
Section 42. Use regulations for business and industrial districts.

The following table describes the **uses** permitted in each business or industrial district.

In any case where a **use** is not specifically referred to by the following table, its status under this section shall be determined by the zoning enforcement officer, by reference to a clearly analogous use or uses that are specifically referred to by the table. When the status of a use has been so determined by the zoning enforcement officer, such determination shall thereafter have general applicability to all uses of the same type. For uses that are not specified and are not clearly analogous to uses specifically referred to in the following table, an application must be made either for an amendment to the zoning ordinance or for a use variance with the Board of Zoning Appeals.

Accessory uses customarily incidental to uses in the table are permitted in connection with such uses. Such **accessory uses** may include residences of caretakers and other such persons who must live in the area for the convenience of business or industry, and their dependents.

Matters closely related to use are regulated by:

- (1) Bulk and yards § 43 and § 47
- (2) Signs § 60.3
- (3) Parking and loading § 45
- (4) Automotive and drive-in establishments § 45
- (5) Outdoor activities and storage § 46
- (6) Performance standards § 48

ZONING DISTRICT ABBREVIATIONS

BA:	General Business
BA-1:	Neighborhood Center Mixed Use
BA-2:	Village Center
BB:	Automotive Sales
BC:	Marine Commercial
BD:	Central Business
BD-1:	Central Business/Residential
BD-2:	Central/Business/Medical
BD-3:	Central Business/Mixed-Use
BE:	Wholesale and Distribution
CGD:	Commercial Gateway District
IL:	Light Industry
IM:	Light Industry/Marine
IH:	Heavy Industry

INTERPRETATION OF USE TABLE

R:	Permitted as of right
SE:	Permitted only by special exception under § 63(d) of this ordinance
SP:	Permitted only by special permit under § 64(e) of this ordinance
X:	Not permitted

Parking:	Key letters refer to Parking Standards in § 45(a)(1)a.
Loading:	Key letters refer to Loading Standards in § 45(a)(1)b.

TABLE 3. USE TABLE

Use		TOC Zone (Proposed)
A.	Residential Uses	
	1. Dwelling units in multi-family dwellings located above first stories of structures at a maximum density of one unit per 1000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that the TOC zone shall have a maximum density of one unit per 500 sq. ft. of gross floor area of entire building, limited to gross floor area as defined in the New Haven Zoning Ordinance, and except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitations	SP

	<p>2. Dwelling units in multi-family dwellings located on first stories only in combination with upper story residential use (if applicable) at a maximum density of one unit per 1000 sq. ft. of gross floor area of entire building and limited to gross floor areas as defined in the New Haven Zoning Ordinance. Except that properties subject to Development or Land Disposition Agreements involving the City of New Haven shall not be subject to the above density limitation</p>	<p>X</p>
	<p>3. Dwelling units in existing structures of at least 50,000 sq. ft. gross floor area and no less than two stories in height built prior to 1963, at a maximum density of one unit per 1000 sq. ft. of existing gross floor area and limited to gross floor areas as defined in the New Haven Zoning Ordinance except that a maximum five percent increase in building gross floor area for non-habitable areas of interior circulation (i.e., elevators, stairwells and common hallways) is permitted regardless of site floor to area ratio. Commercial Use in such structures or on such properties limited to those permitted in both the IL District by right or Special</p>	<p>SP</p>

	Permit and either in BA, BA-1, BD-2 or BD-3 Districts by right, Special Exception or Special Permit and excluding all uses listed in Sections M. (Automotive) and O. (Construction and Related Goods and Services) of this table (Table 3)	
	4. Custodial care facilities (See § 19)	X
	5. Live-Work Loft Residences Pursuant To Article III Section 18A	SP
	6. Live-Work Unit—(Post 1963 and new structures) (See definition)	SP
	7. Assisted Living (see definition), Elderly and Disabled Housing	SP
B.	Transient Lodging	
	Rooming or boarding house.	SP
	Hotel, Bed Breakfast or Tourist Home, 12 or fewer guest rooms	SP
	Hotel, Bed Breakfast or Tourist Home, 13 or more guest rooms	SP
	Motel.	X
C.	Sale of Food, Drink & Pharmaceuticals	
	STORE SELLING ITS GOODS PREDOMINANTLY AT RETAIL ON PREMISES, AS FOLLOWS:	
	Bakery (Wholesale bakery, see § 42 S. Heavy Commercial).	R
	Pharmacy or Cosmetic store, including sale of goods and services customarily incidental thereto.	R

