

# Irish Hill Planned Development District



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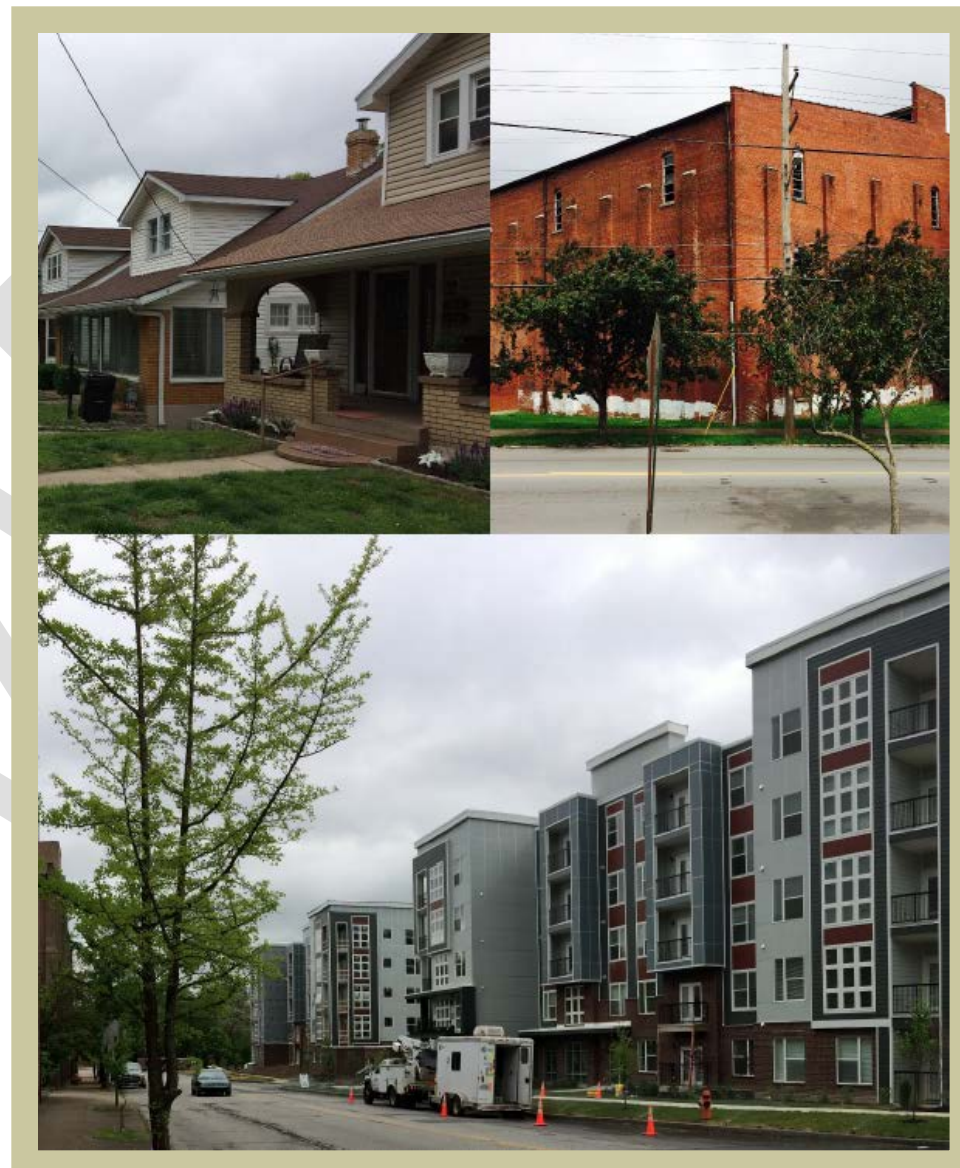
## A. LAND USE

The following sections address land uses by Subarea.

### 1. LAND USE CATEGORIES

Land uses have been grouped into the categories below. Mixed-use developments are permitted and encouraged in all subareas as they provide for activity throughout the day and allow for the continued and adaptive reuse of structures as the economy changes. A mixed-use structure/development is one that contains two (2) or more separate principal, compatible uses—such as office, retail, service, civic, entertainment, or residential—that are unified, complementary, and functionally integrated with shared vehicular and pedestrian access and parking as illustrated below.

The lot standards shall conform to the Form District Standards found in Chapter 5 of the Land Development Code. Where this PDD is silent on a standard, the LDC standard shall apply. If there is a conflict between the LDC and the PDD, then the PDD standards shall supersede. Note: Land uses in effect prior to the adoption of these regulations and operating in a legal fashion according to the prior zoning classification of the property may continue to operate under the prior zoning classification of that property. Legal non-conforming uses may not be expanded and are subject to Section 1.3 of the LDC.





The Irish Hill PDD Sub-areas.

