Airport Industrial Park Land Use Categories

Red: Currently not allowed at AIP

Green: Currently allowed at AIP

Blue: Not specified in the code

Orange: Allowed as a Conditional Use

**Group Living:** Residential homes and facilities for persons with disabilities; dormitories, fraternities and sororities; monasteries and convents; nursing and convalescent homes; assisted living and similar retirement facilities where some level of daily care is provided by on-site staff; some residential programs for drug and alcohol treatment; adult foster homes; alternative or post incarceration facilities; and combinations of such uses.

**Household Living:** Houses (attached/common wall or non-attached), duplexes, apartments, condominiums, retirement center apartments (not otherwise categorized as Group Living), manufactured housing, and other structures with self-contained and permitted dwelling units.

**Manufactured Home Parks**

**Commercial Outdoor Recreation:** Amusement parks, theme parks, golf driving ranges, farmer’s market, flea market, arts and crafts fair, miniature golf facilities, and similar commercial venues.

**Commercial Parking:** Short- and long-term fee parking facilities, commercial district shared parking lots, commercial shuttle parking, and mixed parking lots (partially for a specific use, partly for rent to others).

**Quick Vehicle Servicing:** Full-serve and mini-serve gas stations, unattended card key stations, car washes, and quick lubrication services where service is typically provided in less than one hour.

**Major Event Entertainment:** Sports arenas, race tracks (auto, horse, dog, etc.), auditoriums, exhibition and meeting areas, concert halls, outdoor amphitheaters, and fairgrounds.

**Commercial Educational Services:** Vocational schools, tutoring centers, computer classes, after school learning centers for grades K-12, and arts and crafts classes.

**Offices:** Professional services such as lawyers, accountants, engineers, or architects; financial businesses such as lenders, brokerage houses, bank headquarters, or real estate agents; data processing; sales offices; government offices and public utility offices; TV and radio studios; medical and dental clinics, and medical and dental labs.

**Retail Sales and Commercial Services:**

1. Sales of Good: Stores selling, leasing, or renting consumer, home, and business goods including art, art supplies, bicycles, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationery, and videos; food sales, and sales or leasing of consumer vehicles including passenger vehicles, motorcycles, light and medium trucks, and other recreational vehicles.
2. Personal Services: Branch banks; urgent medical care; laundromats; photographic studios; photocopy and blueprint services; hair, tanning, gym, health or athletic club, and personal care services; tax preparers, accountants, real estate, legal, financial services; business, martial arts, and other trade schools; dance or music classes; child care center (not family day care); mortuaries; veterinarians; kennels limited to boarding, with no breeding; and animal grooming.
3. Eating and Drinking Establishments: Restaurants, cafes, delicatessens, brewpubs, taverns, and bars, and similar uses.
4. Entertainment: Indoor or outdoor continuous entertainment activities such as bowling alleys, ice rinks, and game arcades; pool halls; indoor firing ranges; theaters, membership clubs, and lodges.
5. Overnight Accommodations: Hotels, motels, recreational vehicle parks, and other temporary lodging with an average length of stay of less than 30 days. Short-Term Vacation Rentals are classified/permitted separately.
6. Repair-oriented: Repair of TVs, bicycles, clocks, watches, shoes, guns, appliances and office equipment; photo or laundry drop off; quick printing; recycling drop-off; tailor; locksmith; and upholsterer.

**Self-Service Storage**

**Drive Up/Drive In/Drive Through**

**Vehicle Repair**

**Industrial Service:** welding shops; machine shops; tool repair; electric motor repair; repair of scientific or professional instruments; sales, repair, storage, salvage or wrecking of heavy machinery, metal, and building materials; towing and vehicle storage; auto and truck salvage and wrecking; heavy truck servicing and repair; tire re-treading or recapping; truck stops; building, heating, plumbing or electrical contractors; printing, publishing and lithography; exterminators; recycling operations; janitorial and building maintenance services; fuel oil distributors; solid fuel yards; research and development laboratories; dry-docks and the repair or dismantling of ships and barges; laundry, dry-cleaning, and carpet cleaning plants; and photofinishing laboratories.

**Manufacturing and Production:** Processing of food and related products; catering establishments; breweries, distilleries, and wineries when not accessory to a Commercial Service Use; slaughter houses, taxidermist, and meat packing; feed lots and animal dipping; weaving or production of textiles or apparel; lumber mills, pulp and paper mills, and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; movie production facilities; ship and barge building; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items, and other electrical items; production of artwork and toys; sign making; production of prefabricated structures, including mobile homes; and the production of energy.

**Warehouse, Freight Movement, and Distribution:** Separate or off-site warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, marine, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials.

**Waste-Related; Recycling Facilities:** Sanitary landfills, limited use landfills, waste composting, energy recovery plants, sewer treatment plants, portable sanitary collection equipment storage and pumping, recycling centers, and hazardous-waste-collection sites.

**Wholesale Sales:** Sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment, and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware, and office supplies.

**Basic Utilities, Private and Public:** Water and sewer pump stations; sewage disposal and conveyance systems; electrical substations; water towers and reservoirs; water quality and flow control facilities; water conveyance systems; storm water facilities and conveyance systems; telephone exchanges; bus stops or turnarounds, suspended cable transportation systems, and public safety facilities; district heating and cooling systems; solar, wind, or geothermal power generation facilities that are not accessory to a primary structure but serve a single development, subdivision, or subarea of the City; and emergency communication broadcast facilities. Only permitted for utilities required to serve AIP district.

**Colleges**

**Community Services; Government Offices:** City hall, county government and administrative offices, public safety facilities, libraries, museums, senior centers, community centers, publicly owned swimming pools, youth club facilities, hospices, ambulance stations, drug and alcohol centers, social service facilities, mass shelters or short term housing when operated by a public or non-profit agency, vocational training for the physically or mentally disabled, soup kitchens, and surplus food distribution centers. Public safety facilities are permitted.

**Daycare:** Preschools, nursery schools, latch key programs, and adult daycare programs.

**Medical Centers**

**Parks and Open Spaces:** Parks, golf courses, cemeteries, public squares, plazas, recreational trails, botanical gardens, boat launching areas, nature preserves, and open space that is not part of an Agricultural use.

**Religious Institutions:** Churches, temples, synagogues, and mosques.

**Schools**

**Incarceration Facilities**

**Agriculture:** breeding or raising of fowl or other animals; dairy farms; stables; riding academies; kennels or other animal boarding places; veterinary services; farming, truck gardening, forestry, tree farming; and wholesale plant nurseries.

**Mining:** Quarrying or dredging for sand, gravel or other aggregate materials; mining; and oil, gas, or geothermal drilling. Note: Land use approval is required prior to any grading or clearing of vegetation from a site, even if the intended use is not Mining. In such case, the land use designation is the same as that for which the clearing or grading is proposed.

**Radio Frequency Transmission Facilities:** Permitted only in conjunction with airport operations.

**Transportation Facilities and Improvements:** Transportation capital improvements; normal operation, maintenance, repair, and preservation activities of transportation facilities; installation of culverts, pathways, medians, fences, guardrails, lighting, landscaping and similar types of improvements when associated with transportation facilities; emergency measures associated with a transportation facility and necessary for the safety and protection of life or property; and construction of a street or road as part of a City approved land division.

**Utility Corridors and Rail Lines**