	Convenience store	R
	Food specialty store, including but not limited to following lines: Eggs, fish, meat (excluding slaughtering and eviscerating), poultry (excluding slaughtering), fruits, nuts, candy, teas, coffee, confection, dairy products, health foods, vegetables.	R
	Grocery, Delicatessen, Supermarket or other store carrying a variety of food and related goods.	R
	Mixed Use Building	R
	Package Alcoholic liquor, subject to § 42.1. provisions.	R
	Poultry market, including slaughtering of poultry for sale on the premises (for other slaughtering, see § 42 T.).	X
D.	Personal Services	
	Barber shop, beauty shop, reducing salon.	R
	Laundry, cleaner, dyer, clothing storage establishment (all, including pick-up station), or self-service laundromat, all performing services entirely for retail trade on premises. (For wholesale cleaning, laundering, dyeing, diaper service see § 42 S).	R
	Health clubs, gyms, personal training, with associated classes	R
	Tailor, dressmaker, shoe shine or shoe repair shop.	R

	Repair shop for repairs or adjustments to appliances, watches, locks and similar items.	R
	Photographic studio.	R
	Travel agency, travel ticket office.	R
	Vocational, trade or business school.	R
	Driving school	R
	Funeral home.	X
	Gun and weapons repair, firearms training.	X
	Firing range.	X
	Pawn shop or swap shop (may include second-hand goods, precious metals purchase or resale), provided no location is within 1,500 feet from the outside entrance to another such use.	X
E.	Eating, Drinking Places & Entertainment	
	ESTABLISHMENTS SELLING FOOD OR BEVERAGES FOR IMMEDIATE CONSUMPTION ON OR OFF PREMISES, INCLUDING ESTABLISHMENT WHERE LIVE ENTERTAINMENT IS A PRINCIPAL OR ACCESSORY USE.	
	FOR PURPOSES OF THIS ZONING ORDINANCE A CHANGE FROM ONE CLASSIFICATION OF EATING, DRINKING OR ENTERTAINMENT ESTABLISHMENT TO	

	ANOTHER SHALL BE CONSIDERED A NEW USE.	
	EATING AND DRINKING PLACES	
	Establishment selling food for immediate consumption on or off premises.	R
	Micro-brewery or Micro-distillery	SE
	Restaurant, as defined in Article I, Section 1, selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment.	R
	Other establishment selling or serving alcoholic beverages for immediate consumption on or off premises, including accessory entertainment, or permitting immediate consumption of alcoholic beverages on or off premises, including accessory entertainment.	R
	Drive-in establishment selling food for immediate consumption on or off premises—More than 250 feet from any residential use.	X
	Drive-in establishment selling food for immediate consumption on or off	X

	premises— Within 250 feet of any residential use.	
	ADULT ENTERTAINMENT ESTABLISHMENTS	
	Adult cabaret less than 1,500 feet from another adult cabaret, bar in the same structure, or adult use as defined in § 42.3 of this ordinance.	X
	Adult cabaret more than 1,500 feet from another adult cabaret, bar in the same structure, or adult use as defined in § 42.3 of this ordinance:	
	With Liquor Service.	X
	No Liquor Service.	X
F.	Vending Machines	
	Vending machine selling food or personal articles or services, so placed that it is not beyond any street or building line, not within any required yard, and does not interfere with pedestrian or vehicular traffic.	R
	Pedestrian-accessible automatic teller machines (ATM) located in fully enclosed buildings or structures	R
G.	General Merchandise and Clothing	
	STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, AS FOLLOWS:	
	Apparel, including all apparel specialties.	R

	Department store (includes sale of specific items mentioned elsewhere in table, if customarily sold in store).	R
	Variety store (including sale of specific items mentioned in this table, if customarily sold in store).	R
H.	Personal Goods	
	SPECIALTY STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, INCLUDING BUT NOT LIMITED TO THE FOLLOWING LINES:	
	Books, News Tobacco, Gifts, Cards, Art supplies, Stationery, Pets, Toys, Coins, Flowers, Jewelry, Leather goods, Luggage, Novelties, Sporting goods, Bicycles, Stamps, Hobbies, Art Work, Photo supplies, Music, Musical Instruments, Optical goods, Religious articles.	R
	Gun shops and accessory goods sales including ammunition, subject to § 42.4 zoning ordinance, provisions.	X
I.	Home Goods and Furnishings	
	STORE SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON THE PREMISES, AS FOLLOWS:	
	China, glass, pottery.	R

