

AT A WORK SESSION OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE THIRTEENTH DAY OF AUGUST, NINETEEN HUNDRED EIGHTY-FOUR. AT 6:00 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

A. ROLL CALL

Stewart U. Taylor, Chairman, Stonehouse District
 Jack D. Edwards, Vice-Chairman, Berkeley District
 William F. Brown, Roberts District
 Perry M. DePue, Powhatan District
 Thomas D. Mahone, Jamestown District

James B. Oliver, Jr., County Administrator
 Darlene L. Burcham, Assistant County Administrator
 Frank M. Morton, III, County Attorney

B. WORK SESSION - August 13, 1984

Mr. Taylor opened the meeting at 6:00 P.M.

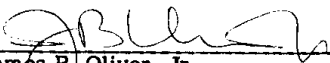
Mr. John E. McDonald, Secretary to the Industrial Development Authority, introduced members of the IDA present for the work session: Diane Abdelnour, Chairman; Jack Barnett; Hammond Branch, Harold Poulsen; and Kenneth Axtell.

Mr. McDonald provided a history of the IDA's activities and the impact of recent federal legislation on the amount of bond funding available in Virginia and James City County.

Mrs. Abdelnour presented the priorities established by the IDA to review future applications and stated the purpose of the work session was to seek direction from the Board of Supervisors regarding the priorities.

A discussion followed.

The Board of Supervisors meeting **RECESSED** at 7:15 P.M.



 James B. Oliver, Jr.
 Clerk to the Board

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AT THE RECONVENED MEETING OF THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA, HELD ON THE THIRTEENTH DAY OF AUGUST, NINETEEN HUNDRED EIGHTY-FOUR AT 7:32 P.M. IN THE COUNTY GOVERNMENT CENTER BOARD ROOM, 101 MOUNTS BAY ROAD, JAMES CITY COUNTY, VIRGINIA.

B. MINUTES - July 30, 1984

Mr. DePue made a motion to approve the minutes as presented.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

C. PUBLIC HEARINGS

1. CASE NO. SUP-22-84. Charles Berkley, Jr.

Mrs. Victoria Gussman, Acting Director of Planning, presented this case to the Board. Mr. Charles Berkley, Jr., has applied for a special use permit to place a mobile home on a one acre parcel which is zoned A-1, General Agriculture. Mr. Berkley plans to live in the mobile home.

Mrs. Gussman stated that the Planning Department recommends approval of the permit with conditions.

Mr. Taylor opened the public hearing, then closed it when no one wished to speak.

Mr. DePue made a motion to approve the resolution.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

RESOLUTION

SPECIAL USE PERMIT

CASE NO. SUP-22-84

WHEREAS, it is understood that all conditions for the consideration of an application for a Special Use Permit have been met;

THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that a Special Use Permit be granted for the placement of a mobile home on property owned and developed by the applicant as described below and shown on the attached site location map.

Applicant:	Charles Berkley, Jr.
Real Estate Tax Map ID:	(10-3)
Parcel No.	(1-12A)
District:	Stonehouse
Zoning:	A-1, General Agricultural
Permit Term:	This permit is valid only for the mobile home applied for. If the mobile home is removed, then this permit becomes void. Any replacement will require a new permit from the Board of Supervisors. If the permit is not exercised it shall become void one year from the date of approval.

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Further Conditions:

The mobile home shall be skirted, and meet the requirements of the Virginia Industrialized Building Unit and Mobile Home Safety Regulations.

The total number of bedrooms shall not exceed three.

The entrance shall be approved by the Virginia Department of Highways and Transportation.

The abandoned cinderblock structure presently on the site shall be removed.

The mobile home shall be screened along the western, northern and eastern property lines by black or white pine, or equivalent, three to four feet high and planted five feet apart. All plant material shall be tended and maintained in a healthy growing condition, and replaced when necessary. The plant material shall be installed during the first available growing season after the mobile home is installed.

2. Case No. SUP-27-84. Donald Jones.

Mrs. Victoria Gussman, Acting Director of Planning, presented this matter to the Board. She stated that Mr. Donald Jones has applied for a special use permit to place a mobile home on approximately 3.3 acres that is zoned A-1, General Agriculture. Mr. and Mrs. Jones plan to reside in the mobile home.

The Planning Department recommends approval of the permit with conditions.

Mr. DePue requested further clarification of the fourth condition.

Mrs. Gussman explained that gutters would be required but not downspouts.

Mr. Taylor opened the public hearing.

1. Donald Jones, 121 Floyd Thompson Drive, Hampton, Virginia, stated that he had discussed the conditions for the permit with Mrs. Gussman and agreed with staff recommendations which also meet his needs.

Mr. Taylor closed the public hearing.

Mr. Brown made a motion to approve the resolution.

Mr. Edwards inquired as to whether Newport News has been contacted since Mr. Jones' property is adjacent to the Diascund Creek Reservoir owned by Newport News.

Mrs. Gussman stated that Newport News had been contacted but did not offer any comment on the proposed SUP.

Mr. Edwards asked if the permit conditions are feasible and what staff will monitor them.

Mrs. Gussman said the Department of Public Works will monitor the infiltration system.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

RESOLUTION
SPECIAL USE PERMIT

CASE NO. SUP-27-84

WHEREAS, it is understood that all conditions for the consideration of an application for a Special Use Permit have been met;

THEREFORE, BE IT RESOLVED by the Board of Supervisors of James City County that a Special Use Permit be granted for the placement of a mobile home on property to be owned and developed by the applicant as described below and shown on the attached site location map.

