

# City of Mandan

## ZONING

As of October 28, 2002

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- 1) A - (Agricultural) Zoning
  - a) Airport
  - b) Animal Hospital
  - c) Church
  - d) Dwellings
    - i) Single Family
  - e) Education GroupCollege
    - i) Junior College
    - ii) High School
    - iii) Junior High School
    - iv) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
    - v) Grade Schools
    - vi) Kindergarten
    - vii) Student or Faculty Dormitory on College Campus
    - viii) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
    - ix) Power or heating plant as accessory building and used on the same lot as principal building
  - f) Fire Station
  - g) General Farming Group
    - i) Dairy Farming
    - ii) Fur Farming
    - iii) Greenhouse, Commercial
    - iv) Livestock Raising, Feeding
    - v) Farrowing Operation
    - vi) Poultry Farming
    - vii) Poultry Hatchery
    - viii) Riding stable

Providing that on any parcel of land lying within the territorial jurisdiction of the city for zoning regulations the conduct of any dairy, fur farming or farrowing operation, poultry hatchery or poultry farming or feeding, or a riding stable shall not be conducted within two thousand six hundred forty feet (2640') of any residential, CA or CB commercial district, and the raising and feeding of any livestock and horses within two thousand six hundred forty feet (2640') of any residential, CA or CB commercial district shall be limited to one animal per eight acres of land.
  - h) Golf Course
  - i) Oil or Gas Well
  - j) Public Recreation Group
    - i) Community Center
    - ii) Municipal Golf Course
    - iii) Municipal Swimming Pool
    - iv) Public Museum
    - v) Public Park
    - vi) Public Playground
  - k) Radio or Television Transmitting Station

- l) Railroad Line Trackage
- m) Sand or Gravel Extraction
- n) Sewage Treatment Plant
- o) Truck Farming Group
  - i) Field Crop Farming
  - ii) Flower Growing, Commercial
  - iii) Fruit Growing
  - iv) Tree, Shrub, Plant Nursery
  - v) Truck Gardening
  - vi) The rearing and Feeding of Poultry, provided that on any parcel of land lying within the territorial jurisdiction of the city for zoning regulations in the raising and feeding of poultry shall not be conducted within six hundred sixty feet (660') of any residential, CA and CB commercial district.
- p) Utility Service Group
  - i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir

- 2) CA - (Light Commercial and Services) Zoning
- a) Bed and Breakfast
  - b) Dwellings
    - i) Single Family
    - ii) Two-Family
    - iii) Multi-Family
    - iv) Group Dwelling
      - (1) Boarding House
      - (2) Convent, Monastery
      - (3) Fraternity, Sorority House
      - (4) Private Club, Lodge Hall, Union Headquarters, but not including a club in which the principal activity is one normally conducted as a business
      - (5) Rooming House
  - c) Filling Station
  - d) Health-Medical Group
    - i) Hospital for Human Beings
    - ii) Medical Center
    - iii) Nursing-Convalescent Home
    - iv) Old People's Home
    - v) Orphan's Home
    - vi) Sanitarium
  - e) Office Bank Group
    - i) Bank
    - ii) General Office
    - iii) Governmental Office
    - iv) Insurance Office
    - v) Personal Loan Agency
    - vi) Real Estate Office
    - vii) Taxicab Office
    - viii) Telephone Exchange
    - ix) Utility Office
  - f) Retail Group A
    - i) Antique Store
    - ii) Appliance, Radio, Television Store
    - iii) Art Supply Store
    - iv) Auto Accessory Store
    - v) Bakery in which nothing is baked except for retail sale on the premises
    - vi) Book, Magazine, Newspaper Store
    - vii) Butcher Shop
    - viii) Camera Shop
    - ix) Candy Store
    - x) Clothing, Clothing Accessories Store
    - xi) Delicatessen
    - xii) Department Store
    - xiii) Drug Store



- xiv) Five and Ten Cent Store
- xv) Flower Shop
- xvi) Furniture Store
- xvii) Gift Shop
- xviii) Grocery Store
- xix) Hardware Store
- xx) Hobby, Toy Store
- xxi) Ice Cream Parlor
- xxii) Jewelry Store
- xxiii) Music Store
- xxiv) Notion, Variety Store
- xxv) Office Equipment
- xxvi) Office Supply, Stationery Store
- xxvii) Package Liquor Store
- xxviii) Photographic Studio
- xxix) Shoe Store
- xxx) Sporting Goods Store
- g) Service Group A
  - i) Barber Shop
  - ii) Beauty Shop
  - iii) Camera Shop
  - iv) Cold Storage Lockers
  - v) Dressmaker
  - vi) Dry Cleaning Pick-up Agency
  - vii) Furniture Repair, Upholstering
  - viii) Jewelry Repair
  - ix) Laundry Pick-up Agency
  - x) Laundry, Self-Service
  - xi) Milliner
  - xii) Radio, Appliance Repair
  - xiii) Restaurant
  - xiv) Shoe Repair
  - xv) Soda Fountain
  - xvi) Tailor
  - xvii) Watch Repair

- 3) CB - (Heavy Commercial) Zoning
- a) Bed and Breakfast
  - b) Church
  - c) Commercial Recreation Group
    - i) Bowling Alley
    - ii) Dance Hall
    - iii) Pool or Billiard Parlor
    - iv) Roller Skating Rink
    - v) Sports Arena
    - vi) Tavern, Saloon, Bar
    - vii) Theater
  - d) Dwellings
    - i) Single Family
    - ii) Two-Family
    - iii) Multi-Family
    - iv) Group Dwelling
      - (1) Boarding House
      - (2) Convent, Monastery
      - (3) Fraternity, Sorority House
      - (4) Private Club, Lodge Hall, Union Headquarters, but not including a club in which the principal activity is one normally conducted as a business
      - (5) Rooming House
  - e) Education Group
    - i) College
    - ii) Junior College
    - iii) High School
    - iv) Junior High School
    - v) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
    - vi) Grade Schools
    - vii) Kindergarten
    - viii) Student or Faculty Dormitory on College Campus
    - ix) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
    - x) Power or heating plant as accessory building and used on the same lot as principal building
  - f) Filling Station
  - g) Fire Station
  - h) Health-Medical Group
    - i) Hospital for Human Beings
    - ii) Medical Center
    - iii) Nursing-Convalescent Home
    - iv) Old People's Home
    - v) Orphan's Home
    - vi) Sanitarium
  - i) Hotel

