

Acreage: 1.52
Existing Zoning: I2
Proposed zoning" I-2CD
Proposed Use: Warehouse/Industrial

General Provisions-Permissible Development (CD)

Amusement, commercial outdoors; Assembly or fabrication of previously manufactured parts, including but not limited to the following: Apparel and other textile products; Electronic and other electric equipment, except electrical generator and distribution equipment; Fabric samples; Furniture and fixtures; Industrial machinery and equipment; Instruments and related products; Leather and leather products, excluding tanning or curing of hides; Lumber and wood products; Paper and allied products; Metal products; Transportation equipment; Other similar uses; Barber and Beauty shops; Building maintenance service; Catalog and mail-order houses; Civic, social service and fraternal facilities; Clinics, medical, dental and optical; Clinics, veterinary; Contractor offices and accessory storage, excluding the storage of construction equipment; Engraving; Fabric sample assembly; Fence and fence materials, retail and wholesale; Florists, retail and wholesale; Government buildings, up to 100,000 sq. ft. and Recreation Centers up to 30,000 sq. ft.; Graphics research and production; Indoor recreation; Laboratories, medical, dental and optical; Laboratories, for applied and basic research and testing of products, manufacture, processes or fabrication; Manufacture (heavy) of: Electrical distribution equipment; Electrical industrial apparatus; Fabricated metal products; Furniture and fixtures; Glass and glassware; Industrial machinery; Refrigerator and service machinery; Textile mill products; Wire products; Other similar uses; Manufacturer's representatives, including offices, and repair and service facilities; Merchandise show rooms, including warehousing in a single building; Offices, up to 100,000 sq. ft.; Orthotics-Prosthetics facilities; Parks, greenways and arboretums; Printing and publishing; Radio and television stations and/or offices; Religious institutions; Research uses; Showrooms, up to 70,000 sq. ft.; Studios for artists, designers, photographers, musicians, sculptors, bymnasts, potters, wood and leather craftsmen, glass blowers, weavers, silversmiths, and designers of ornamental and precious jewelry; Subdivision sales offices; Vocational schools; Warehousing, within an enclosed building; All manufacturing operations permitted in I-1 except batteries, boat and ship building and meat products.

Adult care center; Bus stop shelters; Cemeteries; Off-street parking; Open space recreational uses; Outdoor recreation; Public utility transmission and distribution lines; Radio, telephone, cellular telephone and television masts, towers, antennae and similar structures; Shelters (Accessory Shelter and Emergency shelter only); Universities, colleges and junior colleges.

Accessory uses and structures clearly incidental and related to the permitted principal use or structure on a lot; Childcare centers, as an accessory use of structure in I-2; Dumpsters, trash handling areas and service entrances; Fences and walls; Large childcare centers as an accessory use or structure in I-2; Manager's residence quarters, one dwelling unit/development or project, limited to 1200 sq. ft.; Outdoor lighting; Petroleum storage; Petroleum storage underground; Vending machines for cigarettes, candy, soft drinks and coin operated laundries located within an enclosed building as an accessory to the uses in the principal building; Vending machines out of doors.

The existing structure, parking areas and other site features will remain in its current condition under this petition. New development within areas designated as PED is subject to the development and urban design standards of PED with the following exceptions:

Change of use

- *Non-Residential to Non-Residential with no expansion
- *Residential to Non-Residential with no expansion
- *Expansion of less than 5% of the building area or 1000 sq.ft., whichever is less



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PROPOSED REZONING FOR:

DRAWN BY: JGH

1