	Antiques and second hand goods, excluding motor vehicles/parts, and excluding materials held only for discard or reprocessing.	R
	Fabrics, curtains, linens knitting & upholstery supplies.	R
	Furniture, floor covering, appliances.	R
	Farm & garden supplies, includes greenhouse, nursery.	R
	Hardware, paint, wallpaper.	R
	SPECIALTY HOME GOODS & SKILLED TRADES WITH A COMBINATION OF ON PREMISES FABRICATION AND SALES, AS FOLLOWS:	
	Art work, art supplies, baskets, books, candles, curtains, dresses, fabrics, furniture, gifts, glass, jewelry, linens, musical instruments, optical goods, pottery, photography, printing, sporting goods, stationary, toys, upholstery.	R
	Music, Film and Recording Studio	R
J.	Financial Services	
	Bank or other credit agency. (With drive-through)	X
	Bank or other credit agency (no drive-through)	R
	Broker investment company.	R
	Insurance company or agency.	R
	Renumeration, money order, notary establishments	R

	Check cashing or payday loan establishments	X
K.	Office	
	OFFICE—NO STORAGE OF A STOCK IN TRADE (EXCEPT SAMPLES) OR HEAVY MATERIALS OR EQUIPMENT, & NO COMMODITIES SALE ON PREMISES, AS FOLLOWS:	
	General, charitable, philanthropic, other professional.	R
	Co-working	R
	Radio or television stations studio and/or offices only.	R
	Utility, including exchange.	R
	Wholesale or distribution.	SP
L.	Amusements	
	ESTABLISHMENT SO ARRANGED THAT LIGHTS, NOISE, VIBRATION, AND ALL OTHER POSSIBLE DISTURBING ASPECTS CONNECTED WITH ITS OPERATION ARE ENCLOSED, SCREENED OR OTHERWISE CONTROLLED TO THE EXTENT THAT THE OPERATION OF THE ESTABLISHMENT WILL NOT UNDULY INTERFERE WITH THE USE AND ENJOYMENT OF STREETS OR PROPERTIES IN THE SURROUNDING AREA, AS FOLLOWS:	
	Adult businesses, including adult bookstores, Adult theaters, adult entertainment centers, massage parlors, saunas, subject to § 42.3 provisions.	X

	Assembly hall.	SE
	Bowling alley, billiard or pool hall, indoor amusement center.	SE
	Fair, carnival.	X
	Game machines as an accessory use, subject to § 42.2 provisions.	R
	Game rooms, subject to § 42.2 provisions.	SE
	Miniature golf, golf driving range.	SE
	Music or dancing school.	R
	Public access park (passive or action recreation), open space or community garden	R
	Social club, athletic club, lodge, veterans or fraternal organization, recreation facilities and community centers.	SE
	State sponsored off-track betting facilities and teletrak facilities, teletheater or other legalized wagering systems, facilities & services.	SE
	Theater, excluding drive-in, 250 or fewer seats.	R
	Theater, excluding drive-in, 251 or more seats.	R
	Trampoline center.	SE
M.	Automotive	
	ESTABLISHMENT CONFORMING TO STATE OF CONNECTICUT REGULATIONS AND § 45, AS FOLLOWS:	
	Sale of automotive accessories, parts, tires, batteries, other supplies.	X

	Gasoline station, as defined by Ch. 250, C.G.S.	X
	Car wash (a/k/a auto laundry).	X
	Motorcycles: Sale or rental with inventory, repair.	SE
	Automobiles, automobile trailers, and trucks.	
	1. Repair of such vehicles, no full body paint spraying or body and fender work except replacement.	X
	2. Repair of such vehicles, including full body paint spraying and all body and fender work.	X
	3. Rental of such vehicles with inventory. Inventory within structure shall be permitted by special exception.	SE
	4. Sale of such vehicles with inventory when used, where incidental to operation of a gas station or repair garage, and where no more than five used vehicles for sale are kept on premises at one time.	X
	5. Sale of such vehicles with inventory when used, with no limit on quantity of vehicles.	X
	6. Sale of such vehicles with inventory when new:	
	a. Automobiles.	X
	b. Automobile trailers or trucks.	X
	Sale or rental of any vehicle described above, with no inventory of such vehicles	SE