#### *Residential Use Category (RU)*

Consists primarily of single family and multi-family residential uses either as stand-alone structures or as part of a mixed use building. This category also permits residential care facilities in accordance with KRS 100. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the R-7 zoning district found within Chapter 5 Table 5.2.2 of the LDC. The minimum parking requirement for the Traditional Neighborhood Form District in Chapter 9 of the Land Development Code will be reduced by ½.

#### *Institutional Use (IU)*

Consists primarily of institutional uses of a religious or educational nature. This category also permits community related uses such as community centers. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the OR-1 zoning district found within Chapter 5 Table 5.2.2 of the LDC. The minimum parking requirement for the Traditional Neighborhood Form District in Chapter 9 of the Land Development Code will be reduced by ½.

#### *Office Use Category (OU)*

Consists primarily of business, professional, medical or governmental offices, and community service facilities. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the OR-3 zoning district found within Chapter 5 Table 5.2.2 of the LDC. The minimum parking

requirement for the Traditional Neighborhood Form District in Chapter 9 of the Land Development Code will be reduced by ½.

#### *Commercial Use Category 1 (CU1)*

Consists primarily of retail stores and personal service establishments which provide for a variety of neighborhood-serving uses and have a small service area; they are therefore, distributed widely throughout the city. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the C-1 zoning district found within Chapter 5 Table 5.2.2 of the LDC. The minimum parking requirement for the Traditional Neighborhood Form District in Chapter 9 of the Land Development Code will be reduced by ½. Outdoor storage in association with a commercial use is permitted per Chapter 4 Part 4 of the LDC.

#### *Commercial Use Category 2 (CU2)*

Consists of more intense entertainment and long- or short-term stay related uses that are typically not considered as neighborhood-serving uses. Dimensional standards shall follow the Traditional Neighborhood dimensional standards for the C-2 zoning district found within Chapter 5 Table 5.2.2 of the LDC. The minimum parking requirement for the Traditional Neighborhood Form District in Chapter 9 of the Land Development Code will be reduced by ½. Outdoor storage in association with a commercial use is permitted per Chapter 4 Part 4 of the LDC.





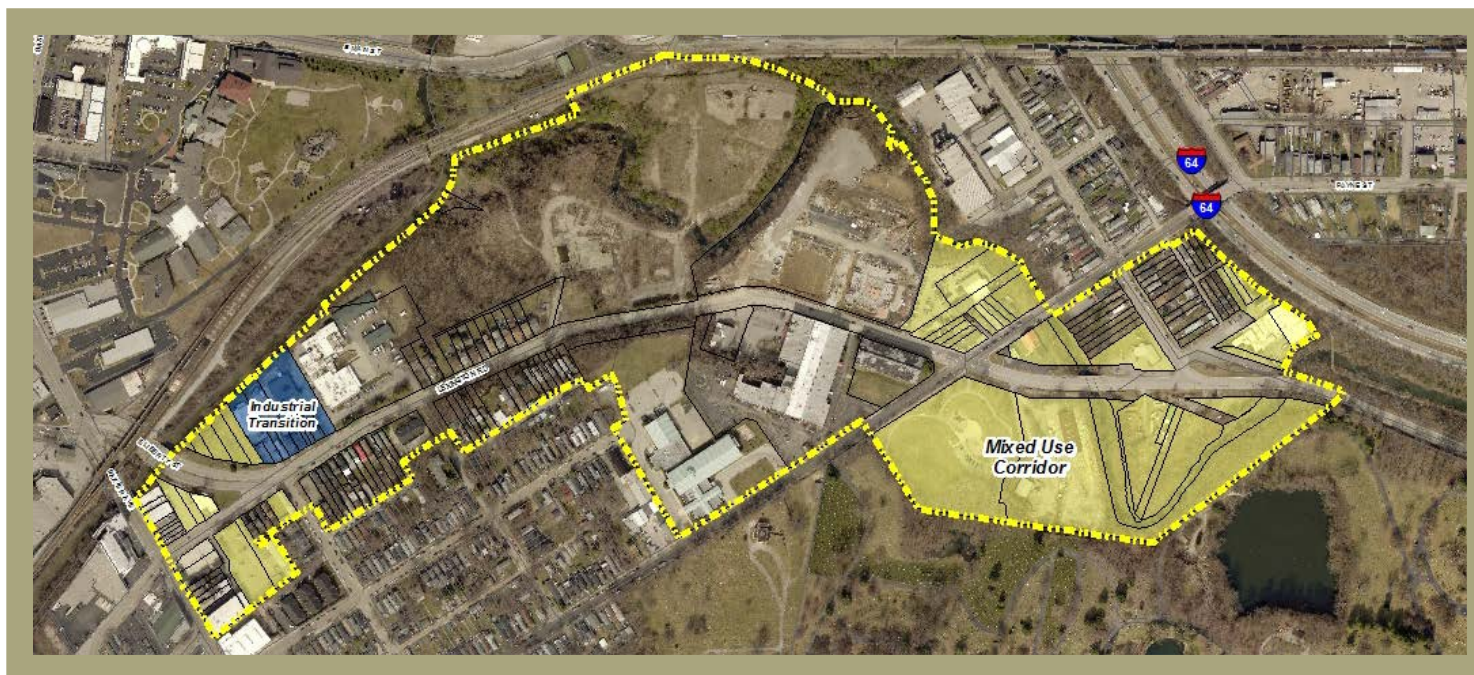
*LU1 is permitted in each of the sub-areas depicted above.*

