
DIVISION 3. LAND USE GROUPS

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6.3.1 PURPOSE. These provisions classify land use into categories to identify different activities within the City. Any activity conducted on a property located within the City is considered a land use.

6.3.2 GENERAL PROVISIONS.

6.3.2.1 Land Use Groups and Classes. The categories of land use that refer to a primary activity, such as Residential or Industrial, are called Land Use Groups. Each Land Use Group is further divided into more specific listings based on their similarity of functional characteristics, such as Food and Beverage Sales or Vehicle Rental and Sales. These specific uses are referred to as Land Use Classes.

Land uses listed within a specific Land Use Group or Class are not listed in any other Land Use Group or Class.

6.3.2.2 Typical Headings and Uses. Typical uses cited in the description of each Land Use Class are not intended to be exclusive or restrictive. Reference must be made to the description of the Land Use Class in determining whether or not a certain use is included within a particular Land Use Class.

6.3.2.3 Determination of Appropriate Land Use Class. Where a specific use does not conform to the wording of any Land Use Class description or conforms to the wording of two (2) or more Land Use Class descriptions, the Zoning Administrator determines the most appropriate Land Use Class for that use. Such a determination is an administrative decision.

6.3.3 AGRICULTURAL USE GROUP.

6.3.3.1 Purpose. The Agricultural Use Group includes Land Use Classes which involve the commercial production of crops and animals. The following Land Use Classes comprise the Agricultural Use Group.

6.3.3.2 Animal Production. Animal Production is the keeping, grazing, feeding, and breeding of animals by the property owner or occupant for commercial gain. Typical uses include horse ranches and dairy, poultry, and rabbit farms.

6.3.3.3 Crop Production. Crop Production is the growing and harvesting of agricultural products to provide food, fiber, and/or horticultural vegetation for ornamental purposes. Typical uses include the growing of field crops, fruit and nut orchards, nurseries, and greenhouse operations.

6.3.3.4 General Farming. General Farming is any combination of Animal and Crop Production limited to personal use.

6.3.3.5 Stockyard Operation. Stockyard Operation is the temporary confinement of livestock in conjunction with their transport, fattening, or auctioning on a wholesale or retail basis. Typical uses include feedlots and cattle pens.

6.3.4 CIVIC USE GROUP.

6.3.4.1 Purpose. The Civic Use Group includes Land Use Classes which primarily involve public services. The following Land Use Classes comprise the Civic Use Group.

6.3.4.2 Cemetery. Cemetery is a use providing for the interment of the dead.

6.3.4.3 Civic Assembly. Civic Assembly is a use providing for meetings, conventions and trade fairs, exhibitions, and other community, social, and multipurpose uses. Typical uses include convention centers, neighborhood centers, and community centers.

6.3.4.4 Correctional Use. Correctional Use is a Land Use Class which includes monitoring and control of the offender population, including persons on pretrial status, on prerelease status, or persons incarcerated to serve a sentence. The Correctional Use Land Use Class is divided into the following three (3) land use subclasses:

- A. Supervision Facility is a community based Correctional Use which provides transitional housing, assistance with employment, counseling, and other services to offenders who are placed in a Supervision Facility under terms of probation, parole, or pretrial status. Offenders assigned to a Supervision Facility are generally allowed to leave the facility for off-site employment, job training, or other purposes as permitted by the operators of the facility.
- B. Custodial Facility is a community based Correctional Use which provides a custodial residential setting, assistance with employment, counseling, and other services for offenders sentenced to such a facility in lieu of prison or placed in such a facility as part of a prerelease program. Offenders placed in a Custodial Facility are generally allowed to leave the facility but are monitored in their activities by staff. A facility in this subclass is not designed to be a secure facility.
- C. Jail or Prison is a Correctional Use which provides for the incarceration or detention of offenders serving a sentence as required under the city, county, state, or federal criminal justice system. A Jail or Prison is a secure place or building designed for the incarceration of offenders who are sentenced to a period of time under confinement. These facilities may employ one or more of the following measures to ensure accountability of offenders: fences, walls, outside patrols and/or towers with armed staff, inside recreation yards, and secure control centers.