	kept on premises, but with incidental show models and demonstrator vehicles permitted in case of sales.	
	Motor vehicle fleet operation	X
N.	Marine	
	Marina, yacht club with up to four slips.	X
	Marina, yacht club with more than four slips.	X
	Fishing, fish sales (including shellfish).	X
	Sale of boats, boat parts & accessories, fishing equipment, boat fuel & ice, & similar supplies.	X
	Boat rental or charter, boat sightseeing.	X
	Boat building, repair, service and storage:	
	100 foot length or less.	X
	Over 100 foot length.	X
	Deep-sea shipping facility or Seaplane base.	X
	Salvage or dredging company.	X
O.	Construction & Related Goods & Services	
	Home improvement company, interior decorator, upholsterer, furniture repairer, general contractor, special trade contractor or worker, building materials, sign making, fuel or ice, with all storage of goods, materials & equipment (other than off-street parking and loading of vehicles) and all processing	R

	and manufacturing kept within a completely enclosed building(s) & the entire establishment occupies 2,000 square feet or less of net floor area.	
	Same uses as above, with no limit as to floor area or enclosure, except as specified in § 46 & § 47(c).	X
	Off-site Construction Staging Area:	
	Less than 1,000 SF total area.	X
	1,000 SF or more total.	X
	Monument sales establishment, with incidental processing to order (excluding shaping of stones & similar processes).	X
	Monument sales establishment or monument works, with no limit as to processes.	X
P.	Business Goods	
	ESTABLISHMENT SELLING OR RENTING ITS GOODS PREDOMINANTLY AT RETAIL ON PREMISES, AS FOLLOWS:	
	Office equipment and supplies.	R
	Business machines or scales.	R
	Restaurant or bar supply.	R
	Dental, hospital, beauty, barber, store or lab supply.	R
Q.	Business & Miscellaneous Personal & Public Services	
	Off premises signs, as regulated by § 44.1:	
	Mini-panel.	SE

	Poster, Bulletin or Spectacular.	X
	On premises signs, as regulated by § 44.	R
	Ambulance service.	X
	Cat Café	X
	Caterer.	R
	Cold storage facility renting only individual lockers for home customer storage of food. (For other cold storage facilities, see § 42 S. Heavy Commercial.)	X
	Conference Center	SP
	Convention Center	SP
	Commercial kennel or other establishment, where the care, breeding or sale of animals is the principal purpose of the enterprise, with no animals to be located within 500 feet of any residentially zoned property.	X
	Delivery service establishment, vehicles limited to one ton capacity (also see § 42 S. Heavy Commercial).	X
	Employment agency.	R
	Event Center	R
	Government Building or Facility	R
	Internal building cleaning, window cleaning.	R
	News distribution enterprise.	X
	Printing, engraving, or other reproduction services, limited to 2,000 square feet net floor area.	SE

	Printing, engraving, or other reproduction services with no limit as to floor area.	X
	Public or private pumping station	R
	Research or testing laboratory, including research and/or development laboratories which are High Technology Uses, limited to 2,000 S.F. net floor area used for laboratory purposes	R
	Research or testing laboratory with no floor area limit, including research and/or development laboratories which are High Technology Uses	R
	Other High Technology Uses, High Technology Services and High Technology Equipment Design and Fabrication (see definitions)	R
	Self storage facility.	X
	Special workplace daycare Family Daycare Home, Group Daycare Home, and Child Daycare Center.	R
	Uniform sales or rental establishment.	R
	Vending machine operator or repairer.	SP
	Veterinarian, pet daycare and pet groomer (excluding establishment where care, breeding or sale of animals is the enterprise's main purpose and/or where animals are boarded	SP

	overnight) with all facilities within fully enclosed building(s).	
R.	Transportation	
	On or off-site parking lot or parking structure for employees, customers, or visitors for any business or industrial use, or commercial parking lot or parking structure, also as regulated by § 45 of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use Table.	SP
	On or off-site parking lot or parking structure containing between 26 and 200 parking spaces for employees, customers, or visitors for any business or industrial use, or commercial parking lot or parking structure, also as regulated by § 45 of this ordinance and excluding auto sales, service and rental except as otherwise permitted by this Use Table.	SP
	On or off-site parking lot or parking structure capable of containing 200 or more parking spaces for employees, customers, or visitors for any business or industrial use, or any commercial parking lot or parking structure capable of containing 200 or more parking spaces, also as regulated by § 45 of this ordinance and excluding	SP