## 2. LIMITED USE CATEGORIES

### *Limited Use Category 1 (LU1)*

Consists of all uses permitted within the M-1 zoning district of the Louisville Metro Land Development Code. The following standards shall apply to this limited use:

- a. These uses are limited to property within the Industrial Transition, Commercial Mixed Use, Large Scale Redevelopment, and High Intensity Re-Use Subareas.
- b. Outdoor storage is not permitted (M-1 zoning does not permit outdoor storage of materials).
- c. New structures shall be located at the minimum front setback or build-to line per the Traditional Neighborhood Form District Standards of the Louisville Metro Land Development Code
- d. A minimum 10' Landscape Buffer Area (LBA) shall be provided between Industrial uses and zones, Residential or Office uses and zones. This buffer shall contain 4.5 Type A or B trees per every 100 lineal feet of property line adjacent to the residential or office use and shall also contain an 8' screen as permitted by Chapter 10 of the Louisville Metro Land Development Code.
- e. The hours of operation are 7am until 9 pm. Relief from the hours of operation may be permitted with written approval by the Planning director or Designee
- f. For interior mini-storage (mini-storage located inside a structure) 24 hour access is permitted.



*LU2 is permitted in the Industrial Transition sub-area (blue) while LU3 is permitted in all subareas.*

### *Limited Use Category 2 (LU2)*

Consists of contractor's shops with outdoor storage and equipment testing (including outdoor storage). Future uses in this category shall comply with the following standards:

- a. These uses are limited to property within the Industrial Transition Subarea and Large Scale Redevelopment subareas.
- b. Outdoor storage is permitted provided that it is located behind the principal structure and is screened from view per Chapter 4 of the Louisville Metro Land Development Code. Stacked materials and equipment shall not exceed a height of five feet.
- c. New structures shall be located at the minimum front setback or build-to line per the Traditional Neighborhood Form District Standards of the Louisville Metro Land Development Code
- d. A minimum 10' Landscape Buffer Area (LBA) shall be provided between Industrial Uses and Residential or Office Uses. This buffer shall contain 4.5 Type A or B trees per every 100 lineal feet of property line adjacent to the residential or office use and shall also contain an 8' screen as permitted by Chapter 10 of the Louisville Metro Land Development Code.
- e. The hours of operation are 7am until 10pm.
- f. No outdoor storage shall be permitted within 100' of a residential use or zone (Applies to Large Scale Redevelopment Subarea only).





*Limited Use Category 3 (LU3)*

This is permitted in all sub areas.

Consists of contractor’s shops with no outdoor storage. These uses are permitted in all sub areas.

*Limited Use Category 4 (LU4)*

Consists of breweries and distilleries over 5,000 SF and subject to the following standards:

- a. These uses are limited to property within the High Intensity Re-Use Subarea.
- b. New structures shall be located at the minimum front setback or build-to line per the Traditional Neighborhood Form District Standards of the Louisville Metro Land Development Code
- c. A minimum 10’ Landscape Buffer Area (LBA) shall be provided between Industrial uses and zones as well as between Residential or Office uses and zones. This buffer shall contain 4.5 Type A or B trees per every 100 lineal feet of property line adjacent to the residential or office use and shall also contain an 8’ screen as permitted by Chapter 10 of the Louisville Metro Land Development Code.

The following Use Categories and Conditional Use Permits are permitted within all subareas.

#### *Limited Use Category 5 (LU5)*

Consists of outdoor entertainment and subject to the following standards:

- a. This use is limited within all Subareas.
- b. All outdoor areas for outdoor entertainment must have designated boundaries
- c. Outdoor entertainment areas within 50 feet of a residentially zoned or used property shall provide a six foot continuous screen as part of the designated boundary for the areas of the outdoor area within 50 feet of residentially used or zoned property. The continuous screen shall be in conformance with the Chapter 10, Part 4 (Implementation Standards).
- d. The use of outdoor areas for entertainment shall cease by 1 A.M.
- e. The entertainment activity shall be in compliance with the Metro Noise Ordinance (LMCO Chapter 99).

