

City Of Woodland
City Council Meeting Agenda Summary Sheet

Agenda Item: Motion to table 2nd reading of Ordinance 1263, amending C-1 uses, until September 16, 2013 (until Comprehensive Plan Amendments are approved).

Agenda Item #: (E) Action

For Agenda of: 04/15/2013

Department: Planning

Date Submitted: 04/10/2013

Cost of Item: N/A

Amount Budgeted: _____

Unexpended Balance: _____

BARS #:

Description:

Department Supervisor Approval: Carolyn Johnson / s /

Committee Recommendation: _____

Agenda Item Supporting Narrative (list attachments, supporting documents):

1. Ordinance 1263 - Revised to Include the Amendment Proposed by Councilmember Perry
2. Ordinance 1263 - Changes highlighted

Summary Statement/Department Recommendation:

Please see staff report and legal memo associated with action item F.

CITY OF WOODLAND

ORDINANCE NO. 1263

AN ORDINANCE AMENDING WMC TITLE 17 AS IT RELATE TO PERMITTED, CONDITIONALLY ALLOWED, TEMPORARY, AND PROHIBITED USES IN THE CENTRAL BUSINESS DISTRICT (C-1).

WHEREAS, at their March 12, 2012 workshop, the City Council confirmed their support for updating the lists of uses in the C-1 zoning district (Central Business District);

WHEREAS, a public hearing was held before the Woodland Planning Commission on February 21, 2013 and, following the hearing, the Commission made a motion to forward the ordinance to the Woodland City Council with an *Affirmative* recommendation;

WHEREAS, pursuant to RCW 35A.11.020 and the Constitution of the State of Washington, Article 11, Section 11, cities have the power to enact regulations in the interest of the health, safety and welfare of their residents;

WHEREAS, all procedural requirements of the Woodland Municipal Code (WMC) for these amendments have been met; and

NOW THEREFORE, BE IT ORDAINED by the City Council of the City of Woodland as follows:

1. Repeal and Replace. WMC 17.32.020

a. Old Section WMC 17.32.020 – *The existing code section to be superseded and replaced reads as follows:*

17.32.020 Permitted uses.

The following uses only are permitted in the C-1 district. All other uses are not permitted.

1. Art galleries, libraries and museums;
2. Banks and financial services;
3. Community clubs, fraternal societies, and memorial buildings;
4. Cultural entertainment facilities such as indoor theaters and playhouses;
5. Dwelling units; provided residential uses are located above a permissible C-1 commercial use and adequate off-street parking is provided pursuant to Chapter 17.56
6. Establishments selling alcoholic beverages by virtue of a class C, D, E, F or H liquor license issued by the state;
7. Government and quasi-public buildings;
8. Hotels;
9. Newspaper offices;
10. Personal services;
11. Professional and business offices;
12. Public parks and open spaces, courtyards;
13. Public and private off-street parking facilities;

14. Public utility offices;
15. Restaurants and cafes except for drive-in and fast food restaurants. Outdoor eating and/or drinking areas associated with an indoor facility are permitted pursuant to state law;
16. Retail stores;
17. Shops for custom work or repair or the making of custom articles where such activity does not produce noise, objectionable odors, dust or chemical waste discharges. Uses may include printing shops, upholstery and furniture repair, craft shops, bakeries with retail service, laundry and dry cleaning operations, and appliance repair;
18. Single-family dwellings existing at the time of passage of the ordinance codified in this title shall be allowed to remain, and any additions or improvements thereto shall meet the standards of the LDR-6 district;
19. Signs and outdoors advertising displays pursuant to Chapter 17.52
20. Churches;
21. Community swimming pool facilities, commercial recreation and entertainment facilities, health spas and dance studios;
22. Bed and breakfast inns;
23. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended.

b. New Section WMC 17.32.020 – The code section is amended to read as follows:

17.32.020 Permitted uses.

The following uses are permitted in the Central Business District (C-1). Other uses may require a conditional use or temporary use permit or be prohibited in the C-1 District.