- j) Motel
- k) Office Bank Group
  - i) Bank
  - ii) General Office
  - iii) Governmental Office
  - iv) Insurance Office
  - v) Personal Loan Agency
  - vi) Real Estate Office
  - vii) Taxicab Office
  - viii) Telephone Exchange
  - ix) Utility Office
- l) Public Recreation Group
  - i) Community Center
  - ii) Municipal Golf Course
  - iii) Municipal Swimming Pool
  - iv) Public Museum
  - v) Public Park
  - vi) Public Playground
- m) Railroad Line Trackage
- n) Railroad or Bus Passenger Station
- o) Railroad Spur Trackage
- p) Retail Group A
  - i) Antique Store
  - ii) Appliance, Radio, Television Store
  - iii) Art Supply Store
  - iv) Auto Accessory Store
  - v) Bakery in which nothing is baked except for retail sale on the premises
  - vi) Book, Magazine, Newspaper Store
  - vii) Butcher Shop
  - viii) Camera Shop
  - ix) Candy Store
  - x) Clothing, Clothing Accessories Store
  - xi) Delicatessen
  - xii) Department Store
  - xiii) Drug Store
  - xiv) Five and Ten Cent Store
  - xv) Flower Shop
  - xvi) Furniture Store
  - xvii) Gift Shop
  - xviii) Grocery Store
  - xix) Hardware Store
  - xx) Hobby, Toy Store
  - xxi) Ice Cream Parlor
  - xxii) Jewelry Store
  - xxiii) Music Store
  - xxiv) Notion, Variety Store

- xxv) Office Equipment
- xxvi) Office Supply, Stationery Store
- xxvii) Package Liquor Store
- xxviii) Photographic Studio
- xxix) Shoe Store
- xxx) Sporting Goods Store
- q) Retail Group B
  - i) Auto, Truck Sales
  - ii) Farm Implement Store
  - iii) Feed, Grain, Farm Supply Store
  - iv) Trailer Sales
- r) Service Group A
  - i) Barber Shop
  - ii) Beauty Shop
  - iii) Camera Shop
  - iv) Cold Storage Lockers
  - v) Dressmaker
  - vi) Dry Cleaning Pick-up Agency
  - vii) Furniture Repair, Upholstering
  - viii) Jewelry Repair
  - ix) Laundry Pick-up Agency
  - x) Laundry, Self-Service
  - xi) Milliner
  - xii) Radio, Appliance Repair
  - xiii) Restaurant
  - xiv) Shoe Repair
  - xv) Soda Fountain
  - xvi) Tailor
  - xvii) Watch Repair
- s) Service Group B
  - i) Auto Laundry
  - ii) Auto Repair Garage
  - iii) Commercial School, including business, secretarial, dancing, music, physical culture, technical, or trade school
  - iv) Garage, Commercial Parking Lot
  - v) Outdoor Advertising Sign
  - vi) Steam Bath
  - vii) Tire, Battery Repair
  - viii) Undertaking Establishment
- t) Utility Service Group
  - i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir
- u) Wholesale Group
  - i) Newspaper, Magazine Distributor

- ii) Wholesale Drug Sales
- iii) Wholesale Food and Grocery

4) CC - (Heavy Commercial) Zoning

CC Zoning is the same as CB Zoning except residential dwellings are not allowed, storage building and warehouse are allowed, and the setbacks are different in each zone.

- a) Bed and Breakfast
- b) Church
- c) Commercial Recreation Group
  - i) Bowling Alley
  - ii) Dance Hall
  - iii) Pool or Billiard Parlor
  - iv) Roller Skating Rink
  - v) Sports Arena
  - vi) Tavern, Saloon, Bar
  - vii) Theater
- d) Education Group
  - i) College
  - ii) Junior College
  - iii) High School
  - iv) Junior High School
  - v) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
  - vi) Grade Schools
  - vii) Kindergarten
  - viii) Student or Faculty Dormitory on College Campus
  - ix) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
  - x) Power or heating plant as accessory building and used on the same lot as principal building
- e) Filling Station
- f) Fire Station
- g) Health-Medical Group
  - i) Hospital for Human Beings
  - ii) Medical Center
  - iii) Nursing-Convalescent Home
  - iv) Old People's Home
  - v) Orphan's Home
  - vi) Sanitarium
- h) Hotel
- i) Motel
- j) Office Bank Group
  - i) Bank
  - ii) General Office
  - iii) Governmental Office
  - iv) Insurance Office
  - v) Personal Loan Agency
  - vi) Real Estate Office

- vii) Taxicab Office
- viii) Telephone Exchange
- ix) Utility Office
- k) Public Recreation Group
  - i) Community Center
  - ii) Municipal Golf Course
  - iii) Municipal Swimming Pool
  - iv) Public Museum
  - v) Public Park
  - vi) Public Playground
- l) Railroad Line Trackage
- m) Railroad or Bus Passenger Station
- n) Railroad Spur Trackage
- o) Retail Group A
  - i) Antique Store
  - ii) Appliance, Radio, Television Store
  - iii) Art Supply Store
  - iv) Auto Accessory Store
  - v) Bakery in which nothing is baked except for retail sale on the premises
  - vi) Book, Magazine, Newspaper Store
  - vii) Butcher Shop
  - viii) Camera Shop
  - ix) Candy Store
  - x) Clothing, Clothing Accessories Store
  - xi) Delicatessen
  - xii) Department Store
  - xiii) Drug Store
  - xiv) Five and Ten Cent Store
  - xv) Flower Shop
  - xvi) Furniture Store
  - xvii) Gift Shop
  - xviii) Grocery Store
  - xix) Hardware Store
  - xx) Hobby, Toy Store
  - xxi) Ice Cream Parlor
  - xxii) Jewelry Store
  - xxiii) Music Store
  - xxiv) Notion, Variety Store
  - xxv) Office Equipment
  - xxvi) Office Supply, Stationery Store
  - xxvii) Package Liquor Store
  - xxviii) Photographic Studio
  - xxix) Shoe Store
  - xxx) Sporting Goods Store
- p) Retail Group B
  - i) Auto, Truck Sales

