

POCONO TOWNSHIP ZONING ORDINANCE, ZONING MAP, SALDO AMENDMENTS

MEETING #5 AGENDA

June 26, 2023 - 6:00pm

Pocono Township Municipal Building

- ⇒ **Review Draft Use Schedule – New Uses to Consider Adding**
(Picking up where we left off at the top of page 5)

- ⇒ **Next Steps / Next Meeting August 28, 2023**

ZONING
470 Attachment 1
Township of Pocono
Use Schedule

[Amended 1-17-2006 by Ord. No. 120; 7-16-2018 by Ord. No. 2018-05; 7-16-2018 by Ord. No. 2018-07]

KEY: P = Permitted Use SE = Special Exception Use CU = Conditional Use

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Academic clinical research center (§ 470-87.1)	Y						CU				
Accessory buildings and uses customarily incidental to approved CU	Y	Y?	P	P							list acc uses permitted in all districts?; acc bldg not def SLDO
Agricultural operations (farms) (§ 470-41)	Y	Y	CU	CU	CU	CU		P			ag permitted in CD? SLDO def is "Ag Use"
Amusement parks (§ 470-75)	N				P						See commercial indoor and outdoor
Amusement arcades (§ 470-42) YELLOW	Y					SE					
Antennas and communication equipment buildings (§ 470- 44)	Y		P	P	P	P	P	P			Same as Essential Services Building?
Adult uses (§ 470-40) RED	N					SE	SE				Change to "Adult Business" and include all defintions; entire C district?
Banks, savings and loan associations, finance companies and similar types of businesses (§ 470-74)	N					P					
Bed-and-breakfast (§ 470-46)	Y			CU	CU	P					currently single-family homes / B&Bs in the C district? Allow in R-1?
Billboards (Article VII)	Y				CU	CU	CU				Added to RD district text as a CU changed to yellow on matrix); entire C ?
Bird and/or waterfowl sanctuaries	N							P			
Boardinghouses (§ 470-47) YELLOW	Y			CU	CU	P					
Business conversions (§ 470-74)	N					P					Delete entire row
Business, professional office or studio (§ 470-74)	Y & N					P					Change to Business Office, Business Service, or Professional Office...Studio is not defined
Campgrounds (§ 470-48)	Y	Y			P						
Cemeteries (§ 470-49) YELLOW	Y					P					Definition includes crematorium which must be on site. Define and list crematorium as separate use and permit in I district? Cemeteries in C
Churches and related uses (§ 470-50)	Y		P	P	P	P	P	P			Change to "Place of worship",update defintion; Permit in I district? YES
Clubhouses for use by homeowners' associations (§ 470- 73)	N		P	P							Allow anywhere PRD and/or CSD is permitted
Commercial mulch processing (§ 470-51)	N						SE				
Communication towers (§ 470-52)	N		SE	SE	SE	SE	P	SE			Update to Wireless Communications Facilities?
Concrete plants	N						SE				"Ready-mix concrete manufacturing plant";
Conservation	Y							P			Permit everywhere?

