

C1 Commercial – Existing and Proposed Uses

<u>USE</u>	<u>C1</u> <u>Existing</u>	<u>C1 Served by</u> <u>public/central</u> <u>water</u> <u>Proposed</u>	<u>C1 Not served</u> <u>by</u> <u>public/central</u> <u>water</u> <u>Proposed</u>
Administrative, professional offices.	BR	BR	SP
Animal shelter (reference 5.1.11).	SP	BR	BR
Antique, gift, jewelry, notion and craft shops.	BR	BR	SP
Automobile service stations (reference 5.1.20).	BR	BR	SP
Automobile, truck repair shop excluding body shop.	BR	BR	SP
Barber, beauty shops.	BR	BR	SP
Body shop.	BR	BR	SP
Cemeteries.	SP	SP	SP
Clothing, apparel and shoe shops.	BR	BR	BR
Clubs, lodges.	BR	BR	SP
Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.	SP	BR	BR
Department store.	BR	BR	SP
Drive-through windows (reference 5.1.60).	BR	BR	SP
Drug store, pharmacy.	BR	BR	SP
Dwellings (reference 5.1.21).	BR	BR	BR
Eating establishments.	BR	BR	SP
Energy and communications transmission facilities.	SP	SP	SP
Farmer's markets.	BR	BR	BR
Financial institutions	BR	BR	SP
Fire and rescue squad stations (reference 5.1.09).	BR	BR	BR
Florist.	BR	BR	SP
Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.	BR	BR	SP
Funeral homes.	BR	BR	SP
Furniture and home appliances (sales and service).	BR	BR	SP
Hardware store.	BR	BR	SP
Health spas.	BR	BR	SP
Hospitals.	SP	SP	SP
Hotels, motels and inns.	SP	SP	SP

C1 Commercial – Existing and Proposed Uses

<u>USE</u>	<u>C1 Existing</u>	<u>C1 Served by public/central water Proposed</u>	<u>C1 Not served by public/central water Proposed</u>
Indoor athletic facilities.	BR	BR	SP
Indoor theaters.	BR	BR	SP
Laboratories/Research and Development/Experimental Testing: gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	SP
Laundries, dry cleaners.			
Laundromat (provided that an attendant shall be on duty at all hours during operation).	BR	BR	SP
Libraries, museums.	BR	BR	SP
Manufacturing/Processing/Assembly/Fabrication and Recycling of other than agricultural products ; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	SP
Manufacturing/Processing/Assembly/Fabrication and Recycling of agricultural products provided that the gross floor area of the establishment does not exceed 4,000 square feet per site however the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	BR
Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan.	SP	SP	SP
Musical instrument retail stores.	BR	BR	SP
Newsstands, magazines, pipe and tobacco shops.	BR	BR	SP
Day care, child care or nursery facility (reference 5.1.6).	BR	BR	BR
Optical goods retail stores.	BR	BR	SP
Photographic goods retail stores.	BR	BR	SP
Public uses (reference 5.1.12).	BR	BR	BR
Religious assembly use.	BR	BR	BR
Retail nurseries and greenhouses.	BR	BR	BR
Sporting goods stores.	BR	BR	SP
Stand alone parking and parking structures (reference 4.12, 5.1.41).	SP	SP	SP
Storage/warehousing/distribution/transportation of agricultural products provided the gross floor area of the establishment does not exceed 4,000 square feet per site however the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	SP	BR	BR