Applicant:	Donald Jones
Real Estate Tax Map ID:	(3-1)
Parcel No.	(1-5 A)
District:	Stonehouse
Zoning:	A-1, General Agricultural
Permit Term:	This permit is valid only for the mobile home applied for. If the mobile home is removed, then this permit becomes void. Any replacement will require a new permit from the Board of Supervisors. If the permit is not exercised it shall become void one year from the date of approval.
Further Conditions:	<p>The mobile home shall be skirted, and meet the requirements of the Virginia Industrialized Building Unit and Mobile Home Safety Regulations.</p> <p>The total number of bedrooms shall not exceed two.</p> <p>The entrance shall be approved by the Virginia Department of Highways and Transportation.</p> <p>The mobile home shall be placed on the gently sloping knoll approximately 250 feet from the western property line, and not closer than 100 feet from the normal pool elevation of the reservoir.</p> <p>The septic tank and drainfield shall be positioned as designated in the field by the Health Department, approximately 200 feet from the normal pool elevation of the reservoir.</p> <p>A gravel-filled trench or hole measuring at least fifteen cubic feet shall be placed near each corner of the mobile home so as to capture runoff from the roof gutters.</p> <p>All driveway and parking areas shall be located at least 200 feet from the normal pool elevation of the reservoir. Graded areas shall be seeded and stabilized within 30 days after commencement of clearing.</p> <p>Except for clearing required for the mobile home, all land within 200 feet of the reservoir shall remain in its natural state or planted with an erosion retarding vegetative cover. Existing</p>

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natural tree cover shall be preserved along the eastern property line to a minimum depth of 40 feet.

Mr. Taylor said he wanted to make a point of letting the public know that this mobile home borders his property and that he voted in favor of it.

3. Case No. SUP-19-84. James City County Water Transmission Main.

Mrs. Victoria Gussman, Acting Director of Planning, stated that James City County Department of Public Works has applied for a SUP to construct a 12 inch water transmission main for a distance of approximately 900 feet along the right-of-way of John Tyler Highway and approximately 275 feet along Carolina Boulevard to increase fire flows. The transmission main is recommended in the Master Water Plan.

The Planning Commission at its June 26, 1984 meeting, recommended approval of the application with conditions.

Mrs. Gussman stated that Mr. Wayland Bass, Director of Public Works, would give a more detailed presentation if needed.

Mr. Edwards asked how long the project will take to be completed.

Mr. Bass said it would take approximately one month.

Mr. Taylor opened the public hearing, and no one wishing to speak, he closed it.

Following a discussion on the location of the pipeline, Mr. Edwards made a motion to approve the resolution.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

R E S O L U T I O N

OF APPROVAL ON SPECIAL USE PERMIT CASE NO. SUP-19-84

JAMES CITY COUNTY WATER TRANSMISSION MAIN

WHEREAS, the Board of Supervisors of James City County has adopted by ordinance section specific land uses that shall be subjected to a special use permit process; and

WHEREAS, the Planning Commission of James City County, in accordance with the staff recommendation, has unanimously recommended approval of Case No. SUP-19-84, a special use permit for the construction of a 12 inch water transmission main for a distance of approximately 1,175 feet along John Tyler Highway and Caroline Blvd., and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County does hereby approve the issuance of Special Use Permit No. SUP-19-84 as described herein and as detailed in the attached memorandum with the following conditions .

1. Compliance with all local, State and Federal requirements for the construction, operation, and maintenance of the water transmission main.

2. Compliance with all State erosion control and sedimentation regulations as specified in the Virginia Erosion and Sediment Control Handbook.

3. Acquisition of all required permits prior to commencement of construction.

4. For pipeline construction adjacent to existing residential developments, adequate dust control measures shall be taken to prevent adverse effects on the adjacent residential property. It is intended that the public interest should be protected by compliance with all local and State regulations, insuring that the present and future results of the proposed water transmission main do not create effects adverse to the public health, safety, comfort or convenience or value of the surrounding property and uses thereon.

4. Case No. Z-9-84. Zoning Ordinance Amendments.

Mrs. Victoria Gussman, Acting Director of Planning, summarized the proposed six amendments to the Zoning Ordinance. She stated that the Planning Commission had recommended approval of the amendments by a vote of 8 to 1 at their June 26, 1984 meeting.

Mr. Taylor asked if these changes would reduce or limit any current zoning ordinances.

Mr. Frank Morton, County Attorney, explained that staff is updating the ordinances to reflect specific situations that have recently occurred. He reassured Mr. Taylor that no uses have been deleted but rather these amendments will liberalize the ordinance.

Mr. Taylor opened the public hearing. No one wished to speak. Mr. Taylor closed the public hearing.

Mr. Edwards made a motion to approve the amendments.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

5. Case No. Z-8-84/SUP-20-84. Williamsburg Landing, Inc.

Mrs. Victoria Gussman, Acting Director of Planning, explained to the Board that Alvin P. Anderson has applied on behalf of Williamsburg Landing, Inc., for rezoning 4.51 acres from A-2, Limited Agricultural, to R-5, Multi-family Residential and, at the same time, requested a SUP to allow uses described as a nursing home, facilities for the residence and/or care of the aged, professional offices, business offices, and temporary offices.

Mrs. Gussman said the Planning Commission, at their June 26, 1984, meeting unanimously recommended approval of rezoning the 4.51 acres, and recommended approval of the SUP with conditions.