6.3.4.5 Cultural Use. Cultural Use is the collection and display of objects having literary, artistic, historic, natural historic, and/or scientific value for public appreciation. Typical uses include museums, libraries, botanical gardens, and zoos.

6.3.4.6 Educational Use. Educational Use is a use providing a student with knowledge and instruction through a course or group of courses.

Educational Uses are divided into the following subclasses:

- A. Elementary and Secondary Schools. Elementary and Secondary Schools are uses providing primary and secondary education for grades kindergarten through twelve (12), as required by the Arizona State Board of Education. Typical uses include elementary, middle, junior high, and high schools.

- B. *Postsecondary Institution.* A Postsecondary Institution is a use providing academic, professional, business, technical, or industrial education beyond the twelfth (12) grade, leading to a degree or entry into a paid occupation. Typical uses include community colleges and universities and business, career, beauty, and trade schools.
- C. *Instructional School.* An Instructional School is a use providing domestic, recreational, and other types of instruction for all age groups. Typical uses include dance, cooking, music, martial arts, and handicraft instruction.

- 6.3.4.7 Membership Organization. A Membership Organization is a philanthropic, social, business, or fraternal organization. Typical uses include labor unions, boys' and girls' clubs, and veterans' organizations.
- 6.3.4.8 Postal Service. Postal Service is letter and parcel delivery service. Typical uses include postal stations.
- 6.3.4.9 Protective Service. Protective Service is a use that provides protection of the public health, safety, and welfare. Typical uses include police, fire, and ambulance services.
- 6.3.4.10 Religious Use. Religious Use is assembly for religious worship. Typical uses include churches, synagogues, and temples.

6.3.5 COMMERCIAL SERVICES USE GROUP.

- 6.3.5.1 Purpose. The Commercial Services Use Group includes Land Use Classes which primarily provide a business service, such as consulting, technical, transportation, and repair services. The following Land Use Classes comprise the Commercial Services Use Group.
- 6.3.5.2 Administrative and Professional Office. Administrative and Professional Office is a use which provides administrative, consulting, management, and professional services to businesses and individuals. Typical uses include legal services, real estate firms, travel agencies, security and commodity brokers, and employment services.
- 6.3.5.3 Alcoholic Beverage Service. Alcoholic Beverage Service is the retail sale of alcoholic beverages, such as beer, wine, and liquor, for consumption on the premises. Typical uses include cocktail lounges, taverns, and bars.
- 6.3.5.4 Animal Service. Animal Service is the boarding, training, and grooming of animals, including short-term medical treatment. Typical uses include boarding kennels, dog training services, pet grooming shops, and veterinary clinics.
- *Artisan Residence, See 6.3.5.28. (Ord. No. 10477, §6, 11/13/07)
- 6.3.5.5 Automotive - Service and Repair. Automotive - Service and Repair is servicing and repairing automobiles, motorcycles, and utility vehicles, such as pickup trucks and vans generally used as personal vehicles.
- A. Automotive - Minor Service and Repair. Automotive - Minor Service and Repair is minor maintenance which involves operations which do not create excessive noise, such as auto washing, lubrication, and oil changing.
- B. Automotive - Major Service and Repair. Automotive - Major Service and Repair is major maintenance or repair services. Typical uses include muffler, brake, tune-up, stereo, alarm, air conditioning, and tire installation shops; general repair shops; service departments of dealerships; and automotive engine and transmission rebuilders.
- 6.3.5.6 Billboard. A Billboard is an off-site sign relating to a business, activity, use, or service conducted off the site or a product not sold on the site.