C1 Commercial – Existing and Proposed Uses

<u>USE</u>	<u>C1 Existing</u>	<u>C1 Served by public/central water Proposed</u>	<u>C1 Not served by public/central water Proposed</u>
Storage/warehousing/distribution/transportation of other than agricultural products provided the gross floor area of the establishment does not exceed 4,000 square feet per site however the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	SP	SP	SP
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR
Tailor, seamstress.	BR	BR	SP
Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	BR	BR	BR
Temporary industrialized buildings (reference 5.8).	BR	BR	BR
Tier I and Tier II personal wireless service facilities (reference 5.1.40).	BR	BR	BR
Tier III personal wireless service facilities (reference 5.1.40).	SP	SP	SP
Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.	SP	SP	SP
Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	SP	SP	SP
Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day, provided the use was approved prior to June 13, 2018. All conditions of the special use permit approved prior to June 13, 2018 remain effective. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	N	N	SP
Veterinary office and hospital (reference 5.1.11).	SP	BR	BR
Visual and audio appliances retail stores.	BR	BR	SP
Water, sewer, energy and communications distribution facilities.	BR	BR	BR

BR – By Right

SP – By Special Use Permit

N – Not Permitted

CO Commercial – Existing and Proposed Uses

<u>USE</u>	<u>CO Existing</u>	<u>CO Served by public/central water Proposed</u>	<u>CO Not served by public/central water Proposed</u>
Administrative, professional offices.	BR	BR	SP
Barber shops as accessory uses.	BR	BR	SP
Beauty shops as accessory uses.	BR	BR	SP
Central reproduction and mailing services and the like as accessory uses.	BR	BR	SP
Clubs, lodges.	SP	SP	BR
Data processing services as accessory uses.	BR	BR	SP
Day care, child care or nursery facility (reference 5.1.6).	BR	BR	BR
Drive-through windows (reference 5.1.60).	BR	BR	SP
Dwellings (reference 5.1.21).	BR	BR	BR
Eating establishments as accessory uses.	BR	BR	SP
Energy and communications transmission facilities.	SP	SP	SP
Establishments for the sale of office supplies and service of office equipment as accessory uses.	BR	BR	SP
Ethical pharmacies, laboratories and establishments for the production, fitting and/or sale of optical or prosthetic appliances on sites containing medical, dental or optical offices, as accessory uses.	BR	BR	SP
Farmer's markets	BR	BR	BR
Financial institutions	BR	BR	SP
Fire and rescue squad stations (reference 5.1.09).	N	BR	BR
Funeral homes.	SP	SP	SP
Hospitals.	SP	SP	SP
Hotels, motels and inns.	SP	SP	SP
Indoor athletic facilities.	SP	SP	SP
Laboratories/Research and Development/Experimental Testing: gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	SP
Libraries, museums.	BR	BR	SP
Manufacturing/Processing/Assembly/Fabrication/Recycling.	SP	SP	SP
Newsstands as accessory uses.	BR	BR	SP
Professional offices, including medical, dental and optical.	BR	BR	SP
Public uses (reference 5.1.12).	BR	BR	BR

CO Commercial – Existing and Proposed Uses

<u>USE</u>	<u>CO Existing</u>	<u>CO Served by public/central water Proposed</u>	<u>CO Not served by public/central water Proposed</u>
Religious assembly use.	BR	BR	BR
Sale/service of goods associated with the principal use such as, but not limited to: musical instruments, musical scores, text books, artist's supplies and dancing shoes and apparel, as accessory uses.	BR	BR	SP
School of special instruction.	SP	SP	BR
Stand alone parking and parking structures (reference 4.12, 5.1.41).	SP	SP	SP
Storage/Warehousing/Distribution/Transportation.	SP	SP	SP
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR
Supporting commercial uses.	SP	SP	SP
Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	BR	BR	BR
Temporary industrialized buildings (reference 5.8).	BR	BR	BR
Tier I and Tier II personal wireless service facilities (reference 5.1.40).	BR	BR	BR
Tier III personal wireless service facilities (reference 5.1.40).	SP	SP	SP
Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.	SP	SP	SP
Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	SP	SP	SP
Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day, provided the use was approved prior to June 13, 2018. All conditions of the special use permit approved prior to June 13, 2018 remain effective. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	N	N	SP
Water, sewer, energy and communications distribution facilities.	BR	BR	BR