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Cultural Facility											See proposed definition. Permit in RD and C?
Customary accessory uses (§ 470-53)	Y		P	P	P	P	P	P			says "incidental to the above permitted uses"
Day care facilities (§ 470-54)	Y			C		CU					definition - delete "instruction"? Include adults?
Medical Marijuana Dispensary facility (§ 470-87.4) YELLOW	Y					CU	CU				check definition - specific to medical marijuana? Yes
Dormitories (§ 470-55)	Y				P	P					strengthen definition
Drive-in businesses (excluding vehicle washes) (§ 470-56) YELLOW	Y				P	P					
Educational uses (§ 470-60)	N			C	P	P					
Essential services (§ 470-57)	Y		P	P	P	P	P	P			R1, R2, RD, C districts say "essential services buildings and facilities"...definition includes "limited" and "major".
Farm equipment sales (§ 470-74) and service (§ 470-85)	N					P					
Forestry (§ 470-58)	Y		P	P	P	P	P	P			Update definition; also define forest, etc (make sure consistent with forthcoming NR Protection section)
Funeral home	Y					P					Added to C district text
Game preserve	N							P			
Game refuge	N							P			
Gaming and off-track betting establishments (§ 470-59) RED	Y					SE					
General industrial uses	Y						P				See definition of Industrial Use - General vs Light
Golf courses (§ 470-75)	N				P	SE					Not in text delete from matrix
Governmental uses (§ 470-60)	Y				CU	P	P				CU - what if it is a Pocono Twp use? Define Pocono Twp separately
Group-care facilities (§ 470-61) (Treatment Ctr, Homeless & Abuse Shelters) YELLOW	Y					P					Added to C dist text, changed to yellow on matrix; Treatment is CU in RRO
Medical Marijuana Grower/processor facility (§ 470-87.2)	N						CU				Is this intended to be specific to marijuana? Yes
Heavy commercial uses	Y						P				
Helipad accessory to permitted use (§ 470-62)	Y					P	P				add to C district
Helipad for emergency services (§ 470-62)	Y				P	P	P				Can it be limited to emergency use?
Home occupations (§ 470-63)	Y		P	P	P	P	P				delete from wherever residential in not permitted (like I district)
Hospitals (§ 470-64)	Y					P					
Hotels and motels, and other places of lodging	Y/N				P	P					List and define resort separately - only permitted in RD district
Indoor shooting ranges (§ 470-75)	N				P						See commercial indoor and outdoor recreational and entertainment uses
Keeping of equine animals (§ 470-65)	Y		P	P	P	P	P				
Keeping of wild or exotic animals (§ 470-66)	Y					SE					
Kennels (§ 470-67) RED	Y					SE					
Laboratories for scientific, agricultural, or industrial research and development	N						P				I district text says "Offices or laboratories"; See Offices for scientific...below

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Life-care facilities (§ 470-68)	Y				SE	SE				CU	Make it Life care facility/retirement community and follow W Caln
Light manufacturing (§ 470-69) YELLOW	N					P	P				Light manufacturing is sort of defined by 470-69. Is this different than Light Industrial Use? See definition of Industrial Use - General vs Light
Manufacturing	N						P				Is this different than Light Manufacturing? General Industrial Use?
Medical marijuana delivery vehicle office (§ 470-87.3) YELLOW	Y					CU	CU				
Mineral recovery (§ 470-70)	N						P				Need to update? Change to CU?
Manufactured (Mobile) home parks (§ 470-71)	Y?			P		P					
Multifamily dwellings (apartment houses)	Y	Y		P	P	P					
Nightclubs (§ 470-77)					P						Listing separately per meeting 2 discussion
Nursery and garden retail (§ 470-78)	Y/N					P					Nursery is defined, garden retail is not
Nursery school (§§ 470-54 and 470-60) - Put Under Educ Use	Y			CU		P					
Offices of plumbers, masons, carpenters, heating contractors and similar personnel trades (§ 470-74) Contractors office YELLOW	N					P					define office
Offices for scientific, agricultural, or industrial research and development	N					P	P				
Open space	Y?		P	P	P	P	P	P			update definition
Personal and household service establishments such as, but not limited to, barbershops, beauty shops, spas, laundromats, laundry and dry-cleaning shops, tailor and seamstress shops (§ 470-74)	N					P					Ordinance text 470-20B(1)(j) includes restaurant, tavern, hotel, motel, lodging in this use
Planned residential development (Article VI)	Y			CU	CU	CU					Discontinue as a new use and replace with conservation subdivision design?
Private club (§ 470-73)	Y				P	P					
Recreation and entertainment uses, indoor and outdoor facility, commercial (§ 470-75)	N				P	P					See proposed definition
Recreation facility, public (§ 470-75)			P	P	P	P	P	P	P	P	See proposed definition. Permit everywhere?
Regional impact developments (§ 470-76) YELLOW	Y					CU					
Resort					P						added resort as separate use (separate from hotel, motel)
Restaurants (§ 470-77)	Y				P	P					

