

ARTICLE 27-300. ZONING DISTRICTS AND OFFICIAL MAP

Sec. 27-306. District Regulations: Commercial and Industrial Uses.

TITLES AND DESCRIPTION OF INDUSTRIES SR - SPECIAL REVIEW A - ALLOWED	Residential Professional	Neighborhood Commercial	Community Commercial	Highway Commercial	Central Business District	Controlled Industrial	Heavy Industrial	Public	South 27th Street Corridor
DIVISION A - AGRICULTURE, FORESTRY AND FISHING									
01 AGRICULTURAL PRODUCTION - CROPS:									
– Offices only	A	A	A	A	A	A	A		A
– Production only	A	A	A	A	A	A	A	A	
– Sales		A	A	A	A	A	A		
02 AGRICULTURAL PRODUCTION - LIVESTOCK AND ANIMAL SPECIALTIES:									
– Offices only	A	A	A	A	A	A	A		A
021 Livestock, except dairy and poultry							SR		
07 AGRICULTURAL SERVICES (EXCEPT BELOW):									
– Offices only	A	A	A	A	A	A	A		A
0741 Veterinary services for livestock:									
– Boarding						A	A		
– Outpatient only				SR		A	A		
0742 Veterinary services for animal specialties:									
– Boarding			SR	A		A	A		SR
– Outpatient only		SR	A	A		A	A		A
075 Animal services, except veterinary (except below):									
– Dog grooming			A	A		A	A		
– Public animal shelters						A	A	A	
08 FORESTRY:									
– Offices only	A	A	A	A	A	A	A		A
– Retail sales			A	A	A	A	A		A
– Equipment storage and wholesale sales				A		A	A		
09 FISHING, HUNTING, AND TRAPPING (EXCEPT BELOW):									
– Offices only	A	A	A	A	A	A	A		A
092 Fish hatcheries and preserves						SR	SR		

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DIVISION D - MANUFACTURING 20 FOOD AND KINDRED PRODUCTS: <ul style="list-style-type: none"> – Offices only – 2011 Packing plants – 2013 Meat products – 2015 Poultry slaughtering and processing plants – 202 Dairy products – 203 Canned, frozen, and preserved fruits, vegetables, and food specialties – 204 Grain mill products – 205 Bakery products – 2061, 2062, 2063 Sugar manufacturing and refining – 2064, 2066, 2067, 2068 Candy; chocolate; chewing gum; salted and roasted nuts and seeds manufacturing – 207 Fats and oils – 2082, 2083, 2084, 2085 Alcoholic beverages manufacturing and bottling (except below): <ul style="list-style-type: none"> – 1,500 to 5,000 31-gallon barrels per year – Less than 1,500 31-gallon barrels per year – 2086, 2087 Soft drinks and flavoring extracts manufacturing and bottling – 2091 Canned and cured fish and seafoods – 2092 Prepared fresh or frozen fish and seafoods 	A	A	A	A	A	A	A		A
			SR	A	SR	SR	SR		SR
			SR	SR	SR	SR	A		SR
			A	A	A	A	A		A
				SR		A	A		
						SR	SR		
						SR	A		

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<ul style="list-style-type: none"> - 2095, 2096, 2098 Roasted coffee; potato or corn chips; macaroni manufacture - 2097 Manufactured ice - 2099 Food preparations, not elsewhere classified 				A		A A SR	A A A		
21 TOBACCO PRODUCTS: <ul style="list-style-type: none"> - Offices only 	A	A	A	A	A	SR A	A A		A
22 TEXTILE MILL PRODUCTS: <ul style="list-style-type: none"> - Offices only 	A	A	A	SR A	A	A A	A A		A
23 APPAREL AND OTHER FINISHED PRODUCTS MADE FROM FABRICS AND SIMILAR MATERIALS: <ul style="list-style-type: none"> - Offices only 	A	A	A	SR A	A	A A	A A		A
24 LUMBER AND WOOD PRODUCTS, EXCEPT FURNITURE: <ul style="list-style-type: none"> - Offices only - 2411 Logging - 2421 Sawmills and planing mills - 2426, 2429 Hardwood and special product sawmills - 2431, 2435, 2436, 2439, Millwork, plywood veneer, wood members manufacture - 2434 Cabinet manufacture - 244 Wood container manufacture - 245 Wood buildings and mobile home manufacture - 249 Miscellaneous wood products manufacture 	A	A	A	A SR SR SR	A	A SR A A A A	A SR A A A A		A
25 FURNITURE AND FIXTURES: <ul style="list-style-type: none"> - Offices only 	A	A	A	SR A	A	A A	A A		A
26 PAPER AND ALLIED PRODUCTS: <ul style="list-style-type: none"> - Offices only 	A	A	A	A	A	SR A	A A		A