#### *Limited Use Category 6 (LU6)*

Consists of transitional housing subject to the following standards:

- a. This use is limited within all Subareas.
- b. No building shall be closer than 30 feet to a property line unless required to by a form district maximum setback or build-to-line.
- c. Parking spaces shall be determined by the Planning Director based on the number of employees and the potential number

of visitors to the site as described by the applicant in a parking study of similar uses.

- d. Signage for transitional housing shall be in accordance with chapter 8 of the LDC for nonresidential uses.
- e. A minimum 10' Landscape Buffer Area (LBA) shall be provided between the transitional housing use and residential or office uses and zones. This buffer shall contain 4.5 Type A or B trees per every 100 lineal feet of property line adjacent to the residential or office use and zones and shall also contain a 6' screen as permitted by Chapter 10 of the Louisville Metro Land Development Code.
- f. For conversion of existing structures: A report from the applicable fire official shall be provided to the Planning Director outlining the necessary steps for compliance with fire code safety standards prior to establishing occupancy of the structure for the proposed use.

#### *Limited Use Category 7 (LU7)*

Consists of homeless shelter subject to the following standards:

- a. This use is limited within all Subareas.
- b. Parking spaces shall be determined by the Planning Director based on the number of employees and the potential number of visitors to the site as described by the applicant in a parking study of similar uses.
- c. Signage for homeless shelters shall be in accordance with chapter 8 of the LDC for nonresidential uses.
- d. A minimum 10' Landscape Buffer Area (LBA) shall be provided between the homeless shelter use and residential or office uses and zones. This buffer shall contain 4.5 Type A or B trees per every 100 lineal feet of property line adjacent to the residential or office uses and zones and shall also contain a 6' screen as permitted by Chapter 10 of the Louisville Metro Land Development Code.



- e. For conversion of existing structures: A report from the applicable fire official shall be provided to the Board outlining the necessary steps for Compliance with fire code safety standards prior to establishing occupancy of the structure for the proposed use.

#### *Limited Use Category 8 (LU8)*

Drive-thru businesses with the following standards:

- a. The structure shall be located at the minimum front setback or build-to line unless otherwise specified within the Subarea.
- b. There shall be direct pedestrian access between the primary entrance of the structure and the adjacent public sidewalk.
- c. The drive-thru facility shall not have more than two (2) service lanes.
- d. New access to right-of-way is prohibited unless required by Metro Public Works. Drive-thru service windows and ordering stations shall not be located between the building and the public street or residentially used or zoned properties. On corner properties, relief for drive-thru service windows located between the building and the public street may be permitted with written approval by the Planning Director or designee.
- e. Alley access to the development site shall be required, where alleys are available.
- f. Canopies for the drive-thru windows shall be attached to the structure.
- g. The drive-thru facility, including any canopy, shall be compatible in both material and architecture with the primary structure.
- h. Canopies shall have recessed lighting.  
Menu boards shall be limited to one and have low level illumination.

### 3. CONDITIONAL USE CATEGORIES

Conditional uses require a conditional use permit from the Board of Zoning Adjustment. The following uses shall be conditional in all Subareas:

#### *Conditional Use Permit Category 1 (CUP1)*

Hospital and medical clinic with the following standards:

- a. In form districts where nonresidential freestanding signs are not permitted, a single freestanding on-premise sign, not exceeding 80 square feet in area and not exceeding 10 feet in height, may be placed at each major entrance. Attached signs shall be designed in accordance with Traditional Neighborhood form district requirements, but the Board reserves the right to approve the size and location of all attached signs.
- b. All buildings and structures shall be at least 30 feet from any property line.
- c. Medical clinics shall provide an indoor waiting area(s) for clients. The waiting area shall be large enough to accommodate the clients arriving for services.
- d. Parking for medical clinics shall be adequate to accommodate the maximum number of clients expected to be at the site at one time.
- e. Such facilities shall be located on or near a collector or arterial street with reasonable access to public transportation. NOTE: The provisions of this Section 4.2.29 do not apply to Medical Offices as such are defined in this Land Development Code.

*Conditional Use Permit Category 2 (CUP2)*

Commercial Communication Towers with the following standards:

- a. All buildings and structures shall be at least 30 feet from any property line.
- b. The property shall be landscaped to blend with the character of the area.
- c. No signs except those signs showing the address and/or emergency contact information shall be allowed on the property.
- d. When a tower is higher than the distance from its base to the nearest property line, there shall be a certification from a registered engineer that the tower will withstand winds of 100 miles per hour.
- e. Strobe lights are prohibited unless they are the only marking technique that satisfies federal regulations.