CURRENT USES	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles , newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco (§ 470-74)	Y?					P					Put machinery and motorcycles in a different category like vehicular sales? Does machinery sales include farm equipment (see farm equipment use above)? Other retail uses that should be in separate category?
Retail business establishment specifically related to service of tourists, vacationers and visiting public (§ 470-74)	Y?				P	P					
Riding club or riding stables (§ 470-79)	Y				P	P					
Salvage yards (§ 470-80)	N							SE			
Self-service storage facilities (§ 470-81) YELLOW	Y					CU	P				
Shopping centers (§ 470-82)	Y					CU					
Shops for the repair of goods permitted to be sold in the district (§ 470-74)						P					470-20(1)n. says "permitted to be sold by retail business establishments above" What about other types of repair shops?
Sign plazas (Article VII)	Y				CU	CU	CU				
Single-family detached dwellings Not in C-3	Y	Y	P	P	P	P					Remove from C district? Potential conflicts? Check setback/buffer req'ts
State gamelands	N							P			Outdoor rec? Now public recreation
State park areas	N							P			Outdoor rec? now public rec
Taverns (§ 470-77)	Y				P	P					
Theater, Indoor /Outdoor/Ampitheater /drive-in											Where does township want these? Define indoor vs outdoor theater
Treatment center	Y									CU	Change to "Group Care Facilities" or separate treatment, homeless, abuse shelter? Change to "medical facility" (like hospital)
Truck terminal/distribution (§ 470-83)	Y						P		CU		Added/changed per curative amendment
Two-family dwellings	Y	Y		P	P	P					Delete from C district? Potential conflicts?
Vehicle fueling stations (§ 470-84)	Y					P					
Vehicle parking lot or garage	Y					P					
Vehicle sales operation						P					Added per meeting 2 discussion. See proposed definitions.
Vehicle service and repair facilities (§ 470-85)	Y					P					
Vehicle washes (§ 470-86)	N					P	P				"Automatic and self serve vehicle wash"
Vehicular and mobile home/manufactured home/modular dwelling sales agency (§ 470-74)	N					P					
Veterinary offices or animal hospitals (§ 470-43)	Y					SE					defined as 'Animal hospital/veterinary clinic'
Warehouse (§ 470-87.5)	Y					CU	P		CU		Added/changed per curative amendment.
Wholesaling businesses (§ 470-87)	N					P	P				See 470-20(1)(q) for other uses included
Wildlife sanctuaries	N							P			

NEW USES TO CONSIDER ADDING

NOTE: Consultants' recommended use allocations are filled in on the matrix, subject to change per Zoning Task Force review

New Uses to Consider Adding	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Accessory apartment / dwelling unit			P	P	P	P					permit anywhere single family residential is permitted
Agricultural products processing							P				
Agritourism			CU	CU	CU	CU		CU			allow wherever Ag is permitted. CU
Agrivoltaics											Permit same as principal/commercial
Animal shelter						SE					Permit same as Kennel. Currently included in Kennel in supplemental regs
Brew pub, Distillery, Urban winery					P	P					Considered a restaurant, Permit where restaurants are permitted
Bulk fuel storage facility											I district - SE or CU?
Camp/retreat					P						
Conservation subdivision design		Y									Will revisit this when we do the Cons Subdiv Design section
Contractor shop or yard						CU	CU				
Correctional facility											C and/or I district? CU?
Crematorium						CU	P				
EV charging station						P					
Explosives/Fireworks plant or storage facility							CU				
Flea market, outdoor						CU					
Furnace, outdoor											already have ordinance (Ch 212); permit as accessory use in all districts
Geothermal system											permit as accessory use in all districts
Group home			P	P	P	P					must be permitted wherever single-family residential is permitted
Group home, institutional				CU		P					allow where? CU? (Pine Crk = CU in R-2 and R-3)
Intensive Agriculture / Concentrated Animal Feeding Operation (CAFO)							CU				Does ACRE law allow muni to differentiate ag and intensive ag uses?
Mineral extraction											Currently in ord as Mineral Recovery and includes oil and gas. Is peritted (P) in the I district. Need to update all mineral recovery and oil and gas development standards? Change to CU and also permit in CD district?
Mineral processing							CU				need to update standards?
Nightclub					P	P					
No-impact home-based business			P	P	P	P					must permit in all residential districts
Power plant							CU				
Racetrack					CU						
Recycling facility							P				
Recycling drop-off center						P	P				
Resource recovery facility (energy from municipal waste)							CU				

