

MEMORANDUM FROM STAFF

From: Marcellus Johnson, Planning Administrator
To: Lapel Advisory Plan Commission
Date: 3/5/2025
RE: Allowed Uses in Various Zoning Districts
Exhibit(s): Exhibit A. Allowed Uses; Exhibit B. Use Matrix

Allowed Uses in Various Zoning Districts

Staff has been approached by several individuals looking to start a new business, expand an existing business, or move their business into Lapel. In these discussions, a common problem is with what uses are allowed in Lapel.

There are two categories of allowed uses: Permitted and Special. Permitted Uses are allowed by right, which means that so long as their development meets all applicable standards, they need no additional permission to establish that use. Special Uses require an additional layer of review and must be granted a Special Use Permit by the BZA before they can be established. These uses are listed by category (agricultural, residential, commercial, etc.) in a pair of tables under V X.1.2 of each zoning district's volume (See Exhibit A). The full list of allowed uses is also shown in a matrix in V 1.3.4 (Exhibit B). V X.1.3 of each zoning district then goes on to state that "Any land use not listed or that is questionable as a permitted use in Section V X.1.2 on page six (6) of this volume, is not allowed unless determined otherwise, through interpretation of the Unified Development Code's intent and the intent for the [Zoning] District." The interpretation of uses is left up to the Zoning Administrator or the Plan Commission "following the process set forth in Section V1.8 of Volume One, Processes, Permits, & Fees" and should be based on whether the unlisted or questionable use is significantly similar to any of the allowed uses. Staff could not find provisions in the referenced section that provided for such a process, and there is nothing in the ordinance that provides any guidance for whether or not an unlisted or questionable use is significantly similar to an allowed use.

Finally, V1.6.11 Use Variances says: "The Town of Lapel Board of Zoning Appeals shall under no circumstances grant a variance or take any action to establish a use on any property within its jurisdiction that is neither a listed permitted use nor a listed special use in the district in which it is located as established by Section V1.3 of this Ordinance." This ordinance contradicts IC 36-7-4-918.4 and must be revised. In the meantime, staff has been treating applications for Variances of Use as Special Use applications.

To summarize, the UDO in its current state and existing administrative procedures present the following problems with determining an allowed use:

- There are uses—both residential and non-residential—that are not listed in the use matrix or allowed use tables that people want to establish in Lapel.
- The UDO provides no procedure and no criteria for either the Zoning Administrator or the Plan Commission to determine whether any such uses can be established in a zoning district.
- The UDO does not describe a process for Variances of Use nor does it provide the findings upon which a variance shall be granted.

Commission's Role

Per V1.2.12 and IC 36-7-4-602, Plan Commission may initiate amendments or partial repeals of the text of the UDO. The problems listed above require changes to the ordinance, and either Plan Commission or Town Council must instruct staff to begin work drafting these amendments or hire a consultant to perform that work.

What follows is a look at each of the problems summarized above with staff recommendations.

Unlisted Uses

An individual has approached me wanting to establish each of the following uses currently not allowed in any of the zoning districts:

- Duplex
- Commercial/Freight Vehicle Storage/Depot
- Contractor offices (with or without outdoor storage)

Staff Recommendation: Plan Commission should consider the merits of these uses and whether they should be allowed in the Town of Lapel and under what circumstances. If the commission wants any or all of these uses added, they should vote to instruct staff to draft an ordinance for their and Town Council's consideration to amend the UDO.

Uses not allowed in specific districts

There was an application (that was later abandoned) to get a Variance of Use to allow single-family residential as a primary use in the Downtown Commercial district. Additionally, I have received questions about what kinds of home businesses are allowed by the UDO.

Currently, the Home Occupation Standards contained in Volumes 3, 4, and 5 (R1, R2, and R3 respectively) state that a Home Occupation must be either a Permitted or Special Use in that district. The R1 and R3 zones do not allow any business uses, so Home Occupations are effectively not allowed in these two districts. R2 allows small-scale retail as a Special Use, so a person may be able to run a small shop from their home, but the Home Occupation standards would make even that somewhat challenging.

Lapel's UDO does not explicitly allow a host of common Home Occupation uses: home office services such as accounting, law, and consulting; and personal services like haircuts and styling, nails, and pet grooming. The Home Occupation Standards as written are already robust enough to control for the external impacts of allowing such uses, so all that would need to change is explicitly allowing these uses in these districts, if that is desirable to the Plan Commission.