1. Artisanal/craft shop and shops for custom work or repair
2. Arts and cultural facilities, institutions, and businesses such as museums, theaters, art galleries, and art studios
3. Automatic teller machines (ATM)
4. Automobile sales (Indoor)
5. Bakeries with retail service
6. Banks and financial services
7. Bed and breakfast inns
8. Car washes
9. Community clubs, fraternal societies, and other places of assembly for membership groups
10. Daycare center
11. Dwelling units; provided residential uses are located above a permissible C-1 commercial use and adequate off-street parking is provided pursuant to Chapter 17.56. Lobbies for residential uses on upper floors may be located on the ground floor.
12. Drive-through facilities, except drive-throughs associated with fast food restaurants
13. Electric vehicle charging stations
14. Entertainment facilities such as indoor theaters and playhouses
15. Event center (300 person occupancy)
16. Existing, legally established, automotive repair and towing businesses established before December 27, 1979
17. Existing, legally established, manufacturing and production businesses established before passage of this ordinance, April ____, 2013
18. Farm and garden stores

19. Farmers' markets, bazaars, and open air markets
20. Funeral homes and mortuaries
21. Grocery stores, delicatessens, butcher shops, and indoor markets selling food and farm products
22. Hardware and building supply stores (retail)
23. Home occupations provided they are accessory to single-family dwellings and meet the requirements of WMC 17.16.100
24. Hotels, motels, and hostels
25. Laundry and dry cleaning operations (retail and self)
26. Live-work units
27. Medical clinics and offices
28. Microbreweries, microdistilleries, and microwineries
29. Motorcycle, scooter, bicycle, and other small motorized or non-motorized means of transportation (indoor and outdoor sales)
30. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended.
31. Outdoor eating and/or drinking areas associated with an indoor facility
32. Outdoor storage of product when: a. Accessory to a permitted use on site, b. Storage area does not exceed 50% of the area of the permitted use on a square foot basis, and c. Storage areas is located behind buildings and screened by landscaping or an architectural wall at least six feet in height. If appropriate, some viewing of activity may be allowed through gaps in screening.
33. Personal and business services
34. Pet stores and animal grooming businesses
35. Plant nurseries
36. Printing shops
37. Professional and business offices
38. Public and commercial recreation facilities, gyms, and sports complexes
39. Public and private off-street parking facilities
40. Public and quasi-public buildings and uses such as post offices, libraries, and government offices
41. Public parks, open spaces, and courtyards
42. Public transportation facilities such as bus stations, train stations, and transit shelters
43. Recycling collection point
44. Religious institutions
45. Repair shops for small equipment and items
46. Restaurants and cafes and other eating and drinking establishments
47. Retail establishments, less than 50,001 sf
48. Signs and outdoor advertising displays pursuant to Chapter 17.52
49. Single-family dwellings existing at the time of passage of the ordinance codified in this title shall be allowed to remain, and any additions or improvements thereto shall meet the standards of the LDR-6 district
50. Taverns and liquor establishments
51. Upholstery and furniture repair
52. Vending stands and kiosks
53. Veterinary offices and clinics without outdoor animal runs
54. Uses similar to the above that are not otherwise listed in this chapter

2. Repeal and Replace. WMC 17.32.028

a. Old Section WMC 17.32.028 – The existing code section to be superseded and replaced reads as follows:

17.32.028 Conditional uses—Administrative.

The following uses in the central business district (C-1) require conditional use permit approval from the Director per Chapter 17.70:

- A. Day care center;
- B. Public utility uses except electrical substations and transfer facilities and power-generating units.

b. New Section WMC 17.32.028 – The code section is amended to read as follows:

17.32.028 Conditional uses – Administrative.

The following uses in the Central Business District (C-1) require conditional use permit approval from the Public Works Director as per WMC Chapter 17.72.

- 1. Public utility uses except electrical substations and transfer facilities and power-generating units

3. Repeal and Replace. WMC 17.32.030

a. Old Section WMC 17.32.030 – The existing code section to be superseded and replaced reads as follows:

17.32.030 Conditional uses—Hearing examiner.

The following uses in the central business district (C-1) require conditional use permit approval from the Hearing Examiner per Chapter 17.72:

- A. Hospital, sanitarium, rest home, home for the aged, nursing home, or convalescent home.

b. New Section WMC 17.32.030 – The code section is amended to read as follows:

17.32.030 Conditional uses - Hearing examiner.

The following uses in the Central Business District (C-1) require conditional use permit approval from the Hearing Examiner as per WMC Chapter 17.72.