- ii) Farm Implement Store
- iii) Feed, Grain, Farm Supply Store
- iv) Trailer Sales
- q) Service Group A
  - i) Barber Shop
  - ii) Beauty Shop
  - iii) Camera Shop
  - iv) Cold Storage Lockers
  - v) Dressmaker
  - vi) Dry Cleaning Pick-up Agency
  - vii) Furniture Repair, Upholstering
  - viii) Jewelry Repair
  - ix) Laundry Pick-up Agency
  - x) Laundry, Self-Service
  - xi) Milliner
  - xii) Radio, Appliance Repair
  - xiii) Restaurant
  - xiv) Shoe Repair
  - xv) Soda Fountain
  - xvi) Tailor
  - xvii) Watch Repair
- r) Service Group B
  - i) Auto Laundry
  - ii) Auto Repair Garage
  - iii) Commercial School, including business, secretarial, dancing, music, physical culture, technical, or trade school
  - iv) Garage, Commercial Parking Lot
  - v) Outdoor Advertising Sign
  - vi) Steam Bath
  - vii) Tire, Battery Repair
  - viii) Undertaking Establishment
- s) Storage Building and Warehouse
- t) Utility Service Group
  - i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir
- u) Wholesale Group
  - i) Newspaper, Magazine Distributor
  - ii) Wholesale Drug Sales
  - iii) Wholesale Food and Grocery



5) LSMHS - (Large Scale Mobile Home Residential Subdivisions) Zoning Special  
Use Permit Required

- a) Mobile Home Subdivision
- b) Retail Group A (no more than 5% of the gross area of the project (subdivision) shall be zoned or set aside for commercial development)
  - i) Antique Store
  - ii) Appliance, Radio, Television Store
  - iii) Art Supply Store
  - iv) Auto Accessory Store
  - v) Bakery in which nothing is baked except for retail sale on the premises
  - vi) Book, Magazine, Newspaper Store
  - vii) Butcher Shop
  - viii) Camera Shop
  - ix) Candy Store
  - x) Clothing, Clothing Accessories Store
  - xi) Delicatessen
  - xii) Department Store
  - xiii) Drug Store
  - xiv) Five and Ten Cent Store
  - xv) Flower Shop
  - xvi) Furniture Store
  - xvii) Gift Shop
  - xviii) Grocery Store
  - xix) Hardware Store
  - xx) Hobby, Toy Store
  - xxi) Ice Cream Parlor
  - xxii) Jewelry Store
  - xxiii) Music Store
  - xxiv) Notion, Variety Store
  - xxv) Office Equipment
  - xxvi) Office Supply, Stationery Store
  - xxvii) Package Liquor Store
  - xxviii) Photographic Studio
  - xxix) Shoe Store
  - xxx) Sporting Goods Store

- c) Service Group A
  - i) Barber Shop
  - ii) Beauty Shop
  - iii) Camera Shop
  - iv) Cold Storage Lockers
  - v) Dressmaker
  - vi) Dry Cleaning Pick-up Agency
  - vii) Furniture Repair, Upholstering
  - viii) Jewelry Repair
  - ix) Laundry Pick-up Agency
  - x) Laundry, Self-Service
  - xi) Milliner
  - xii) Radio, Appliance Repair
  - xiii) Restaurant
  - xiv) Shoe Repair
  - xv) Soda Fountain
  - xvi) Tailor
  - xvii) Watch Repair

- 6) MA - (Light Non-Nuisance Industrial/Heavy Commercial) Zoning
- a) Animal Hospital
  - b) Filling Station
  - c) Fire Station
  - d) Industrial Group A
    - i) Experimental Laboratories
    - ii) Manufacture, Compounding, Processing, Packaging, Treatment, or Assembly of the following materials and products, over twenty (20) tons rated capacity, a drop hammer, or an automatic screw machine.
      - (1) Assembly of Electric Appliances, Electronic Instruments and Devices, Radios, Phonographs, and Television Sets, Including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and similar products.
      - (2) Bakery Goods, Candy, Cosmetics, Dairy Products, Drugs, Perfumes, Pharmaceuticals, and Food Products, Except fish and meat products, Sauerkraut, Vinegar, Yeast and the Rendering or Refining of Fats and Oils.
      - (3) Blacksmith Shop and Machine Shop.
      - (4) Electric and Neon Signs, Outdoor Advertising Signs, Commercial Advertising Structures, and Light Sheet Metal Products, including Heating and Ventilating Ducts and Equipment, Cornices, Eaves, and Similar Products.
      - (5) Ice Manufacturing Plant, Soft-Drink Bottling Plant.
      - (6) Laundry, Cleaning and Dyeing Works, and Carpet and Rug Cleaning.
      - (7) Musical Instruments, Toys, Novelties, and Rubber and Metal Stamps.
      - (8) Pottery and other Ceramic Products using only previously pulverized clay, and kilns fire only by electricity or gas.
      - (9) Products from the previously prepared materials: Bone Cellophane, Canvas, Cloth, Cork, Feathers, Felt, Fiber, precious Metals or Stones, fur, Glass, Hair, Horn, Leather, Paper, Plastics, Shell, Textiles, Wood (excluding Planing Mills), and Yarns.
    - iii) Storage Building and Warehouse.
    - iv) The following uses when conducted wholly within a completely enclosed building, or within an area enclosed on all sides with a solid wall, compact hedge or uniformly painted board fence, not less than six (6) feet in height.
      - (1) Building Material Sales Yard, including the sale of rock, sand, gravel, and the like as incidental part of the principal use, but excluding concrete mixing.
      - (2) Contractor's Equipment Storage Yard or Plant, or Rental of Equipment commonly used by contractors.
      - (3) Retail Lumber Yard, including only incidental mill work.