Running a business out of the home is often a first step for people looking to launch their own businesses. Some people want to start a business, but cannot get the funding to purchase a separate property for that purpose, nor does such a purchase always make financial sense, even if they did have or could get the funding.

Staff Recommendation: Plan Commission should add certain kinds of business uses to the R1, R2, and R3 districts to allow more Home Occupations in these districts. If the commission wants any or all of these uses added, they should vote to instruct staff to draft an ordinance for their and Town Council's consideration to amend the UDO.

Questionable Uses

Questionable Uses are those that are not explicitly listed in the Use Matrix or V X.1.2 but may be significantly similar to listed uses and therefore allowed. The ordinance leaves it up to the Zoning Administrator or Plan Commission to determine the legality of these Questionable Uses, but this is difficult

to do in a consistent manner because there are no definitions or descriptions of what the uses that are listed are. It may be obvious what “dwelling, single family” refers to, but it is far less clear what counts as a “truck freight terminal.” Staff and the commission require more guidance to make these decisions.

Furthermore, there is no process described for Plan Commission to take up this question. Plan Commission could consider such classifications during a public meeting (as you do for address assignment), after a public hearing, or via a smaller committee (such as for administrative plats). Alternatively, you may find that the Plan Commission is not the proper venue for these classifications and therefore place this under the purview of the BZA or grant full administrative authority to the Zoning Administrator. (Administrative decisions would still be subject to appeal before the BZA.)

Staff Recommendation: Plan Commission should vote to instruct staff to draft definitions of various uses to provide clarity for future classification questions. When completed, the drafted definitions can be considered by the Plan Commission and advanced to Town Council for adoption into the UDO. Plan Commission should also decide broadly whether and how Questionable Uses should be classified by the Zoning Administrator, Plan Commission, and/or the BZA.

Variances of Use

A person reading the ordinances online would be led to believe that it is impossible to get a Variance of Use in Lapel; however, this is against the law in Indiana: BZAs must hear Variance of Use applications. The UDO needs to be updated to describe the application process, required materials to submit, and draw a distinction between a Variance of Use and a Use Classification (determining the status of a Questionable Use). The Town’s legal counsel may already be working on this.

Staff Recommendation: Plan Commission should vote to instruct drafting of these provisions as soon as possible to bring our ordinance in compliance with state law.

EXHIBIT A. ALLOWED USES

V2.1.2 Agricultural (Ag) District Permitted and Special District Uses

Permitted Uses

Agricultural Uses

- Animal Boarding / stables (excluding kennels)
- Farm (general)
- Greenhouse (commercial)
- Winery

Residential Uses

- Dwelling, Single-family (includes Manufactured Home types I & II)

Communications / Utility Uses

- Public Well field / Water Treatment Facility
- Telecommunications Facility / Tower
- Water Tower

Institutional / Public Uses

- Place of Worship
- Fairgrounds
- Police, Fire, or Rescue Station

Park Uses

- Golf Course and/or Country Club (including driving range)
- Nature Preserve / Center
- Park, Playgrounds, Recreational Use (small scale)

Industrial Uses

- Agricultural Products Terminal

Special Uses

Agricultural Uses

- Agricultural Product Sales, Distribution, & Storage Facility
- Farm (confined feeding)
- Farm Equipment Sales and Services
- Farmer's Market (for sale of products grown off-site)
- Livestock Auction / Sales Facility

Residential Uses

- Bed and Breakfast Facility
- Boarding House
- Dwelling, Mobile Home and Manufactured Home type III

Institutional / Public Uses

- Airport
- Animal Shelter
- Cemetery
- Government Facility (non-office)
- Helipoint

- Penal or Correctional Facility

Park Uses

- Campground / RV Park

Commercial Uses

- Health Spa
- Kennel
- Recreational Uses (large scale)(sports complex, etc.)
- Retreat Center

Industrial Uses

- Power Generation Facility (commercial)
- Mineral Extraction and Processing

Communications / Utility Uses

- Wind Farm (large scale / commercial)
- Solar Farm (large scale / commercial)

V3.1.2 Suburban Neighborhood (R1) District Permitted and Special District Uses

Permitted Uses

Agricultural Uses

- Farm (general)

Residential Uses

- Dwelling, Single-family (includes Manufactured Home types I & II)
- Residential Facility for the Developmentally Disabled Type I
- Residential Facility for the Mentally Ill

