations				<u>p*</u>	<u>p*</u>	<u>p*</u>							§ 13-757
Automobile storage within a building				P	P	P							
Automobile tires, batteries and accessories (new) retail only installation permitted				P	P	P							
Automobile washing (mobile)	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	§ 13-799.1
Automobile washing (stationary)				<u>P/A*</u>	<u>P/A*</u>	<u>P/A*</u>							§ 13-799.1
Bait and tackle shops				P	P	P						P	
Bakeries, retail only (baking permitted on premises)			P	P	P	P						P	
Bakeries—wholesale only with incidental retail uses						P	P	P	P	P	P	P	
Banks, excluding drive-in teller service			P	P	P	P						P	
Banks, including drive-in teller service				P	P	P	P	P	P	P	P	<u>P/C*</u>	§ 13-879
Barber shops	<u>C*</u>	<u>C*</u>	P	P	P	P					<u>C*</u>	P	§ 13-790

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Bars, pubs and cabarets	A*	A*		<u>C*</u>	p*	p*					p*	§ 13-758 § 13-782 § 13-783
Barbeque stands or barbeque pits provided that establishments using wood burning for cooking are permitted as a conditional use				<u>C</u>			C			C	C	
Bathing beach			C	C	C	C	C	C	C	C		
Beauty parlors, Manicurists	C*	C*	P	P	P	P				C*	P	§ 13-790
Bicycle sales, rentals and repairs (nonmotorized)			P	P	P	P					P	
Billiard rooms and pool rooms				P	P	P					P	§ 13-782 § 13-783
Blacksmith, gas steam fitting shops							P	P	P	P		
Blast furnace									p*	p*		§ 13-794
Bleaching products									p*	p*		§ 13-794
Blooming mill									p*	p*		§ 13-794
Boat or yacht repairing or overhauling, or boat building							p*	p*	p*	p*		§ 13-781
Boat salvage			C	C	C	C	C	C	C	C		

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Boat slips used for the tying up of boats for the purpose of overhauling or repairing							P	P	P	P		
Boats carrying passengers on excursion, sightseeing, pleasure or fishing trips				P	P	P						
Boiler manufacture (other than welded)									P*	P*		§ 13-794
Bombing field			€	€	€	€	€	€	€	€		
Bottling plants						P	P	P	P	P		
Bowling alleys				P*	P*	P*					P*	§ 13-759
Box lunches, distribution			€	€	€	€	€	€	€	€		
Brass and bronze foundries									P*	P*		§ 13-794
Brewery			A*	A*	A*	A*	P	P	P	P	A*	§ 13-796
Business or commercial establishments	A*	A*										§ 13-758
Cabanas	A*	A*										§ 13-761
Cabinet shops						P*	P*	P*	P*	P*		§ 13-781
Calcium carbide									P*	P*		§ 13-794

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Call center										P*C	P*C	<u>§ 13-787</u>
Canal excavation, where not a part of C. & S.F.F.C.D and County secondary canal system			€	€	€	€	€	€	€	€		
Canning factories							P*	P*	P*	P*		<u>§ 13-781</u>
Carnivals, circuses			€	€	€	€	€	€	€	€	€	
Carpentry shops						P						
Carpet cleaning							P	P	P	P		
Casein									P*	P*		<u>§ 13-794</u>
Caterers					A*	A*	P	P	P	P	A*	<u>§ 13-788</u>
Caustic soda									P*	P*		<u>§ 13-794</u>
Celluloid									P*	P*		<u>§ 13-794</u>
Cellulose products									P*	P*		<u>§ 13-794</u>
Cement and clay products, such as concrete blocks, pipe, etc.								P	P	P		
Cement, lime, gypsum or plaster of Paris									P*	P*		<u>§ 13-794</u>
Charcoal pulverizing									P*	P*		<u>§ 13-794</u>

