

Exhibit A

12.06 Definitions

Manufacturing, Artisan

Means small scale production uses that are characterized by minimal automation, little division of labor, and a small number of highly skilled crafts persons as opposed to a larger, less-trained traditional workforce. Participants in an artisan process may be self-employed, or employed by a smaller-scale business. Workforce training may be offered. Shared or individual use of hand-tools, mechanical tools and electronic tools for the manufacture of finished products or parts including design, processing, fabrication, assembly, treatment, and packaging of products; as well as the incidental storage, sales and distribution of such products. Typical artisan manufacturing uses include, but are not limited to: electronic goods, food and bakery products; printmaking; household appliances; leather products; jewelry and clothing/apparel; metal and wood work; restoration and maintenance; sculpture; furniture; glass or ceramic production.

Manufacturing, Light

The Light Manufacturing District is intended to provide sites primarily for a variety of light manufacturing, fabricating, processing, assembly, repair, wholesale distribution, warehousing uses. Unless otherwise noted, commercial and office uses and storage of materials are permitted. Typically uses within the district are low-intensity, non-nuisance types of light fabrication and assembly manufacturing and also research and development facilities which may be located in proximity to residential and commercial districts. Trucking, deliveries and loading may be an accessory of such land use, but is not a principal land use.

Manufacturing, Heavy

The Heavy Manufacturing District is primarily intended to provide areas for manufacturing and other industrial activities that may constitute substantial adverse land use or environmental impacts or hazards. The district is intended to provide a range of uses for industrial and manufacturing operations with the appropriate design and development standards to assure protection of the public interest and surrounding property and persons. Heavy Industrial uses are high-intensity manufacturing, production, freight, trucking, mechanical and/or equipment operations that, as part of their normal operations, generate noticeable off-site impacts in terms of noise, smoke, particulate matter, odors, glare or vibration.

Typical examples of heavy manufacturing principal uses include: large breweries, distilleries and alcohol manufacturing (other than micro distilleries), dairy products manufacturing, foundries, chrome plating, crematoriums and animal rendering plants, electroplating, fiberglass manufacturing, flour mills and paper products manufacturing, hazardous chemicals or procedures or that produce hazardous byproducts or explosive hazards, acetylene, cement, lime, gypsum or plaster-of-Paris, chlorine, corrosive acid or fertilizer, insecticides, disinfectants, poisons, explosives, paint, lacquer, varnish, petroleum products, coal products, plastic and synthetic resins, smelting, oil refining, asphalt and batch plants and trucking terminals.

Commercial amusement, inside' or 'inside commercial amusement' means the provision of entertainment, performances or games of skill to the general public or sport teams and that is wholly enclosed in a building, including but not limited to a bowling alley, billiard hall, batting cages, soccer facility, sport team practice facility.

Distribution

Uses engaged in the wholesale sales, bulk storage and distribution of goods. Such uses may also include incidental retail sales and wholesale showrooms.

Parking Lot. ~~An area not within a building where motor vehicles may be stored for the purpose of temporary daily or overnight off-street parking.~~

Parking lot, Non-Accessory. A commercial, business or industrial lots or lands used for off-street private passenger motor vehicle parking spaces, with or without fee, upon which motor vehicles of any number are provided and where the parking spaces are not located in a structure and the parking of vehicles is the principal use of the premises. Vehicle sales, rental, leasing or storage uses are not included within this definition.

Parking structure, Non-accessory. A commercial, business or industrial lots or lands where off-street parking spaces, with or without fee, are provided for private passenger motor vehicles of any number, and adjacent access drives, aisles and ramps, that are located in a structure with two (2) or more levels, where the parking structure is the principal structure of a property. Vehicle sales, rental, leasing or storage shall not be included within this definition.

Parking lot, Accessory. A residential, commercial, business or industrial lots or lands where off-street surface parking spaces for private passenger motor vehicles exist when incidental to a principal building on the same property. Transitional uses shall be included within this definition.

Parking structure, Accessory commercial. Business or industrial lots or lands where off-street parking spaces for private passenger motor vehicles exist when incidental to a principal building on the same property. This term includes parking spaces that are integrated into a structure that houses the principal building located on the property.