Mr. DePue wanted to know where the guardhouse would be located and if there was going to be an entrance to the development on Marclay Road.

Mrs. Gussman stated that the guardhouse would be located on a new road leading into the project.

Mr. Edwards stated that it is his understanding that Williamsburg Landing is just extending uses to property it already owns.

Mr. Taylor opened the public hearing and as no one wished to speak, closed it.

Mr. DePue made a motion to approve the rezoning and special use permit.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

RESOLUTION

OF APPROVAL ON ZONING CASE NO. Z-8-84
AND SPECIAL USE PERMIT CASE NO. SUP-20-84

WHEREAS, in accord with Section 15.1-431 of the Code of Virginia, and Section 20-14 of the James City County Zoning Ordinance, a public hearing was

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advertised, adjoining property owners notified, and a hearing scheduled and conducted on August 13, 1984 for Zoning Case No. Z-8-84 and Special Use Permit Case No. SUP-20-84 for approximately 4.51 acres within parcel (1-2) on James City County Real Estate Tax Map No. (48-2); and

WHEREAS, in accord with the Planning Department's recommendation, the Planning Commission following its public hearing on June 26, 1984 unanimously recommended the approval of Zoning Case No. Z-8-84 and Special Use Permit Case No. SUP-20-84 with four conditions, and

WHEREAS, Zoning Case No. Z-8-84 and Special Use Permit Case No. SUP-20-84 with conditions are in accord with the adopted Comprehensive Plan of James City County.

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County does hereby approve Zoning Case No. Z-8-84.

BE IT FURTHER RESOLVED that the Board of Supervisors of James City County does also approve Special Use Permit Case No. SUP-20-84 for the construction of a nursing home, facilities for the residence and/or care of the aged, professional offices, business offices, and temporary offices with the following conditions:

1. The development and use of this property shall conform to all requirements of the R-5, Multifamily Residential District.
2. Uses shall be limited to those uses in the R-5, Multifamily Residential District, plus the special permitted uses of a nursing home, facilities for the residence and/or care of the aged, professional offices, business offices and temporary offices.
3. Any accessory business uses developed in conjunction with the retirement center shall be limited to serving only the residents of this development.

6. Ordinance Amendment. Public Nudity - Prohibited.

Mr. Frank Morton, County Attorney, presented this matter to the Board. He explained that a minor language change had been made to paragraph (b) for conformity.

Mr. Taylor opened the public hearing; no one wishing to speak, Mr. Taylor then closed the public hearing.

Mr. DePue made a motion to adopt the ordinance.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

C. CONSENT CALENDAR

Mr. Taylor asked the Board if anyone wished to withdraw any items from the Consent Calendar.

Mr. Taylor made a motion to approve all the items.

Mr. DePue commenting on Case No. SUP-25-84, James Terrace Water Transmission Main, stated that he would like staff to narrow the number of alternate routes the Board will have to consider at the public hearing.

Mr. Mahone said that all the alternate routes have been considered by the Planning Commission and are listed for the public hearing. The Planning Commission has narrowed the list down and recommends four routes.

Mrs. Gussman said the Planning Commission will send all the options to the Board with the four priority alternate routes listed first.

Mr. Mahone, commented that he wanted to present some background information on this matter. He stated that the County has applied to the State for approval of a pipeline route along Route 199 from Williamsburg Landing property. If approved, the State will indicate the preferred location. The County also has applied to the Corps of Engineers for a permit to disturb the

Wetlands to go from Williamsburg Landing across the creek to the Route 199 right-of-way.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

1. Set Public Hearing Date of September 10, 1984, for:
 - a. Case No. SUP-26-84. Commonwealth Propane, Inc.
 - b. Case No. SUP-25-84. James Terrace Water Transmission Main.
2. Lease of EOC Office Space - ASC Office

R E S O L U T I O N

LEASE OF EOC OFFICE SPACE - ASC COMMITTEE

WHEREAS, the Board of Supervisors of James City County desires to lease space to the Agricultural Stabilization and Conservation Committee; and

THEREFORE, BE IT RESOLVED that the County Administrator is hereby authorized and directed to execute the attached lease for the period September 1, 1984, through August 31, 1985, at an annual rate of \$1,485.00 for the office space currently occupied by the ASC Committee at the EOC Building.

E. **BOARD CONSIDERATIONS**

1. Case No. SP-40-84. Padgett's Ordinary, Phase II

Mr. Oliver stated that this item would normally appear on the Consent Calendar but was placed under Board Considerations to allow Mr. Brown to abstain.

Mr. Mahone made a motion to approve the resolution.

On a roll call, the vote was AYE: Edwards, Mahone, DePue, Taylor (4). ABSTAIN: Brown (1).

R E S O L U T I O N

SITE PLAN APPLICATION CASE NO. SP-40-84 PADGETT'S ORDINARY, PHASE II

WHEREAS, approval of the site plan has been recommended by the Planning Commission in accordance with Section 20-72 of the James City County Zoning Ordinance; and

NOW, THEREFORE, BE IT RESOLVED that approval be granted of the plan for the proposed development of property as described below and in accordance with the conditions listed in the attached memorandum.

Applicant:	Mr. Norman Mason on behalf of Busch Properties, Inc.
District:	Roberts
Zoning:	R-4, Residential Planned Community
Parcel No.:	(1-1)
Tax Map No.:	(50-4)
Further Conditions:	None

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2. Courthouse Roof.

Mr. John E. McDonald, Director of Financial Management Services, presented this matter to the Board. He stated that the City of Williamsburg has received several proposals to replace the current Courthouse roof. On August 9, the City Manager recommended that the proposal from Shaddeu, Incorporated be accepted.