- 1. Automobile diagnostic and repair facilities, major and minor repairs
- 2. Automobile sales (Outdoor)
- 3. Automobile service stations and gas stations
- 4. Fast-food restaurants with drive-through facilities
- 5. Event center, greater than 301 person occupancy

6. Farm machinery sales and services
7. Hospital, psychiatric facility, rest home, home for the aged, nursing home, or convalescent home
8. Schools (public, parochial, private, vocational, technical, business or other schools, nonprofit or operated for profit)
9. Shelters, temporary housing, emergency housing
10. Wireless communication facilities

4. New Section. WMC 17.32.032 – Administrative Temporary Uses

a. New Section WMC 17.32.032 – The following code section is to be added:

17.32.032 Administrative temporary uses.

The following uses in the Central Business District (C-1) require temporary use permit approval from the Public Works Director or his or her designee as per WMC Chapter 17.70.

1. Agricultural stands
2. Mobile vending carts
3. Parking lot sales that are not ancillary to the indoor sale of similar goods and services
4. Uses similar to the above to be located on a temporary basis in the C-1 District

5. Repeal and Replace. WMC 17.32.040

a. Old Section WMC 17.32.040 – The existing code section to be superseded and replaced reads as follows:

17.32.040 - Prohibited uses.

The following uses are specifically not permitted in the C-1 district:

- A. Any use whose operation constitutes a nuisance by reason of smoke, fumes, odors, steam, gases, vibration, noise hazards or other causes readily detectable beyond property lines;
- B. Automobile and light and/or heavy truck repair facilities;
- C. Automobile, motorcycle, and boat dealerships and servicing establishments;
- D. Bowling alleys;
- E. Dog kennels and the outdoor housing of dogs when associated with a veterinary office or clinic;
- F. Drive-in and fast food restaurants;
- G. Outdoor sales of vehicles, boats, campers, motor homes, mobile homes, and related equipment;
- H. Storage or warehousing when such use is not a part of and not essential to a permitted use; also, when it is proposed to be independently sited within the C-1 district or independently owned and operated within a permitted structure, i.e., using a second floor of a building.

b. New Section WMC 17.32.040 – The code section is amended to read as follows:

17.32.040 Prohibited uses.

The following uses are specifically not permitted in the Central Business District (C-1).

1. Animal kennel, commercial/boarding
2. Animal shelter
3. Any use whose operation constitutes a nuisance by reason of smoke, fumes, odors, steam, gases, vibration, noise hazards or other causes readily detectable beyond property lines
4. Collective garden, medical marijuana
5. Commercial dispatch and maintenance facilities
6. Drug treatment facilities
7. Junkyards and wrecking yards
8. Laundry/dry cleaning (industrial)
9. Lumber yards and other building material sales that sell primarily to contractors (wholesale)
10. Manufacturing and production, except those specifically listed as permitted uses in this chapter
11. Outdoor sales of boats, campers, motor homes, and mobile homes
12. Recreational vehicle park
13. Recycling center or plant
14. Sand, soil, gravel sales and storage
15. Sexually oriented businesses
16. Storage facilities, such as self-storage or recreational vehicle storage businesses
17. Storage, distribution and warehousing when such use is not a part of and not essential to a permitted use; also, when it is proposed to be independently sited within the C-1 district or independently owned and operated within a permitted structure, i.e. using a second floor of a building
18. Towing
19. Wholesale businesses

6. Amend. WMC 17.08 - Definitions

a. The following definitions are to be added to WMC 17.08:

17.08.____ **Animal Shelter.** “Animal Shelter” means a place where dogs, cats or other stray or homeless animals are sheltered. Activities and services may include kenneling, animal clinic, pet counseling and sales, as well as animal disposal.