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Charcoal, lampblack or fuel briquettes									p*	p*		§ 13-794
Check cashing store						P						
Chlorine									p*	p*		§ 13-794
Cider and vinegar									p*	p*		§ 13-794
Cleaning and polishing preparation: dressings and blackings									p*	p*		§ 13-794
Coal tar product									p*	p*		§ 13-794
Cocktail lounge-bars (accessory to restaurant use)				A*	A*		A*	A*	A*	A*	A*	§ 13-762
Coke oven products (including fuel gas) and coke oven product storage									p*	p*		§ 13-794
Coffee shop (no food preparation)			P	P	P	P					P	
Cold storage warehouses and precooling plants						P	P	P	P	P		
Commercial chicken hatcheries							p*	p*	p*	p*		§ 13-781
Community Homes	P	P									P/C	§ 13-764.1
Commuter-Colleges	C*				p*	p*	p*	C*	C*	C*	P*	§ 13-785

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Concrete, clay or ceramic products, hand manufacture or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided in this chapter							P	P	P	P		
Confectionery, ice cream stores and dairy stores			P	P	P	P					P	
Conservatories and music and dance schools			P*	P*	P*	P*					P*	§ 13-759
Contractors' offices and yards							P	P	P	P		
Contractor's plants and storage yards						P						
Convalescent homes	€	€	€	€	€	€	€	€	€	€	€	
Convention halls				P	P	P					P	
Cotton wadding									P*	P*		§ 13-794
Cottonseed oil, refining									P*	P*		§ 13-794
Creosote									P*	P*		§ 13-794
Cultural arts			€	€	€	€	€	€	€	€	P	
Dancing halls or dancing academies				P*	P*	P*					P*	§ 13-759

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in-air conditioned buildings													
Day camp			C	C	C	C	C	C	C	C			
Day nursery, kindergarten and after school care	C*	C*					P*	P*	P*	P*	P*	§ 13-785	
Department stores					P	P					P		
Dentist	P*	P*	P*	P*	P*	P*	P*				P*	P*	§ 13-1610
Distillation, manufacture or refining of coal, tar, asphalt, wood, bones										P*	P*		§ 13-794
Distillery (alcoholic), breweries and alcoholic spirits										P*	P*		§ 13-794
Dog kennel, dog day care			C*	C*	C*	C*	C*	C*	C*	C*	C*		§ 13-789
Donated goods centers			P*	P*	P*	P*							§ 13-763
Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt							P*	P*	P*	P*			§ 13-781
Drugstores, pharmacies and pain management centers			P*	PC*	PC*	P*						PC*	§ 13-794 § 13-1610
Dry cleaning and dyeing plants						P	P	P	P	P			

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Dry-cleaning establishments				<u>p*</u>	<u>p*</u>	<u>p*</u>					<u>p*</u>	§ 13-799
Dyestuff									<u>p*</u>	<u>p*</u>		§ 13-794
Dynamite storage								<u>e*</u>	<u>e*</u>	<u>C*</u>		§ 13-794
Educational and child care facilities, non-public	<u>C*</u>	<u>C*</u>	<u>p*</u>	<u>PC*</u>	<u>PC*</u>	<u>C*</u>	<u>C*</u>	<u>e*</u>	<u>C*</u>	<u>C*</u>	<u>PC*</u>	§ 13-785
Electric power plant			<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>		
Electric substation			<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>		
Electrical appliance and fixtures stores including related repair shops				<u>p</u>	<u>p</u>	<u>p</u>						
Electrolysis (by appointment only-walk-in)	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Electrolysis (including retail sales and walk-in)			<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Eleemosynary and philanthropic institutions	<u>e</u>	<u>e</u>									<u>p</u>	
Employment agencies				<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Engine sales and service, gas, oil, steam, etc.						<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>		
Excelsior									<u>p*</u>	<u>p*</u>		§ 13-794
Executive office center (no retail sales)	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>					<u>p*</u>	<u>p*</u>	§ 13-799.2

