

## Chapter 21. Land Development Ordinance

### Article IV. ZONING PROVISIONS

#### § 21-39.1. Permitted Uses.

[Adopted 1-8-1992 by Ord. No. 1564]

A building may be erected, altered, or used, and a lot or premises may be occupied and used for any of the following purposes:

a. Principal Permitted Uses and Structures.

1. Manufacturing, fabrication and assembly of light machinery and products.
2. Television and radio studios and antennas.
3. Wholesale sales and distribution, excluding truck terminals or bulk distribution terminals.
4. Warehousing, including "self-storage" and mini-warehousing facilities.
5. Other light industrial uses similar to those listed above which do not require chemical processing, outside storage of materials and supplies, or cause the emission of environmental pollutants into the environment.
6. Professional, general business, and corporate office uses, excluding medical and dental uses.
7. Health clubs, tennis clubs, gymnasiums, indoor batting cages, and similar indoor recreational facilities.
8. Service and repair of computers, appliances, air conditioning systems, and heating systems.
9. Showrooms for the sale of appliances, furniture, carpets and other large household items which would normally require delivery and or installation by the seller or his agent. It is not the intent to prohibit "carry out sales", however the majority of the business should involve delivery and/or installation by the seller.
10. Retail sales and service uses which are related directly to any manufacturing or warehousing use of the building, provided that such uses are located in and occupy no more than 25% of the gross floor area of the principal building.
11. Mail order and/or telephone sales and distribution facility.  
[Added 4-17-1996 by Ord. No. 1726]
12. Taxi and/or package delivery service including a dispatch office.  
[Added 7-29-1998 by Ord. No. 1809]
13. Automotive detailing.  
[Added 8-25-2004 by Ord. No. 1991]
14. Cannabis businesses in accordance with Subsection **21-39.4**, more specifically, Class 1 (Cultivators), Class 2 (Manufacturers), Class 3 (Wholesalers), and Class 4 (Distributors) only.  
[Added 8-12-2021 by Ord. No. 2362]

- b. Accessory Buildings and Uses including:
  - 1. Private garage space for the storage of vehicles operated exclusively as part of a principal permitted use on the site.
  - 2. Signs subject to the requirements of this chapter.
  - 3. Fences and hedges subject to the requirements of this chapter.
  - 4. Other customary accessory buildings, uses and structures which are clearly incidental to the principal building and/or structure and use.
- c. Conditional Uses. The following conditional uses are permitted subject to approval by the Planning Board and to the special conditions set forth in this chapter.
  - 1. Lumber yards, building material sales, and improvements contractors.
  - 2. Car wash.
  - 3. Automotive service station.
  - 4. Public utility installations.
  - 5. Public uses.
  - 6. Quasi-public uses.
  - 7. Child day-care centers.
  - 8. Satellite antenna dishes greater than two meters in diameter.  
[Amended 8-21-1996 by Ord. No. 1746]
  - 9. Wireless telecommunications tower and antenna.  
[Added 6-17-1998 by Ord. No. 1799]
  - 10. Automotive service and inventory storage.  
[Added 9-15-1999 by Ord. No. 1833]
  - 11. Retail uses in combination with retail development in an adjacent C-3 Zone.  
[Added 1-10-2001 by Ord. No. 1879]
  - 12. Adult parochial school and adult parochial boarding schools.  
[Added 10-13-2016 by Ord. No. 2279]