Mr. McDonald advised the Board that a proposed transfer of funds to Buildings and Grounds from Contingency will satisfy the County's obligation of \$30,500 should the Board approve it.

Mr. Mahone asked if the price included stripping the old roof. Mr. McDonald assured him it did.

Following a brief discussion on the roofing proposal, Mr. Edwards made a motion to approve the resolution.

Mr. Oliver noted a correction to be made in the resolution to read "\$30,500".

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

RESOLUTIONCOURTHOUSE ROOF

WHEREAS, James City County and the City of Williamsburg share in the operation of the Williamsburg-James City County Courthouse; and

WHEREAS, the Williamsburg City Council, after solicitation and analysis of construction bids has recommended a contract award for reroofing in the amount of \$61,000, and

NOW, THEREFORE, BE IT RESOLVED that the Board of Supervisors of James City County hereby authorizes the County Administrator or his designee to execute contracts and/or agreements on behalf of James City County to participate in the roofing repair work with the City of Williamsburg and approved and recommended by City Council and hereby authorizes the following budget transfer to accomplish said roofing:

From Contingency	\$30,500
To Buildings and Grounds	
Courthouse Roof Repair	\$30,500

3. Approval of IDA Action - Service Fabricators, Inc.

Mr. John E. McDonald, Secretary to the Industrial Development Authority of James City County, stated that Service Metals Fabricators, Inc., has applied for \$500,000 in revenue bonds to acquire and install production machinery for a sheet metal fabrication plant to be located in James City County.

The Industrial Development Authority held a public hearing on August 8, 1984 and recommends the Board approve issuance of bonds.

A discussion followed that clarified to the Board that approval of these bonds would not be an endorsement of the bonds or the creditworthiness of the Corporation.

Mr. Edwards made a motion to approve the resolution.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

RESOLUTION APPROVING THE

ISSUANCE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS
(SERVICE METAL FABRICATORS, INC.)

WHEREAS, the Industrial Development Authority of the County of James City, Virginia, (the "Authority"), has considered the application of Service Metal Fabricators, Inc., a Virginia Corporation, (the "Applicant"), for the issuance of the Authority's industrial development revenue bonds in the principal amount not to exceed \$500,000 (the "Bonds"), to assist in the financing of the acquisition and installation of manufacturing equipment at the Applicant's current location located in the Busch Corporate Center in James City County, Virginia, and has held a public hearing thereon on August 8, 1984; and

WHEREAS, the Authority has requested the Board of Supervisors of James City County, Virginia, (the "Board"), to approve the issuance of the Bonds to comply with Section 103(k) of the Internal Revenue Code of 1954, as amended; and

WHEREAS, a copy of the Authority's resolution approving the issuance of the Bonds, subject to terms to be agreed upon, and a record of the public hearing has been filed with the Chairman of the Board.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF JAMES CITY, VIRGINIA:

1. The Board of Supervisors of the County of James City, Virginia, approves the issuance of the Bonds by the Industrial Development Authority of the County of James City, Virginia, for the benefit of SERVICE METAL FABRICATORS, INC., to the extent of and as required by Section 103(k) of the Internal Revenue Code, to permit the Authority to assist in the financing of the Facility.
2. The approval of the issuance of the Bonds, as required by Section 103(k) does not constitute an endorsement of the Bonds or the creditworthiness of the Corporation, but pursuant to Chapter 33, Title 15.1 of the Code of Virginia of 1950, as amended, (the "Act"), the Bonds shall provide that neither the County nor the Authority shall be obligated to pay the Bonds or the interest thereon or other costs incident thereto except from the revenues and moneys pledged therefor, and neither the faith or credit nor the existing taxing power of the Commonwealth, the County, or the Authority shall be pledged thereto.
3. This Resolution shall take effect immediately upon its adoption.

F. MATTERS OF SPECIAL PRIVILEGE

Mr. Taylor stated that one in the audience could address the Board at this time.

No one wished to speak.

G. REPORTS OF THE COUNTY ADMINISTRATOR

1. Grove Fire Station Addition

Mrs. Darlene Burcham, Assistant County Administrator, reported to the Board that the site plan study to add a multi-purpose/community room to the Grove Fire Station has been completed by Caro, Monroe, & Liang Architects. Mrs. Burcham said the staff recommends that the Board endorse the study so the architects can proceed with the actual design and prepare construction cost figures.

Mr. William Monroe of Caro, Monroe & Liang, made a presentation using charts to show the proposed exterior and interior changes.

Chief Garland Woody said he had reviewed the proposed changes and found them to be compatible with the Fire Department and the public need.

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In addition, the fire station, built in 1976 as a temporary facility, will become a permanent structure after the addition. Mr. Oliver indicated that current construction costs for the architect's plan are between \$150,000 and \$240,000.

It was the consensus of the Board that the architect be authorized to proceed with design and report back on estimated cost of construction.

H. BOARD REQUESTS AND DIRECTIVES

Mr. Taylor asked staff to prepare a resolution declaring September as Voter Registration month.

Mr. DePue requested staff to contact Mr. Hall of the Department of Highways and Transportation to report on the impact the opening of the condominiums will have on traffic at the intersection of Route 199 and Jamestown Road.

Mr. DePue also requested staff to research what authority the County has to encourage a litter free environment around convenience stores and fast food outlets.

Mr. Taylor said the street sign at Edwards Mill Road had not been changed to reflect the street's name change recently approved by the Board.