Park Uses

- Athletic Fields, Courts, & Recreational Areas
- Golf Course and/or Country Club (including driving range)
- Nature Preserve / Center
- Park and/or Playground

Special Uses

Residential Uses

- Bed and Breakfast Facility

Institutional / Public Uses

- Church or other Place of Worship
- Community Center
- Police, Fire, or Rescue Station
- School (Preschool - 12th Grade)

Communications / Utility Uses

- Water Tower

V4.1.2 Traditional Neighborhood (R2) District Permitted and Special District Uses

Permitted Uses

Residential Uses

- Dwelling, Single-family (includes Manufactured Home types I & II)
- Residential Facility for the Developmentally Disabled Type I
- Residential Facility for the Mentally Ill

Park Uses

- Nature Preserve / Center
- Park and/or Playground

Special Uses

Residential Uses

- Bed and Breakfast Facility

Institutional / Public Uses

- Church or other Place of Worship
- Community Center
- Police, Fire, or Rescue Station
- School (Preschool - 12th Grade)

Commercial Uses

- Retail Uses (small scale)

Communications / Utility Uses

- Water Tower

**V5.1.2 Multi-family Residential (R3) District
Permitted and Special District Uses**

Permitted Uses

Agricultural Uses

- Farm (general)

Residential Uses

- Dwelling, Single-family (includes Manufactured Home types I & II)
- Dwelling, Multi-family (more than two dwelling units)
- Nursing / Assisted Living
- Residential Facility for the Developmentally Disabled Type I & II
- Residential Facility for the Mentally Ill
- Retirement Facility

Park Uses

- Athletic Fields, Courts, & Areas
- Golf Course and / or Country Club (including driving range)
- Nature Preserve / Center
- Park and/or Playground

Special Uses

Residential Uses

- Mobile Home / Manufactured Home Park
- Fraternity / Sorority House

Institutional / Public Uses

- Church or other Place of Worship
- Community Center
- Police, Fire, or Rescue Station
- School (Preschool - 12th Grade)
- Institution for the developmentally disabled / mentally ill

Communications / Utility Uses

- Water Tower

**V6.1.2 General Commercial (C₁) District
Permitted and Special District Uses**

Permitted Uses

Agricultural Uses

- Farmer’s Market

Park Uses

- Nature Preserve / Center, Park or Playground

Institutional / Public Uses

- Day Care Center
- Funeral Home
- Government Office, Police, Fire, or Rescue Station
- Post Office, Library, or Museum / Gallery
- Lodge or Private Club
- Parking Lot or Garage (as primary use)
- Medical Clinic

Commerical Uses

- Auto-oriented use (small, medium, and large scale)
- Conference Center
- Hotel
- Office Use
- Personal Service Use
- Recreational Use (small, medium, and large scale)
- Restaurant / Bar
- Retail Use (small, medium, and large scale)

Special Uses

Agricultural Uses

- Winery

Institutional / Public Uses

- Church or other Place of Worship
- Community Center
- Government Facility (non-office)
- School (Preschool - 12th Grade)
- Institution for the developmentally disabled / mentally ill

Communications / Utilities Use

- Water Tower

Residential Uses

- Bed and Breakfast
- Dwelling, secondary (on upper floors of other use)
- Residential facility for the developmentally disabled Type I
- Residential facility for the mentally ill

Commercial Uses

- Adult Use
- Mass Transit Terminal / Station (excluding public bus stop)
- Data Processing / Call Center
- Fireworks Sale (permanent)
- Kennel
- Truck Stop / Travel Center
- Brewery (with food service / without food service)
- Wine Tasting Facility

V7.1.2 Downtown Commercial (C2) District Permitted and Special District Uses

Permitted Uses

Agricultural Uses

- Farmer's Market

Park Uses

- Nature Preserve / Center, Park or Playground

Institutional / Public Uses

- Day Care Center
- Funeral Home
- Government Office, Police, Fire, or Rescue Station
- Post Office, Library, or Museum / Gallery
- Lodge or Private Club
- Medical Clinic

Commerical Uses

- Office Use
- Personal Service Use
- Restaurant / Bar
- Retail Use (small, medium, and large scale)

Residential Uses

Dwelling, secondary (on upper floors of other use)

Special Uses

Institutional / Public Uses

- Church or other Place of Worship
- Community Center
- Government Facility (non-office)
- School (Preschool - 12th Grade)
- Satelite Facility (College / University)
- Parking Lot or Garage (as primary use)
- Museum or Gallery