New Uses to Consider Adding	Defined in ZO?	Defined SLDO?	R-1	R-2	RD	C	I	CD	EPO	RRO	Notes
Solid waste facility/Sanitary Landfill							CU				
Shooting preserve					CU						
Shooting range, outdoor					CU						
Slaughterhouse							CU				
Solar energy system, accessory (on-site usage)											Accessory use in all districts
Solar energy system, commercial (off-site usage)											CU...where?
Staging area for equipment/materials						CU	CU				
Travel plaza/truck stop						P					
Water extraction/bottling							CU				
Small Wireless communication facilities			P	P	P	P	P	P	P	P	
Wireless communication facilities											Replace Communication Towers with this and update standards?
Nature preserve			P	P	P	P	P	P	P	P	Permit in all districts

Proposed Definitions for Possible New Uses

These definitions correspond to the list of possible new uses in the Use Matrix.

Accessory Apartment / Dwelling Unit (as currently defined in the Zoning Ordinance) - A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the principal building, for use as a complete, independent living facility with provision within the accessory apartment for cooking, eating, sanitation and sleeping. Such a dwelling is an accessory use to the principal building, and is permitted only for occupancy of a relative of the owner-occupant of the principal dwelling, and for only as long as the relative is in residence in the unit.

Agriculture Products Processing - An industry that involves the processing of raw agricultural products and transforming those products into a more refined, prepared, or marketable state. Includes, but is not limited to, such uses as sawmills, wood pellet production, firewood cutting and sales, wood chipping operations, tanneries, dairies, and food canning and freezing operations.

Agrivoltaics – The joint development of the same land area for solar generation and agriculture.

Distillery Pub - A type of *restaurant* that includes as an accessory use the distilling of liquor primarily intended for consumption or sale on the premises. Considered a *restaurant* for regulation by this chapter.

Brew Pub - A *restaurant* that includes as an accessory use the brewing of malt beverages of alcoholic and/or non-alcoholic content primarily intended for sale or consumption on the premises. Considered a *restaurant* for regulation by this chapter.

Urban Winery - A *restaurant* that includes as an accessory use the making of wine beverages of alcoholic and/or non-alcoholic content primarily intended for sale or consumption on the premises. Considered a *restaurant* for regulation by this chapter.

Bulk Fuel Storage Facility - Any facility where gasoline is stored in bulk for distribution by delivery truck, or fuel, including, but not limited, to kerosene, home heating oil, diesel fuel, gasoline, or propane, is stored in large volume tanks for distribution to retail or wholesale establishments; or any *retail home heating fuel distributor* where the storage of fuel on the site exceeds a combined total of twenty-thousand (20,000) gallons.

Camp/Retreat - A parcel or parcels of land with lodging units where transient clientele or members of an organized club participate in organized recreation which may include indoor recreation and learning activities; outdoor recreation activities such as hunting, fishing, hiking, bicycling, baseball and swimming; receive instruction or training; or are afforded peace and quiet.

Camp/Retreat Lodging Unit - A dwelling structure in a camp/retreat used for temporary occupancy.

Conservation Subdivision Design - A subdivision designed at the regulated dwelling unit density where individual lots are reduced in size, important natural resources are conserved, and the resultant open space is preserved in perpetuity.

Contractor Yard - Any premises used as the base of operation by any tradesman or contractor for the storage of equipment, vehicles and supplies.

Correctional Facility - A public or private facility used to house and/or rehabilitate adults or juveniles detained, sentenced or adjudicated delinquent by the criminal justice system including, but not limited to, jails, prisons, penitentiaries, reformatories, half-way houses, transitional living facilities, juvenile detention facilities, and similar facilities.

Crematorium - A furnace or establishment for the incineration of human or animal corpses.

Dwelling, Single-Family Attached (Townhouse) – A building containing at least three dwelling units with each dwelling unit separated by a vertical common party wall from ground to roof, and having independent outside access and yards on two sides (i.e., front and rear yards) except dwelling units at either end of the building with yards on three sides.