HC – Highway Commercial – Existing and Proposed Uses

<u>USE</u>	<u>HC Existing</u>	<u>HC Served by public/central water Proposed</u>	<u>HC Not served by public/central water Proposed</u>
Retail nurseries and greenhouses.	BR	BR	BR
Farmer's markets.	BR	BR	BR
Farm stands: (§24.2.1 (33) Wayside stands)	BR	BR	BR
Religious assembly use.	BR	BR	BR
Cemeteries.	BR	BR	BR
Clubs, lodges.	BR	BR	BR
Educational, technical and trade schools.	BR	BR	BR
Feed and seed stores (reference 5.1.22).	BR	BR	BR
Wholesale distribution of agricultural products .	BR	BR	BR
Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.	BR	BR	BR
Light warehousing.	BR	BR	BR
Manufacturing/processing/assembly/fabrication/recycling of agricultural products provided that the gross floor area of the establishment does not exceed 4,000 square feet per site however the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	BR
Storage/warehousing/distribution/transportation of agricultural products provided the gross floor area of the establishment does not exceed 4,000 square feet per site however the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	BR
Fire and rescue squad stations (reference 5.1.09).	BR	BR	BR
Nurseries, day care centers (reference 5.1.06). (§24.2.1 (41))	BR	BR	SP
Water, sewer, energy and communications distribution facilities.	BR	BR	BR
Public uses (reference 5.1.12).	BR	BR	BR
Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	BR	BR	BR
Temporary industrialized buildings (reference 5.8).	BR	BR	SP
Industrialized building sales: (§24.2.1(24))	BR	BR	SP
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR
Tier I and Tier II personal wireless service facilities (reference 5.1.40).	BR	BR	BR
Storage yards.	BR	BR	BR
Livestock sales.	SP	SP	BR

HC – Highway Commercial – Existing and Proposed Uses

USE	HC Existing	HC Served by public/central water Proposed	HC Not served by public/central water Proposed
Veterinary office and hospital (reference 5.1.11)	SP	SP	BR
Commercial kennels - indoor only (reference 5.1.11).	SP	SP	BR
Animal shelter (reference 5.1.11).	SP	SP	BR
Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.	BR	BR	SP
Furniture stores.	BR	BR	SP
Hardware store.	BR	BR	SP
Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	SP
Manufacturing/Processing/Assembly/Fabrication and Recycling of other than agricultural products ; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	SP
Wholesale distribution of other than agricultural products.	BR	BR	SP
Storage/warehousing/distribution/transportation of other than agricultural products provided the gross floor area of the establishment does not exceed 4,000 square feet per site however the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	BR	BR	SP
Drive-through windows (reference 5.1.60).	BR	BR	SP
Administrative, business, and professional offices.	BR	BR	SP
Office and business machines sales and service.	BR	BR	SP
Financial institutions.	BR	BR	SP
Fire extinguisher and security products, sales and service.	BR	BR	SP
Funeral homes.	BR	BR	SP
Indoor theaters.	BR	BR	SP
Drive-in theaters (reference 5.1.08).	SP	SP	SP
Heating oil sales and distribution (reference 5.1.20).	BR	BR	SP
Automobile laundries.	BR	BR	SP
Eating establishments; fast food restaurants.	BR	BR	SP
Sale of major recreational equipment and vehicles.	BR	BR	SP
Automobile service stations (reference 5.1.20).	BR	BR	SP