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Explosives									C*	C*		§ 13-794
Farmers Market			C	C	C	C	C	C	C	C	C	
Fat rendering									p*	p*		§ 13-794
Feed, hay and other livestock supplies						P						
Fertilizer storage							P	P	P	P		
Fertilizer, organic or inorganic, manufacture									p*	p*		§ 13-794
Film, photographic									p*	p*		§ 13-794
Fireworks									p*	p*		§ 13-794
Fish cannery or curing									p*	p*		§ 13-794
Fish oils, meal and by-products									p*	p*		§ 13-794
Florist shops			P	P	P	P					P	
Flour, feed and grain milling									p*	p*		§ 13-794
Food products, including the grinding, cooking, roasting, preserving, drying, smoking or airing of meats, fish, fruits or vegetables							P	P	P	P		
Forge plant, pneumatic drop and forging hammering									p*	p*		§ 13-794

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Foundries									p*	p*		§ 13-794
Fraternities and sororities	e	e										
Frogfarm			e	e	e	e	e	e	e	e		
Fruit packing and fruit preserving							p*	p*	p*	p*		§ 13-781
Furniture manufacturing							p*	p*	p*	p*		§ 13-781
Furniture refinishing							p	p	p	p		
Furniture stores, retail of new merchandise only				p	p	p					p	
Garage or mechanical service. (All outdoor paging or speaker systems are expressly prohibited.)						p						
Garbage and waste dumps			c	c	c	c	c	c	c	c		§ 13-799.4
Gas distribution system and plant			e	e	e	e	e	e	e	e		
Gelatin products									p*	p*		§ 13-794
Glass installations						p	p	p	p	p		
Glue, gelatin (animal) or glue and size (vegetable)									p*	p*		§ 13-794
Golf course, driving range, Baseball Batting Cages, Miscellaneous			c	c	c	c	c	c	c	c		

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Sports facilities, fields and incidental uses												
Graphite									p*	p*		§ 13-794
Grinding shops							p*	p*	p*	p*		§ 13-781
Grocery stores			p*	p*	p*	p*					p*	§ 13-791
Group home (subject to the requirements of F.S. ch. 419.001, as amended)	p*	p*										§ 13-764
Guncotton (explosive)									p*	p*		§ 13-794
Gun shops						P						
Gypsy camp			€	€	€	€	€	€	€	€		
Hair, felt or feathers, washing, curing and dyeing									p*	p*		§ 13-794
Hair, hides and raw fur, curing, tanning, dressing, dyeing and storage									p*	p*		§ 13-794
Handcrafted-products shop				P	P	P					P	
Hardware stores			P	P	P	P					P	
Health and exercise clubs, including bath and massage parlors	A	A		P	P	P					P	
Heliports			€	€	€	€	€	€	€	€		

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Homes for dependent children			€	€	€	€	€	€	€	€		
Hospitals (not animal hospital)	C*	C*					C*	€*	€*	C*		<u>§ 13-765</u> <u>§ 13-795</u>
Hotels, motels and apartment hotels	P	P					P*	P*	P*	P*	P	<u>§ 13-766</u> , <u>§ 13-761</u> , <u>§ 13-768</u> , <u>§ 13-758</u>
Hydrogen and oxygen manufacturing									P*	P*		<u>§ 13-794</u>
Ice manufacturing							P*	P*	P*	P*		<u>§ 13-781</u>
Incinerators			€	€	€	€	€	€	€	€		
Indian village			€	€	€	€	€	€	€	€		
Infirmary, commissary, or any one (1) or combination of such related incidental facilities			€	€	€	€	€	€	€	€	€	
Information booth, gate house and security station			P*	P*	P*	P*						<u>§ 13-767</u>
Ink manufacture from primary raw materials (including colors and pigments)									P*	P*		<u>§ 13-794</u>
Insecticide, mixing, packaging and storage							P*	P*	P*	P*		<u>§ 13-781</u>

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Insecticides, fungicides, disinfectants, or related industrial and household products (depending on materials and quantities used)									p*	p*		§ 13 794
Institutions for handicapped persons, including but not limited to incidental related facilities such as workshops, sales of products fabricated therein, residential quarters, educational training facilities			€	€	€	€	€	€	€	€	€	
Interior design shops, office and display only			P	P	P	P					P	
Jewelry stores, including incidental sales and purchases of used jewelry			P	P	P	P					P	
Junior department stores				P	P	P					P	
Junkyard			€	€	€	€	€	€	€	€		
Jute, hemp and sisal products									p*	p*		§ 13 794
Laboratories, material testing							P	P	P	P		
Lake excavation and asphalt plant, concrete batching plant, concrete block plant, prestressed and			C	C	C	C	C	C	C	C		