	auto sales, service and rental except as otherwise permitted by this Use Table.	
	Intercity passenger station or terminal, Railroad passenger station, or Heliport.	R
	Storage of commercial vehicles (where not an accessory use to another permitted use).	X
	Taxi dispatching station (no vehicle storage).	R
	Taxi terminal.	SP
	Transportation or other right-of-way.	R
	Truck or rail freight yard or terminal.	X
S.	Heavy Commercial	
	Brewery, distillery, winery or meadery	SP
	Cleaning, laundering, dyeing, or diaper service plant.	X
	Cold storage facility, no limit as to customer type.	X
	External building cleaning, disinfecting, or exterminating establishment.	X
	Food processing or wholesale bakery.	X
	Warehousing, or moving and storage establishment.	X
	Meat processing (excluding slaughtering, eviscerating and rendering)	X
	Wholesaling or distribution, including the handling of stock and incidental retailing.	X

T.	Industrial	
	Manufacturing, processing, storage, or other commercial or industrial use not specifically mentioned, subject to other provisions of this & not analogous to any use specifically mentioned ordinance and in particular § 46, outdoor activities & storage, waste, dumping, quarries and § 48, performance standards.	X
	Antenna or wireless site:	
	1. On existing structure, subject to § 49 standards.	R
	2. On new tower, subject to § 49 standards.	X
	Artisan Manufacturing	X
	Asphalt manufacture or refining or preparation except where incidental to construction.	X
	Celluloid or pyroxylin manufacture or explosive or inflammable cellulose or pyroxylin products manufacture.	X
	Coal tar or mineral dye manufacture or tar distillation (except as by-products of public utility, gas or power manufacture; and the products or by-products of any plant which furnishes gas, gas material or power to a public utility or for public distribution).	X
	Creosote manufacture or treatment.	X

	Dumping, as defined and regulated by §46(e) and subject to other applicable regulations.	X
	Emery cloth, sand paper, carborundum or pumice manufacture.	X
	Explosive or fireworks manufacture.	X
	Fertilizer manufacture from organic material or its compounding for sale.	X
	Glue or size manufacture or processes involving recovery from fish or animal material.	X
	Gypsum, cement, plaster or plaster of Paris manufacture.	X
	Household hazardous waste collection centers, as defined and regulated by § 46(g), subject to other applicable regulations.	X
	Junkyard, as defined and regulated by § 46, subject to all State of Connecticut and other applicable regulations.	X
	Motor vehicle recycling facility, as defined and regulated by § 46 and subject to all State of Connecticut & other applicable regulations.	X
	Micro-Manufacturing	X
	Nitrating process.	X
	Outdoor storage of fuels, chemicals or building materials (whether in tanks or other containers), except as incidental to other activities.	X

	Outdoor storage of materials related to boat manufacturing.	X
	Outdoor storage of up to 500 square feet of materials, customary and incidental to principal use of the property.	X
	Outdoor storage of more than 500 square feet of material.	X
	Petroleum refining.	X
	Public sewage disposal plant or incinerator.	X
	Quarry, as defined and regulated by § 46(f)	X
	Slaughterhouse or stockyards, rendering or reduction of animal matter.	X
	Sulfurous, sulfuric, nitric, picric or hydrochloric or other corrosive acid manufacture or the manufacture of poison gases, bleaching powder or chlorine, except as incidental to a permitted use.	X
	Transmitting tower for radio or television station.	X
	Waste processing and transfer.	X
	Wood or bone distillation.	X
U.	Medical	
	Nursing Homes/Rest Homes/Residential Care Homes as defined in Conn. Gen. Stat. §§ 19a-490 and 19a-521	SP
	General and Special Inpatient Hospitals	SP
	Home Health Care Agencies/Assisted Living	SP

