

Heavy Industrial (IH) Land Uses

Permitted Uses	Conditional Uses (CUP Required)
Accessory use or building ¹	Airport, heliports, landing fields, etc.
Administrative and sales offices related to industrial uses	Arboretum
Agricultural supply	Asphalt plant
Agricultural, general (no slaughterhouses in GB, IL or IP zone)	Botanical garden
Ambulance service	Carnivals, circuses, amusement parks (over 2 weeks long)
Animal shelter	Concession
Animals, agricultural ⁴	Concrete batching and mixing
Animals, defined as pets	Convenience store
Apiaries	Fairground
Auction sales (no livestock in BC)	Feedlot or dairy (no slaughterhouses in GB, IL or IP zone)
Automobile body, paint shop	Fish farm
Automobile or truck repair	Go-cart track
Automobile or truck sales, new	Golf driving range
Automobile or truck sales, used	Golf, miniature
Automobile parking lot/garage, private ²	Incineration/reduction of garbage, dead animals, offal or refuse
Building maintenance	Kennel, commercial
Building material	Kennel, noncommercial ⁶
Car wash	Laboratory
Cemetery or mausoleum	Meat, poultry and fish processing and packing
Clinic, small animal	Mineral resources, natural (subject to state law provisions)
Construction trade/sales office (with outdoor storage)	Racetrack or drag strip
Crematorium	Salvage or wrecking yard, recycling yard and/or business
Dairy products processing	Slaughterhouse, enclosed within a building
Dwelling, caretaker ³	
Equipment or implement sales, large or heavy equipment	
Equipment rental	
Flower gardening	
Freight transfer point	
Fuel sales or service station	
Gardening, truck	
Golf course and country club	
Governmental emergency building (i.e., fire or police stations, including combined stations and satellite versions)	
Governmental office building or facility	
Governmental water, pressure irrigation and/or sewer lift stations (including combined facilities and satellite versions thereof)	
Grain/feed and seed processing and sales	
Hatchery	
Historic site or monument	
Hospital, large animal	
Hospital, small animal	
Ice or roller skating, indoor public	
Impound/storage yard, vehicle	
Laundry, commercial plant	
Livestock sales	
Lumberyard, retail	
Machine shop	

Manufacture, assembly or packaging of products from previously prepared materials	
Manufacture, compounding, bottling, processing, packaging, or treatment of food and beverage products	
Manufacturing, compounding, processing, assembling, packaging, treatment or fabrication of the following products: textile, apparel and related items, building materials, furniture and fixtures, paper, chemicals and chemical products, petroleum, electronic, concrete, rubber, plastic, metal, professional and scientific, or any combination thereof of items, materials or goods	
Mobile home, manufactured home and RV sales	
Monument works, stone	
Newspaper printing	
Orchards, tree crops	
Park, playground or open space (subject to chapter 1 of this title)	
Petroleum storage ³	
Pharmaceutical supply business	
Plant nurseries	
Plant or tree farm	
Plumbing supplies and services	
Printing and publishing	
Prison, jail, etc.	
Radiator repair and service	
Railroad buildings and equipment	
Research facility	
Restaurant (not drive-in, drive- through or walk-up)	
Restaurant (with drive-in, drive- through, or walk-up) ⁸	
Retail sales/services related to industrial uses	
Riding stable, commercial ²	
Telephone/telegraph center or station/call center	
Tire shop, including recapping	
Travel agency	
Truck, taxicab, and bus parking lot	
Trucking yard or terminal	
Utility owned building, structure or use	
Warehouse, distribution and wholesale ²	