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precast concrete products plant, rock crushing and screening plant ancillary thereto or in connection therewith												
Lampblack, carbonblack and boneblack									p*	p*		§ 13-794
Landing field			C	C	C	C	C	C	C	C		
Lawn mowers, retail, sales and service				P	P	P						
Lead oxide									p*	p*		§ 13-794
Leather goods and luggage shops			P	P	P	P					P	
Leather goods manufacturing, excluding tanning						P	P	P	P	P		
Linoleum and other similar hard surface floor coverings (other than wood)									p*	p*		§ 13-794
Liquor package stores	A*	A*			p*	p*					p*	§ 13-768 § 13-782 § 13-783
Live/work units											p*	§ 13-775
Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred							P	P	P	P		

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(300) feet to an RU District												
Locksmiths (including sharpening and grinding shops in the BU-3)						P	P	P	P	P	P	
Locomotive and railroad car building and repair									<u>p*</u>	<u>p*</u>		§ 13-794
Lodges	€	€										
Lumberyards						<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>		§ 13-781
Machine shops							P	P	P	P		
Mail order offices, without storage of products sold			P	P	P	P					P	
Marinas for the following purposes only: Commercial boat piers or slips for docking purposes; yacht or boat storage, for laying up, but not for repairs or overhaul; and boats carrying passengers on excursion, sightseeing, pleasure or fishing trips					P	P						
Marine warehouses							P	P	P	P		
Mast	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	§ 13-769
Match manufacture and storage									<u>p*</u>	<u>p*</u>		§ 13-794

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Mattress manufacturing and renovating							P	P	P	P		
Medical office or clinic	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	§ 13-1610
Metal and metal ores, reduction, refining, smelting and alloying									P*	P*		§ 13-794
Metalizing processes							P	P	P	P		
Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made							P	P	P	P		
Millwork shops							P*	P*	P*	P*		§ 13-781
Molasses									P*	P*		§ 13-794
Mortuaries or funeral homes				P	P	P	<u>€</u>			<u>€</u>		
Motion picture, television and radio production studios										P	<u>P</u>	
Motorcycles sales and repair				P	P	P						
Multiple family apartment buildings (standalone)	P	P									P	
Municipal recreation building (owned and operated by a municipality,	P	P									P	

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County, State or the United States Government)													
Museum			P	P	P	P					P		
Natatoriums				P	P	P					P		
Newsstand			P	P	P	P					P		
Night Clubs, Cabarets and other entertainment establishments	A*	A*			C*	C*					C*	C*	<u>§ 13-758, § 13-770</u> <u>§ 13-782</u> <u>§ 13-783, § 13-799.8</u>
Nitrate (manufactured and natural) of an explosive nature; and storage										p*	P*		<u>§ 13-794</u>
Nitroleng of cotton or other materials										p*	P*		<u>§ 13-794</u>
Novelty works									p*	p*	p*	p*	<u>§ 13-781</u>
Nurseries-horticultural													
Nursing homes, assisted living facilities (ALF), Memory Care and Long Term Acute Care Facilities and institutions for disabled individuals.	C*	C*	C	C	C	C	C	C	C	C	C	C	<u>§ 13-764, § 13-764.1, § 13-795</u>
Nylon										p*	P*		<u>§ 13-794</u>