Communications / Utility Uses

- Water Tower

Residential Uses

- Bed and Breakfast
- Residential facility for the developmentally disabled Type I
- Residential facility for the mentally ill

Commercial Uses

- Auto-oriented use (small and medium scale)
- Conference Center
- Hotel
- Kennel
- Recreational Use (small, medium, and large scale)
- Mass Transit Terminal
- Wine Tasting Facility
- Brewery (with food service)

**V8.1.2 Institutional and Social (Is) District
Permitted and Special District Uses**

Permitted Uses	<p>Agricultural Uses</p> <ul style="list-style-type: none"> Farmer's Market 	<ul style="list-style-type: none"> Retirement Facility
	<p>Park Uses</p> <ul style="list-style-type: none"> Nature Preserve / Center, Park or Playground Athletic Fields / Courts Recreational Uses (small & medium scale) <p>Communications / Utility Uses</p> <ul style="list-style-type: none"> Communication Service Exchange Public Wellfield / Water Treatment Facility Sewage Treatment Plant Utility Substation <p>Residential Uses</p> <ul style="list-style-type: none"> Nursing / Assisted Living Facility Residential Facility for the Mentally Disabled (type I & II) Residential Facility for the Mentally III 	<p>Institutional / Public Uses</p> <ul style="list-style-type: none"> Day Care Center Cemetery Church or other Place of Worship Community Center Fairgrounds Government Facility (office & non-office) Hospital / Medical Center Institution for the Developmentally Disabled / Mentally III Medical Clinic Museum or Gallery Post Office Police, Fire, Rescue Station School (P-12), University / College

Special Uses	<p>Agricultural Uses</p> <ul style="list-style-type: none"> Winery 	<p>Commercial Uses</p> <ul style="list-style-type: none"> Conference Center Brewery (with food service / without food service) Wine Tasting Facility
	<p>Institutional / Public Uses</p> <ul style="list-style-type: none"> Animal Shelter Heliport Penal or Correctional Facility <p>Communications / Utility Uses</p> <ul style="list-style-type: none"> Telecommunications facility / Tower <p>Residential Uses</p> <ul style="list-style-type: none"> Boarding House Fraternity / Sorority House 	

V9.1.2 Light Industrial (II) District Permitted and Special District Uses

Permitted Uses

Agricultural Uses

- Farm
- Commercial Greenhouse

Park Uses

- Nature Preserve / Center, Park or Playground
- Athletic Fields, Courts, & Recreational Areas

Communications / Utility Uses

- Communication Service Exchange
- Utility Substation
- Telecommunications Facility / Tower
- Water Tower

Institutional / Public Uses

- Heliport
- Medical Clinic
- Police, Fire, Rescue Station

- Parking Lot or Garage (as primary use)

Commercial Uses

- General Commercial Uses (except Kennels & Adult Uses)
- Brewery (with food service / without food service)
- Wine Tasting Facility
- Conference Center

Industrial Uses

- Warehouse / Storage Facility (Indoor)
- Food and Beverage Production
- Light Industrial Assembly and Distribution
- Light Industrial Processing and Distribution
- Mini-warehouse / Self Storage Facility
- Research and Development Facility
- Wholesale Facility
- Printing / Publishing Establishment

Special Uses

Agricultural Uses

- Agricultural Products Terminal

Institutional / Public Uses

- Penal or Correctional Facility
- Airport
- Animal Shelter

Communications / Utility Uses

- Public Wellfield / Water Treatment Facility

Residential Uses

- Boarding House
- Fraternity / Sorority House

Industrial Uses

- Animal and Animal Products Processing
- Boat / RV Storage Facility (Indoor)
- Truck Freight Terminal
- Truck Sales and Service Center

V10.1.2 General Industrial (Ig) District Permitted and Special District Uses

Permitted Uses

Agricultural Uses

- Farm
- Commercial Greenhouse / Plant Nursery

Park Uses

- Nature Preserve / Center, Park or Playground
- Athletic Fields, Courts, & Recreational Areas

Communications / Utility Uses

- Communication Service Exchange
- Utility Substation
- Telecommunications Facility / Tower
- Water Tower

Institutional / Public Uses

- Heliport
- Medical Clinic
- Police, Fire, Rescue Station

- Parking Lot or Garage (as primary use)

Commercial Uses

- General Commercial Uses (except Adult Uses)
- Brewery (with food service / without food service)
- Wine Tasting Facility / Vineyard
- Conference Center