*Conditional Use Permit Category 3 (CUP3)*

Commercial Greenhouses/Plant Nurseries/Landscape Material Supply with the following standards:

- a. Buffers and Screening - Greenhouses and other structures as well as outdoor sales, display and storage of materials shall be buffered and screened in accordance with standards for commercial uses in Chapter 10, Landscaping, Screening, and Open Space. Parking lots shall be screened from adjacent properties in accordance with the provisions of the Development Code.
- b. Setbacks – All buildings, structures and outdoor sales/display and storage of materials shall be at least 50 feet from the front and/or street-side property line and a minimum of 20 feet from any other property line.
- c. Freestanding Signs - Only one freestanding sign shall be permitted. The freestanding sign shall not exceed 32 square feet in area per

side and shall not exceed a height of 6 feet. The maximum height shall include any berm, landscape mound, or other manmade alteration above the surrounding ground level.

- d. Attached Signs – Only one attached sign shall be permitted. The one attached sign permitted shall be attached to the primary building only and no attached sign shall be permitted on any other buildings on the site. The attached sign shall not exceed 20 square feet in area, shall be attached flat to the face of the building, and shall not project more than 18 inches from the face of the building.

*Conditional Use Permit Category 4 (CUP4)*

Car Dealerships with the following standards:

- a. These uses are also limited to cumulative tract sizes of two (2) acres or more (minimum tract sizes includes adjoining and abutting properties).
- b. These uses are not subject to the minimum height requirement of the applicable subarea.
- c. New structures shall be located at the minimum front setback or build-to-line unless otherwise specified within the Subarea.
- d. New auto display areas shall be screened in accordance with Chapter 10 of the Land Development Code.
- e. Automobile rental agencies shall be limited to no more than 25 rental passenger vehicles stored on site, and no more than two service bays for cleaning or maintenance, and having no repair or storage/dispensing of fuel

*Conditional Use Permit Category 5 (CUP5)*

Off-Street Parking with the following standards:

- a. These uses are also limited to cumulative tract sizes of two (2) acres or more (minimum tract sizes includes adjoining and abutting properties).
- b. These uses are not subject to the minimum height requirement of the applicable subarea.
- c. New structures shall be located at the minimum front setback or build-to-line unless otherwise specified within the Subarea.
- d. Walls, fences, or plantings shall be provided in a manner to provide protection for and be in harmony with surrounding residential property.
- e. The minimum front, street side, and side yards required in the district shall be maintained free of parking.

*Conditional Use Permit Category 6 (CUP6)*

Auto-oriented uses related to automotive operational uses such as gas stations and car washes with the following standards:

- a. New car wash structures shall be designed, so that car wash bays are screened from or not visible to public streets (excluding alleys).
- b. These uses are not subject to the minimum height requirement of the applicable Subarea.
- c. Principal building facades shall include masonry materials consistent with the masonry wall described in standard A.2.10(e) below.
- d. All street frontages not held by a building or vehicular or pedestrian access shall include a five foot wide amenity area with a three foot (3') tall masonry wall. This amenity area shall also include a combination of the following: large trees (Type A trees from LDC

with a forty-foot (40') spacing) (unless provided within the right-of-way) and evergreen shrubs (planted so that 1/3 of the street frontage is planted), public art, or outdoor seating areas. Off-street parking and vehicle use areas may be located on the side or in front of structures as long as these standards of this limited use are met.

- e. New structures shall be located at the minimum front setback or build-to-line unless otherwise specified within the Subarea, except for the following design alternative for corner lots:
  2. New structures do not have to hold the street corner as long as the following standards are met:
    - i. All new principal buildings shall be constructed with at least one (1) building façade within five feet (5') of a property line with street frontage, unless a greater setback is needed to accommodate an access and driveway as required by Metro Public Works.
    - ii. On lots where new buildings are positioned more than twenty feet (20') from the street corner property lines, a minimum twenty-foot by twenty-foot (20'x20') amenity area shall be provided at the street corner. This area shall include the three foot (3') masonry wall (from standard A.2.10(e)), plus a combination of landscaping, public art, or outdoor seating.
  3. On corner sites where two entrances cannot be provided based on the internal configuration of the new principal building, a single entrance may be provided as long as a direct and unobstructed (in this case, unobstructed means that the walkway does not cross through a vehicle use area) walkway of six feet (6') is provided from the public sidewalk to the building entrance. This single entrance may be oriented away from the public street as long as sufficient directional signage is provided



identifying the location of the building entrance to the pedestrian.

- f. All street facing sides of a new building shall have a consistent architectural style.
- g. New principal building facades facing public streets shall be designed with a combination of transparent windows and doors, and/or animating features along at least sixty percent (60%) of building facade.
- h. New gas canopies shall be designed to complement the materials and design of the principal structure on the site.