- (4) Feed and Fuel Yard.
  - (5) Public Utility Service Yard, or Electrical Receiving or Transforming Station.
  - (6) Pipe Yard, or Storage, Sale or Rental of Oil and Gas Well Drilling Equipment.
- e) Motel
  - f) Radio or Television Transmitting Station
  - g) Railroad Freight Station
  - h) Railroad Line Trackage
  - i) Railroad or Bus Passenger Station
  - j) Railroad Spur Trackage
  - k) Retail Group A
    - i) Antique Store
    - ii) Appliance, Radio, Television Store
    - iii) Art Supply Store
    - iv) Auto Accessory Store
    - v) Bakery in which nothing is baked except for retail sale on the premises
    - vi) Book, Magazine, Newspaper Store
    - vii) Butcher Shop
    - viii) Camera Shop
    - ix) Candy Store
    - x) Clothing, Clothing Accessories Store
    - xi) Delicatessen
    - xii) Department Store
    - xiii) Drug Store
    - xiv) Five and Ten Cent Store
    - xv) Flower Shop
    - xvi) Furniture Store
    - xvii) Gift Shop
    - xviii) Grocery Store
    - xix) Hardware Store
    - xx) Hobby, Toy Store
    - xxi) Ice Cream Parlor
    - xxii) Jewelry Store
    - xxiii) Music Store
    - xxiv) Notion, Variety Store
    - xxv) Office Equipment
    - xxvi) Office Supply, Stationery Store
    - xxvii) Package Liquor Store
    - xxviii) Photographic Studio
    - xxix) Shoe Store
    - xxx) Sporting Goods Store
  - l) Retail Group B
    - i) Auto, Truck Sales
    - ii) Farm Implement Store
    - iii) Feed, Grain, Farm Supply Store

- iv) Trailer Sales
- m) Service Group A
  - i) Barber Shop
  - ii) Beauty Shop
  - iii) Camera Shop
  - iv) Cold Storage Lockers
  - v) Dressmaker
  - vi) Dry Cleaning Pick-up Agency
  - vii) Furniture Repair, Upholstering
  - viii) Jewelry Repair
  - ix) Laundry Pick-up Agency
  - x) Laundry, Self-Service
  - xi) Milliner
  - xii) Radio, Appliance Repair
  - xiii) Restaurant
  - xiv) Shoe Repair
  - xv) Soda Fountain
  - xvi) Tailor
  - xvii) Watch Repair
- n) Service Group B
  - i) Auto Laundry
  - ii) Auto Repair Garage
  - iii) Commercial School, including business, secretarial, dancing, music, physical culture, technical, or trade school
  - iv) Garage, Commercial Parking Lot
  - v) Outdoor Advertising Sign
  - vi) Steam Bath
  - vii) Tire, Battery Repair
  - viii) Undertaking Establishment
- o) Trailer Parks
- p) Truck Terminal
- q) Utility Service Group
  - i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir
- r) Wholesale Group
  - i) Newspaper, Magazine Distributor
  - ii) Wholesale Drug Sales
  - iii) Wholesale Food and Grocery

- 7) MB - (Heavy Industrial/Heavy Commercial) Zoning
- a) Filling Station
  - b) Fire Station
  - c) Industrial Group A
    - i) Experimental Laboratories
    - ii) Manufacture, Compounding, Processing, Packaging, Treatment, or Assembly of the following materials and products, over twenty (20) tons rated capacity, a drop hammer, or an automatic screw machine.
      - (1) Assembly of Electric Appliances, Electronic Instruments and Devices, Radios, Phonographs, and Television Sets, Including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and similar products.
      - (2) Bakery Goods, Candy, Cosmetics, Dairy Products, Drugs, Perfumes, Pharmaceuticals, and Food Products, Except fish and meat products, Sauerkraut, Vinegar, Yeast and the Rendering or Refining of Fats and Oils.
      - (3) Blacksmith Shop and Machine Shop.
      - (4) Electric and Neon Signs, Outdoor Advertising Signs, Commercial Advertising Structures, and Light Sheet Metal Products, including Heating and Ventilating Ducts and Equipment, Cornices, Eaves, and Similar Products.
      - (5) Ice Manufacturing Plant, Soft-Drink Bottling Plant.
      - (6) Laundry, Cleaning and Dyeing Works, and Carpet and Rug Cleaning.
      - (7) Musical Instruments, Toys, Novelties, and Rubber and Metal Stamps.
      - (8) Pottery and other Ceramic Products using only previously pulverized clay, and kilns fire only by electricity or gas.
      - (9) Products from the previously prepared materials: Bone Cellophane, Canvas, Cloth, Cork, Feathers, Felt, Fiber, precious Metals or Stones, fur, Glass, Hair, Horn, Leather, Paper, Plastics, Shell, Textiles, Wood (excluding Planing Mills), and Yarns.
    - iii) Storage Building and Warehouse.
    - iv) The following uses when conducted wholly within a completely enclosed building, or within an area enclosed on all sides with a solid wall, compact hedge or uniformly painted board fence, not less than six (6) feet in height.
      - (1) Building Material Sales Yard, including the sale of rock, sand, gravel, and the like as incidental part of the principal use, but excluding concrete mixing.
      - (2) Contractor's Equipment Storage Yard or Plant, or Rental of Equipment commonly used by contractors.
      - (3) Retail Lumber Yard, including only incidental mill work.
      - (4) Feed and Fuel Yard.