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- 6.3.5.7 Building and Grounds Maintenance. Building and Grounds Maintenance is a use that provides maintenance and custodial services for buildings and properties. Typical uses include janitorial, landscaping, carpet cleaning, and window cleaning services.
- 6.3.5.8 Communications. Communications is an activity that provides information and entertainment services by such means as cable, radio, or microwave. Typical uses include radio and television broadcasting stations and telecommunication service centers.
- 6.3.5.9 Construction Service. Construction Service is a use which provides construction activity to be performed at a construction site with related work performed on shop premises. Typical uses include construction companies, carpentry services, and plumbing services.
- 6.3.5.10 Day Care. Day Care is a use providing care, supervision, planned activities, and guidance on a regular basis for periods of less than twenty-four (24) hours for persons not related to the operator. This includes adult day care and child care.
- 6.3.5.11 Entertainment. Entertainment is a use providing amusement or diversion for the spectator. Uses include concerts, movies, dancing, and live performances.
- 6.3.5.12 Financial Service. Financial Service is the management and exchange of money and assets, as well as other fiduciary services. Typical uses include banks, credit unions, and savings and loan associations, and non-chartered financial institutions, such as check cashing and payday loan businesses. (Ord. No 10252, §3, 2/28/06)
- 6.3.5.13 Food Service. Food Service is the preparation and sale of food primarily for consumption as a meal on premises; however, the Food Service use may also offer the sale of food for consumption off premises. Typical uses include restaurants, coffee shops, cafeterias, and fast food establishments. To differentiate between a Food Service use (restaurant) which serves alcoholic beverages and an Alcoholic Beverage Service use (bar) which serves food, refer to the definition of restaurant. (Ord. No. 8666, §1, 3/25/96)
- 6.3.5.14 Funeral Service. Funeral Service is the preparation of the dead for interment or cremation and the holding of funeral services. This category includes funeral homes, undertaking establishments, and crematories.
- 6.3.5.15 Medical Service - Extended Health Care. Medical Service - Extended Health Care is a use providing lodging, meals, treatment, and personal care on a long-term basis to individuals who, by reason of advanced age, chronic illness, or infirmity, are unable to care for themselves. Typical uses include nursing homes and hospices.
- 6.3.5.16 Medical Service - Major. Medical Service - Major is a use providing inpatient medical care which may also include outpatient service as an ancillary activity. Typical uses include hospitals, psychiatric hospitals, and detoxification centers.
- 6.3.5.17 Medical Service - Outpatient. Medical Service - Outpatient is a use providing outpatient physical and mental health services. Services may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature. Typical uses include medical and dental offices, health clinics, counseling services, and emergency care centers.
- 6.3.5.18 Parking. Parking is off-street parking areas for motor vehicles. Typical uses include parking garages and parking lots for residential, commercial, and fleet storage purposes.
- 6.3.5.19 Personal Service. Personal Service is a use which provides personal care and appearance services to an individual or provides the cleaning and repair of personal effects. Typical uses include barber and beauty shops, tailors, shoe repair shops, dry cleaning collection agencies, laundromats, massage establishments, and reducing salons.