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SR - SPECIAL REVIEW A - ALLOWED									
27 PRINTING, PUBLISHING, AND ALLIED INDUSTRIES: – Offices only	A	A	SR A	A A	A A	A A	A A		SR A
28 CHEMICALS AND ALLIED PRODUCTS: – Offices only – 2833-Medicinal & Botanical Products – 2834 – Pharmaceutical Preparations	A	A	A	A A A	A	A A A	A A A		A
29 PETROLEUM REFINING AND RELATED INDUSTRIES: – Offices only – 291 Petroleum refining – All others	A	A	A	A	A	A	A SR A		A
30 RUBBER AND MISCELLANEOUS PLASTICS PRODUCTS: – Offices only	A	A	A	A	A	SR A	SR A		A
31 LEATHER AND LEATHER PRODUCTS: – Offices only	A	A	A	SR A	A	A A	A A		A
32 STONE, CLAY, GLASS, AND CONCRETE PRODUCTS (EXCEPT BELOW): – Offices only – 3231, 3269, 3281 Products made from purchased glaze, pottery products, cut stone products – 324, 325, 327 Hydraulic cement; structural clay products; concrete, gypsum, and plaster products	A	A	A	A SR	A	A A SR	A A A		A
33 PRIMARY METAL INDUSTRIES (EXCEPT BELOW): – Offices only – 332, 336 Foundries – 3312, 333, 334 Blast furnaces, primary and secondary smelters	A	A	A	A	A	SR A	A A A SR		A

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34 FABRICATED METAL PRODUCTS, EXCEPT MACHINERY AND TRANSPORTATION EQUIPMENT (EXCEPT BELOW): – Offices only – 348 Ordinance and accessories, except vehicles and guided missiles	A	A	A	A	A	SR A	A A SR		A
35 INDUSTRIAL AND COMMERCIAL MACHINERY AND COMPUTER EQUIPMENT: – Offices only	A	A	A	A	A	SR A	A A		A
36 ELECTRONIC AND OTHER ELECTRICAL EQUIPMENT AND COMPONENTS, EXCEPT COMPUTER EQUIPMENT: – Offices only	A	A	A	A	A	SR A	A A		A
37 TRANSPORTATION EQUIPMENT: – Offices only	A	A	A	A	A	A	A A		A
38 MEASURING, ANALYZING, AND CONTROLLING INSTRUMENTS; PHOTOGRAPHIC, MEDICAL, AND OPTICAL GOODS; WATCHES AND CLOCKS – Offices only	A	A	A	A	A	A A	A A		A A

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39 MISCELLANEOUS MANUFACTURING INDUSTRIES: – Offices only – 391, 393, 394 Jewelry, silverware, plated ware; musical instruments; dolls, toys, games, sporting, and athletic goods – 395, 396, 399 Pens, pencils, and artists materials; costume jewelry and novelties; miscellaneous manufacturing industries	A	A	A	A A	A	A A	A A		A A
DIVISION E - TRANSPORTATION, COMMUNICATIONS, ELECTRIC, GAS, AND SANITARY SEWER 40 RAILROAD TRANSPORTATION: – Offices only – Switching yards – Passenger and freight terminals	A	A	A	A	A A	A A	A A A		A
41 LOCAL AND SUBURBAN TRANSIT AND INTERURBAN HIGHWAY PASSENGER TRANSPORTATION: – Offices only – 4173 Bus terminal operation only, without maintenance facilities	A	A	A	A A A	A A A	A A A	A A A	A A A	A A A

