

6-1-6: DEFINITIONS:

<u>WAREHOUSE AND STORAGE FACILITY:</u>	<u>A building or structure intended for the storage and distribution of goods and materials, including but not limited to distribution and fulfillment centers.</u>
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6-8B-2: PERMITTED USES:

No building, structure, or parcel of land shall be used and no building or structure shall be erected, altered, or enlarged which is arranged, intended, or designed for other than one of the following uses:

1. Banks and financial institutions.
2. Civic buildings.
3. Engineering and testing laboratories and offices.
4. Laboratories, offices, and other facilities for research and development, including basic, applied, development and technical services conducted by or for any individual, organization, or concern, whether public or private.
5. Low nuisance industrial activities, including, but not limited to, electronic and scientific precision instruments manufacture, cloth products manufacture, light machinery production and assembly, printing and publishing.
6. Offices—Business or professional.
7. Offices/clinics—Medical or dental.
8. Pilot plants in which processes planned for use in production elsewhere can be tested to the extent reasonably necessary for full investigation of the merits of a product or process, including commercial viability.
9. Production of prototype products when limited to the scale reasonably necessary for full investigation of the merits of a product, including commercial viability.
10. Warehouses and Storage Facilities, but excluding motor freight terminals, established prior to _____ may continue to operate subject to compliance with Chapter 10 (Nonconforming Uses) of this Title.
11. Warehouse, self-storage established prior to _____ may continue to operate subject to compliance with Chapter 10 (Nonconforming Uses) of this Title.
12. Fitness facility.
13. Cannabis dispensing organization per Section 6-2-32 of this Title.
14. Sleep clinics.

(Ord. No. 80-5, 1-21-1980; Ord. No. 06-147, 6-20-2006; Ord. No. 08-018, 1-15-2008; Ord. No. 10-073, § 1, 6-15-2010; Ord. No. 13-082, § 4, 8-20-2013; Ord. No. 13-162, § 5, 12-17-2013; Ord. No. 15-190, § 2, 12-1-2015; Ord. No. 20-088, § 6, 8-18-2020)

6-8B-3: CONDITIONAL USES:

The following conditional uses may be permitted in specific situations in accordance with the procedures outlined in Section 6-3-8 and Chapter 4 of this Title, as appropriate:

1. Airports and heliports.
2. Floor area ratio premiums as specified in Subsection 6-8B-8.2 of this Article.

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3. Food manufacture, packaging and processing.
 4. General retail and services located within one of the permitted uses, including, but not limited to, drugstores, barbershops, beauty shops/salons, dry cleaning establishments, laundries, shoe repair, and tailor shops.
 5. Health spas without accommodation/massage establishments.
 6. Height limit increase as specified in Subsection 6-8B-8.1 of this Article.
 7. Planned unit development. The primary use within a planned unit development shall be one or more of the principal permitted uses, and may include any of the following uses:
 - 7.1. Cultural and recreational facilities, churches, auditoriums and public gathering places, established prior to August 7, 2007. Cultural and recreational facilities, churches, auditoriums and public gathering places established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 - 7.2. Eating and drinking establishments.
 - 7.3. Primary and secondary schools that do not have boarding facilities.
 - 7.4. Internet cafes.
 8. Public and private utility facilities.
 9. Sales and storage of building materials and products.
 - ~~10. Warehousing, receiving and moving van distribution centers.~~
 - ~~11. Telecommunications facilities as required by Chapter 13 of this Title.~~
 10. 12. Hotels and motels having received approval as a conditional use prior to May 16, 2000; after that date, no new hotels or motels will be allowed as conditional uses in the ORI district.
 11. ~~13.~~ Colleges/universities. Colleges and universities established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 12. ~~14.~~ Full service hotels.
 - ~~15. Full service hotel/conference center.~~
 13. ~~16.~~ Vocational and trade schools, established prior to August 7, 2007. Vocational and trade schools established after August 7, 2007, shall comply with Section 6-2-29 (Public Assembly Uses) of this Code.
 14. ~~17.~~ Nursery schools, preschools, daycare centers and learning centers within a planned unit development or accessory to a permitted use.
 15. ~~18.~~ Public assembly uses per Section 6-2-29 of this Title.
 16. ~~19.~~ Medical cannabis cultivation center per Section 6-2-29 of this Title.
 17. Warehouses and storage facilities established _____ 2022.
 18. Warehouse, self-storage established after _____, 2022.
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