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- 6.3.5.20 Research and Product Development. Research and Product Development is conducting research of a commercial, industrial, or scientific nature. Included are analytic, diagnostic, processing, and other types of laboratory services. Typical uses include assaying, commercial testing, and engineering laboratories.
- 6.3.5.21 Technical Service. Technical Service is service of a technical nature provided to businesses and individuals. Typical uses include printing establishments, blueprint companies, photocopy companies, commercial art studios, recording studios, and computer access centers.
- 6.3.5.22 Trade Service and Repair, Major. Trade Service and Repair, Major, is the maintenance, repair, or reconstruction of heavy equipment, machinery, large trucks, buses, and other similar vehicles and their component parts, as well as the fabrication of parts and products on an individual basis. Typical uses include farm machinery repair services, body work and painting of automobiles and similar vehicles, and welding shops.
- 6.3.5.23 Trade Service and Repair, Minor. Trade Service and Repair, Minor, is the service and repair of appliances and other similar utility items for business and personal use. Typical uses include appliance repair, jewelry repair, reupholstery, locksmith, burglar alarm repair, and stereo and television repair shops.
- 6.3.5.24 Transportation Service, Air Carrier. Transportation Service, Air Carrier, is a use involving the landing or taking off of aircraft and may provide for passenger and freight transportation by air. The use may include associated terminal and service facilities. Aircraft include airplanes, helicopters, gliders, dirigibles, blimps, and ultralights. The facilities can be for commercial or recreational use. Typical uses include private and public airports, heliports and helipads, gliderports, and ultralight fields.
- 6.3.5.25 Transportation Service, Land Carrier. Transportation Service, Land Carrier, is a use providing local and regional passenger and freight transportation by bus, rail, or truck with terminal and service facilities. Typical uses include bus stations, trucking companies, and taxicab services.
- 6.3.5.26 Travelers' Accommodation, Campsite. Travelers' Accommodation, Campsite, is a use providing overnight accommodation for recreational vehicles or tents on a temporary basis. Typical uses include recreational vehicle parks.
- 6.3.5.27 Travelers' Accommodation, Lodging. Travelers' Accommodation, Lodging, is a use providing rooms for the temporary lodging of travelers. Typical uses include bed and breakfast inns, hotels, motels, inns, resorts, and guest ranches.
- 6.3.5.28 Artisan Residence. A structure or portion of a structure used as both a residential dwelling for an artist and any artistic nonresidential use permitted in the zoning district in which the unit is located by that same artist. The dwelling unit shall not be separately leased.
- 6.3.6 INDUSTRIAL USE GROUP.**
- 6.3.6.1 Purpose. The Industrial Use Group includes Land Use Classes that involve the on-site production of goods by mechanical or chemical transformation of materials or substances and packaging. The following Land Use Classes comprise the Industrial Use Group.
- 6.3.6.2 Craftwork. Craftwork is the production of goods by hand manufacturing which involves only the use of hand tools or domestic mechanical equipment. Typical uses include handcrafted ceramics, metalwork, woodworking, and jewelry.
- 6.3.6.3 Extraction. Extraction is surface or subsurface mining or withdrawal of metallic or nonmetallic minerals, oil, gas, or other forms of energy and resources.

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- 6.3.6.4 General Manufacturing. General Manufacturing is the assembling, finishing, and compounding of preprocessed materials into a finished product or component. Typical uses include the assembly of furniture, cloth goods, and plastic goods and the compounding of chemicals not otherwise classified as hazardous materials.
- 6.3.6.5 Hazardous Material Manufacturing. Hazardous Material Manufacturing is the synthesis, compounding, and manufacture of explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive substances, either as a finished product, as part of a process, or as part of the finished product. Typical uses include the compounding of acid, ammunition manufacturing, the compounding of pesticides, and the manufacture of explosives and fireworks.
- 6.3.6.6 Heavy Equipment Manufacturing. Heavy Equipment Manufacturing is the assembling and finishing of heavy machinery and equipment, such as automobiles, utility vehicles, aircraft, farming equipment, and utility trailers. Typical uses include auto assembly plants and tractor works.
- 6.3.6.7 Motion Picture Industry. Motion Picture Industry is the production of motion pictures including soundstages, outdoor sets, incidental storage, and service facilities.
- 6.3.6.8 Perishable Goods Manufacturing. Perishable Goods Manufacturing is the processing and packaging of food products and other goods that are susceptible to spoilage or decay. Typical uses include meat packing operations, breweries and wineries, leather tanning operations, canneries, and bottling plants.
- 6.3.6.9 Precision Manufacturing. Precision Manufacturing is the manufacturing, production, and assembly of electronic and precision instruments and products. Typical uses include the manufacturing of scientific, medical, measuring, and optical instruments; audio and video equipment; electronic devices and systems; and watches.
- 6.3.6.10 Primary Manufacturing. Primary Manufacturing is the forging, casting, forming, extruding, or conversion of basic materials used ultimately in the construction, assembly, or fabrication of final products. Typical uses include foundries, textile and paper mills, sawmills, batch plants, and brickyards.
- 6.3.6.11 Processing and Cleaning. Processing and Cleaning is a use which provides dry cleaning, dyeing, laundering, or rug cleaning services. Typical uses include dry cleaning plants, diaper services, and linen supply services.
- 6.3.6.12 Refining. Refining is the purifying of a crude substance into a basic material used in manufacturing processes. Typical uses include the smelting or converting of ores and petroleum refining.
- 6.3.6.13 Salvaging and Recycling. Salvaging and Recycling is the reclamation and recovery of used materials and the processing of discarded scrap materials for commercial purposes. Typical uses include auto salvage yards, junkyards, paper salvage operations, and household goods donation centers. (Ord. No. 9915, §11, 11/24/03)
- 6.3.7 RECREATION USE GROUP.**
- 6.3.7.1 Purpose. The Recreation Use Group includes Land Use Classes which involve sports and activities with emphasis on participant sports and recreation. The following Land Use Classes comprise the Recreation Use Group.
- 6.3.7.2 Golf Course. Golf Course is a tract of land for playing golf, improved with tees, greens, fairways, and hazards.