Industrial Uses

- Warehouse / Storage Facility (Indoor/Outdoor)
- Food and Beverage Production
- Light & Heavy Industrial Assembly and Distribution
- Light & Heavy Industrial Processing and Distribution
- Mini-warehouse / Self Storage Facility
- Research and Development Facility
- Wholesale Facility
- Printing / Publishing Establishment

Special Uses

Agricultural Uses

- Agricultural Products Terminal

Institutional / Public Uses

- Penal or Correctional Facility
- Airport
- Animal Shelter

Communications / Utility Use

- Public Wellfield / Water Treatment Facility
- Sewage Treatment Plant
- Power Generating Plant

Industrial Uses

- Sanitary Landfill, Junk Yard, Salvage Yard
- Animal and Animal Products Processing
- Boat / RV Storage Facility (Indoor/Outdoor)
- Truck Freight Terminal
- Truck Sales and Service Center
- Storage / Sale of Petroleum Products
- Sand / Gravel Extraction Operations
- Mineral Extraction and Procession

V11.1.2 Parks and Open Space (Po) District Permitted and Special District Uses

Permitted Uses

Park Uses

- Athletic Fields / Courts (soccer, basketball, etc.)
- Nature Preserve / Center
- Park and/or Playground
- Recreational Uses (small & medium scale)

Special Uses

Communications / Utility Uses

- Water Tower

EXHIBIT B. USE MATRIX

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
Agricultural Uses										
Agricultural Product Distribution Facility	SU									
Agricultural Product Sales Facility	SU									
Agricultural Product Storage Facility	SU									
Animal Boarding Facility (excludes kennels)	PU									
Animal Stables (excludes kennels)	PU									
Farm (confined feeding)	SU									
Farm (general)	PU	PU		PU				PU	PU	
Farm Equipment Sales & Services	SU									
Farmer’s Market (for sale of products grown off-site)	SU				PU	PU	PU			
Greenhouse (commercial)	PU							PU	PU	
Livestock Auction/Sales Facility	SU									
Plant Nursery									PU	
Winery	PU				SU		SU			
Residential Uses										
Assisted Living Facility				PU			PU			
Bed & Breakfast	SU	SU	SU		SU	SU				
Boarding House	SU						SU	SU		
Dwelling, Manufactured Home Type I	PU	PU	PU	PU						
Dwelling, Manufactured Home Type II	PU	PU	PU	PU						
Dwelling, Manufactured Home Type III	SU									
Dwelling, Mobile Home	SU			SU						
Dwelling, Multi-Family (more than two dwelling units)				PU						
Dwelling, Secondary (on upper floors of other use)					SU	PU				
Dwelling, Single-Family	PU	PU	PU	PU						
Fraternity/Sorority House				SU			SU	SU		
Manufactured Home Park				SU						
Mobile Home Park				SU						
Nursing Facility				PU			PU			
Residential Facility for the Developmentally Disabled Type I		PU	PU	PU	SU	SU				

V1.3

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
Residential Facility for the Developmentally Disabled Type II				PU						
Residential Facility for the Mentally Disabled Type I							PU			
Residential Facility for the Mentally Disabled Type II							PU			
Residential Facility for the Mentally III		PU	PU	PU	SU	SU	PU			
Retirement Facility				PU			PU			
Communications/Utility Uses										
Communication Service Exchange							PU	PU	PU	
Public Well Field	PU						PU	SU	SU	
Sewage Treatment Plant							PU		SU	
Solar Farm (large scale/commercial)	SU									
Telecommunications Facility	PU						SU	PU	PU	
Telecommunications Tower	PU						SU	PU	PU	
Utility Substation							PU	PU	PU	
Water Tower	PU	SU	SU	SU	SU	SU		PU	PU	SU
Water Treatment Facility	PU						PU	SU	SU	
Wind Farm (large scale/commercial)	SU									
Institutional/Public Uses										
Airport	SU							SU	SU	
Animal Shelter	SU						SU	SU	SU	
Art Gallery					PU	PU	PU			
Cemetery	SU						PU			
Church or Place of Worship	PU	SU	SU	SU	SU	SU	PU			
College/University (primary campus)							PU			
College/University (satellite facility/campus)						SU				
Community Center		SU	SU	SU	SU	SU	PU			
Correctional/Penal Facility	SU						SU	SU	SU	
Day Care Center					PU	PU	PU			
Fairgrounds	PU						PU			
Fire Station	PU	SU	SU	SU	PU	PU	PU	PU	PU	
Funeral Home					PU	PU				