	Service Agencies as defined in Conn. Gen. Stat. § 19a-490	
	Health Practitioners' Office (See definition)	R
	Health Care Clinic (See definition)	SP
	Outpatient Surgical Facilities/Ambulatory Surgical Center licensed by the Connecticut Department of Health pursuant to Conn. Gen. Stat. § 49a-493b	SP
	Recovery Care Centers licensed by the Department of Public Health pursuant to Regs. Conn. State Agencies §19a-495-571	SP
V.	Institutional and Public Uses	
	Religious Institutions including parish houses, rectories, convents, and other facilities normally incidental to places of worship but excluding funeral homes and cemeteries.	R
	Cultural activities not carried on as a gainful business, including art galleries, libraries and museums.	R
	Public and private elementary and secondary schools meeting all requirements of the compulsory education laws of the State of Connecticut, and adult education facilities connected with such schools, including	SP

	dormitories connected with such schools	
	Public and private colleges and universities, including dormitories connected with such institutions but excluding: fraternities and sororities, trade/or business schools and colleges, and schools and colleges operated as commercial enterprises.	SP
	Fraternities and sororities located on land owned by an educational institution.	X
	Fraternities and sororities located on land not owned by an educational institution.	X
	Public safety facilities (fire, police, and EMS)	R
	Post Office	R
W.	Public Amenity, Service and Utility Uses	
	Reservoirs, dams, public utility substations and pumping stations, telephone exchanges, police stations, fire stations and post offices.	
	Parks and other public facilities for passive recreation, and public playgrounds.	

Notes:

¹ In the BA-2, first floor dwelling units are permitted by Special Permit along Whalley Avenue between Fitch Street and Harrison Avenue. First floor dwelling units are permitted as of Right in other locations.

² Parking lots and structures located entirely on parcels subject to a development agreement with the City of New Haven entered into prior to June 1, 2007 require only site plan approval.

³ Only where part of a mixed-use development of 500,000 or more square feet.

(Ord. No. 1368, § 8, 2-7-05; Ord. No. 1410, § 2, 3-20-06; Ord. No. 1412 (Rev. Sched. A, § 5), 5-1-06; Ord. No. 1553, 6-4-07; Ord. No. 1563, 12-17-07; Ord. No. 1565, 4-7-08; Ord. No. 1614, §1, 3-1-10; Ord. No. 1665, 10-3-11; Ord. No. 1685, Sched. D, 8-6-12; Ord. No. 1696, Sched. A, 5-6-13; Ord. No. 1790, Sched. C, 4-4-16; Ord. No. 1804, Attach. C, 8-1-16; Ord. No. 1805, 8-1-16; Ord. No. 1820, Sched. B, 6-5-17; Ord. No. 1842, Sched. B, 6-4-18; Ord. No. 1858, Sched. A, 4-15-19; Ord. No. 1886, Sched. C, 1-17-20; Ord. No. 1899, Sched. A, 7-6-20)

New MU Definitions:

HIGH-RISE BUILDING means a freestanding structure with a minimum height of 10 stories.

MEAT PROCESSING means establishments primarily engaged in processing, preserving, cutting and packaging meat and meat byproducts. Meat processing excludes slaughtering and rendering.

MICRO-BREWERY means an establishment engaged in on-site brewing of beer and sales of beer by the glass for on-premise consumption. These establishments are primarily used for the production of beer and ale and may include retail and food service as an accessory use. The brewing operation processes the ingredients to make beer and ale by mashing, cooking, and fermenting. The brewing operation does not include the production of any other alcoholic beverage.

MICRO-DISTILLERY means an establishment primarily engaged in on-site distillation of spirits and may include retail and food service as an accessory use. The distillery operation processes the ingredients to make spirits by mashing, cooking, fermenting and distilling. The micro-distillery operation does not include the production of any other alcoholic beverage.

MICRO-MANUFACTURING means the manufacturing of products in small quantities using small manufacturing facilities.

MID-RISE BUILDING means a freestanding structure ranging from five to nine stories.

MIXED USE means a land use where more than one classification of land use (for example, commercial office, retail and service, public, institutional, medical) permitted within a zoning district is combined on a lot or within a structure.

MIXED USE BUILDING means a building that incorporates two or more use types within a single building, provided each use type is permitted within the applicable zoning district in the building.

MIXED-USE DEVELOPMENT means a tract of land or structure developed for two or more

different uses, such as, but not limited to, residential, office, retail, institutional, public, or entertainment. Such uses are functionally integrated and share vehicular use areas, ingress/egress, and pedestrian access.