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42 MOTOR FREIGHT TRANSPORTATION AND WAREHOUSING: – Offices only – 421, 423 Trucking terminal and maintenance facilities (except below): – 4215 Courier services, except by air (without truck terminal facilities) – 422 Public warehousing (except below): – 4225 General warehousing and storage – 4226 Special warehouse and storage	A	A	A	A	A	A	A		A
43 U.S. POSTAL SERVICE: – Without truck terminal facilities – With truck terminal facilities	A	A	A	A	A	A	A	A	A
44 WATER TRANSPORTATION: – Offices only	A	A	A	A	A	A	A		A
45 TRANSPORTATION BY AIR: – Offices only – 4513 Air courier services (without truck terminal facilities)	A	A	A	A	A	A	A	A	A
46 PIPELINES, EXCEPT NATURAL GAS: – Offices only	SR A	SR A	SR A	SR A	SR A	SR A	SR A	SR	SR A
47 TRANSPORTATION SERVICES: – Offices only – Warehouses, terminals	A	A	A	A A	A	A A	A A		A

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48 Communications – Offices only Amateur Radio Antenna Support Structures: – 100 feet or less in height (See Section 27-619 for additional requirements) – Greater than 100 feet in height Broadcasting (Radio and Television) Services: – Stations and studios – Antenna support structures that meet the height restrictions for building in BMCC Section 27-309. – Antenna support structures exceeding the maximum height for buildings in BMCC, Section 27-309, or exceed 50 feet in height whichever is less. – Broadcast antenna or tower farms	A	A	A	A	A	A	A	A	A
	A	A	A	A	A	A	A	A	A
	SR	SR	SR	SR	SR	SR	A	SR	SR
	SR	SR	A	A	A	A	A	A	A
	SR	SR	A	A	A	A	A	A	A
	SR	SR	SR	SR	SR	SR	A	SR	SR
	SR	SR	SR	SR		SR	A	SR	
Commercial Antenna Support Structures: – Alternative antenna support structures. – Antenna support structures located on school, government-owned utility or other government sites. – Antennae co-located on existing or approved alternative antenna support structures or antenna support structures.	A	A	A	A	A	A	A	A	A
	A	A	A	A	A	A	A	A	A
	A	A	A	A	A	A	A	A	A

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<ul style="list-style-type: none"> - Roof-mounted antenna - Antenna support structures 50 feet or less in height (see additional requirements in Section 27-620). - Antenna support structures greater than 50 feet in height. - Tower farms - Dishes over 12' in Diameter 	SR	SR	A	A	A	A	A	A	A
	SR	SR	A	A	A	A	A	A	A
	SR	SR	SR SR	SR SR	SR	SR SR	A A	SR SR	SR
	SR	SR	A	A	A	A	A	SR	SR
<p>49 ELECTRIC, GAS, AND SANITARY SERVICES:</p> <ul style="list-style-type: none"> - Offices only - Municipal water supply (4941) or sewerage (4952) treatment facilities - 4953 Refuse systems* - Sanitary landfills - Transmission and distribution, electric and gas - Production, manufacture and generation, electric or gas - All others this group <p>* See BMCC Sec. 27-605 Hazardous Waste Facilities</p>	A	A	A	A	A	A	A	A	A
							A SR	A	
	SR	SR	SR	SR	SR	SR	SR	SR	SR
<p>DIVISION F - WHOLESALE TRADE</p> <p>50 WHOLESALE TRADE - DURABLE GOODS:</p> <ul style="list-style-type: none"> - Offices only - Warehouses enclosed storage - Open storage - 5093 Scrap and waste materials (auto wrecking) <p>Restricted to open storage as allowed by Sec. 27-601</p>	A	A	A	A	A	A	A	A	A
			SR	A A		A A	A A		A
						SR	SR		

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51 WHOLESALE TRADE - NONDURABLE GOODS: – Offices only – 511, 512, 513 Paper, drugs and apparel – 514, 518 Groceries; beer, wine and distilled beverages – 515 Farm product raw materials (except below): – 5154 Livestock auctions – 516 Chemicals and allied products – 517 Petroleum and petroleum products – 5191, 5198 Farm supplies; paints, varnishes, and supplies – 5192, 5193, 5194, 5199 Books, periodicals, and newspapers; flowers, nursery stock and florists' supplies; tobacco and tobacco products; non-durables not elsewhere classified	A	A	A	A	A	A	A		A