Mr. Taylor also mentioned that he had received a report that both James City and York County had streets with duplicate names. This is causing confusion with mail delivery to the residents on these streets. Therefore, staff needs to look into the matter, particularly Plantation Drive in Riverview.

Mr. Mahone requested that 1) Police Chief Key add to his monthly report the number of local citizens who are charged for littering and how many are convicted; and 2) staff research the County's authority to require established mobile home owners to install skirting on their mobile home; and 3) inquire about the patrolling of speed limits on Ironbound Road; and, 4) staff report on Wythe Road renaming petition.

Mr. Brown suggested staff write the Southland Corporation advising that grass mowing operations must be maintained at their vacated stores, specifically, the one on Route 60 East.

Mr. Brown commended the James City County Fire Department and the rescue squad for their fast and efficient assistance on Saturday, August 11, 1984, when his son required emergency aid.

Mr. DePue made a motion to go into Executive Session to discuss a real estate matter, pursuant to Section 2.1-344 (a), (2).

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).


At 9:05 p.m., the Board convened into Executive Session.

At 9:32 p.m., the Board reconvened into their regular meeting.

Mr. Brown made a motion to adjourn the meeting.

On a roll call, the vote was AYE: Brown, Edwards, Mahone, DePue, Taylor (5). NAY: (0).

The meeting was adjourned at 9:34 p.m.


James B. Oliver, Jr.
Clerk to the Board

ORDINANCE NO. 31A-84

AN ORDINANCE TO AMEND AND REORDAIN CHAPTER 20, ZONING, OF THE CODE OF THE COUNTY OF JAMES CITY, VIRGINIA, ARTICLE I IN GENERAL, SECTION 20-2, DEFINITIONS; ARTICLE IV, DISTRICTS, DIVISION I GENERALLY, SECTION 20-27.2, SPECIAL PROVISIONS FOR LOTS WITH PUBLIC UTILITIES; ARTICLE IV, DISTRICTS, DIVISION 2, AGRICULTURAL, GENERAL, DISTRICT A-1, SECTION 20-29, PERMITTED USES, AND DIVISION 3, AGRICULTURAL, LIMITED DISTRICT A-2, SECTION 20-36, PERMITTED USES; ARTICLE IV, DISTRICTS, DIVISION 2, AGRICULTURAL, GENERAL, DISTRICT A-1, SECTION 20-29.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 3, AGRICULTURAL, LIMITED, DISTRICT A-2, SECTION 20-36.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 4, RESIDENTIAL, LIMITED, DISTRICT R-1, SECTION 20-43.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 5, RESIDENTIAL, LIMITED, DISTRICT R-2, SECTION 20-51.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 6, RESIDENTIAL, LIMITED, DISTRICT R-3, SECTION 20-59.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 7B, RESIDENTIAL, AGRICULTURE, DISTRICT R-4, SECTION 20-80.17A, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 8, BUSINESS, GENERAL, DISTRICT B-1, SECTION 20-82.1, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 7A, MULTIFAMILY, RESIDENTIAL, DISTRICT R-5, SECTION 20-80.6A, USES PERMITTED BY SPECIAL USE PERMIT ONLY; DIVISION 8, BUSINESS, GENERAL, DISTRICT B-1, SECTION 20-82, PERMITTED USES; DIVISION 10, INDUSTRIAL, GENERAL, DISTRICT M-2, SECTION 20-96, PERMITTED USES.

BE IT ORDAINED by the Board of Supervisors of the County of James City, Virginia that Chapter 20, Zoning, of the Code of the County of James City is hereby, amended and reordained by amending the definition of Kennel in Section 20-2, Definitions, by adding Section 20-27.2, Special Provisions for Lots for Public Utilities, and by amending Section 20-29, Permitted Uses, Section 20-36, Permitted Uses, Section 20-29.1, Uses; Permitted by Special Use Permit Only, Section 20-36.1, Uses; Permitted by Special Use Permit Only, Section 20-43.1, Uses; Permitted by Special Use Permit Only, Section 20-51.1, Uses; Permitted by Special Use Permit Only, Section 59.1, Uses; Permitted by Special Use Permit Only, Section 80.17A, Uses; Permitted by Special Use Permit Only, Section 82.1, Only; Uses Permitted by Special Use Permit Only, Section 20-80.6A, Uses; Uses Permitted by Special Use Permit Only, Section 20-82, Permitted Uses, and Section 20-96, Permitted Uses.

CHAPTER 20

ZONING

Article I. In General

Section 20-2. Definitions.

KENNEL. A place prepared to house, board, breed, handle, or otherwise keep or care for either dogs or cats or both for sale or in return for compensation.

CHAPTER 20

ZONING

Article IV. Districts

DIVISION 1. GENERALLY

Section 20-27.2. Special Provisions for Lots for Public Utilities.

Lots intended for public water facilities, public sewage facilities, and other utilities, and structures erected for these purposes, shall be waived from the area and frontage requirements of the District in which they are located provided that such facilities are landscaped and fenced to screen them from nearby residences.