- (5) Public Utility Service Yard, or Electrical Receiving or Transforming Station.
  - (6) Pipe Yard, or Storage, Sale or Rental of Oil and Gas Well Drilling Equipment.
- d) Industrial Group B
- i) Any use listed in Industrial Group A, and including the use of punch press over twenty (20) tons rated capacity, a drop hammer, or an automatic screw machine, provided the all other requirements of Industrial Group B uses are complied with.
  - ii) Any other use listed under Industrial Group A which cannot comply with the requirements of an Industrial Group A use, provided that all requirements for an Industrial Group B use are complied with.
  - iii) Any of the following uses provided that it shall be located not closer than five hundred (500) feet from any zone in which it is prohibited.
    - (1) Cement, Lime, Gypsum or Plaster of Paris Manufacture
    - (2) Distillation of Bones
    - (3) Drop Forge Industry, Manufacturing of forging with power hammer.
    - (4) Fat Rendering, except as an incidental use
    - (5) Fertilizer Manufacturing
    - (6) Garbage, Offal, or Dead Animals Reduction
    - (7) Gas Manufacture
    - (8) Petroleum Refining
    - (9) Smelting of Tin, Copper, Zinc, or Iron Ores
    - (10) Soap Manufacture
    - (11) Stockyards or Feeding Pens
    - (12) Slaughter and Packing of Animals and Meat Products
    - (13) Tannery or Curing or Storage of Raw Hides
  - iv) Bulk Storage of Petroleum and Petroleum Products
  - v) Junk Yard, provided that all operations are conducted wholly within an enclosed building, or within an area enclosed on all sides with a solid wall, compact evergreen hedge or uniformly painted fence, not less than six (6) feet in height; provided further that there shall no n burning of wrecked automobiles or other products except within a furnace or incinerator approved by the City Engineer of the City of Mandan.
  - vi) Manufacture, Compounding, Processing, Refining, and Treatment of the following materials and products;
    - (1) Acetylene
    - (2) Alcohol
    - (3) Asphalt
    - (4) Beer, Whiskey or Alcoholic Beverages
    - (5) Brick, Tile or Terra Cotta
    - (6) Concrete Products or Mixing
    - (7) Electric Steam Power Plant

- (8) Lampblack
  - (9) Oilcloth or Linoleum
  - (10) Paint, Shellac, Turpentine, Lacquer, or Varnish
  - (11) Paper or Pulp
  - (12) Petroleum Products
  - (13) Plastics
  - (14) Stove or Shoe Polish
  - (15) Tar or Tar Product
  - (16) Livestock Sales Pavilion
- e) Oil and Gas Well
  - f) Radio or Television Transmitting Station
  - g) Railroad Freight Classification Yard
  - h) Railroad Freight Station
  - i) Railroad Line Trackage
  - j) Railroad Spur Trackage
  - k) Retail Group B
  - l) Auto, Truck Sales
    - i) Farm Implement Store
    - ii) Feed, Grain, Farm Supply Store
    - iii) Trailer Sales
  - m) Sand and Gravel Extraction
  - n) Service Group B
    - i) Auto Laundry
    - ii) Auto Repair Garage
    - iii) Commercial School, including business, secretarial, dancing, music, physical culture, technical, or trade school
    - iv) Garage, Commercial Parking Lot
    - v) Outdoor Advertising Sign
    - vi) Steam Bath
    - vii) Tire, Battery Repair
    - viii) Undertaking Establishment
  - o) Sewage Treatment Plant
  - p) Truck Farming Group
    - i) Field Crop Farming
    - ii) Flower Growing, Commercial
    - iii) Fruit Growing
    - iv) Tree, Shrub, Plant Nursery
    - v) Truck Gardening
    - vi) The rearing and Feeding of Poultry, provided that on any parcel of land lying within the territorial jurisdiction of the city for zoning regulations in the raising and feeding of poultry shall not be conducted within six hundred sixty feet (660') of any residential, CA and CB commercial district.
  - q) Truck Terminal
  - r) Utility Service Group
    - i) Electric Transformer Station, but not a steam generating plant
    - ii) Electric Transmission Line



- iii) Sewage Pumping Station
- iv) Water Pumping Station
- v) Water Reservoir
- s) Wholesale Group
  - i) Newspaper, Magazine Distributor
  - ii) Wholesale Drug Sales
  - iii) Wholesale Food and Grocery

- 8) MC - ( Light Non-Nuisance Industrial/Heavy Commercial) Zoning  
This is the same as MA Zoning except Residential Dwellings and Animal Hospitals are not allowed in the MC Zoning.

- a) Filling Station
- b) Fire Station
- c) Industrial Group A
  - i) Experimental Laboratories
  - ii) Manufacture, Compounding, Processing, Packaging, Treatment, or Assembly of the following materials and products, over twenty (20) tons rated capacity, a drop hammer, or an automatic screw machine.
    - (1) Assembly of Electric Appliances, Electronic Instruments and Devices, Radios, Phonographs, and Television Sets, Including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and similar products.
    - (2) Bakery Goods, Candy, Cosmetics, Dairy Products, Drugs, Perfumes, Pharmaceuticals, and Food Products, Except fish and meat products, Sauerkraut, Vinegar, Yeast and the Rendering or Refining of Fats and Oils.
    - (3) Blacksmith Shop and Machine Shop.
    - (4) Electric and Neon Signs, Outdoor Advertising Signs, Commercial Advertising Structures, and Light Sheet Metal Products, including Heating and Ventilating Ducts and Equipment, Cornices, Eaves, and Similar Products.
    - (5) Ice Manufacturing Plant, Soft-Drink Bottling Plant.
    - (6) Laundry, Cleaning and Dyeing Works, and Carpet and Rug Cleaning.
    - (7) Musical Instruments, Toys, Novelties, and Rubber and Metal Stamps.
    - (8) Pottery and other Ceramic Products using only previously pulverized clay, and kilns fire only by electricity or gas.
    - (9) Products from the previously prepared materials: Bone Cellophane, Canvas, Cloth, Cork, Feathers, Felt, Fiber, precious Metals or Stones, fur, Glass, Hair, Horn, Leather, Paper, Plastics, Shell, Textiles, Wood (excluding Planing Mills), and Yarns.
  - iii) Storage Building and Warehouse.
  - iv) The following uses when conducted wholly within a completely enclosed building, or within an area enclosed on all sides with a solid wall, compact hedge or uniformly painted board fence, not less than six (6) feet in height.
    - (1) Building Material Sales Yard, including the sale of rock, sand, gravel, and the like as incidental part of the principal use, but excluding concrete mixing.