HC – Highway Commercial – Existing and Proposed Uses

<u>USE</u>	<u>HC Existing</u>	<u>HC Served by public/central water Proposed</u>	<u>HC Not served by public/central water Proposed</u>
Automobile, truck repair shop excluding body shop.	BR	BR	SP
New automotive parts sales.	BR	BR	SP
Building materials sales.	BR	BR	SP
Convenience stores.	BR	BR	SP
Factory outlet sales - clothing and fabric.	BR	BR	SP
Indoor athletic facilities.	BR	BR	SP
Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.	SP	SP	SP
Septic tank sales and related service.	SP	SP	SP
Energy and communications transmission facilities (reference 5.1.12).	SP	SP	SP
Hospitals, skilled nursing facilities, assisted living facilities (reference 5.1.13). (§24.2.2(7))	SP	SP	SP
Auction houses.	SP	SP	SP
Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.	SP	SP	SP
Uses permitted by right pursuant to subsection 22.2.1 of section 22.1, commercial, C-1.	BR	BR	SP
Hotels, motels and inns.	BR	BR	SP
Newspaper publishing.	BR	BR	SP
Machinery and equipment sales, service and rental.	BR	BR	SP
Manufactured home and trailer sales and service.	BR	BR	SP
Motor vehicle sales, service, and rental.	BR	BR	SP
Stand alone parking and parking structures (reference 4.12, 5.1.41).	SP	SP	SP
Warehouse facilities not permitted under section 24.2.1 (reference 9.0).	SP	SP	SP
Body shop.	SP	SP	SP
Tier III personal wireless service facilities (reference 5.1.40).	SP	SP	SP
Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	SP	SP	N
Uses permitted by right, not served by public water, involving water consumption exceeding four hundred (400) gallons per site acre per day, provided the use was approved prior to June 13, 2018. All conditions of the special use permit approved prior to June 13, 2018 remain effective. Uses permitted by right, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	N	N	SP

HC – Highway Commercial – Existing and Proposed Uses

BR – By Right

SP – By Special Use Permit

N – Not Permitted

LI Light Industrial – Existing and Proposed Uses

<u>USE</u>	<u>LI Existing</u>	<u>LI Served by public/central water Proposed</u>	<u>LI Not served by public/central water Proposed</u>
Airports.	SP	SP	SP
Asphalt mixing plants.	N	N	N
Brick manufacturing, distribution.	SP	SP	SP
Cement, lime gypsum manufacture or processing.	N	N	N
Chemical, plastics manufacture or processing.	SP	SP	SP
<i>Collection and distribution facilities for local agricultural products in the Rural Area</i>	BR	BR	BR
Dry cleaning plants (reference 5.1.49).	SP	SP	SP
Dwellings and sleeping quarters, on-site (reference 5.1.21).	BR	BR	BR
Energy and communications transmission facilities (reference 5.1.12).	SP	SP	SP
Farmers' markets conducted in a permanent structure established after May 5, 2010 (reference 5.1.47).	SP	SP	BR
Farmers' markets conducted outdoors or within a temporary or a permanent structure existing on May 5, 2010 (reference 5.1.47).	BR	BR	BR
Fill areas (reference 5.1.28)	BR	BR	BR
Fire, ambulance and rescue squad stations (reference 5.1.09).	BR	BR	BR
Foundries (reference 5.1.50).	N	N	N
Heavy equipment and heavy vehicle parking and storage yards.	SP	SP	SP
Heliports (reference 5.1.01).	SP	SP	SP
Helistops (reference 5.1.01).	SP	SP	SP
Hotels, motels, inns.	SP	SP	SP
Independent offices; within expanded portion of structure where expansion not established or not vested until after April 3, 2014.	SP	SP	SP
Independent offices; within structure existing or vested on or before April 3, 2014.	BR	BR	SP
Independent offices; within structure not established or not vested until after April 3, 2014.	SP	SP	SP
Industrial offices.	BR	BR	SP
Inorganic fertilizer manufacture or processing.	N	N	N
Junk yards (reference 5.1.10).	N	N	N
Laboratories/Research and Development/Experimental Testing.	BR	BR	SP

* Applies to all uses within this use classification, as defined, except for those uses expressly identified.

Italicized uses indicate proposed uses not currently listed in the Industrial Districts.