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DIVISION G - RETAIL TRADE * Under 10,000 square feet gross floor area (GFA). A special review is required if over 10,000 square feet GFA. No warehousing of storage in excess of twenty-five (25) percent of total GFA. Restricted to open storage as allowed by Sec. 27-601. 52 BUILDING MATERIALS, HARDWARE, GARDEN SUPPLY, AND MOBILE HOME DEALERS: <ul style="list-style-type: none"> - 521 Lumber and other building materials stores - 523, 525 Paint, glass and wallpaper; hardware stores - 526 Nurseries, lawn and garden supply stores - 527 Mobile home dealers (manufactured homes) 			SR	A		A	A		A
53 GENERAL MERCHANDISE STORES		A*	A	A	A	A	A		A
54 FOOD STORES <ul style="list-style-type: none"> - Convenience store with gas pump islands 		A*	A	A	A	A	A		A
55 AUTOMOTIVE DEALERS AND GASOLINE SERVICE STATIONS (EXCEPT BELOW): <ul style="list-style-type: none"> - 553 Auto supply - 554 Gasoline service stations - Convenience store - Service station - Accessory car wash with above two uses - Truck stop - 556 Recreational vehicle dealers 		A*	A	A	A	A	A		A
56 APPAREL AND ACCESSORY STORES		A*	A	A	A	A	A		A

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SR - SPECIAL REVIEW A - ALLOWED									
63 INSURANCE CARRIERS	A	A	A	A	A	A	A		A
64 INSURANCE AGENTS, BROKERS, AND SERVICE	A	A	A	A	A	A	A		A
65 REAL ESTATE (EXCEPT BELOW): – 6515 Operators of residential mobile home sites – 6553 Cemetery subdividers and developers	A	A	A	A	A	A	A	A	A
66 COMBINATIONS OF REAL ESTATE, INSURANCE, LOANS, OR LAW OFFICES	A	A	A	A	A	A	A		A
67 HOLDING AND OTHER INVESTMENT OFFICES	A	A	A	A	A	A	A		A
DIVISION I - SERVICES									
70 HOTELS, ROOMING HOUSES, CAMPS AND OTHER LODGING PLACES: – 701 Hotels and motels – 702, 704 Rooming, boarding houses; organization hotels and lodging houses, on a membership basis – 703 Camps and recreational vehicle parks			A	A	A	A	A		A
		A	A	A	A	A	A		A
			A	A		A	A	A	
72 PERSONAL SERVICES: – 7211, 7213, 7217, 7218 Power laundries, family and commercial; linen supply; carpet and upholstery cleaning; industrial launderers – 7212, 7216, 7219 Garment pressing, and agents for laundries and drycleaning; drycleaning plants, except rug cleaning; laundry and garment services, not elsewhere classified; (10,000 SF GFA MAX) – Over 10,000 SF GFA MAX									
				SR	SR	A	A		
	SR	A	A	A	A	A	A		A
		SR	A	A	A	A	A		A

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SR - SPECIAL REVIEW A – ALLOWED									
94 ADMINISTRATION OF HUMAN RESOURCE PROGRAMS	A	A	A	A	A	A	A	A	A
95 ADMINISTRATION OF ENVIRONMENTAL QUALITY AND HOUSING PROGRAMS	A	A	A	A	A	A	A	A	A
96 ADMINISTRATION OF ECONOMIC PROGRAMS	A	A	A	A	A	A	A	A	A
97 NATIONAL SECURITY AND INTERNATIONAL AFFAIRS	A	A	A	A	A	A	A	A	A
DIVISION K – NONCLASSIFIABLE ESTABLISHMENTS									
99 NONCLASSIFIABLE ESTABLISHMENTS: THE ZONING DISTRICT AND REQUIREMENTS OF THESE ESTABLISHMENTS WILL BE DETERMINED BY THE PLANNING DIRECTOR.									
DWELLINGS									
– SINGLE-FAMILY	A	A	A	A	A	SR			
– TWO-FAMILY		A	A	A	A				
– MULTIPLE-FAMILY		A	A	A	A				A
– MODULAR HOME	A	A	A	A	A	SR			A
– ROWHOUSE/TOWNHOUSE		SR	SR	SR	SR				SR

SEC. 27-307. ADOPTION OF STANDARD INDUSTRIAL CLASSIFICATION MANUAL, 1987.

There is adopted by the City Council and Board of County Commissioners for the purpose of classifying the industries set forth in BMCC Section 27-306, the whole 1987 Edition of the Standard Industrial Classification Manual, published by the Executive Office of the President, Office of Management and Budget, of which manual one copy is now filed in the offices of the City Clerk and the County Clerk and Recorder, and the same is adopted and incorporated as fully as if set out at length in this Chapter, and from the date on which this Resolution/Ordinance is adopted said manual shall take effect.