- (2) Contractor's Equipment Storage Yard or Plant, or Rental of Equipment commonly used by contractors.
  - (3) Retail Lumber Yard, including only incidental mill work.
  - (4) Feed and Fuel Yard.
  - (5) Public Utility Service Yard, or Electrical Receiving or Transforming Station.
  - (6) Pipe Yard, or Storage, Sale or Rental of Oil and Gas Well Drilling Equipment.
- d) Motel
  - e) Radio or Television Transmitting Station
  - f) Railroad Freight Station
  - g) Railroad Line Trackage
  - h) Railroad or Bus Passenger Station
  - i) Railroad Spur Trackage
  - j) Retail Group A
    - i) Antique Store
    - ii) Appliance, Radio, Television Store
    - iii) Art Supply Store
    - iv) Auto Accessory Store
    - v) Bakery in which nothing is baked except for retail sale on the premises
    - vi) Book, Magazine, Newspaper Store
    - vii) Butcher Shop
    - viii) Camera Shop
    - ix) Candy Store
    - x) Clothing, Clothing Accessories Store
    - xi) Delicatessen
    - xii) Department Store
    - xiii) Drug Store
    - xiv) Five and Ten Cent Store
    - xv) Flower Shop
    - xvi) Furniture Store
    - xvii) Gift Shop
    - xviii) Grocery Store
    - xix) Hardware Store
    - xx) Hobby, Toy Store
    - xxi) Ice Cream Parlor
    - xxii) Jewelry Store
    - xxiii) Music Store
    - xxiv) Notion, Variety Store
    - xxv) Office Equipment
    - xxvi) Office Supply, Stationery Store
    - xxvii) Package Liquor Store
    - xxviii) Photographic Studio
    - xxix) Shoe Store
  - k) Sporting Goods Store
  - l) Retail Group B

- i) Auto, Truck Sales
  - ii) Farm Implement Store
  - iii) Feed, Grain, Farm Supply Store
  - iv) Trailer Sales
- m) Service Group A
  - i) Barber Shop
  - ii) Beauty Shop
  - iii) Camera Shop
  - iv) Cold Storage Lockers
  - v) Dressmaker
  - vi) Dry Cleaning Pick-up Agency
  - vii) Furniture Repair, Upholstering
  - viii) Jewelry Repair
  - ix) Laundry Pick-up Agency
  - x) Laundry, Self-Service
  - xi) Milliner
  - xii) Radio, Appliance Repair
  - xiii) Restaurant
  - xiv) Shoe Repair
  - xv) Soda Fountain
  - xvi) Tailor
  - xvii) Watch Repair
- n) Service Group B
  - i) Auto Laundry
  - ii) Auto Repair Garage
  - iii) Commercial School, including business, secretarial, dancing, music, physical culture, technical, or trade school
  - iv) Garage, Commercial Parking Lot
  - v) Outdoor Advertising Sign
  - vi) Steam Bath
  - vii) Tire, Battery Repair
  - viii) Undertaking Establishment
- o) Trailer Parks
- p) Truck Terminal
- q) Utility Service Group
  - i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir
- r) Wholesale Group
  - i) Newspaper, Magazine Distributor
  - ii) Wholesale Drug Sales
  - iii) Wholesale Food and Grocery

9) MD - (Heavy Industrial/Heavy Commercial) Zoning

In any MD industrial district the following regulations shall apply:

1. Uses permitted. The following uses are permitted:
2. Any use permitted in an MB industrial district, except dwelling;
3. Temporary livestock handling and retention facilities as necessary for the operation of a livestock sales market, veterinarian hospital and an abattoir.

- a) Filling Station
- b) Fire Station
- c) Industrial Group A
  - i) Experimental Laboratories
  - ii) Manufacture, Compounding, Processing, Packaging, Treatment, or Assembly of the following materials and products, over twenty (20) tons rated capacity, a drop hammer, or an automatic screw machine.
    - (1) Assembly of Electric Appliances, Electronic Instruments and Devices, Radios, Phonographs, and Television Sets, Including the manufacture of small parts only, such as coils, condensers, transformers, crystal holders, and similar products.
    - (2) Bakery Goods, Candy, Cosmetics, Dairy Products, Drugs, Perfumes, Pharmaceuticals, and Food Products, Except fish and meat products, Sauerkraut, Vinegar, Yeast and the Rendering or Refining of Fats and Oils.
    - (3) Blacksmith Shop and Machine Shop.
    - (4) Electric and Neon Signs, Outdoor Advertising Signs, Commercial Advertising Structures, and Light Sheet Metal Products, including Heating and Ventilating Ducts and Equipment, Cornices, Eaves, and Similar Products.
    - (5) Ice Manufacturing Plant, Soft-Drink Bottling Plant.
    - (6) Laundry, Cleaning and Dyeing Works, and Carpet and Rug Cleaning.
    - (7) Musical Instruments, Toys, Novelties, and Rubber and Metal Stamps.
    - (8) Pottery and other Ceramic Products using only previously pulverized clay, and kilns fire only by electricity or gas.
    - (9) Products from the previously prepared materials: Bone Cellophane, Canvas, Cloth, Cork, Feathers, Felt, Fiber, precious Metals or Stones, fur, Glass, Hair, Horn, Leather, Paper, Plastics, Shell, Textiles, Wood (excluding Planing Mills), and Yarns.
  - iii) Storage Building and Warehouse.
  - iv) The following uses when conducted wholly within a completely enclosed building, or within an area enclosed on all sides with a solid wall, compact hedge or uniformly painted board fence, not less than six (6) feet in height.

