

## **1107.04 Permitted Use Table**

- (a) Regulation of the Use and Development of Land and Structures: These regulations are established and adopted governing the use and physical development of land and/or structures.
- (b) Rules of Application: These regulations shall be interpreted and enforced according to the following rules:
- (1) **Identification of Uses:** Listed uses are to be defined by their customary name or identification, except where they are specially defined or limited in this UDO.
  - (2) **Permitted Uses:** Only a use designated as a permitted use shall be allowed as a matter of right in a zoning district and any use not so designated shall be prohibited except, when in character with the zoning district, such other additional uses may be added to the permitted uses of the zoning district by an amendment to this UDO.
  - (3) **Conditional Uses:** A use designated as a conditional use may be allowed in a zoning district when such conditional use, its location, extent and method of development will not substantially alter the character of the vicinity or unduly interfere with the use of adjacent lots in the manner prescribed for the zoning district. To this end the Planning Commission may, in addition to the development standards for the zoning district, set forth such additional requirements as will, in its judgment, render the conditional use compatible with the existing and future use of adjacent lots and the vicinity.
  - (4) **Accessory Uses:** A use designated as an accessory use shall be permitted in a zoning district when such use is subordinate in area, extent, and purpose to the principal use and is located on the same lot and in the same zoning district as the principal use.
  - (5) **Prohibited Uses:** If a use is not listed on Table 1107.04-1 or Table 1107.04-2, then it shall also be considered prohibited, unless approved specifically through the similar use determination as established in section 1115.09(f): Determination of Similar Uses.
  - (6) **Additional Standards:** The section reference contained in the "REF" column on Table 1107.04-1 and Table 1107.04-2 are references to additional standards are requirements that apply to uses listed in the respective row. Standards referenced in the table apply to all the zoning districts in which the use is permitted or conditionally permitted, unless otherwise expressly stated. In the table a "PS" represents a permitted use that has additional standards, and a "CS" represents a conditional use that has additional standards.
  - (7) **Development Standards:** The development standards shall be the minimum required for development in a zoning district unless otherwise stated. If the development standards are in conflict with the requirements of any other lawfully adopted rules, regulations or laws, the more restrictive or higher standards shall govern.

**TABLE 1107.04-1: Agricultural, Residential, and Parks and Recreation Districts Use Table**

<b>Agricultural Uses</b>	<b>A-1</b>	<b>PAR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>REF</b>
Agriculture	P		PS				<a href="#">1107.06(a)</a>
<b>Residential Uses</b>	<b>A-1</b>	<b>PAR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>REF</b>
Dwelling, Four Family						P	
Dwelling, Live/Work					CS		<a href="#">1107.07(a)</a>
Dwelling, Multi-Family 5+ Units						P	
Dwelling, Row House					CS		<a href="#">1107.07(b)</a>
Dwelling, Single-Family	P		P	P	P	P	
Dwelling, Three Family					P	P	
Dwelling, Two Family				C	P	P	
Elderly Housing					CS	CS	<a href="#">1107.07(d)</a>

Residential Living Facility, Large						CS	<a href="#">1107.07(e)</a>
Residential Living Facility, Medium					CS	CS	<a href="#">1107.07(e)</a>
Residential Living Facility, Small	PS		PS	PS	PS	PS	<a href="#">1107.07(e)</a>
Residential Treatment Facility, Large						CS	<a href="#">1107.07(e)</a>

