

**ZTA201800002**  
**PROPOSED COMMERCIAL USES**

<b><u>C1 Commercial- By-right</u></b>	<b><u>C1-Special Use Permit</u></b>
15. Retail nurseries and greenhouses.	a. The following retail sales and service establishments:
16. Farmers' markets (reference 5.1.47).	1. Antique, gift, jewelry, notion and craft shops.
3. Religious assembly use, cemeteries. (Amended 8-9-17)	2. Clothing, apparel and shoe shops.
4. Clubs, lodges (reference 5.1.02).	3. Department store.
.	4. Drug store, pharmacy.
5. 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 BOS	
6. 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 BOS	
6. Fire and rescue squad stations (reference 5.1.09).	5. Florist.
13. Nurseries, day care centers (reference 5.1.06).	6. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
17. Water, sewer, energy and communications distribution facilities.	7. Furniture and home appliances (sales and service).
18. Public uses (reference 5.1.12).	8. Hardware store.
19. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	9. Musical instruments.
20. Dwellings (reference 5.1.21).	10. Newsstands, magazines, pipe and tobacco shops.
23. Temporary industrialized buildings (reference 5.8).	11. Optical goods.
26. Stormwater management facilities shown on an approved final site plan or subdivision plat.	12. Photographic goods.
27. Tier I and Tier II personal wireless service facilities (reference 5.1.40).	13. Visual and audio appliances.
<b>5. Veterinary office and hospital (reference 5.1.11)</b>	14. Sporting goods.

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<b><u>C1 Commercial- By-right</u></b>	<b><u>C1-Special Use Permit</u></b>
<b>13. Animal shelter (reference 5.1.11)</b>	17. 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.
	18. 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
	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 BOS
	19. Drive-through windows (reference 5.1.60). (Added 3-2-16)
	The following services and public establishments:
	1. Administrative, professional offices.
	2. Barber, beauty shops.
	5. Financial institutions
	7. Funeral homes.
	8. Health spas.
	9. Indoor theaters.
	10. Laundries, dry cleaners.
	11. Laundromat (provided that an attendant shall be on duty at all hours during operation).
	12. Libraries, museums.
	14. Eating establishments
	15. Tailor, seamstress.

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<u>C1 Commercial- By-right</u>	<u>C1-Special Use Permit</u>
	16. Automobile service stations (reference 5.1.20).
	22. Automobile, truck repair shop excluding body shop.
	24. Indoor athletic facilities.
	1. <b>Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.</b>
	2. <b>Energy and communications transmission facilities.</b>
	3. <b>Hospitals.</b>
	6. <b>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.</b>
	7. <b>Hotels, motels and inns.</b>
	8. <b>Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan.</b>
	9. <b>Stand alone parking and parking structures (reference 4.12, 5.1.41)</b>
	12. <b>Body shop.</b>
	14. <b>Tier III personal wireless service facilities (reference 5.1.40).</b>
	15. <b>Storage/Warehousing/Distribution/Transportation of other than agricultural products</b>

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**PROPOSED COMMERCIAL USES**

<b><u>CO Commercial Office- By-right</u></b>	<b><u>CO Commercial Office- Special Use Permit</u></b>
4. Religious assembly use. (Amended 8-9-17)	1. Administrative and business offices.
7. Water, sewer, energy and communications distribution facilities.	2. Professional offices, including medical, dental and optical.
8. Public uses (reference 5.1.12).	3. Financial institutions.
9. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	5. Libraries, museums.
10. Dwellings (reference 5.1.21).	6. Accessory uses and structures incidental to the principal uses provided herein. The aggregate of all accessory uses shall not occupy more than twenty (20) percent of the floor area of the buildings on the site. The following accessory uses shall be permitted: -Eating establishments; -Newsstands; -Establishments for the sale of office supplies and service of office equipment; -Data processing services; -Central reproduction and mailing services and the like; -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; -(Repealed 3-17-82) -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; -Barber shops; -Beauty shops
11. Temporary industrialized building (reference 5.8).	16. 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.
12. Day care, child care or nursery facility (reference 5.1.6).	17. Drive-through windows (reference 5.1.60). (Added 3-2-16)
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.	<b>1. Hospitals.</b>