17.08.____ **Artisan/craft shop.** “Artisan/craft shop” means a retail store selling art glass, ceramics, clothing, jewelry, paintings, sculpture, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

17.08.____ **Drive-through facility.** “Drive-through facility” means a facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities may serve the primary use of the site or may serve accessory uses. Examples are drive-up windows; menu boards; order boards or boxes; and quick-lube or quick-oil change facilities.

17.08.____ **Drug treatment facility.** “Drug treatment facility” means a facility that offers inpatient detoxification services and drug rehabilitation counseling. Drug treatment facility does not mean residential structures occupied by persons with handicaps, also known as group homes, where “handicap” is defined by the Federal Fair Housing Amendments Act of 1988 (42 U.S.C. Sec. 3602). Drug treatment

facility also does not mean facilities used as meeting space for Alcoholics Anonymous or Narcotics Anonymous meetings.

17.08.____ **Event center.** "Event center" means a building used primarily by groups for celebratory events, meetings, and other events. Typically food service and alcohol are associated with this use.

17.08.____ **Laundry/dry cleaning (Industrial).** "Laundry/dry cleaning (Industrial)" means a business supplying bulk laundry services, such as linen and uniform services on a rental or contract basis. May also include cleaning carpets and upholstery.

17.08.____ **Live-work unit.** "Live-work unit" means a structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

17.08.____ **Microbrewery, microdistillery, or microwinery.** "Microbrewery, microdistillery, or microwinery" means a small-scale business located in a building where the primary use is for restaurant, retail, or tasting room, and which specializes in producing limited quantities of wine, beer, or other alcoholic beverage.

17.08.____ **Wholesale sales.** "Wholesale sales" means firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

17.08.____ **Wrecking yard.** "Wrecking yard" means the dismantling or disassembling of motor vehicles, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.

ADOPTED this ____ day of April, 2013.

CITY OF WOODLAND, WASHINGTON

Approved:

Grover Laseke, Mayor

Attest:

Mari E. Ripp, Clerk / Treasurer

Approved as to form:

William Eling, City Attorney

ORDINANCE 1263

PROPOSED CODE

Amendments to the Permitted, Conditionally Allowed, Temporarily Allowed, and Prohibited Uses in the C-1 District

Language shown in **yellow highlight** and *italics* is proposed to be added to the existing code. Language that is ~~struck through~~ is proposed to be removed.

17.32.020 Permitted uses.

The following uses ~~only~~ are permitted in the **Central Business District (C-1)**. *Other uses may require a conditional use or temporary use permit or be prohibited in the C-1 District.* ~~All other uses are not permitted.~~

1. **Artisanal/craft shop and shops for custom work or repair** ~~or the making of custom articles where such activity does not produce noise, objectionable odors, dust or chemical waste discharges. Uses may include printing shops, upholstery and furniture repair, craft shops, bakeries with retail service, laundry and dry cleaning operations, and appliance repair;~~
2. **Arts and cultural facilities, institutions, and businesses such as museums, theaters, art galleries, and art studios** ~~Art galleries, libraries and museums;~~
3. **Automatic teller machines (ATM)**
4. **Automobile sales (Indoor)**
5. **Bakeries with retail service**
6. Banks and financial services
7. Bed and breakfast inns
8. **Car washes**
9. Community clubs, fraternal societies, and **other places of assembly for membership groups** ~~and memorial buildings~~
10. **Daycare center**
11. **Drive-through facilities, except drive-throughs associated with fast food restaurants**
12. Dwelling units; provided residential uses are located above a permissible C-1 commercial use and adequate off-street parking is provided pursuant to Chapter 17.56. **Lobbies for residential uses on upper floors may be located on the ground floor.**
13. **Electric vehicle charging stations**
14. ~~Cultural~~ Entertainment facilities such as indoor theaters and playhouses
15. **Event center (300 person occupancy)**
16. **Existing, legally established, automotive repair and towing businesses established before December 27, 1979**
17. **Existing, legally established, manufacturing and production businesses established before passage of this ordinance, Month, Day, Year**
18. **Farm and garden stores**
19. **Farmers' markets, bazaars, and open air markets**
20. **Funeral homes and mortuaries**
21. **Grocery stores, delicatessens, butcher shops, and indoor markets selling food and farm products**
22. **Hardware and building supply stores (retail)**
23. **Home occupations provided they are accessory to single-family dwellings and meet the requirements of WMC 17.16.100**
24. **Hotels, motels, and hostels**
25. **Laundry and dry cleaning operations (retail and self)**
26. **Live-work units**
27. **Medical clinics and offices**
28. **Microbreweries, microdistilleries, and microwineries**