Residential Treatment Facility, Medium					CS	CS	<a href="#">1107.07(e)</a>
Residential Treatment Facility, Small	PS		PS	PS	PS	PS	<a href="#">1107.07(e)</a>
<b>Public/Institutional Uses</b>	<b>A-1</b>	<b>PAR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>REF</b>
Cemeteries, Mortuaries	CS						<a href="#">1107.08(b)</a>
Educational Facilities (Pre-K thru 12th Grade)	CS					CS	<a href="#">1107.08(c)</a>
Essential Services	PS	PS	PS	PS	PS	PS	<a href="#">1107.08(d)</a>
Government Facility	P	P	P	P	P	P	
Public Parks, Open Spaces, Recreation, and Preserves, Outdoor	PS	PS	PS	PS	PS	PS	<a href="#">1107.08(e)</a>
Religious and Cultural Facilities	CS		CS	CS	CS	CS	<a href="#">1107.08(g)</a>
Secondary Education, Colleges, and Universities	CS					CS	<a href="#">1107.08(c)</a>
<b>Commercial Uses</b>	<b>A-1</b>	<b>PAR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>REF</b>
Assisted Living and Skilled Nursing Care						CS	<a href="#">1107.09(b)</a>
Retreat Center		P					
Bed and Breakfast	CS		CS	CS	CS	CS	<a href="#">1107.09(h)</a>
Commercial Recreation/Fitness, Indoor	CS	PS	CS	CS	CS	CS	<a href="#">1107.09(k)</a>
Commercial Recreation/Fitness, Outdoor	CS	PS	CS	CS	CS	CS	<a href="#">1107.09(k)</a>
Farm Market	P						
Landing Field	CS						<a href="#">1107.09(o)</a>
<b>Accessory Uses</b>	<b>A-1</b>	<b>PAR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>REF</b>
Accessory Structures	PS	PS	PS	PS	PS	PS	<a href="#">1107.11</a>
Accessory Uses	PS	PS	PS	PS	PS	PS	<a href="#">1107.11</a>
Antennas and Towers	PS		PS	PS	PS	PS	<a href="#">1107.11(b)</a>
Day Care Home, Type A	CS		CS	CS	CS	CS	<a href="#">1107.11(d)</a>

Day Care Home, Type B	PS		PS	PS	PS	PS	<a href="#">1107.11(e)</a>
Decks, Patios, Porches, and Balconies	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(f)</a>
Dwelling, Accessory Unit	CS		CS	CS	CS	CS	<a href="#">1107.11(h)</a>

Electric Vehicle (EV) Charging Stations, Accessory	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(i)</a>
Fences and Walls	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(j)</a>
Garages and Carports, Detached	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(k)</a>
Home Occupation, Type A	PS		PS	PS	PS	PS	<a href="#">1107.11(l)</a>
Home Occupation, Type B	CS		CS	CS	CS	CS	<a href="#">1107.11(l)</a>
Open-Sided Structure	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(m)</a>
Parking Area, Accessory	P	P	P	P	P	P	
Parking of Recreational Vehicles and Watercraft	PS		PS	PS	PS	PS	<a href="#">1107.11(s)</a>
Playground Equipment	<u>PS</u>	PS	PS	PS	PS	PS	<a href="#">1107.11(u)</a>
Solar Panels, Roof Mounted	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(v)</a>
Storage Structure	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(w)</a>
Swimming Pools and Hot Tubs, Private	PS	PS	PS	PS	PS	PS	<a href="#">1107.11(x)</a>
<b>Temporary Uses</b>	<b>A-1</b>	<b>PAR</b>	<b>R-1</b>	<b>R-2</b>	<b>R-3</b>	<b>R-4</b>	<b>REF</b>
Construction Trailer	PS	PS	PS	PS	PS	PS	<a href="#">1107.12(a)</a>
Farm Market, Temporary	P						
Festivals and Circuses	PS	PS	PS	PS	PS	PS	<a href="#">1107.12(b)</a>
Mobile Uses	PS	PS					<a href="#">1107.12(c)</a>
<b>Model Home</b>			<b>PS</b>	<b>PS</b>	<b>PS</b>	<b>PS</b>	<a href="#">1107.12(d)</a>
Residential Sales	PS		PS	PS	PS	PS	<a href="#">1107.12(e)</a>
Residential Storage Units (PODs)	PS		PS	PS	PS	PS	<a href="#">1107.12(f)</a>
Seasonal Sales	PS						<a href="#">1107.12(g)</a>
Temporary Structures	P	P	P	P	P	P	

P= Permitted Use, PS= Permitted Use with Use Specific Standards, C= Conditional Use, CS= Conditional Use with Specific Standards

**TABLE 1107.04-2: Nonresidential Districts Use Table**

<b>Residential Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>DC-1</b>	<b>MU-1</b>	<b>RM U</b>	<b>CV-1</b>	<b>TN-1</b>	<b>TN-2</b>	<b>O-1</b>	<b>O-RP</b>	<b>O-S</b>	<b>I-1</b>	<b>I-2</b>	<b>REF</b>
Dwelling, Four Family		CS					P	P						
Dwelling, Live/Work	CS	CS	PS				PS	PS						<a href="#">1107.07 (a)</a>