#### *Conditional Use Permit Category 7 (CUP7)*

Auto-Oriented uses related to automobile service and repair and automobile part sales with the following standards:

- a. New structures shall be designed and oriented so that automotive bays shall not be visible to public streets (excluding alleys).
- b. No more than five (5) automotive bays are permitted on any individual property.
- c. These uses are not subject to the minimum height requirement of the applicable Subarea.
- d. New structures shall be located at the minimum front setback or build-to-line unless otherwise specified within the Subarea.
- e. Automobile service stations shall be limited to service bays for repair of no more than two vehicles (see definition of Automobile Service Station for the type of repairs permitted)
- f. More direct uses related to the automobile include automobile service stations and gas stations.
  - a. This limited use category is only permitted on the smaller lots that occur within the first 250' of depth from Lexington Road.

#### *Conditional Use Permit Category 8 (CUP8)*

Consists of breweries and distilleries over 5,000 SF and subject to the following standards:

- a. These uses are limited to property within the Large Scale Redevelopment Subarea.
- b. New structures shall be located at the minimum front setback or build-to line per the Traditional Neighborhood Form District Standards of the Louisville Metro Land Development Code
- c. A minimum 10' Landscape Buffer Area (LBA) shall be provided between Industrial uses and zones as well as between Residential or Office uses and zones. This buffer shall contain 4.5 Type A or B trees per every 100 lineal feet of property line adjacent to the residential or office use and shall also contain an 8' screen as permitted by Chapter 10 of the Louisville Metro Land Development Code.
- d. This use may not be located within 100' of a residential use or zone.

Table 1 - Permitted, Limited, and Conditional Uses

USE STANDARDS

List of Uses	Mixed-Use Corridor	Industrial Transition	Commercial Mixed-Use	High-Intensity Re-use	Large Scale Redevelopment
Residential Use Category (RU)	✓	✓	✓	✓	✓
Office Use Category (OU)	✓	✓	✓	✓	✓
Institutional Category (IU)	✓	✓	✓	✓	✓
Commercial Use Category 1 (CU1)	✓	✓	✓	✓	✓
Commercial Use Category 2 (CU2)	✓	✓	✓	✓	✓
Limited Use Category 1 (LU1)		✓	✓	✓	✓
Limited Use Category 2 (LU2)		✓			✓
Limited Use Category 3 (LU3)	✓	✓	✓	✓	✓
Limited Use Category 4 (LU4)				✓	
Limited Use Category 5 (LU5)	✓	✓	✓	✓	✓
Limited Use Category 6 (LU6)	✓	✓	✓	✓	✓

List of Uses	Mixed-Use Corridor	Industrial Transition	Commercial Mixed-Use	High-Intensity Re-use	Large Scale Redevelopment
Limited Use Category 7 (LU7)	✓	✓	✓	✓	✓
Limited Use Category 8 (LU8)	✓	✓	✓	✓	✓
Conditional Use Permit Category 1 (CUP1)	✓	✓	✓	✓	✓
Conditional Use Permit Category 2 (CUP2)	✓	✓	✓	✓	✓
Conditional Use Permit Category 3 (CUP3)	✓	✓	✓	✓	✓
Conditional Use Permit Category 4 (CUP4)	✓	✓	✓	✓	✓
Conditional Use Permit Category 5 (CUP5)	✓	✓	✓	✓	✓
Conditional Use Permit Category 6 (CUP6)	✓	✓	✓	✓	✓
Conditional Use Permit Category 7 (CUP7)	✓	✓	✓	✓	✓
Conditional Use Permit Category 8 (CUP8)					✓

## Appendix A - Permitted Uses

### Commercial Use 1

- Accessory buildings or uses: those uses which are subordinate, customary and incidental to the primary use, provided that, if a use is customary only in a less restrictive zone, and is of a magnitude that may generate significant impacts, it shall not be an accessory use
- Agricultural uses
- Antique shops
- Art galleries
- Athletic facilities
- Audio/video recording studios, providing the building is sound proof
- Bakeries, retail (all products produced to be sold on the premises only)
- Banks, credit unions, savings and loans, check cashing services and similar financial institutions
- Barber shops
- Beauty shops
- Bed and Breakfasts
- Bicycle sales and service
- Boarding and lodging houses
- Bookstores
- Bowling alleys, provided the building is sound proof
- Catering kitchen/bakery preparing food and meals for sale or consumption elsewhere
- Clothing, dry goods and notions stores
- Clubs, private, non-profit or proprietary
- Colleges, schools and institutions of learning, including training schools, provided all training activities are located within a building
- Community residences
- Computer sales (hardware and software) and programming services
- Confectionery, ice cream or candy stores, retail; no more than 50% of the floor area shall be used for production of food items for off premises sale
- Convenience groceries
- Convents and monasteries
- Country clubs
- Dance Instruction (excludes adult entertainment uses as defined within LMCO Chapter 11)
- Day care centers, day nurseries, nursery schools and kindergartens
- Department stores
- Dressmaking or millinery shops
- Drug stores
- Dry cleaning, dyeing, pressing, and laundry; distributing stations or retail business where no cleaning, dyeing, pressing or laundry is done for other distributing stations or cleaning establishments
- Electric appliance stores
- Extended stay lodging
- Family care home (mini-home)
- Florist shops
- Funeral homes
- Furniture stores
- Grocery stores, including fruit, meat, fish, and vegetable
- Hardware and paint stores
- Health spas Home occupations
- Ice storage houses of not more than five (5) ton capacity
- Interior decorating shops
- Jewelry stores
- Laundries or laundrettes, self-service Laundering and dry cleaning pick-up shops and self-service laundries. Drive-thru laundries are not permitted.
- Libraries, museums, historical buildings and grounds, arboretums, aquariums, and art galleries
- Medical laboratories
- Music stores
- Nurseries, retail
- Parks, playgrounds, and community centers



