

**ATTACHMENT "B"**  
**Revised 11/12/03**

A C-S zoning classification is desired for this industrial, commercial and office park. The following uses and exclusions are proposed.

For all lots the following exclusions:

- 1) For lots 1, 2, 3 & 4, C-3 classification with the following exclusions:
  - A.5. – Drinking Place (Bar or Tavern)
  - A.7. – Emergency Shelter
  - A.15. – Liquor Store (Package)
  - A.19. – Temporary Seasonal Retail Sales
  
- 2) For lot 4, also a C-4 classification excluding everything but A.14. (hotel, motel or tourist court)
  
- 3) For lots 5 & 6, I-1-U classification with the following exclusions\*:
  - A.1. – Agricultural Uses
  - A.20. – Wireless Communication Facility
  
- 4) For lots 17, 18, 19 and Outlots A & B, I-2-U classification with the following exclusions\*:
  - A.1. (I-1-U) – Agricultural Uses
  - A.2. – Antennae or support structures, unless accessory to the primary use.
  - A.20. (I-1-U) – Wireless Communication Facility
  
- 5) For lot 7 and the Thompson Piping property, I-3-U classification with the following exclusions\*:
  - A.1. (I-1-U) – Agricultural Uses
  - A.2. (I-2-U) – Antennae or support structures, unless accessory to the primary use.
  - A.5. – Electric Transmission & Distribution
  - A.6. – Electroplating Operations
  - A.9. – Manufacture, Assembly or Repair of:
    - e. – colors, dyes, lacquers, paints, varnishes and other coating
    - p. – natural gas transmission and distribution
  - A.10. – Motor Truck Terminals
  - A.11. – Power Plant; Electric, Steam, Thermal
  - A.12. – Propane Gas Storage
  - A.16. – Sand Blasting
  - A.18. – Storage of Heavy Equipment
  - A.20. (I-1-U) – Wireless Communication Facility
  
- 6) For lots 8, 9, 10 & the Mid-State Chemical property, I-4-U classification including all uses permitted by Special Exception, with the following exclusions\*:
  - A.1. (I-1-U) – Agricultural Uses
  - A.2. (I-2-U) – Antennae or support structures, unless accessory to the primary use.
  - A.5. – Electric Transmission & Distribution
  - A.6. – Electroplating Operations
  - A.9. – Manufacture, Assembly or Repair of:
    - e. – colors, dyes, lacquers, paints, varnishes and other coating
    - p. – natural gas transmission and distribution

- A.10. – Motor Truck Terminals
- A.11. – Power Plant; Electric, Steam, Thermal
- A.12. – Propane Gas Storage
- A.16. – Sand Blasting
- A.18. – Storage of Heavy Equipment
- A.20. (I-1-U) – Wireless Communication Facility

7) 11 through 15, I-3-U classification with the following exclusions\*:

- A.1. (I-1-U) – Agricultural Uses
- A.2. (I-2-U) – Antennae or support structures, unless accessory to the primary use.
- A.5. – Electric Transmission & Distribution
- A.6. – Electroplating Operations
- A.9. – Manufacture, Assembly or Repair of:
  - e. – colors, dyes, lacquers, paints, varnishes and other coating
  - p. – natural gas transmission and distribution
- A.10. – Motor Truck Terminals
- A.11. – Power Plant; Electric, Steam, Thermal
- A.12. – Propane Gas Storage
- A.16. – Sand Blasting
- A.18. – Storage of Heavy Equipment
- A.20. (I-1-U) – Wireless Communication Facility

\*For all lots designated with an industrial classification, in order to maximize flexibility there could also be an overlay of all C-ID classifications except for the following:

- A.1. – Auctioneering Service.
- A.2. – Automobile Storage
- A.3. – Automobile (Car) Wash
- A.4. – Boat Dealer
- A.6. – Bus or Truck Maintenance, Rustproofing or Washes
- A.12. – Farm Equipment
- A.13. – Fireworks Display Service
- A.14. – Fuel Dealers
- A.16. – Industrial Laundry or Dry Cleaning Plant
- A.17. – Linen Supply
- A.19. – Photofinishing Laboratory
- A.20. – Recreational Vehicle Dealer
- A.23. - Taxidermy
- A.24. – Temporary Seasonal Retail Sales
- A.28. – Other Uses Similar and Comparable in Character to the Above Excluded Uses.