Dwelling, Multi-Family 5+ Units	C			C	C		C	C						
Dwelling, Row House	CS	CS		CS	CS		PS	PS						<a href="#">1107.07 (b)</a>
Dwelling, Single Family							P	P						
Dwelling, Three Family		C					P	P						
Dwelling, Two Family							P	P						
Dwelling, Upper Floor	CS	CS	PS	PS	PS		PS	PS						<a href="#">1107.07 (c)</a>
Elderly Housing							CS	CS						<a href="#">1107.07 (d)</a>
Residential Treatment Facility, Medium							CS	CS						<a href="#">1107.07 (e)</a>
Residential Treatment Facility, Small							PS	PS						<a href="#">1107.07 (e)</a>
Residential Treatment Facility, Medium							CS	CS						<a href="#">1107.07 (e)</a>
Residential Treatment Facility, Small							PS	PS						<a href="#">1107.07 (e)</a>
<b>Public/Institutional Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>DC-1</b>	<b>MU-1</b>	<b>RM U</b>	<b>CV-1</b>	<b>TN-1</b>	<b>TN-2</b>	<b>O-1</b>	<b>O-RP</b>	<b>O-S</b>	<b>I-1</b>	<b>I-2</b>	<b>REF</b>
Alcohol and Drug Addiction Treatment Facilities												CS	CS	<a href="#">1107.08 (a)</a>
Cemeteries and Mortuaries	PS													<a href="#">1107.08 (b)</a>

Educational Facilities (Pre-K thru 12th Grade)	CS	CS				CS			CS					<a href="#">1107.08 (c)</a>
Essential Services	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.08 (d)</a>
Government Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	

Public Parks, Open Spaces, Recreation, and Preserves, Outdoor			PS	PS	PS	PS	PS	PS	PS	CS	CS			<a href="#">1107.08 (e)</a>
Public Plazas, Gathering, and Eating Areas		P	P	P	P	P		P						
Public Recreation and Event Space, Indoor			CS		PS	PS								<a href="#">1107.08 (f)</a>
Religious and Cultural Facilities	CS	CS	CS	CS	CS	CS	CS	CS	CS					<a href="#">1107.08 (g)</a>
Secondary Education, Colleges, and Universities	CS	CS		CS		CS				CS				<a href="#">1107.08 (c)</a>
Transportation or Communication Utility												P	P	
<b>Commercial Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>DC-1</b>	<b>MU-1</b>	<b>RM U</b>	<b>CV-1</b>	<b>TN-1</b>	<b>TN-2</b>	<b>O-1</b>	<b>O-RP</b>	<b>O-S</b>	<b>I-1</b>	<b>I-2</b>	<b>REF</b>
Alcohol Production and Sales, Large	PS	CS												<a href="#">1107.09 (a)</a>
Alcohol Production and Sales, Small	PS	PS	PS	PS	PS									<a href="#">1107.09 (a)</a>
Artist Studio and Gallery	P	P	P	P	P			P						

Assisted Living and Skilled Nursing Care	PS	PS					CS							<a href="#"><u>1107.09 (b)</u></a>
Automobile Fueling/Charging Stations	CS												CS	<a href="#"><u>1107.09 (c)</u></a>
Automobile Sales/Rental	CS													<a href="#"><u>1107.09 (d)</u></a>
Automobile Service/Repair, Heavy													CS	<a href="#"><u>1107.09 (e)</u></a>

Automobile Service/Repair, Light	CS													<a href="#">1107.09 (f)</a>
Automobile Washing Facility	C													
Bar, Lounge, Tavern	PS		PS	PS	PS			PS						<a href="#">1107.09 (g)</a>
Bed and Breakfast		CS	CS		CS		CS	CS						<a href="#">1107.09 (h)</a>
Business Retail	PS	PS							CS	CS	PS			<a href="#">1107.09 (u)</a>
Business Service	CS	CS										PS	PS	<a href="#">1107.09 (i)</a>
Clubs, Private or Membership	P	P												
Commercial Entertainment	PS	CS	CS	CS	CS			CS						<a href="#">1107.09 (j)</a>
Commercial Recreation/Fitness, Indoor	CS	CS	CS	CS	CS							CS		<a href="#">1107.09 (k)</a>
Commercial Recreation/Fitness, Outdoor	CS	CS	CS	CS	CS									<a href="#">1107.09 (k)</a>
Commercial Training	P	P		C		C			C					
Day Care Center	CS	CS				CS	CS	CS	CS	CS	CS			<a href="#">1107.09 (l)</a>
Event Venue, Indoor or Outdoor	CS			CS	CS									<a href="#">1107.09 (m)</a>
Financial Institution, General	P	P												
Food Service/Catering	P	P												
Hospitals	P													
Hotels	PS		CS	CS			CS	CS	CS	CS	PS			<a href="#">1107.09 (n)</a>
Information Technology/Data Center										P		P		
Makerspace	P	C	P	P	P	P		P						
Medical Center/Clinic	PS	PS		CS					CS	CS	PS			<a href="#">1107.09 (p)</a>