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
Government Facility (non-office)	SU				SU	SU	PU			
Government Facility (office)					PU	PU	PU			
Heliport	SU						SU	PU	PU	
Hospital							PU			
Institution for the Developmentally Disabled				SU	SU		PU			
Institution for the Mentally Ill				SU	SU		PU			
Library					PU	PU				
Medical Center							PU			
Medical Clinic					PU	PU	PU	PU	PU	
Museum/Gallery					PU	PU	PU			
Parking Garage (as primary use)					PU	SU		PU	PU	
Parking Lot (as primary use)					PU	SU		PU	PU	
Police Station	PU	SU	SU	SU	PU	PU	PU	PU	PU	
Post Office					PU	PU	PU			
Private Club/Lodge					PU	PU				
Rescue Station	PU	SU	SU	SU	PU	PU	PU	PU	PU	
School (preschool - 12th grade)		SU	SU	SU	SU	SU	PU			
Park Uses										
Athletic Fields/Courts		PU		PU			PU	PU	PU	PU
Campground	SU									
Country Club	PU	PU		PU						
Driving Range	PU									
Golf Course	PU	PU		PU						
Nature Center	PU									
Nature Preserve	PU									
Park	PU									
Playground	PU									
Recreational Use (large scale)	SU				PU	SU				
Recreational Use (medium scale)	SU	PU		PU	PU	SU	PU	PU	PU	PU
Recreational Use (small scale)	PU	PU		PU	PU	SU	PU	PU	PU	PU

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	II	Ig	Po
RV Park	SU									
Commercial Uses										
Adult Use					SU					
Auto-Oriented Use (large scale)					PU					
Auto-Oriented Use (medium scale)					PU	SU				
Auto-Oriented Use (small scale)					PU	SU				
Bar/Pub					SU	SU			PU	
Brewery (with food service)						SU	SU	PU	PU	
Brewery (without food service)							SU	PU	PU	
Conference Center					PU	SU	SU	PU	PU	
Data Processing/Call Center					SU					
Fireworks Sales (permanent)					SU					
Health Spa	SU									
Hotel					PU	SU				
Kennel	SU				SU	SU				
Liquor/Package Store					PU					
Mass Transit Terminal/Station (excludes public bus stop)					SU	SU				
Office Use					PU	PU				
Personal Service Use					PU	PU			PU	
Restaurant					PU	PU		PU	PU	
Retail Use (large scale)					PU	PU		PU	PU	
Retail Use (medium scale)					PU	PU		PU	PU	
Retail Use (small scale)			SU		PU	PU		PU	PU	
Retreat Center	SU									
Sports Complex (recreational use, large scale)	SU				PU					
Truck Stop/Travel Center					SU					
Vineyard									PU	
Wine Tasting Facility						SU	SU	PU	PU	
Industrial Uses										
Agricultural Products Terminal	PU							SU	SU	

Zoning Districts	Ag	R1	R2	R3	C1	C2	Is	Ii	Ig	Po
Animal & Animal Products Processing Facility								SU	SU	
Beverage Production Facility								PU	PU	
Boat/RV Storage Facility (indoor)								SU	SU	
Boat/RV Storage Facility (outdoor)									SU	
Food Production Facility								PU	PU	
Industrial Assembly & Distribution Facility (heavy industrial)									PU	
Industrial Assembly & Distribution Facility (light industrial)								PU	PU	
Industrial Processing & Distribution Facility (heavy industrial)									PU	
Industrial Processing & Distribution Facility (light industrial)								PU	PU	
Junk Yard/Salvage Yard									SU	
Mineral Extraction & Processing Facilities	SU								SU	
Mini-Warehouse/Self Storage Facility								PU	PU	
Petroleum Products Sales/Storage Facility									SU	
Power Generation Facility (commercial)	SU								SU	
Printing/Publishing Establishment								PU	PU	
Research & Development Facility								PU	PU	
Sand/Gravel Extraction Operations									SU	
Sanitary Landfill									SU	
Truck Freight Terminal								SU	SU	
Truck Sales & Service Center								SU	SU	
Warehouse/Storage Facility (indoor)								PU	PU	
Warehouse/Storage Facility (outdoor)									PU	
Wholesale Facility								PU	PU	

V1.3