29. *Motorcycle, scooter, bicycle, and other small motorized or non-motorized means of transportation (indoor and outdoor sales)*
30. On-site hazardous waste treatment and storage facilities as an accessory use to any activity generating hazardous waste and lawfully permitted in this zone, provided that such facilities must meet the state siting criteria adopted pursuant to the requirements of RCW 70.105.210 as now or hereafter amended.
31. Outdoor eating and/or drinking areas associated with an indoor facility
32. *Outdoor storage of product when: a. Accessory to a permitted use on site, b. Storage area does not exceed 50% of the area of the permitted use on a square foot basis, and c. Storage areas is located behind buildings and screened by landscaping or an architectural wall at least six feet in height. If appropriate, some viewing of activity may be allowed through gaps in screening.*
33. Personal and business services
34. *Pet stores and animal grooming businesses*
35. Plant nurseries
36. Printing shops
37. Professional and business offices ~~Newspaper offices~~
38. *Public and commercial recreation facilities, gyms, and sports complexes* ~~Community swimming pool facilities, commercial recreation and entertainment facilities, health spas and dance studios~~
39. Public and private off-street parking facilities
40. *Public and quasi-public buildings and uses such as post offices, libraries, and government offices* ~~Government and quasi-public buildings; Public utility offices~~
41. Public parks, open spaces, and courtyards
42. *Public transportation facilities such as bus stations, train stations, and transit shelters*
43. *Recycling collection point*
44. *Religious institutions* ~~Churches~~
45. *Repair shops for small equipment and items*
46. Restaurants and cafes ~~except for drive-in and fast food restaurants~~ and other eating and drinking establishments
47. Retail ~~establishments~~ *stores, less than 50,001 sf*
48. Signs and outdoor advertising displays pursuant to Chapter 17.52
49. Single-family dwellings existing at the time of passage of the ordinance codified in this title shall be allowed to remain, and any additions or improvements thereto shall meet the standards of the LDR-6 district
50. *Taverns and liquor establishments* ~~Establishments selling alcoholic beverages by virtue of a class C, D, E, F or H liquor license issued by the state;~~
51. *Upholstery and furniture repair*
52. *Vending stands and kiosks*
53. *Veterinary offices and clinics without outdoor animal runs*
54. *Uses similar to the above that are not otherwise listed in this chapter*

17.32.028 Conditional uses – Administrative.

The following uses in the Central Business District (C-1) require conditional use permit approval from the **Public Works** Director **as** per **WMC** Chapter 17.72.

~~1. Day care center~~

1. Public utility uses except electrical substations and transfer facilities and power-generating units

17.32.030 Conditional uses - Hearing examiner.

The following uses in the Central Business District (C-1) require conditional use permit approval from the Hearing Examiner **as** per **WMC** Chapter 17.72.

1. *Automobile diagnostic and repair facilities, major and minor repairs*
2. *Automobile sales (Outdoor)*
3. *Automobile service stations, gas stations, and car washes*

4. Event center, greater than 301 person occupancy
5. Farm machinery sales and services
6. Fast-food restaurants with drive-through facilities
7. Hospital, psychiatric facility, rest home, home for the aged, nursing home, or convalescent home
8. Schools (public, parochial, private, vocational, technical, business or other schools, nonprofit or operated for profit)
9. Shelters, temporary housing, emergency housing
10. Wireless communication facilities

17.32.032 Administrative temporary uses.

The following uses in the Central Business District (C-1) require temporary use permit approval from the Public Works Director or his or her designee as per WMC Chapter 17.70.