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Large Equipment <del>and Truck</del> Retail, Rental, and Repair												PS	PCS	<a href="#">1107.10(e)</a>
Material Sciences										P		P	P	
Research and Development Facility										P		P	P	
Warehouse, Primary Use													CS	<a href="#">1107.10 (fe)</a>
Warehouse, Secondary Use												PS	PS	<a href="#">1107.10 (gf)</a>
<b>Accessory Uses</b>	<b>C- 1</b>	<b>C-2</b>	<b>DC -1</b>	<b>MU- 1</b>	<b>RM U</b>	<b>CV- 1</b>	<b>TN- 1</b>	<b>TN- 2</b>	<b>O-1</b>	<b>O- RP</b>	<b>O-S</b>	<b>I-1</b>	<b>I-2</b>	<b>REF</b>
Accessory Structures	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.11</a>
Accessory Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.11</a>
Antennas and Towers	PS	PS							PS	PS	PS	PS	PS	<a href="#">1107.11 (b)</a>
Automated Teller Machine (ATM), Outdoor	PS	PS												<a href="#">1107.11 (c)</a>
Day Care Home, Type A			CS	CS	CS		CS	CS						<a href="#">1107.11 (d)</a>
Day Care Home, Type B			PS	PS	PS		PS	PS						<a href="#">1107.11 (e)</a>
Decks, Patios, Porches, and Balconies	PS	PS	PS	PS	PS	PS	PS	PS						<a href="#">1107.11 (f)</a>
Drive-Thru for Retail or Restaurant Use	PS	CS												<a href="#">1107.11 (g)</a>
Dwelling, Accessory Unit							CS	CS						<a href="#">1107.11 (h)</a>
Electric Vehicle (EV) Charging Stations	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.11 (i)</a>

Fences and Walls	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.11 (j)</a>
Garages and Carports, Detached							PS	PS						<a href="#">1107.11 (k)</a>
Home Occupation, Type A			PS	PS	PS		PS	PS						<a href="#">1107.11 (l)</a>
Home Occupation, Type B			CS	CS	CS		CS	CS						<a href="#">1107.11 (l)</a>
Open-Sided Structures			PS	PS	PS		PS	PS						<a href="#">1107.11 (m)</a>
Outdoor Dining	PS	PS	PS	PS	PS	PS								<a href="#">1107.11 (n)</a>
Outdoor Retail and Display	PS	PS	PS	PS	PS	PS								<a href="#">1107.11 (o)</a>
Outdoor Storage	PS	PS										PS	PS	<a href="#">1107.11 (p)</a>
Parking Area	P	P	PS	PS	PS	PS	PS	PS	P	P	P	P	P	<a href="#">1107.11 (q)</a>
Parking Garage	P	P	PS	PS	PS	PS	PS	PS	P	P				<a href="#">1107.11 (q)</a>
Parking of Recreational Vehicles and Watercraft							PS	PS						<a href="#">1107.11 (s)</a>
Pick-Up Window for Retail or Restaurant Use	PS	PS	PS	PS	PS			PS						<a href="#">1107.11 (t)</a>
Playground Equipment					PS	PS								<a href="#">1107.11 (u)</a>
Solar Panels, Roof-Mounted	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.11 (v)</a>
Storage Structure	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.11 (w)</a>
Swimming Pools and Hot Tubs, Private						PS	PS	PS						<a href="#">1107.11 (x)</a>
<b>Temporary Uses</b>	<b>C-1</b>	<b>C-2</b>	<b>DC-1</b>	<b>MU-1</b>	<b>RM U</b>	<b>CV-1</b>	<b>TN-1</b>	<b>TN-2</b>	<b>O-1</b>	<b>O-RP</b>	<b>O-S</b>	<b>I-1</b>	<b>I-2</b>	<b>REF</b>
Construction Trailer	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.12 (a)</a>
Farm Market			P	P	P	P								
Festivals and Circuses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.12 (b)</a>