- (1) Building Material Sales Yard, including the sale of rock, sand gravel, and the like as incidental part of the principal use, but excluding concrete mixing.
  - (2) Contractor's Equipment Storage Yard or Plant, or Rental of Equipment commonly used by contractors.
  - (3) Retail Lumber Yard, including only incidental mill work.
  - (4) Feed and Fuel Yard.
  - (5) Public Utility Service Yard, or Electrical Receiving or Transforming Station.
  - (6) Pipe Yard, or Storage, Sale or Rental of Oil and Gas Well Drilling Equipment.
- d) Industrial Group B
- i) Any use listed in Industrial Group A, and including the use of punch press over twenty (20) tons rated capacity, a drop hammer, or an automatic screw machine, provided the all other requirements of Industrial Group B uses are complied with.
  - ii) Any other use listed under Industrial Group A which cannot comply with the requirements of an Industrial Group A use, provided that all requirements for an Industrial Group B use are compiled with.
  - iii) Any of the following uses provided that it shall be located not closer than five hundred (500) feet from any zone in which it is prohibited.
    - (1) Cement, Lime, Gypsum or Plaster of Paris Manufacture
    - (2) Distillation of Bones
    - (3) Drop Forge Industry, Manufacturing of forging with power hammer.
    - (4) Fat Rendering, except as an incidental use
    - (5) Fertilizer Manufacturing
    - (6) Garbage, Offal, or Dead Animals Reduction
    - (7) Gas Manufacture
    - (8) Petroleum Refining
    - (9) Smelting of Tin, Copper, Zinc, or Iron Ores
    - (10) Soap Manufacture
    - (11) Stockyards or Feeding Pens
    - (12) Slaughter and Packing of Animals and Meat Products
    - (13) Tannery or Curing or Storage of Raw Hides
  - iv) Bulk Storage of Petroleum and Petroleum Products
  - v) Junk Yard, provided that all operations are conducted wholly within an enclosed building, or within an area enclosed on all sides with a solid wall, compact evergreen hedge or uniformly painted fence, not less than six (6) feet in height; provided further that there shall be no burning of wrecked automobiles or other products except within a furnace or incinerator approved by the City Engineer of the City of Mandan.
  - vi) Manufacture, Compounding, Processing, Refining, and Treatment of the following materials and products;

- (1) Acetylene
  - (2) Alcohol
  - (3) Asphalt
  - (4) Beer, Whiskey or Alcoholic Beverages
  - (5) Brick, Tile or Terra Cotta
  - (6) Concrete Products or Mixing
  - (7) Electric Steam Power Plant
  - (8) Lampblack
  - (9) Oilcloth or Linoleum
  - (10) Paint, Shellac, Turpentine, Lacquer, or Varnish
  - (11) Paper or Pulp
  - (12) Petroleum Products
  - (13) Plastics
  - (14) Stove or Shoe Polish
  - (15) Tar or Tar Products
- e) Livestock Sales Pavilion
  - f) Oil and Gas Well
  - g) Radio or Television Transmitting Station
  - h) Railroad Freight Classification Yard
  - i) Railroad Freight Station
  - j) Railroad Line Trackage
  - k) Railroad Spur Trackage
  - l) Retail Group B
    - i) Auto, Truck Sales
    - ii) Farm Implement Store
    - iii) Feed, Grain, Farm Supply Store
    - iv) Trailer Sales
  - m) Sand and Gravel Extraction
  - n) Service Group B
    - i) Auto Laundry
    - ii) Auto Repair Garage
    - iii) Commercial School, including business, secretarial, dancing, music, physical culture, technical, or trade school
    - iv) Garage, Commercial Parking Lot
    - v) Outdoor Advertising Sign
    - vi) Steam Bath
    - vii) Tire, Battery Repair
    - viii) Undertaking Establishment
  - o) Sewage Treatment Plant
  - p) Truck Farming Group
    - i) Field Crop Farming
    - ii) Flower Growing, Commercial
    - iii) Fruit Growing
    - iv) Tree, Shrub, Plant Nursery
    - v) Truck Gardening
    - vi) The rearing and Feeding of Poultry, provided that on any parcel of land lying within the territorial jurisdiction of the city for zoning

regulations in the raising and feeding of poultry shall not be conducted within six hundred sixty feet (660') of any residential, CA and CB commercial district.

- q) Truck Terminal
- r) Utility Service Group
  - i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir
- s) Wholesale Group
  - i) Newspaper, Magazine Distributor
  - ii) Wholesale Drug Sales
  - iii) Wholesale Food and Grocery



- 10) RH - (Mobile Home Residential) Zoning
  - a) Mobile Homes
  - b) Mobile Home Parks
  - c) Travel Trailers
  - d) Travel Trailer Parks

- 11) RM - (Multi-Family Residential) Zoning
- a) Bed and Breakfast
  - b) Church
  - c) Dwellings
    - i) Single Family
    - ii) Two-Family
    - iii) Multi-Family
    - iv) Group Dwelling
    - v) Boarding House
    - vi) Convent, Monastery
    - vii) Fraternity, Sorority House
    - viii) Private Club, Lodge Hall, Union Headquarters, but not including a club in which the principal activity is one normally conducted as a business
    - ix) Rooming House
  - d) Education Group
    - i) College
    - ii) Junior College
    - iii) High School
    - iv) Junior High School
    - v) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
    - vi) Grade Schools
    - vii) Kindergarten
    - viii) Student or Faculty Dormitory on College Campus
    - ix) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
    - x) Power or heating plant as accessory building and used on the same lot as principal building
  - e) Funeral Establishments -- Providing municipal code requirements are met.
  - f) Health-Medical Group
    - i) Hospital for Human Beings
    - ii) Medical Center
    - iii) Nursing-Convalescent Home
    - iv) Old People's Home
    - v) Orphan's Home
    - vi) Sanitarium
  - g) Manufactured Homes
  - h) Office Bank Group
    - i) Bank
    - ii) General Office
    - iii) Governmental Office
    - iv) Insurance Office
    - v) Personal Loan Agency
    - vi) Real Estate Office
    - vii) Taxicab Office

- viii) Telephone Exchange
- ix) Utility Office
- i) Public Recreation Group
  - i) Community Center
  - ii) Municipal Golf Course
  - iii) Municipal Swimming Pool
  - iv) Public Museum
  - v) Public Park
  - vi) Public Playground
- j) Railroad Line Trackage
- k) Utility Service Group
  - i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir

- 12) RMH - (Residential Mobile Home Subdivision) Zoning
- a) Church
  - b) Dwellings
    - i) Single Family Mobile Home
  - c) Education Group
    - i) College
    - ii) Junior College
    - iii) High School
    - iv) Junior High School
    - v) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
    - vi) Grade Schools
    - vii) Kindergarten
    - viii) Student or Faculty Dormitory on College Campus
    - ix) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
    - x) Power or heating plant as accessory building and used on the same lot as principal building
  - d) Manufactured Homes
  - e) Public Recreation Group
    - i) Community Center
    - ii) Municipal Golf Course
    - iii) Municipal Swimming Pool
    - iv) Public Museum
    - v) Public Park
    - vi) Public Playground
  - f) Utility Service Group
    - i) Electric Transformer Station, but not a steam generating plant
    - ii) Electric Transmission Line
    - iii) Sewage Pumping Station
    - iv) Water Pumping Station
    - v) Water Reservoir

- 13) R3.2 - (Two-Family Residential) Zoning
- a) Bed and Breakfast
  - b) Church
  - c) Dwellings
    - i) Single Family
    - ii) Two-Family
  - d) Education Group
    - i) College
    - ii) Junior College
    - iii) High School
    - iv) Junior High School
    - v) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
    - vi) Grade Schools
    - vii) Kindergarten
    - viii) Student or Faculty Dormitory on College Campus
    - ix) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
    - x) Power or heating plant as accessory building and used on the same lot as principal building
  - e) Health-Medical Group
    - i) Hospital for Human Beings
    - ii) Medical Center
    - iii) Nursing-Convalescent Home
    - iv) Old People's Home
    - v) Orphan's Home
    - vi) Sanitarium
  - f) Manufactured Homes
  - g) Public Recreation Group
    - i) Community Center
    - ii) Municipal Golf Course
    - iii) Municipal Swimming Pool
    - iv) Public Museum
    - v) Public Park
    - vi) Public Playground
  - h) Utility Service Group
    - i) Electric Transformer Station, but not a steam generating plant
    - ii) Electric Transmission Line
    - iii) Sewage Pumping Station
    - iv) Water Pumping Station
    - v) Water Reservoir

- 14) R7 - (Single Family Residential) Zoning
- a) Church
  - b) Dwellings
    - i) Single Family
  - c) Education Group
    - i) College
    - ii) Junior College
    - iii) High School
    - iv) Junior High School
    - v) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
    - vi) Grade Schools
    - vii) Kindergarten
    - viii) Student or Faculty Dormitory on College Campus
    - ix) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
    - x) Power or heating plant as accessory building and used on the same lot as principal building
  - d) Manufactured Homes
  - e) Public Recreation Group
    - i) Community Center
    - ii) Municipal Golf Course
    - iii) Municipal Swimming Pool
    - iv) Public Museum
    - v) Public Park
    - vi) Public Playground
  - f) Utility Service Group
    - i) Electric Transformer Station, but not a steam generating plant
    - ii) Electric Transmission Line
    - iii) Sewage Pumping Station
    - iv) Water Pumping Station
    - v) Water Reservoir

- 15) Uses on a lot less than Five (5) Acres, but not less than 20,000 square feet
  - a) Animal Hospital
  - b) Church
  - c) Dwellings
    - i) Single Family
  - d) Education Group
    - i) College
    - ii) Junior College
    - iii) High School
    - iv) Junior High School
    - v) Private and Parochial Schools offering curriculum substantially equivalent to that offered by public schools
    - vi) Grade Schools
    - vii) Kindergarten
    - viii) Student or Faculty Dormitory on College Campus
    - ix) Stadium, Gymnasium, Field House, as an accessory building on the same lot as the principal building
    - x) Power or heating plant as accessory building and used on the same lot as principal building
  - e) Fire Station
  - f) General Farming Group
    - i) Dairy Farming
    - ii) Fur Farming
    - iii) Greenhouse, Commercial
    - iv) Livestock Raising, Feeding
    - v) Farrowing Operation
    - vi) Poultry Farming
    - vii) Poultry Hatchery
    - viii) Riding stable

Providing that on any parcel of land lying within the territorial jurisdiction of the city for zoning regulations the conduct of any dairy, fur farming or farrowing operation, poultry hatchery or poultry farming or feeding, or a riding stable shall not be conducted within two thousand six hundred forty feet (2640') of any residential, CA or CB commercial district, and the raising and feeding of any livestock and horses within two thousand six hundred forty feet (2640') of any residential, CA or CB commercial district shall be limited to one animal per eight acres of land.

- g) Oil or Gas Well
- h) Public Recreation Group
  - i) Community Center
  - ii) Municipal Golf Course
  - iii) Municipal Swimming Pool
  - iv) Public Museum
  - v) Public Park
  - vi) Public Playground
- i) Railroad Line Trackage
- j) Truck Farming Group

- i) Field Crop Farming
  - ii) Flower Growing, Commercial
  - iii) Fruit Growing
  - iv) Tree, Shrub, Plant Nursery
  - v) Truck Gardening
  - vi) The rearing and Feeding of Poultry, provided that on any parcel of land lying within the territorial jurisdiction of the city for zoning regulations in the raising and feeding of poultry shall not be conducted within six hundred sixty feet (660') of any residential, CA and CB commercial district.
- k) Utility Service Group
- i) Electric Transformer Station, but not a steam generating plant
  - ii) Electric Transmission Line
  - iii) Sewage Pumping Station
  - iv) Water Pumping Station
  - v) Water Reservoir



- 16) Uses on a lot of less than 20,000 square feet but not less than 5,000 square feet
  - a) Church
  - b) Dwellings
    - i) Single Family
  - c) Fire Station
  - d) Railroad Line Trackage
  - e) Truck Farming Group
    - i) Field Crop Farming
    - ii) Flower Growing, Commercial
    - iii) Fruit Growing
    - iv) Tree, Shrub, Plant Nursery
    - v) Truck Gardening
    - vi) The rearing and Feeding of Poultry, provided that on any parcel of land lying within the territorial jurisdiction of the city for zoning regulations in the raising and feeding of poultry shall not be conducted within six hundred sixty feet (660') of any residential, CA and CB commercial district.
  - f) Utility Service Group
    - i) Electric Transformer Station, but not a steam generating plant
    - ii) Electric Transmission Line
    - iii) Sewage Pumping Station
    - iv) Water Pumping Station
    - v) Water Reservoir