1. Agricultural stands
2. Mobile vending carts
3. Parking lot sales that are not ancillary to the indoor sale of similar goods and services
4. Uses similar to the above to be located on a temporary basis in the C-1 District

17.32.040 Prohibited uses.

The following uses are specifically not permitted in the Central Business District (C-1).

1. Animal kennel, commercial/boarding ~~Dog kennels and the outdoor housing of dogs when associated with a veterinary office or clinic~~
2. Animal shelter
3. Any use whose operation constitutes a nuisance by reason of smoke, fumes, odors, steam, gases, vibration, noise hazards or other causes readily detectable beyond property lines
4. Automobile and light and/or heavy truck repair facilities
5. Automobile, motorcycle, and boat dealerships and servicing establishments
6. Bowling alleys
7. Collective garden, medical marijuana
8. Commercial dispatch and maintenance facilities
9. Drive in and fast food restaurants
10. Drug treatment facilities
11. Junkyards and wrecking yards
12. Laundry/dry cleaning (industrial)
13. Lumber yards and other building material sales that sell primarily to contractors (wholesale)
14. Manufacturing and production, except those specifically listed as permitted uses in this chapter
15. Outdoor sales of vehicles, boats, campers, motor homes, and mobile homes and related equipment
16. Recreational vehicle park
17. Recycling center or plant
18. Sand, soil, gravel sales and storage
19. Sexually oriented businesses
20. Storage facilities, such as self-storage or recreational vehicle storage businesses
21. Storage, distribution and warehousing when such use is not a part of and not essential to a permitted use; also, when it is proposed to be independently sited within the C-1 district or independently owned and operated within a permitted structure, i.e. using a second floor of a building
22. Towing
23. Wholesale businesses

Definitions to be added to WMC Chapter 17.08, Definitions.

“Animal Shelter” means a place where dogs, cats or other stray or homeless animals are sheltered. Activities and services may include kenneling, animal clinic, pet counseling and sales, as well as animal disposal.

“Artisan/craft shop” means a retail store selling art glass, ceramics, clothing, jewelry, paintings, sculpture, and other handcrafted items, where the facility includes an area for the crafting of the items being sold.

“Drive-through facility” means a facility or structure that is designed to allow drivers to remain in their vehicles before and during an activity on the site. Drive-through facilities may serve the primary use of the site or may serve accessory uses. Examples are drive-up windows; menu boards; order boards or boxes; and quick-lube or quick-oil change facilities.

“Drug treatment facility” means a facility that offers inpatient detoxification services and drug rehabilitation counseling. Drug treatment facility does not mean residential structures occupied by persons with handicaps, also known as group homes, where “handicap” is defined by the Federal Fair Housing Amendments Act of 1988 (42 U.S.C. Sec. 3602). Drug treatment facility also does not mean facilities used as meeting space for Alcoholics Anonymous or Narcotics Anonymous meetings.

“Event center” means a building used primarily by groups for celebratory events, meetings, and other events. Typically food service and alcohol are associated with this use.

“Laundry/dry cleaning (Industrial)” means a business supplying bulk laundry services, such as linen and uniform services on a rental or contract basis. May also include cleaning carpets and upholstery.

“Live-work unit” means a structure or portion of a structure: (1) that combines a commercial or manufacturing activity that is allowed in the zone with a residential living space for the owner of the commercial or manufacturing business, or the owner's employee, and that person's household; (2) where the resident owner or employee of the business is responsible for the commercial or manufacturing activity performed; and (3) where the commercial or manufacturing activity conducted takes place subject to a valid business license associated with the premises.

“Manufacturing and production” means firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firm or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. Relatively few customers come to the manufacturing site.

“Microbrewery, microdistillery, or microwinery” means a small-scale business located in a building where the primary use is for restaurant, retail, or tasting room, and which specializes in producing limited quantities of wine, beer, or other alcoholic beverage.

“Wholesale sales” means firms involved in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public but sales to the general public are limited as a result of the way in which the firm operates. Products may be picked up on site or delivered to the customer.

“Wrecking yard” means the dismantling or disassembling of motor vehicles, or the storage, sale, or dumping of dismantled, partially dismantled, obsolete, or wrecked vehicles or their parts.