

## Chapter 320. Zoning

### Article XV. LIMU Limited Industrial Mixed Use District

#### § 320-151. Use regulation.

- A. Class I permitted uses. A building may be erected or used and a lot may be used or occupied by any of the following uses and no other.
- (1) Artisans' and crafts works.
  - (2) Bookbinding, copying or other printing-related processes.
  - (3) Building contractor.
  - (4) Business offices.
  - (5) Candy manufacturing.
  - (6) Coffee roasting.
  - (7) Commercial car wash facilities.
  - (8) Fence manufacturing.
  - (9) Furniture and fixtures manufacturing.
  - (10) Glass products from previously prepared materials.
  - (11) Mini storage facilities.
  - (12) Machine shops.
  - (13) Natural and man-made stone finishing and manufacturing.
  - (14) Job printing or photocopying.
  - (15) Public or governmental building or use, including storage yard, repair shop or similar use.
  - (16) Retail or wholesales of industrial products.
  - (17) Scientific or industrial research, engineering, training and testing facilities.
  - (18) Upholstering.
  - (19) Warehousing and storage.
  - (20) Window blinds, shades, and awnings manufacturing.
  - (21) Any residential use in Article V, R-2 Residence District, provided that all of the R-2 regulations are met.
  - (22) Accessory uses on the same lot with and customarily incidental to any principal use permitted by this section, including no-impact home-based business.

- B. Class II permitted uses. All Class I permitted uses including the following and no other.
- (1) Automotive and other vehicle sales and repairs.
  - (2) Automotive body shops provided all work is done in an enclosed space.
  - (3) Banks, including drive-through windows.
  - (4) Gas stations.
  - (5) Fully enclosed automobile showrooms.
  - (6) Recreational facility of limited scale, such as fitness center, health club, racquet club.
  - (7) Restaurants, tearooms, delicatessens, luncheonettes, coffee shops, retail bakers, confectionery or ice cream shops, bars, taverns or other places serving food or beverages, including outdoor dining facilities provided exclusive of drive-through facilities.
  - (8) Retail dry cleaning and launderette drop-off facilities.
- C. Special exception. The following use and no other when authorized by the Zoning Hearing Board pursuant to Article **XXI**, Special Exceptions, and the criteria contained herein.
- (1) Multifamily residential as an adaptive reuse of a vacant industrial building.
- D. Signs. Unless otherwise noted, when erected and maintained in accordance with the provision of Article **XXVII**, Signs.
- E. Parking. Unless otherwise noted, off-street parking pursuant to the standards in Article **XXVI**, Off-Street Parking and Loading, unless otherwise noted.