CHAPTER 20

ZONING

Article IV. Districts

DIVISION 2. AGRICULTURAL, GENERAL, DISTRICT A-1

Section 20-29. Permitted Uses

In the Agricultural, General, District A-1, structures to be erected or land to be used shall be for one or more of the following uses:

- Single-family dwellings.
- Two-family dwellings.
- Group quarters for agricultural workers.
- Agricultural, dairying, forestry, general farming, and specialized farming.
- Horse and pony farms, riding stables, horse show area, horse racing tracks and polo fields.
- Animal hospitals, veterinary offices, and kennels.
- Food processing and storage, but not the slaughter of animals.
- Preserves and conservation areas.
- Wayside stands for sale of agricultural products.
- Schools, churches, seminaries, and libraries.
- Fire stations.
- Public and private recreation areas, lodges, hunting clubs, golf courses, country clubs, parks, playgrounds, and yacht clubs.
- Waterfront business activities: Wholesale and retail marine interests, such as boat docks, piers, yacht clubs and servicing facilities therefor; docks and areas for the receipt, storage, and transshipment of waterborne commerce; seafood and shellfish receiving, packing and shipping plants; and recreational activities primarily conducted on or about a waterfront. All such uses shall be contiguous to a waterfront.
- Theaters, dinner theaters, outdoor theaters and dance halls.
- Motels, restaurants, tea rooms and taverns.
- Tourist homes.
- Day or child care centers.
- Banks and professional offices.
- General stores, retail stores, wholesale stores, and upholstery shops.
- Farm supplies, equipment sales and service.
- Home occupations.
- Beauty shops and barber shops.

- Gift shops and antique shops.
- Gasoline service stations.
- Automobile sales, repair and service.
- Lumber and building supply stores.
- Storage and repair of heavy equipment.
- Contractors' warehouses and sheds.
- Manufacture and sale of wood products.
- Off-street parking as required by this chapter.
- Church retreat facility.

Accessory uses as defined; however, garages or other accessory structures such as carports, porches, and stoops attached to the main building shall be considered part of the main building. No accessory building may be closer than five feet to any property line.

CHAPTER 20

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Article IV. Districts

DIVISION 2. AGRICULTURAL, GENERAL, DISTRICT A-1

Section 20-29.1. Uses Permitted by Special Use Permit Only

In the A-1, General Agricultural District, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors.

- Mobile homes.
- Mobile home parks.
- Commercial livestock feeding operations containing 1,000 animal units or more (as defined in 1976 by the U.S. Environmental Protection Agency).
- Abattoirs.
- Hospitals, nursing homes, sanatoria and rest homes.
- Cemeteries and memorial gardens.
- Excavation or filling, borrow pits, extraction, processing and removal of sand, gravel, stripping of top soil (but farm pond construction, field leveling, or stripping of sod for agricultural purposes and excavations in connection with development which has received subdivision or site plan approval, are permitted generally without a special use permit).
- Airports.
- Automobile graveyards.
- Petroleum storage.
- Sanitary landfills.
- Campgrounds.
- Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.
- Rental of rooms to a maximum of three rooms with off-street parking provided totaling one more parking space than the total number of rooms to be rented.
- Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.
- Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.
- Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and tracks and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.
- Publicly owned solid waste container sites.
- Telephone exchanges and telephone switching stations.

CHAPTER 20

ZONING

Article IV. Districts

DIVISION 3. AGRICULTURAL, LIMITED, DISTRICT A-2

Section 20-36. Permitted Uses

In the Agricultural, Limited, District A-2, structures to be erected or land to be used shall be for one or more of the following uses:

- Single-family dwellings.
- Two-family dwellings.
- Group quarters for agricultural workers.
- Agriculture, dairying, forestry, general farming and specialized farming.
- Food processing and storage, but not the slaughter of animals.
- Feed, seed, and farm supplies.
- Schools, churches, and libraries.
- Fire stations.
- Public and private recreation areas, parks and playgrounds, lodges, riding clubs and horses for hire, hunting clubs, yacht clubs, preserves and conservation areas, golf courses, swimming facilities, and boating facilities.
- Wayside stands for sale of agricultural products.
- House museums.
- Home occupations, as defined, conducted by the occupant.
- Manufacture and sale of wood products.
- Boat docks (with repair).
- Off-street parking as required by this Chapter.
- Accessory uses as defined; however, garages or other accessory structures, such as carports, porches, and stoops, attached to the main building shall be considered part of the main building. No accessory building may be closer than five (5) feet to any property line.
- Church retreat facility.

CHAPTER 20

ZONING

Article IV. Districts

DIVISION 3. AGRICULTURAL, LIMITED, DISTRICT A-2

Section 20-36.1. Uses Permitted by Special Use Permit Only.

In the A-2, Limited Agricultural District, structures to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

- Professional, business and governmental offices.
- Temporary offices.
- Sanitary landfills.
- Airports.
- Gift shops, antique shops, dinner theatres, or restaurants.
- Beauty shops, barber shops, and drug stores.
- Hospitals, nursing homes, sanatoria, and rest homes.
- Mobile home parks.
- Lodges, civic clubs, fraternal organizations, and service clubs.
- Cemeteries and memorial gardens.
- Radio and television stations or towers.
- Photography studios and sales, artist and sculptor studios, arts and crafts shops.
- Excavation or filling, borrow pits, extraction, processing and removal of sand, gravel, stripping of top soil but farm pond construction, field leveling or stripping of sod for agricultural purposes and excavations in connection with development which has received subdivision or site plan approval are permitted generally without a Special Use Permit.

Hotels and motels.

Day care or child care centers.

Campgrounds.

Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.

Commercial livestock feeding operations containing 1000 animal units or more (as defined in 1976 by the U. S. Environmental Protection Agency).

Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids, except private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way, and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.

Publicly owned solid waste container sites.

Telephone exchanges and telephone switching stations.