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Office buildings containing uses otherwise allowed in the district			p*	p*	p*	p*	p*	p*	p*	p*	p*	§ 13-792 § 13-793
Office parks					p*	p*						§ 13-792 § 13-793
Oil and gas well drilling and essential, incidental uses thereto, such as minimum storage facilities			e	e	e	e	e	e	e	e		
Oil cloth, oil-treated products and artificial leather									p*	p*		§ 13-794
Oil refinery									p*	p*		§ 13-794
Oil wells									p*	p*		§ 13-794
Oils, shortening and fats (edible)									p*	p*		§ 13-794
Open-air theaters				P	P	P	e	e	e	e	P	
Optical stores			P	P	P	P					P	
Ore pumps and elevators									p*	p*		§ 13-794
Ornamental metal workshops							p*	p*	p*	p*		§ 13-781
Outdoor dining			A*	A*	A*	A*	A*	A*	A*	A*	P/A*	§ 13-771
Outdoor display			e	e	e	e	e	e	e	e	P	
Outdoor paint testing laboratory			e	e	e	e	e	e	e	e		

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Outdoor storage of non-hazardous materials							p*	p*	p*	p*		§ 13-799.4
Outside walk-up window service			A*	A*	A*	A*					A*	§ 13-772
Oxygen storage and filling of cylinders							P	P	P	P		
Package stores in shopping centers				p*	p*	p*					p*	§ 13-782 § 13-783
Pain management clinics	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	§ 13-1610
Paint and wallpaper stores			P	P	P	P					P	
Paint manufacture, depending upon materials and quantities used									p*	p*		§ 13-794
Palmist and psychic readers			C	C	C	C	C	C	C	C	P	
Paper and paperboard (from paper machine only)									p*	p*		§ 13-794
Paper and pulp mills									p*	p*		§ 13-794
Parking (noncommercial parking in zones more restrictive than in which the use it serves is located)			C	C	C	C	C	C	C	C		
Parking lots and storage of vehicles as a main use (not	<u>C</u>	<u>C</u>		<u>C</u>	<u>C</u>		<u>C-P</u>	P	P	<u>C-P</u>	<u>C</u>	§ 13-755

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accessory)— commercial and noncommercial												
Parks	P	P	P	P	P	P	P	P	P	P	P	
Passenger and freight—stations and terminals— boats, trucks, buses, and railroads							P	P	P	P		
Pawnbrokers						C						
Pet shops and dog beauty parlors (Pet Grooming) in air- conditioned buildings				P	P	P					P	
Petroleum products storage tank								P/C*	P/C*	P/C*		§ 13- 798
Petroleum, gasoline and lubricating oil—refining and wholesale storage									p*	p*		§ 13- 794
Pharmacy	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	C*	§ 13- 1610
Pharmaceutical storage							p*	p*	p*	p*		§ 13- 781
Phenol									p*	p*		§ 13- 794
Photograph galleries			P	P	P	P					P	
Pickles, vegetable relish and sauces, sauerkraut									p*	p*		§ 13- 794
Pistol, rifle, skeet, archery ranges and accessory munition,			C	C	C	C	C	C	C	C		§ 13- 759, §

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firearm, and equipment sales.												<u>13-781</u>
Plant nursery				P	P	P						§ 13-797
Plastic material and synthetic resins									p*	p*		§ 13-794
Playground (owned and operated by a municipality, County, State or the United States Government)	P	P									P	
Police and fire stations							P	P	P	P	P	
Pony rings			€	€	€	€	€	€	€	€		
Post office stations and branches, including self-service centers			P	P	P	P					P	
Postal mail processing centers (which may include ancillary post-office services)							P	P	P	P		
Potash									p*	p*		§ 13-794
Pottery shops			P	P	P	P					P	
Poultry markets and commercial fishing hatcheries						p*						§ 13-781
Poultry slaughtering and packing (wholesale)									p*	p*		§ 13-794
Power or steam laundries							p*	p*	p*	p*		§ 13-781