- 6.3.7.3 Neighborhood Recreation. Neighborhood Recreation is a noncommercial recreational use established by the neighborhood for the benefit and enjoyment of that neighborhood. Attendance by spectators is incidental and occurs on an intermittent basis. Typical uses include park areas, recreation centers, or swimming pools commonly owned by a neighborhood.
- 6.3.7.4 Recreation. Recreation is a participatory activity. Attendance by spectators is incidental and occurs on an intermittent basis. Typical uses include athletic clubs, gymnasiums, and tennis courts.
- 6.3.7.5 Open Space. Any area of land, essentially unimproved and not occupied by structures or manmade impervious surfaces, that is set aside, dedicated, or reserved in perpetuity for public or private enjoyment as a preservation or conservation area. In addition, open space includes those areas revegetated or restored with native vegetation in a natural manner consistent with the character of the Sonoran Desert. (Ord. No. 9102, §3, 8/3/98; Ord. No. 9374, §1, 4/10/00)

6.3.8 RESIDENTIAL USE GROUP.

- 6.3.8.1 Purpose. The Residential Use Group includes Land Use Classes which are residential on a nontransient basis. The following Land Use Classes comprise the Residential Use Group.
- 6.3.8.2 Family Dwelling. Family Dwelling is the occupancy (habitation) of a permanent structure or structures on a lot or parcel by one (1) or more individuals holding the dwelling unit under common property rights, living together as a single household, and using common cooking facilities. Typical uses include attached or detached dwellings and single-family or multiple-family dwellings. (Ord. No. 9421, §1, 7/10/00)
- 6.3.8.3 Group Dwelling. Group Dwelling is the residential occupancy of a permanent structure or structures by one (1) or more individuals where the individual or group of individuals has the exclusive right of occupancy of a bedroom. Typical uses include fraternities; sororities; convents; dormitories; rooming and boarding; boarding houses, not primarily for travelers; and apartments where individual bedrooms are separately leased. (Ord. No. 8582, §1, 9/25/95; Ord. No. 9421, §1, 7/10/00)
- 6.3.8.4 Mobile Home Dwelling. Mobile Home Dwelling is the occupancy (habitation) of a mobile home or manufactured housing unit. Typical uses include individual mobile home dwellings, mobile home parks, and mobile home condominiums.
- 6.3.8.5 Residential Care Services. Residential Care Services is a residential use which includes facilities providing lodging, meals, and treatment to persons who are unable to be cared for as part of a single household. This use includes group homes and institutional living arrangements with twenty-four (24) hour care.

Residential Care Services are divided into the following subclasses: Adult Care Service; Physical and Behavioral Health Service; Rehabilitation Service; and Shelter Care. The subclasses of uses are exclusive of each other.

