

- i. That has no sign visible from the exterior of the structure and no other advertising that indicates a seminude person is available for viewing; and
 - ii. Where, in order to participate in a class a student must enroll at least 3 days in advance of the class.
- (5) **Sexual Device Shop.** A commercial establishment that regularly features sexual devices. This definition is not to be construed to include any pharmacy, drug store, medical clinic, any establishment primarily dedicated to providing medical or healthcare products or services, or any establishment that does not limit access to its premises or a portion of its premises to adults only.

27-6.40.10 Vehicle Sales & Service

- A. **Description.** The vehicle sales and service use category includes uses that provide for the sale, rental, ordinary maintenance, or limited repair of new or used passenger vehicles.
- B. **Subcategories.** Examples of vehicle sales and service uses include the following subcategories:
- (1) **Personal Vehicle Repair and Maintenance, Minor.** The service and repair of automobiles, light-duty trucks, boats, and motorcycles, including the incidental sale, installation, and servicing of related equipment and parts. This classification includes the replacement of small automotive parts and liquids; emissions testing facilities; quick-service oil, tune-up and brake and muffler shops; and car washes and detailing establishments in which service is provided in enclosed bays and generally no vehicles are stored overnight. Does not include disassembly, removal or replacement of major components such as engines, drive trains, transmissions or axles; automotive body and fender work, vehicle painting or similar operations.
 - (2) **Personal Vehicle Sales and Rentals.** Establishments that provide for the sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, consumer moving vehicles and equipment, motor homes, or recreational vehicles, including recreational watercraft. Typical examples include automobile dealers, auto malls, car rental agencies. Car-share vehicles that are parked or stored when not being used by members of a car-share program are not regulated as personal vehicle sales and rental uses, but are instead considered accessory parking. Personal vehicle sales and rental establishments that occur in completely enclosed buildings with no outdoor storage or display are classified in the retail and entertainment use category.
 - (3) **Fueling Station.** Establishments engaged in retail sales of vehicle fuels for personal vehicles, other than fleet fueling facilities and truck stops. Fueling stations may dispense conventional vehicle fuels and/or alternative vehicle fuels. Fleet vehicle fueling facilities and truck stops are classified in the industrial service use category (see also the fueling station siting and design standards of [27-7.140](#)). Convenience stores that include fueling facilities are classified as fueling stations, rather than retail sales uses.

27-6.40.11 Wholesale Sales

- A. **Description.** The wholesale sales use category includes uses that provide and distribute goods in large quantities, principally to retail sales, commercial services or industrial establishments, stored in enclosed buildings. May also include incidental retail sales and wholesale showrooms. Uses engaged in wholesale sales activities and that include more than 2 loading docks/bays or outdoor storage are classified in the "warehouse and distribution" use category.

27-6.50 Manufacturing & Industry Group

The manufacturing and Industry use group includes establishments engaged in the manufacturing, processing, fabrication, packaging or assembly of goods. Natural, human-made, raw, secondary or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of the principal use. Relatively few customers come to the site. The manufacturing and industry use categories are as follows.

27-6.50.1 High-Impact Industry

- A. **Description.** The high-impact industry use category includes manufacturing and industrial establishments that may be considered dangerous or noxious due to the probability or magnitude of their impacts on the environment or because of their potential for causing adverse impacts on surrounding areas, including but not limited to odors, noise, vibrations, heavy truck traffic, dust as well as public health and safety impacts.
- B. **Subcategories.** Examples include repair, storage, salvage or wrecking of heavy machinery, metal and building materials; auto and truck salvage and wrecking; tire retreading or recapping; recycling operations; fuel oil distributors; solid fuel yards; lumber mills and wood products manufacturing; production of chemical, rubber, leather, clay, bone, plastic, stone or glass materials or products; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; and facilities for the storage of and the operation of computer hardware, equipment for processing, storage or routing of electronic data, or similar high-technology uses generally known as data centers.

27-6.50.2 Industrial Service

- A. **Description.** The industrial service use category includes businesses engaged in the repair or servicing of industrial, business or consumer machinery, equipment, products or by-products. Firms that service consumer goods do so mainly by providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Uses that have significant offsite impacts are classified and regulated in the high-impact industry use category.
- B. **Subcategories.** Examples of industrial service uses include welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; building, heating, plumbing or electrical contractors; printing, publishing and lithography; janitorial and building maintenance services; laundry, dry-cleaning and carpet cleaning plants; truck stops; heavy truck and vehicle servicing and repair; and towing storage yards.
- C. **Exceptions.** Contractors and others who perform services off-site are included in the office use category if equipment and materials are not stored at the site, and fabrication, or similar work, is not conducted at the site.

27-6.50.3 Manufacturing & Production, Artisan

- A. **Description.** The artisan manufacturing use category is reserved for Indoor work spaces used by artists for creation of art or the practice of their artistic endeavors or by craftspeople that produce consumer goods by hand manufacturing, involving the use of hand tools and small-scale, light mechanical equipment in a completely enclosed building with no outdoor operations, storage or regular commercial truck parking/loading.
- B. **Subcategories.** Typical uses include woodworking; custom furniture shops; cabinet-making; ceramic studios; jewelry manufacturing; confections and custom-made food items; and artwork including painting, printmaking and sculpture.

27-6.50.4 Manufacturing & Production, General

- A. **Description.** The general manufacturing use category includes uses that do not, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, or vibration.
- B. **Subcategories.** The general manufacturing use category expressly includes the following subcategories:
 - (1) **Limited Manufacturing.** Indoor work spaces used for processing, fabricating, assembling, recycling, treating, or packaging finished parts or products that customarily have limited external impacts in terms of nuisance, odors, noise, vibrations, heavy truck traffic, or other public safety impacts.
 - (2) **Urban Farm, Indoor.** Growing, washing, packaging and storage of fruits, vegetables and other plant products in enclosed buildings. Typical operations include greenhouses, vertical farming, hydroponic systems and aquaponic systems. Composting is limited solely to materials generated on site. May include accessory retail or wholesale sales areas limited to 3,000 square feet in area. Outdoor urban farms are classified as parks and open space. See [27-6.60.5](#).

27-6.50.5 Warehousing & Distribution

- A. **Description.** The warehousing and distribution use category includes uses that provide and distribute goods in large quantities, principally to other commercial, manufacturing, or industrial businesses.
- B. **Subcategories.** The warehousing and distribution use category expressly includes the following subcategories:
 - (1) **Trucking and Transportation Terminal.** Uses engaged in the dispatching and long-term or short-term storage of trucks, buses and other vehicles, including parcel service delivery vehicles, taxis and limousines. Minor repair and maintenance of vehicles stored on the premises is also included. Includes uses engaged in the moving of household or office furniture, appliances and equipment from one location to another, including the temporary on-site storage of those items.
 - (2) **Warehouse.** Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a self-service storage facility.

27-6.60 Civic & Institutional Group

The civic and institutional use group includes public, quasi-public, and institutional uses that provide services that benefit the public at-large. The civic and institutional use categories are as follows:

27-6.60.1 College

- A. **Description.** The college use category includes Institutions of higher learning that offer courses of general or specialized study and are authorized to grant academic degrees.
- B. **Subcategories.** The college use category includes classrooms and instructional spaces, as well as on-campus residence halls, fraternity and sorority houses, administrative buildings, auditoriums and other on-campus uses and facilities that provide customary accessory and support functions for college or university uses.

27-6.60.2 Community Assembly

- A. **Description.** The community assembly use category includes facilities for hosting public or private meetings including senior centers, religious institutions, and fraternal organizations.