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Printingshops				P	P	P	P	P	P	P	P	
Private clubs	C	C		P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	P/C*	<u>§ 13-799.3</u>
Private playgrounds and recreational area and private recreation buildings	P*	P*	C	C	C	C	C	C	C	C	P*	<u>§ 13-773</u>
Proxylin									P*	P*		<u>§ 13-794</u>
Public and private utility facilities			C*	C*	C*	C*	C*	C*	C*	C*	C*	<u>§ 13-780</u>
Public art galleries	C	C									P	
Public libraries	C	C									P	
Public museums	C	C									P	
Pyroxylin									P	P		
Race tracks			C	C	C	C	C	C	C	C		
Radio production studios	C	C			C	P	P	P	P	P		
Radio and TV transmitting stations			C	C	C	P	P	P	P	P		
Radioactive waste handling									C*	C*		<u>§ 13-794</u>
Railroad motor truck and water freight and passenger stations						P						
Railroad shops								P	P	P		
Rayon and rayon yarns									P*	P*		<u>§ 13-794</u>

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Refractories (coal fired)									p*	p*		§ 13-794
Refuse disposal									p*	p*		§ 13-794
Regional shopping centers					p*	p*						§ 13-783 § 13-784
Religious facilities/institutions	€	€	P	P	P	P	P	P	P	P	P	
Rendering and storage of dead animals, offal, garbage and waste products									p*	p*		§ 13-794
Rentals of trucks other than light trucks				A*	A*	A*						§ 13-774
Repairs – automobiles, trucks, buses, heavy equipment, etc.							p*	p*	p*	p*		§ 13-781
Residential uses	P*	P*	P*	P*	P*		A*	A*	A*	A*	P*	§ 13-775
Restaurants	A*	A*	P*	P*	P*	P*	P*	P*	P*	P*	P	§ 13-758, § 13-762, § 13-771, § 13-772, § 13-776
Retirement villages, including as an accessory-use commercial			€	€	€		€	€	€	€		

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facilities of the BU-1 type												
Rifle range			C	C	C	C	C	C	C	C		
Rock and sand yards								P	P	P		
Rock quarries			C	C	C	C	C	C	C	C		
Rock pits (filling of)			C	C	C	C	C	C	C	C		
Rooftop commercial activity (use otherwise allowed)											C*	§ 13-799.5
Rubber—natural or synthetic, including tires, tubes, or similar products, gutta percha, chicle and valata processing									P*	P*		§ 13-794
Salesrooms and showrooms							P*	P*	P*	P*		§ 13-777
Salesrooms and storage showrooms—wholesale						P	P	P	P	P		
Sawmill								P	P*	P*		§ 13-794
Schools	C*	C*	P*	<u>CP*</u>	<u>CP*</u>		C	C*	C*	C*	<u>CP*</u>	§ 13-785
School—technical trade schools, such as, but not limited to aviation, electronic, mechanics; also physical training schools, such as, but not limited to							P	P	P	P		

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gymnastics and karate												
Scrap metal reduction									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Secondhand stores for the disposal of furniture, fixtures and tools						<u>p</u>						
Self-service storage facility						<u>p*</u>	<u>p*</u>			<u>p*</u>		<u>§ 13-786</u>
Ship chandlers							<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>		
Shipyards and dry docks							<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>		
Shoddy									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Shoe stores and shoe repair shops			<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>					<u>p</u>	
Sign painting shops							<u>p</u>	<u>p</u>	<u>p</u>	<u>p</u>		
Single-family residences	<u>p*</u>	<u>p*</u>										<u>§ 13-775</u>
Skating rinks				<u>p</u>	<u>p</u>	<u>p</u>						<u>§ 13-759</u>
Skeet range			<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>	<u>e</u>		
Slaughterhouse									<u>p*</u>	<u>p*</u>		<u>§ 13-794</u>
Sleep testing centers for medical observation or other medical observation facilities (including overnight)							<u>C</u>			<u>C</u>	<u>C</u>	

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Small scale public facilities and utilities	C	C										
Smelting									p*	p*		§ 13-794
Soap manufacturing, vegetable byproducts, only								P	P	P		
Soaps (other than from vegetable by-products) or detergents, including fat rendering									p*	p*		§ 13-794
Solvent extraction									p*	p*		§ 13-794
Solar energy systems, accessory use	P*	P*	p*	p*	p*	p*	p*	p*	p*	p*	P*	§ 13-1702
Solar energy systems, primary use								P*	P*	P*		§ 13-1702
Spa (day spa) including massage, skin treatments, manicurists	C*	C*	P	P	P					C*	P	§ 13-790
Sporting goods stores			P	P	P	P					P	
Standpipe	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	p*	§ 13-769
Starch manufacture									p*	p*		§ 13-794
Steel fabrication							p*	p*	p*	p*		§ 13-781