- A. *Adult Care Service.* Adult Care Service is a Residential Care Service providing lodging, meals, supervision, and other support services to elderly or physically disabled individuals not related to the owner/manager of the facility. Typical uses include adult care homes, adult care facilities, and supervisory care facilities.
- B. *Physical and Behavioral Health Service.* Physical and Behavioral Health Service is a Residential Care Service providing lodging, meals, treatment, counseling, and supervision to persons with behavioral disorders or developmental disabilities or to physically disabled individuals not related to the owner/manager of the facility. Typical uses include group homes for the developmentally disabled, group homes for the seriously mentally ill, specialized treatment homes, group foster homes, and recovery homes for substance abusers. This category does not include facilities used for penal or correctional purposes or for adjudicated delinquents other than status offenders.

- C. *Rehabilitation Service.* Rehabilitation Service is a Residential Care Service providing lodging, meals, counseling, treatment, and rehabilitation to adjudicated delinquents.
- D. *Shelter Care.* Shelter Care is a Residential Care Service providing lodging on a temporary basis, meals, and counseling, typically for less than thirty (30) days, to homeless persons, pregnant teenagers, victims of domestic violence, and children who need full-time supervision, including those who are neglected, runaways, or status offenders.

6.3.9 RESTRICTED ADULT ACTIVITIES USE GROUP.

- 6.3.9.1 Purpose. The Restricted Adult Activities Use Group classifies activities which provide entertainment and/or goods depicting, describing, or relating to "specified sexual activities" or characterized by emphasis on depiction, description, or relation to "specified anatomical areas." The following Land Use Classes comprise the Restricted Adult Activities Use Group.
- 6.3.9.2 Adult Commercial Services. Adult Commercial Services include all Land Use Classes within the Commercial Services Use Group that depict, describe, or relate to "specified sexual activities" or are characterized by emphasis on depiction, description, or relation to "specified anatomical areas." Typical uses include adult model studios, adult massage parlors, adult motels, and adult theaters.
- 6.3.9.3 Adult Industrial Uses. Adult Industrial Uses include all Land Use Classes within the Industrial Use Group that depict, describe, or relate to "specified sexual activities" or are characterized by emphasis on depiction, description, or relation to "specified anatomical areas." Typical uses include adult motion picture productions.
- 6.3.9.4 Adult Recreation. Adult Recreation includes all Land Use Classes within the Recreation Use Group that depict, describe, or relate to "specified sexual activities" or are characterized by emphasis on depiction, description, or relation to "specified anatomical areas." Typical uses include adult arcades, body painting studios, and sexual encounter establishments.
- 6.3.9.5 Adult Retail Trade. Adult Retail Trade includes all Land Use Classes within the Retail Trade Use Group that depict, describe, or relate to "specified sexual activities" or are characterized by emphasis on depiction, description, or relation to "specified anatomical areas." Typical uses include adult bookstores.

6.3.10 RETAIL TRADE USE GROUP.

- 6.3.10.1 Purpose. The Retail Trade Use Group includes Land Use Classes which involve the selling, leasing, or renting of goods and merchandise to the general public. The following Land Use Classes comprise the Retail Trade Use Group.
- 6.3.10.2 Construction Material Sales. Construction Material Sales is the sale of lumber and other building materials. Typical uses include lumberyards, fence companies, and brick and block sales.
- 6.3.10.3 Food and Beverage Sales. Food and Beverage Sales is the retail sale of food and beverages for consumption off the premises, such as bakeries, butcher shops, grocery stores, and liquor stores.
- 6.3.10.4 General Merchandise Sales. General Merchandise Sales is the selling, leasing, or renting of commonly used goods and merchandise for personal or household use and the providing of services incidental to the selling, leasing, or renting of goods. Typical uses include department and variety stores, automotive accessories and new parts stores, fuel and lubricant sales, apparel stores, drugstores, florists, furniture stores, pet stores, and video tape rental and sales.