LI Light Industrial – Existing and Proposed Uses

<u>USE</u>	<u>LI Existing</u>	<u>LI Served by public/central water Proposed</u>	<u>LI Not served by public/central water Proposed</u>
Manufacturing/Processing/Assembly/Fabrication/Recycling: *	BR	BR	SP
Materials recovery facilities, privately owned and operated.	SP	SP	SP
Organic fertilizer manufacture or processing.	SP	SP	BR
Outdoor storage, display and/or sales serving or associated with a permitted use, other than a residential, agricultural or forestal use, any portion of which would be visible from a street within the entrance corridor overlay district to which it is contiguous or from any other street within the entrance corridor.	SP	SP	SP
Parking area, stand alone (reference 4.12, 5.1.41).	SP	SP	SP
Parking structures, as part of an occupied structure (reference 4.12, 5.1.41).	BR	BR	BR
Parking structures, stand alone (reference 4.12, 5.1.41).	SP	SP	SP
Personal wireless service facilities, Tier I (reference 5.1.40).	BR	BR	BR
Personal wireless service facilities, Tier II (reference 5.1.40).	BR	BR	BR
Personal wireless service facilities, Tier III (reference 5.1.40).	SP	SP	SP
Petroleum refining, including by-products (reference 5.1.20).	N	N	N
Petroleum, gasoline, natural gas and manufactured gas bulk storage (reference 5.1.20).	SP	SP	SP
<i>Processing of agricultural products.</i>	BR	BR	BR
Public uses (reference 5.1.12).	BR	BR	BR
Pulp or paper manufacture or processing.	N	N	N
Recycling processing center.	SP	SP	SP
Rendering plants (reference 5.1.53).	SP	SP	SP
Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15).	SP	SP	BR
Storage/Warehousing/Distribution/Transportation: *	BR	BR	SP
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR	BR
Subordinate retail sales for any use permitted by right, use does not exceed 25% of the gross floor area of the primary industrial use.	BR	BR	SP
Subordinate retail sales for any use permitted by right, use exceeds 25% of the gross floor area of the primary industrial use.	SE	SE	SP
Supporting commercial; use does not exceed 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.	BR	BR	SP

* Applies to all uses within this use classification, as defined, except for those uses expressly identified.

Italicized uses indicate proposed uses not currently listed in the Industrial Districts.

LI Light Industrial – Existing and Proposed Uses

<u>USE</u>	<u>LI Existing</u>	<u>LI Served by public/central water Proposed</u>	<u>LI Not served by public/central water Proposed</u>
Supporting commercial; use exceeds 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.	SE	SE	SP
Temporary construction headquarters (reference 5.1.18).	BR	BR	BR
Temporary construction storage yards (reference 5.1.18).	BR	BR	BR
Temporary events sponsored by local nonprofit organizations (reference 5.1.27).	SP	SP	SP
Temporary industrialized buildings (reference 5.8).	BR	BR	BR
Uses permitted by right in the Light Industry (LI) or Heavy Industry (HI) districts, not served by public sewer, involving anticipated discharge of sewage other than domestic wastes.	SP	SP	SP
Uses permitted by right or by special use permit in the Commercial (C-1), Commercial Office (CO) and Highway Commercial (HC) districts (collectively, “general commercial uses” as used in section 26.3) not otherwise expressly authorized by this section either by right or by special use permit; within structure existing or vested on April 3, 2013.	SP	SP	SP
Warehouse facilities where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident.	SP	SP	SP
Waste areas (reference 5.1.28).	BR	BR	BR
Water, sewer, energy, communications distribution facilities (reference 5.1.12).	BR	BR	BR
Wholesale businesses where there may be the storage of gasoline, kerosene or other volatile materials, dynamite blasting caps and other explosives, pesticides and poisons, and other materials which may be hazardous to life in the event of accident.	SP	SP	SP

BR – By Right

SP – By Special Use Permit

SE – By Special Exception

N – Not Permitted

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Italicized uses indicate proposed uses not currently listed in the Industrial Districts.