~~**Public storage facility** Public Storage Center. A wholly enclosed structure for the non-commercial storage of automobiles, household goods, seasonal recreational equipment, infrequently used items such as Christmas decorations, camping gear, lawn furniture and lawn care equipment, including a single-family dwelling unit for a watchman and his family on the premises where employed in such capacity.~~

means a wholly enclosed structure that provides separate, small-scale, self-service storage facilities leased or rented to individuals or small businesses. Facilities are designed and used to accommodate only interior access to storage lockers or drive-up access only from regular size passenger vehicles (non-commercial vehicles).

Vehicle Sales and Rental

Commercial or industrial uses that provide for the sale, rental of motor vehicles, boats and recreational vehicles and vehicular equipment. Maintenance, repair, towing or storage of new or used vehicles, boats and recreational vehicles and vehicular equipment may be accessory uses. The vehicle sales and service subcategory includes the following specific use types:

1. Commercial Vehicle Sales and Rentals

Uses that provide for the sale or rental of large trucks, moving equipment (e.g., U-haul), construction or agricultural equipment, aircraft, or similar large vehicles and vehicular equipment.

2. Passenger Vehicle Sales and Rentals

Uses that provide for the sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes or recreational vehicles including recreational watercraft. Typical examples include automobile dealers, auto malls, car rental agencies. Vehicle storage used and new vehicles inventory or rental that are parked or stored when are considered under vehicle service and storage uses (see Parking Lot or Parking Structure, Non-Accessory).

3. Vehicle Equipment and Supplies Sales and Rentals

Uses related to the sale, lease or rental of new or used parts, tools or supplies for the purpose of repairing or maintaining motor vehicles.

Vehicle Service and Storage

Commercial or industrial uses that provide for the service, maintenance and repair of motor vehicles, boats and recreational vehicles and vehicular equipment. Maintenance, repair, towing or storage of

vehicles, boats and recreational vehicles and vehicular equipment may be accessory uses. The vehicle service and storage subcategory includes the following specific use types:

1. Body and Paint Finishing Shop

Uses that primarily conduct motor vehicle body work and repairs or that apply paint to the exterior or interior surfaces of motor vehicles by spraying, dipping, flow-coating or other similar means.

2. Commercial Vehicle Repair

Uses, excluding vehicle paint finishing shops, that repair, install or maintain the mechanical components or the bodies of large trucks, mass transit vehicles, large construction or agricultural equipment, aircraft or similar large vehicles and vehicular equipment. Includes fleet vehicle fueling facilities, which may dispense conventional vehicle fuels and/or alternative vehicle fuels.

3. Fueling Station (for Personal, Consumer Vehicles)

Uses engaged in retail sales of vehicle fuels for personal vehicles, other than fleet fueling facilities and truck stops. (Note: Fleet vehicle fueling facilities are part of the "Commercial Vehicle Repair and Maintenance" specific use type). Fueling stations may dispense conventional vehicle fuels and/or alternative vehicle fuels.

4. Parking lot, Non-Accessory.

5. Parking Structure, Non-Accessory.

6. Personal Vehicle Repair and Maintenance

Uses that repair, install or maintain the mechanical components of automobiles, small trucks or vans, motorcycles, motor homes or recreational vehicles including recreational boats or that wash, clean or otherwise protect the exterior or interior surfaces of these vehicles.

Trucking and Transportation Terminals

Uses engaged in the dispatching and long-term or short-term storage of trucks, buses and other vehicles, including parcel service delivery vehicles, taxis and limousines. Minor accessory repair and maintenance of vehicles stored on the premises is also included. Principal uses include uses engaged in the moving of vehicles (towing), household or office furniture, appliances and equipment from one location to another, including the temporary on-site storage of those items.

Warehouse

Uses conducted within a completely enclosed building that are engaged in long-term and short-term storage of goods and that do not meet the definition of a "self-storage facility" or a "trucking and transportation terminal."

Junk or Salvage Yards

A building or open area where waste, scrap, used or second-hand materials are bought, sold, exchanged, stored, baled, packed, disassembled, crushed, processed, or handled for reclamation, disposal or other similar purposes, including but not limited to scrap iron and other metals, paper, rags, rubber tires and bottles.