Mobile Uses	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	PS	<a href="#">1107.12 (c)</a>
Model Home				PS	PS		PS	PS						1107.12(d)
Residential Sales			PS		PS		PS	PS						<a href="#">1107.12 (e)</a>
Residential Storage Units (PODs)			PS		PS		PS	PS						<a href="#">1107.12 (f)</a>
Seasonal Sales	PS	PS	PS	PS	PS	PS								<a href="#">1107.12 (g)</a>
Special Event			PS	PS	PS	PS	PS	PS						<a href="#">1107.12 (h)</a>
Temporary Structure	P	P	P	P	P	P	P	P	P	P	P	P	P	
P= Permitted Use, PS= Permitted Use with Use Specific Standards, C= Conditional Use, CS= Conditional Use with Specific Standards														

### **1107.10 Industrial Use Standards**

- (a) **General I-1 Industrial Use Requirements:** The following regulations shall apply to all uses within the I-1 zoning district.
- (1) **Lighting:** Exterior lighting shall be shaded wherever necessary to avoid casting direct light off-site.
  - (2) **Noise:** Industrial uses shall not produce either continuous or intermittent noise at a level, at the property line, which causes harm or annoyance to adjacent property owners.
  - (3) **Odor:** Industrial uses shall not emit odors or odor-causing substances that can be detected at the property line.
  - (4) **Vibrations:** Industrial uses shall not produce vibrations that can be detected at the property line.
  - (5) **Air Pollution, Smoke and Dust:** Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental Protection Agency, and shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.
  - (6) **Heat and Glare:** Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.
  - (7) **Toxic Material:** Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.
  - (8) **Explosive Material:** Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.
- (b) **General I-2 Industrial Use Requirements:** The following regulations shall apply to all uses within the I-2 zoning district.
- (1) **Lighting:** Exterior lighting shall be shaded wherever necessary to avoid casting direct light off-site.
  - (2) **Air Pollution, Smoke and Dust:** Industrial uses shall keep air pollution and smoke at an acceptable minimum, as determined by the Ohio Environmental Protection Agency, and

shall keep dust and other particulate matter borne by air from leaving the lot by landscaping, paving, or other appropriate means.

(3) **Heat and Glare:** Industrial uses that produce intense heat or glare shall only be conducted in a totally enclosed building.

(4) **Toxic Material:** Industrial uses shall not emit toxic or noxious matter that is injurious to human health or comfort. Where such emission could be produced as a result of an accident or equipment malfunction, adequate safeguards considered suitable for the industry involved shall be taken.

(5) **Explosive Material:** Industrial uses shall not store, utilize or manufacture pyrophoric and explosive powders and dusts, or materials or products that decompose by detonation.

(c) Distribution Center: Distribution centers shall be subject to the following regulations. Distribution centers that require conditional use approval shall also be subject to the review standards in Section 1113.01:

(1) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(2) Fleet vehicle parking shall be to the side or rear of the property on a striped asphalt or concrete paved surface.

(3) Fleet vehicle parking areas shall be screened by landscaping and or fencing along all sides visible from the public right of way and from adjoining residential property.

(4) No junk, inoperative, or unlicensed automobiles, or parts, shall be permitted on the property.

(5) No outdoor storage of any material or waste shall be permitted on site.

(d) Fulfillment Center: Fulfillment centers shall be subject to the following regulations:

(1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.

(2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(3) No outdoor storage of any material or waste shall be permitted on site.

(e) Large Equipment Retail, Rental, and Repair: Large equipment and truck retail, rental, and repair shall be subject to the following regulations:

(1) The minimum lot size for a large equipment retail, rental, and repair use shall be 15 acres.

(2) Large equipment retail, rental, and repair shall only be permitted on previously undeveloped property.

(3) All repair activities shall be performed entirely within a building.

(4) The outdoor storage of parts, inoperable vehicles, or junk is prohibited.

(e)(f) Warehousing, Primary Use: Warehousing as a primary use shall be subject to the following regulations in addition to the review standards in Section 1113.01:

(1) Warehousing is not permitted on a previously undeveloped property. This includes subdividing an existing property to create a new buildable lot and demolishing an existing building in order to construct a new warehouse as a primary use.

(2) No trailer, camper, manufactured housing unit, modular office trailer or industrialized units shall be placed on the property for any purpose without Planning Commission approval, except related to construction work that requires an active building permit.

(3) No outdoor storage of any material or waste shall be permitted on site.

(f)(g) Warehousing, Secondary Use: Warehousing as a secondary use shall be subject to the following regulations:

(1) Warehousing is allowed as a secondary use to retail, manufacturing, or industrial uses on the same property.

- (2) Secondary warehousing shall not exceed 35 percent of the total building area, unless specifically approved by the Planning Commission.