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- 6.3.10.5 Heavy Equipment Sales. Heavy Equipment Sales is the sale, lease, or rental of heavy vehicles, heavy machinery, aircraft, farming equipment, or utility trailers. Typical uses include the sale of aircraft, commercial vehicles, and construction equipment.
- 6.3.10.6 Swap Meets and Auctions. Swap Meets and Auctions are occasional or periodic commercial activities held in an open area or enclosed structure where: 1) groups of sellers rent space on a short-term basis to display, barter, or sell goods to the public; or 2) one (1) or more sellers bring goods for auctioning to the public. Typical uses include swap meets, flea markets, auctions, and farmers' markets.
- 6.3.10.7 Vehicle Rental and Sales. Vehicle Rental and Sales is the sale, lease, and/or rental of automobiles, motorcycles, noncommercial trucks, boats, vans, motor homes, trailers, or other recreational vehicles. Typical uses include automobile and truck dealers and rental agencies.

6.3.11 STORAGE USE GROUP.

- 6.3.11.1 Purpose. The Storage Use Group includes Land Use Classes which involve on-site keeping of trade and personal goods. The following Land Use Classes comprise the Storage Use Group.
- 6.3.11.2 Commercial Storage. Commercial Storage is the keeping of trade and personal goods by business and industrial establishments. Typical uses include cold storage plants, warehouses, and utility storage yards.
- 6.3.11.3 Hazardous Material Storage. Hazardous Material Storage is the keeping of explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive materials. Typical uses include storage for distribution of petroleum products.
- 6.3.11.4 Personal Storage. Personal Storage is the renting or leasing of space for storage of personal effects. Typical uses include multiple unit storage facilities or miniwarehouses.

6.3.12 UTILITIES USE GROUP.

- 6.3.12.1 Purpose. The Utilities Use Group includes Land Use Classes which involve the generation, transmission, and/or distribution of basic services, such as sanitation, water, gas, and electrical services. The following Land Use Classes comprise the Utilities Use Group.
- 6.3.12.2 Distribution System. Distribution System is the dispensing or transforming of basic services, such as gas, electricity, or water, from one part of an interconnected system to another. Typical uses include electric substations, gas distribution substations, and water wells.
- 6.3.12.3 Generating System. Generating System is a use producing energy. Typical uses include electrical generating plants.
- 6.3.12.4 Sanitation System. Sanitation System is the collection, disposal, or treatment of waste materials. Typical uses include sewage pumping stations, sanitary landfills, sewage treatment facilities, and hazardous material treatment facilities.

6.3.13 WHOLESALING USE GROUP.

- 6.3.13.1 Purpose. The Wholesaling Use Group includes Land Use Classes which involve the selling of trade goods, supplies, and equipment to retailers, businesses, and other wholesalers for their use or resale at retail. The following Land Use Classes comprise the Wholesaling Use Group.

- 6.3.13.2 Business Supply and Equipment Wholesaling. Business Supply and Equipment Wholesaling is the selling of goods, supplies, and equipment to commercial service and retail trade establishments. Typical uses include wholesale distributors of trade goods and service products, such as medical and restaurant equipment and supplies.
- 6.3.13.3 Construction/Heavy Equipment Wholesaling. Construction/Heavy Equipment Wholesaling is the selling of large motor vehicles, equipment, machinery, and construction materials to other businesses. Typical uses include construction and farm equipment distributors.
- 6.3.13.4 Food and Beverage Wholesaling. Food and Beverage Wholesaling is the selling of food and beverage products to other businesses. Typical uses include produce companies and beverage distributors.
- 6.3.13.5 Hazardous Material Wholesaling. Hazardous Material Wholesaling is the selling to other businesses materials that are explosive, highly combustible, corrosive, toxic, highly oxidizing, or radioactive. Typical uses include petroleum supply and distribution of hazardous chemicals.

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