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Steel works and rolling (ferrous)									p*	p*		§ 13-794
Stockyards									p*	p*		§ 13-794
Storage batteries, wet cell									p*	p*		§ 13-794
Storage warehouse for food, fodder, etc.							p	p	p	p		
Sugar refining									p*	p*		§ 13-794
Tailor shops			p	p	p	p					p	
Tanning salon			p	p	p	p					p	
Taxidermy (use will be permitted only within a fully enclosed, air-conditioned building)							p*	p*	p*	p*		§ 13-781
Telephone exchange				p	p	p	p	p	p	p		
Telephone service unit yards							p	p	p	p		
Testing laboratory or plant			e	c	c	e	c	e	e	c		§ 13-799.7
Testing—jet engines and rockets									p*	p*		§ 13-794
Textile, hosiery and weaving mills							p*	p*	p*	p*		§ 13-759
Textiles bleaching									p*	p*		§ 13-794

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Theaters for live stage production and motion pictures				P	P	P					P	
Tire vulcanizing and retreading or sale of used tires						<u>p*</u>						§ 13-781
Tobacco shops			P	P	P	P					P	
Tourist attractions			C	C	C	C	C	C	C	C	C	
Tower	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>		§ 13-769
Townhouses	P	P									P	§ 13-775
Trailers or tourist camp			C	C	C	C	C	C	C	C		
Trap range			C	C	C	C	C	C	C	C		
Truck storage, only within an enclosed building or an area enclosed by a CBS wall						<u>P</u>						
Turpentine and resin									<u>p*</u>	<u>p*</u>		§ 13-794
Upholstery shops (including furniture repair in the BU-3)						<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Utility facilities, public and private			<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	<u>C*</u>	§ 13-780
Utility work centers—power and telephone, etc.							<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>		
Variety stores			<u>p*</u>	<u>p*</u>	<u>p*</u>	<u>p*</u>					<u>p*</u>	§ 13-791

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Vending machine sales and service							P	P	P	P			
Veterinarian, animal hospital and pet emergency				P*	P*	P*	P*	P*	P*	P*	P*	<u>§ 13-789</u>	
Vulcanizing							P*	P*	P*	P*		§ 13-781	
Wallboard and plaster, building insulation									P*	P*		§ 13-794	
Warehouses for storage of products in the form sold in a BU District							P	P	P	P			
Warehouse, membership					C*	C*	P*	P*	P*	P*		§ 13-778	
Water tank and tower			C	C	C	C	C	C	C	C			
Water tower	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		<u>§ 13-769</u>	
Water treatment plant			C	C	C	C	C	C	C	C			
Water use facilities			C	C	C	C	C	C	C	C	C		
Welding shops							P*	P*	P*	P*		§ 13-781	
Welding supplies							P	P	P	P			
Windmill	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*		<u>§ 13-769</u>	
Wire ropes and cable									P*	P*		<u>§ 13-794</u>	
Wireless-supported service facilities	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	A/C*	C*	<u>§ 13-779</u>

Additions to the text are shown in underlined; deletions from the text are shown in ~~strikethrough~~.
Omitted portions of this ordinance are shown as “* * *”.

Wood and coal yards							P	P	P	P		
Wood burning barbeque (commercial)			€	€	€	€	€	€	€	€		
Wood preserving treatment									p*	p*		§ 13-794
Wool pulling or scouring									p*	p*		§ 13-794
Yeast									p*	p*		§ 13-794
Zoo			€	€	€	€	€	€	€	€		
All other uses not specifically listed in this table shall be considered to be non-permitted uses unless expressly granted by the Town as a Conditional Use.	<u>C</u>	<u>C</u>		<u>C</u>		<u>C</u>	<u>C</u>			<u>C</u>	<u>C</u>	

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