- Package liquor stores (no on-site alcohol consumption allowed)
- Pawn Shop
- Pet grooming, obedience training and related pet activities, provided the operation is conducted within a soundproofed building, no animals are boarded, and there are no runs or pens outside of the building
- Pet shops
- Photocopying, duplicating, paper folding, mail processing and related services
- Photographic shops
- Photography studios
- Picture Framing
- Radio and television stores
- Religious buildings
- Rental businesses offering items whose sale is a permitted use in this district, videocassette and similar products, rental and sales but not constituting an adult video cassette rental center
- Residential care facilities
- Restaurants, tea rooms and cafes excluding dancing and entertainment activity (Indoor alcohol sales and consumption only with proper ABC license)
- Shoe repair shops
- Shoe stores
- Stationery stores
- Tailor Tanning salons
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner Tents, air structures and other temporary structures intended for occupancy by commercial activities including but not limited to sales, display, and food services, provided that applicable building and fire safety codes are met, and provided further that such structures may not be installed

for a period (or periods totaling) more than ten (10) days during a calendar year.

- Toy and hobby stores
- Variety stores
- Veterinary hospital, provided the operation is conducted within a sound- proofed building, no animals are boarded, and there are no runs or pens outside of the building
- Wearing apparel shops
- Those uses which are more similar in appearance and intensity to the above list of uses than to uses listed elsewhere in these regulations.

### Commercial Use 2

- All uses permitted in Commercial Use 1 are permitted in Commercial Use 2 as well as the following uses:
- Auction sales, Indoor
- Billiard parlors, game rooms and similar entertainment uses
- Bingo halls and parlors
- Bookbinding
- Building materials, storage and sales provided all operations are totally enclosed in a building (Outdoor sales, display and storage as referenced in LDC Section 4.4.8 is not permitted in association with a contractor's shop in this zoning district)
- Cleaning, pressing, and dyeing establishments using non-flammable and non-explosive cleaning fluid. Drive-thru establishments are not permitted.
- Dance halls
- Engraving, watchmaking, and jewelry manufacturing, where products are sold on premises
- Equipment rental, where all activities are within a building
- Exposition building or center
- Flea market, Indoor
- Fraternities, sororities, clubs and lodges excluding those where the chief activity of which is a service customarily carried on as a business.
- Indoor paint ball ranges

- Hotels and motels, including ancillary restaurants and lounges, enclosed in a structure, in which dancing and other entertainment (not including adult entertainment activities as defined in LDC Section 4.4.1) may be provided.
- Laser Tag
- Micro-breweries and micro-distilleries (where production activities occur indoors in a space 5,000 square feet or less)
- Monument sales
- Music and vocal instructions
- Plumbing, and heating shops, storage and sales provided all operations are totally enclosed in a building
- Printing, lithographing, or publishing establishments, if constructed to insure that there is no noise or vibration evident outside the walls of the buildings
- Public transportation passenger terminals
- Public utility buildings and facilities
- Refrigerated lockers
- Restaurants, where indoor dancing or entertainment is allowed. Indoor and outdoor alcohol sales and consumption is permitted with proper ABC license)
- Retail or wholesale stores or businesses not involving any kind of manufacture, processing or treatment of products other than that which is clearly incidental to the business conducted on the premises, and provided that not more than fifty (50) percent of the floor area of the building is used in the manufacture, processing, or treatment of products, and that such operations or products are not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes
- Rubber stamp manufacturing, where products are sold on premises
- Sign painting
- Skating rinks (ice or roller)
- Tattoo, body art, and piercing parlors
- Tavern, bar, saloon
- Telephone exchanges
- Theaters, enclosed within a building
- Upholstery and furniture repair shops

- Uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building.
- Those uses which are more similar in appearance and intensity to the above list of uses than to uses listed elsewhere in these regulations.