CHAPTER 20

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Article IV. Districts

DIVISION 4. RESIDENTIAL, LIMITED, DISTRICT R-1

Section 20-43.1. Uses Permitted by Special Use Permit Only.

In the R-1, Limited Residential District, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

Two family dwellings.

An accessory apartment.

Rental of rooms to a maximum of three (3) rooms with off-street parking provided totaling one (1) more parking space than the total number of rooms to be rented.

Day care or child care centers.

Cemeteries and memorial gardens.

Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.

Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids, except extensions or private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.

Publicly owned solid waste container sites.

Telephone exchanges and telephone switching stations.

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Article IV. Districts

DIVISION 5. RESIDENTIAL, LIMITED, DISTRICT R-2

Section 20-51.1. Uses Permitted by Special Use Permit Only.

In the R-2, Limited Residential District, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after issuance of a Special Use Permit by the Board of Supervisors:

- Day care or child care centers.
- An accessory apartment.
- Cemeteries and memorial gardens.
- Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.
- Rental of rooms to a maximum of three (3) rooms with off-street parking provided totaling one (1) more parking space than the total number of rooms to be rented.
- Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.
- Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids, except extensions or private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.
- Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.
- Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.
- Publicly owned solid waste container sites.
- Telephone exchanges and telephone switching stations.

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Article IV. Districts

DIVISION 6. RESIDENTIAL, LIMITED, DISTRICT R-3

Section 20-59.1. Uses Permitted by Special Use Permit Only.

In the R-3, General Residential District, structures to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

- Four-family dwellings.
- General hospitals and nursing homes.
- Professional, business and governmental offices.
- Temporary offices.
- Lodges, civic clubs, fraternal organizations and service clubs.
- Cemeteries and memorial gardens.
- Day care and child care centers.
- An accessory apartment.

Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.

Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and other gases, liquids or solids, except private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private electrical generation facilities, electrical substations with a capacity of 3000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way, and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.

Publicly owned solid waste container sites.
Telephone exchanges and telephone switching stations.

CHAPTER 20

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Article IV. Districts

DIVISION 7A. MULTIFAMILY, RESIDENTIAL DISTRICT R-5

Section 20-80.6A. Uses Permitted by Special Use Permit Only.

In the R-5, Multi-Family Residential District, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after issuance of a Special Use Permit by the Board of Supervisors:

- General hospitals.
- Nursing homes and facilities for the residence and/or care of the aged.
- Professional, business and governmental offices.
- Temporary offices.
- Lodges, civic clubs, fraternal organizations and service clubs.
- Cemeteries and memorial gardens.
- Day care and child care centers.
- An accessory apartment.
- Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.
- Rental of rooms to a maximum of three (3) rooms with off-street parking provided totaling one (1) more parking space than the total number of rooms to be rented.
- Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains; except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.
- Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids; except extensions or private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations; except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.

Telephone exchanges and telephone switching stations.

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DIVISION 7B. RESIDENTIAL, AGRICULTURE, DISTRICT R-6

Section 20-80.17A. Uses Permitted by Special Use Permit only.

In the R-6, Residential Agriculture District, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

Rental of rooms to a maximum of three (3) rooms with off-street parking provided totaling one (1) more parking space than the number of rooms to be rented.

Day care or child care centers.

An accessory apartment.

Cemeteries and inemorial parks.

Water impoundments for public or private use of 50 acres or more and a dam height of 25 feet or more.

Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids, except extensions or private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.

Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.

Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.

Telephone exchanges and telephone switching stations.

CHAPTER 20

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Article IV. Districts

DIVISION 8. BUSINESS, GENERAL, DISTRICT B-1

Section 20-82. Permitted Uses.

In the Business, General, District B-1, structures to be erected or land to be used, shall be for one or more of the following uses:

- Retail food stores, bakeries and fish markets.
- Dry cleaners and laundries.
- Department stores, wearing apparel, furniture, carpet, shoe, tailor, dressmaking, candy, ice cream, florist, furrier, locksmith, pet, picture framing, stamp and coin, travel bureau, upholstery, yard goods, toys, music and records, tobacco and pipes, jewelry sales and service, books, greeting cards and sporting goods stores.
- Drug stores, barber shops and beauty shops.
- Restaurants, drive-in restaurants, tea rooms, and taverns.
- Banks and other financial institutions.
- Plants and garden supply, hardware and paint, and home appliance sales and service stores.
- Lumber and building supply (with storage under cover).
- Plumbing and electrical supply (with storage under cover).
- Vehicle and trailer sales and service (with major repair under cover).
- Tire, transmission, glass, body and fender and other automotive product sales and service (with storage and major repair under cover).
- Hotels, motels, tourist homes, and convention centers.
- Machinery sales and service (with storage and repair under cover).
- Photography studios and sales, artist and sculptor studios, art and crafts and handicraft shops, antique shops, reproduction and gift shops.
- Corporate, business, governmental, and professional offices.
- Doctors, dentist and other medical clinics or offices.
- Indoor theaters, museums, and public meeting halls.
- Schools, fire stations, post offices, churches and libraries.
- Lodges, civic clubs, fraternal organizations and service clubs.
- Funeral homes.
- Wholesale and warehousing (with storage under cover).
- Marinas, docks, piers, yacht clubs, boat basins, and servicing facilities for the same.
- Public billard parlors, arcades, pool rooms, bowling alleys, dance halls and other indoor centers of amusement.
- Wholesale and retail marine or waterfront businesses to include the receipt, storage and transshipment of waterborne commerce, or seafood receiving, packing or distribution.
- Radio and television stations, and accessory antenna or towers which are sixty (60) feet or less in height.
- Printing and publishing.
- Off-street parking as required by this Chapter.
- Day care and child care centers.
- An apartment or living quarters for a guard, caretaker, proprietor or the person employed on the premises, which is clearly secondary to the commercial use of the property.
- Publicly owned solid waste container sites.
- Telephone exchanges and telephone switching stations.