Electric Vehicle Charging Station - A public or private parking space that is served by battery charging station equipment for the purpose of transferring electric energy to a battery or other energy storage device in an electric vehicle. The three charging levels are as follows:

- Level 1 is considered slow charging and operates on a 15 to 20 amp breaker on a 120 volt AC circuit.
- Level 2 is considered medium charging and operates on a 40 to 100 amp breaker on a 208 or 240 volt AC circuit.
- Level 3 is considered "fast" or "rapid" charging and typically operates on a 60 amp or higher breaker on a 480 volt or higher three phase circuit with special grounding equipment. Level 3 stations are primarily for commercial and public applications and are typically characterized by industrial grade electrical outlets that allow for faster recharging of electric vehicles.

Group Home - The use of any lawful dwelling unit which meets all the following criteria:

A. Involves the care of the maximum number of persons permitted by the *group home* standards of § ____ and meets all other standards of such section. (*typically max of 8 persons*)

B. Involves persons functioning as a common household.

C. Involves providing non-routine support services and oversight to persons who need such assistance to avoid being placed within an institution, because of physical disability, old age, mental impairment or other handicap* as defined by applicable Federal law.

D. Does not involve the housing or treatment of persons who could reasonably be considered a threat to the physical safety of others.

*NOTE: As of 1992, the Federal Fair Housing Act defined *Handicap* as follows: 1) a physical or mental impairment which substantially limits one (1) or more of such person's major life activities, 2) a record of having such an impairment, or 3) being regarded as having such an impairment, but such term does not include current, illegal use of or addiction to a controlled substance as defined in §802 of Title 21.

Group Home, Institutional - A use that would otherwise meet the definition of *group home*, but which includes more than the permitted number of residents specified in § _____. (*typically more than 8 persons*)

Concentrated Animal Feeding Operation (CAFO) - A concentrated animal operation with greater than 300 Animal Equivalent Units (AEUs); any agricultural operation with greater than 1,000 AEUs; or any agricultural operation defined as a large CAFO under the United States Code, Title 40 CFR 122.23 (relating to concentrated animal feeding operations).

Concentrated Animal Operation (CAO) - An agricultural operation with eight (8) or more animal equivalent units (AEUs) where the animal density exceeds two (2) AEUs per acre of land available for manure application on an annualized basis.

Cultural Facility - A public or non-profit operated building open to the public which contains exhibits of a cultural interest, such as a museum, art gallery, nature center, library, etc.

Power Plant - Any facility, including structures, machinery and associated equipment, which generates electric energy from another source of energy, such as nuclear reactions, hydroelectric dams, or natural gas or coal fired plants, the primary purpose of which is the commercial sale of the energy which is generated. Power plants which produce electric energy, 75 percent or more of which is used on the site of production, shall be considered part of the principal permitted use for which the energy is used (*excluding solar and wind energy*).

Race Track - A road course, either oval, circuitous or straight, or any exterior area, where motor vehicles including, but not limited to, automobiles, trucks, go-carts, motorcycles, motor scooters, dune buggies and the like, and remote-control vehicles are driven for recreation, testing or competition; or, any course where animals are raced for competition.

Recreation Facility, Commercial - **Outdoor or indoor** areas or structures, operated by private non-profit or private commercial entities, open to the public, which may contain entertainment and amusement devices or attractions, including but not limited to picnic groves, swimming pools, tennis and racquetball courts, ski areas, miniature golf courses, golf driving ranges, billiard parlors, social halls and bowling alleys, but excluding golf courses, theaters, public recreation facilities and any other use specifically listed on the Schedule of Uses.

Recreation Facility, Public - Parks, swimming pools, playgrounds, tennis courts, and other recreational facilities owned and operated by the Township, County, school district, state, or federal government.

Theater - A building or part of a building devoted to the showing of motion pictures or theatrical or performing arts productions as a principal use where patrons are seated in the building, but not including an *adult movie theater*. (**note this in indoor, does not include outdoor theaters/ampitheaters**)

Theater, Drive-In - An area of land which may include accessory uses such as the sale of snacks and which is devoted to the showing of motion pictures which are viewed by persons in vehicles.