#### Limited Uses M-1 Uses with performance standards

- Accessory uses or buildings: those uses allowed shall be subordinate, customary and incidental to the permitted primary uses, including retail sale, rental or repair of items manufactured or assembled on site. Any accessory structure must meet site and other requirements of this zone. Under no circumstances will uses appropriate only in the M-3 zone be allowed in this zone as accessory uses
- Carting and light local deliveries
- Greenhouses, wholesale
- Laboratories, research, experimental or testing, but not including combustion type motor-testing
- Lumber Yard (indoor)
- Businesses that have outdoor entertainment
- Pet grooming, obedience training and related pet activities where animals can be boarded, and there can be dog runs or pens outside of the building
- Telecommunications hotels
- Temporary buildings, the uses of which are incidental to construction operations being conducted on the same or adjoining lot or tract, and which shall be removed upon completion or abandonment of such construction, or upon the expiration of a period of two years from the time of erection of such temporary buildings, whichever is sooner
- Warehouse, storage, including mini-warehouses

- Wholesale houses and distributors, provided the operation is enclosed in a building
- Wholesale market (indoor)

**Uses, manufacture, processing, treatment, or storage of the following, providing all operations permitted, including storage, must be confined within a building (uses located totally within the caverns developed under a Conditional Use Permit for Underground Space shall be considered to meet the requirement of confinement within a building)**

- Adhesives, excluding manufacturing of basic components
- Athletic or sports equipment, including, balls, baskets, bats, cues, racquets, rods, or similar products
- Awnings, metal
- Bedding (mattress, pillow, quilt)
- Beverage (non-alcoholic) manufacture
- Beverage, blending and bottling
- Blacksmith
- Bookbinding
- Broom and brush
- Button manufacture, except button blanks from shell
- Carbon paper and ink ribbons
- Carpenter, cabinet making, and pattern shops
- Clay products of handicraft nature including ceramics, pottery, tile (glazed), or similar products
- Cleaning and dyeing of garments, hats and rugs
- Clocks and watches
- Cloth products, including canvas, clothing, garments
- Computers and related equipment
- Cosmetics or toiletries
- Electronic measuring instrument and electrical control devices
- Electrical appliance and apparatus assembly (small), including fans, fixtures, hot-plates, irons, mixers, motion picture equipment (home), phonographs, radios, television sets, toasters, toys, or similar products, but not including electrical machinery
- Electrical supplies, including cable and wire assemblies, batteries (dry cell), insulation, lamps, switches, or similar supplies
- Flowers, artificial
- Food processing, including bakery products (wholesale), candy manufacture, coffee, tea, and spices (processing and packaging), creamery and dairy operations, ice cream manufacture, macaroni and noodle manufacture, oleomargarine (compounding and packaging only)
- Fur finishing and fur goods, not including tanning, dyeing
- Glass products from previously manufactured glass
- Hair, felt, or feather products
- Hat finishing and millinery from straw and other fibers
- Ink or ink ribbon, packaging
- Instruments, accessories and supplies used in medical diagnosis and treatment
- Jewelry
- Leather products manufacture (no tanning operations), including shoes, machine belting, or similar products
- Luggage
- Machines, business, including accounting machines, calculators, card counting equipment, typewriters, or similar products
- Medical appliances, including braces, limbs, stretchers, supports, or similar appliances
- Millwork and planning (provided entire use, machinery, and equipment is inside a building)
- Motion picture production
- Musical instruments (including pianos and organs)
- Novelty products (from prepared materials)
- Optical equipment
- Paper products, including bags, boxes, bulk goods, containers (shipping), envelopes, interior packaging components, stationery, tubes, wallpaper, or similar products
- Pharmaceutical products (compounding only)
- Photographic equipment
- Plastic molding and shaping, excluding manufacturing of basic components
- Pulp goods, pressed and molded (including papier-mache products)



- Precision instruments
- Printing, publishing, engraving, including photo-engraving
- Scenery construction
- Sheet metal shops
- Signs and displays (non-metal )
- Soaps or detergents, including washing or cleaning powder or soda, packaging only
- Statuary and art goods, other than stone and concrete, including church art, figurines, mannequins, religious art, (excluding foundry operations)
- Stamp (hand), stencils, and brands
- Toys and games
- Trade and business schools
- Umbrellas and parasols
- Upholstery and furniture shops, wholesale
- Vehicles, children's, including baby carriages, bicycles, scooters, wagons, or similar vehicles
- Window shades, Venetian blinds, awnings, tarpaulins, and canvas specialties
- Wood products, including furniture, baskets, boxes, crates, or similar products, and cooperage works (except cooperage stockmill)
- Those uses which are more similar in type and intensity to the above list of uses than to uses listed elsewhere in these regulations.