ZONING

CHAPTER 20

Article IV. Districts

DIVISION 8. BUSINESS, LIMITED, DISTRICT B-1

Section 20-82.1. Uses Permitted by Special Use Permit Only.

In the B-1, General Business District, buildings to be erected or land to be used for one or more of the following or similar uses shall be permitted only after the issuance of a Special Use Permit by the Board of Supervisors:

- Hospitals and nursing homes.
- Antenna and towers in excess of sixty (60) feet in height.
- Campgrounds.
- Drive-in theaters.
- Processing, assembly and manufacture of light industrial products or components; with all storage, processing, assembly and manufacture conducted indoors and undercover; with no dust, noise, odor or other objectionable effect.
- Design, research and evaluating laboratories.
- Airports.
- Sanitary landfills.
- Water impoundments for public or private use of 50 acres or more and dam heights of 25 feet or more.
- Outdoor sport facilities.
- Thematic parks or gardens.
- Outdoor centers of amusement.
- Petroleum storage.
- Public or private water and sewer facilities, including but not limited to treatment plants, pumping stations, storage facilities and transmission mains, except private connections to existing mains which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.
- Public or private transmission pipelines, including pumping stations and accessory storage, for natural gas, propane gas, petroleum products, chemicals, slurry coal and any other gases, liquids or solids, except extensions for private connections to existing pipelines, which are intended to serve an individual residential or commercial customer and which are accessory to existing or proposed development, are permitted generally and without a Special Use Permit.
- Public or private electrical generation facilities, electrical substations with a capacity of 5000 kilovolt amperes or more, and electrical transmission lines capable of transmitting 69 kilovolts or more.
- Railroad facilities including tracks, bridges, switching yards and stations, except spur lines which are to serve and are accessory to existing or proposed development adjacent to existing railroad rights-of-way and track and safety improvements in existing railroad rights-of-way, are permitted generally and without a Special Use Permit.
- Publicly owned solid waste container sites.

ZONING

CHAPTER 20

Article IV. Districts

DIVISION 10. INDUSTRIAL, GENERAL, DISTRICT M-2

Section 20-96. Permitted Uses.

In the M-2, General Industrial District, buildings to be erected or land to be used shall be for one or more of the following or similar uses:

- Manufacture or assembly of automobiles, trucks, machinery or equipment.
- Manufacture or assembly of electronic instruments, electronic devices or electronic components.
- Manufacture or assembly of medical, drafting, metering, marine, photographic and mechanical instruments.
- Manufacture or assembly of appliances, tools, firearms, hardware products, and heating, cooling or ventilating equipment.
- Manufacture, assembly or fabrication of sheet metal products.
- Manufacture, compounding, processing or packaging of cosmetic, toiletry, and pharmaceutical products.
- Manufacture and assembly of musical instruments, toys, novelties, and rubber and metal stamps.
- Manufacture and sale of mobile homes, modular homes, and industrialized housing units.

Manufacture, compounding, processing or packaging of food and food products, but not the slaughter of animals.

Manufacture or assembly of aircraft and aircraft parts.

Manufacture, compounding, assembly or treatment of products made from previously prepared paper, plastic, metal, textiles, tobacco, wood, paint, fiber glass, glass, rubber, wax, leather, cellophane, canvas, felt, fur, horn, hair, and yarn.

Manufacture of glass and glass products.

Manufacture and processing of acrylic and other synthetic fibers.

Manufacture and processing of textiles and textile products.

Manufacture of cans and other metal products from previously processed metals.

Welding and machine shops including punch presses and drop hammers.

Breweries and other necessary associated activities.

Manufacture and bottling of soft drinks.

Manufacture and sale of wood products.

Wood preserving operations.

Manufacture of furniture.

Manufacture of carpets and carpet yarns.

Manufacture of boats, marine equipment and boat trailers.

Manufacture of pottery and ceramic products, using kilns fired only by gas or electricity.

Manufacture of batteries.

Metal foundry and heavy weight casting.

Drop-forge industries, manufacturing forgings with a power hammer.

Structural iron and steel fabrication.

Contractor offices, equipment storage yards, shops and warehouses.

Warehouse, storage, and distribution centers.

Boiler shops.

Water well drilling establishments.

Manufacture and storage of ice, including dry ice.

Printing, lithographing, engraving, photocopying, blue printing, and publishing establishments.

Corporate, business, professional and governmental offices.

Date processing centers.

Research, development, and design facilities.

Industrial and technical training schools.

Commercial banks, credit unions and other similar financial institutions.

Employment services or agencies.

Janitorial service establishments.

Security service offices.

Fire stations.

Post offices.

Churches.

Public utilities or public service or transportation uses, water storage tanks, pumping or regulator stations, telephone exchanges, transformers or substations, and power transmission lines.

Accessory uses as defined in Section 20-2 of this Chapter.

Off-street parking as required by this Chapter.

An apartment or living quarters for a guard, caretaker or other person employed on the premises which is clearly secondary to the industrial use of the property.

Publicly owned solid waste container sites.

Retail sales of products related to the main use provided floor area for retail sales comprises less than 25% of the first floor area of the main use.