Recycling Facility - A facility employing a technology that is a process that separates or classifies municipal waste (as defined by PA Code Title 25, §271.1) and creates or recovers re-useable materials that can be sold to or reused by a manufacturer as a substitute for or a supplement to virgin raw materials. The term does not include *solid waste facilities*, or a *resource recovery facility* as defined herein, or an accessory drop-off point or collection center for recycling.

Recycling Drop-Off Center - A facility intended for the collection of recyclable materials, not including municipal, residual, or hazardous waste transfer stations.

Recyclable Materials - Those designated waste products which are collected at approved recycling drop-off centers in the Township for transformation into new and/or different products at another location.

Resource Recovery Facility - A processing facility that provides for the extraction and utilization of materials or energy from municipal waste (as defined by PA Code Title 25, §271.1).

- A. The term includes a facility that mechanically extracts materials from municipal waste, a combustion facility that converts the organic fraction of municipal waste to usable energy and a chemical and biological process that converts municipal waste into a fuel product.
- B. The term includes a facility for the combustion of municipal waste that is generated offsite, whether or not the facility is operated to recover energy.
- C. The term includes land affected during the lifetime of operations, including, but not limited to, areas where processing activities actually occur, support facilities, borrow areas, offices, equipment sheds, air and water pollution control and treatment systems, access roads, associated onsite or contiguous collection, transportation and storage facilities, closure and post-closure care and maintenance activities and other activities in which the natural land surface has been disturbed as a result of or incidental to operation of the facility.
- D. The term does not include:
 - 1. A *composting facility* as defined herein.
 - 2. Methane gas extraction from a municipal waste landfill.
 - 3. A recycling facility as defined herein, an accessory drop-off point or collection center for recycling, or a source separation or collection center for composting leaf waste.

Staging Areas for Equipment/Materials - Any area where equipment, vehicles, supplies and/or other material are assembled or stored for the support of another operation or use located at a different site.

Solar energy system, accessory (on-site usage) - An area of land or other area used for a solar collection system used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for on-site use. An accessory solar energy system consists of one (1) or more free-standing ground, or roof mounted solar arrays or modules, or solar related equipment and is intended to primarily reduce on-site consumption of utility power or fuels.

Solar Energy System, Principal (off-site usage) - An area of land or other area used for a solar collection system principally used to capture solar energy, convert it to electrical energy or thermal power and supply electrical or thermal power primarily for off-site use. Principal solar energy systems consist of one (1) or more free-standing ground, or roof mounted solar collector devices, solar related equipment and other accessory structures and buildings including light reflectors, concentrators, and heat exchangers, substations, electrical infrastructure, transmission lines and other appurtenant structures.

Staging Areas for Equipment/Materials - Any area where equipment, vehicles, supplies and/or other material are assembled or stored for the support of another operation or use located at a different site.

Vehicle - Any device in, upon or by which any person or property is or may be transported or drawn upon a public highway or upon any land, including, but not limited to, automobiles, trucks, vans, buses, utility trailers, tractors, truck tractors, recreational vehicles, travel trailers, motorcycles, snowmobiles, machinery, trailers, farm machinery and implements, and other wheeled equipment; watercraft; and aircraft.

Vehicle and Equipment Rental Operation - An establishment which rents vehicles and/or equipment to the public, and which may or may not include the repair of the vehicles and equipment which is for rent. Equipment rental operations conducted entirely within an enclosed building shall be considered a *retail business* for regulation by this chapter.

Vehicle, Recreational - A vehicle primarily designed and utilized as temporary living quarters for recreational, camping or travel use, whether self-propelled or mounted on, or drawn by another vehicle, and including travel trailers, recreational trailers, camping trailer, truck camper, motor homes and similar types of vehicles.

Vehicle Repair Facility - An establishment engaged in the service and/or repair of any motor vehicle as its principal use including, but not limited to, auto body shops, repair garages, truck repair garages and agriculture equipment repair.

Vehicle Sales Operation - The use of any building, land area or other premise for the display and sale of new and used vehicles of operable condition, including any warranty repair work and other repair service as an accessory use.

Water Extraction/Bottling - Any use which involves the pumping or removal of water from groundwater sources, with or without bottling, for retail or wholesale sale. [Considered *industry*]