

Chapter 208. Zoning

Article XII. Office and Industrial Districts

§ 208-40. Use regulations.

[Amended 7-13-2015 by Ord. No. HR-410; 9-19-2022 by Ord. No. HR-456; 12-5-2022 by Ord. No. HR-461]

Only those uses listed in Table 40.1: Office and Industrial District Uses as permitted, special exception, or conditional uses are allowed within the office and industrial districts. A "P" indicates that a use is permitted within that zoning district. An "SE" indicates that a use is a special exception use in that zoning district and must obtain a special exception approval. A "C" indicates that a use is a conditional use in that zoning district and must obtain a conditional use approval. No letter (i.e., a blank space) or the absence of the use from the table indicates that use is not allowed within that zoning district. When a P, C, or SE is annotated with a "*", such use is only allowed when accessory to an office or industrial park principal use of the site, and is integrated into the larger development.

Table 40.1: Office and Industrial District Uses			
Use	O	LI	PIP
Bank or other financial institution	SE	SE*	SE*
Business or private school	P		
Cell tower		SE	SE
Commercial greenhouse or nursery			P
Compatible multifamily dwelling or apartment house	P		
Compounding or packaging of pharmaceuticals – no manufacturing			SE
Corporate conference/training center for employees and/or customers	P	P	P
Day care	P*	P*	P*
Governmental or public utility use	SE	SE	SE
Health club	P	P	P
Hotel	SE	SE	SE
Mail order distribution establishment		SE	P
Manufacture and assembly of small electrical equipment, appliances and parts		P	P
Manufacture of boxes, containers, bags, novelties and other packaging		P	P

Table 40.1: Office and Industrial District Uses

Use	O	LI	PIP
ing products from previously prepared materials			
Manufacture of novelties, jewelry, watches, clocks, optical goods, professional and scientific instruments		P	P
Manufacture, compounding, processing, packaging or treatment of food products		P	P
Manufacturer's representative or catalog ordering establishment	SE	P	P
Medical/dental office	P		P
Office	P	P	P
Outdoor seating	P	P	P
Park	P	P	P
Parking lot (principal use of lot)	SE	SE	SE
Parking structure (principal use of lot)	P	P	P
Personal service establishment	P*	P*	P*
Printing, publishing, lithographing, binding	P	P	P
Quarrying operations			SE
Radio or television station/studio, motion picture studio	P		P
Retail store	P*	P*	P*
Research facility	P	P	P
Residential care facilities for older persons as defined in § 208-45A(1) through (5).			p
Restaurant	P*	P*	P*
Self-storage facility	SE	P	P
Warehouse	SE	P	P
Wholesale establishment		SE	P