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PROPOSED COMMERCIAL USES

<u>CO Commercial Office- By-right</u>	<u>CO Commercial Office- Special Use Permit</u>
14. Tier I and Tier II personal wireless service facilities (reference 5.1.40).	<b>2. Funeral homes.</b>
15. Farmers' markets (reference 5.1.47).	<b>3. Energy and communications transmission facilities.</b>
<b>6. School of special instruction.</b>	<b>4. Stand alone parking and parking structures (reference 4.12, 5.1.41).</b>
<b>7. Clubs, lodges (reference 5.1.2).</b>	
	<b>9. 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.</b>
	<b>10. Hotels, motels and inns (reference 9.0).</b>
	<b>11. Supporting commercial uses</b>
	<b>14. Indoor athletic facilities.</b>
	<b>15. Tier III personal wireless service facilities (reference 5.1.40).</b>
	<b>16. Storage/Warehousing/Distribution/Transportation.</b>
	<b>17. Manufacturing/Processing/Assembly/Fabrication/Recycling</b>

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<b>HC Highway Commercial-Uses By-Right</b>	<b>HC Highway Commercial-Special Use Permit</b>
5. Religious assembly uses, cemeteries.	1. Automobile laundries.
6. Clubs, lodges (reference 5.1.02).	2. Automobile, truck repair shops.
8. Educational, technical and trade schools.	3. Automobile service stations (reference 5.1.20).
10. Feed and seed stores (reference 5.1.22).	4. Building materials sales.
13. Fire and rescue squad stations (reference 5.1.09)	7. Convenience stores.
17. Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.	9. Factory outlet sales - clothing and fabric
21. Light warehousing.	11. Financial institutions.
31. Retail nurseries and greenhouses.	12. Fire extinguisher and security products, sales and service.
33. Farm stands - vegetables and agricultural produce	14. Funeral homes.
34. Wholesale distribution of <u>agricultural products</u>	15. Furniture stores.
35. Water, sewer, energy and communications distribution facilities.	16. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
36. Public uses (reference 5.1.12).	18. Hardware.
37. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	20. Hotels, motels and inns.
43. Farmers' market (reference 5.1.47).	22. Machinery and equipment sales, service and rental.
44. Stormwater management facilities shown on an approved final site plan or subdivision plat.	23. Manufactured home sales and service.
45. Tier I and Tier II personal wireless service facilities (reference 5.1.40).	24. Industrialized building sales.
46. Storage yards.	25. Motor vehicle sales, service and rental
48. Manufacturing/Processing/Assembly/Fabrication and Recycling of 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 .	26. New automotive parts sales.

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**PROPOSED COMMERCIAL USES**

<b>HC Highway Commercial-Uses By-Right</b>	<b>HC Highway Commercial-Special Use Permit</b>
49. Storage/Warehousing/Distribution/Transportation of 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.	27. Newspaper publishing.
<b>3. Livestock sales</b>	28. Administrative, business and professional offices.
<b>4. Veterinary office and hospital (reference 5.1.11).</b>	29. Office and business machines sales and service.
<b>10. Commercial kennels - indoor only (reference 5.1.11).</b>	30. Eating establishment; fast food restaurants.
<b>15. Animal shelter (reference 5.1.11).</b>	32. Sale of major recreational equipment and vehicles.
	Wholesale distribution
	38. Indoor theaters.
	39. Heating oil sales and distribution (reference 5.1.20).
	40. Temporary industrialized buildings (reference 5.8).
	41. Uses permitted by right in C1, Commercial
	42. Indoor athletic facilities.
	47. 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.
	48. 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.
	49. Storage/Warehousing/Distribution/Transportation; 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.

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<b>HC Highway Commercial-Uses By-Right</b>	<b>HC Highway Commercial-Special Use Permit</b>
	50. Drive-through windows (reference 5.1.60). (Added 3-2-16)
	<b>1. Commercial recreation establishment including but not limited to amusement centers, bowling alleys, pool halls and dance halls.</b>
	<b>2. Septic tank sales and related service.</b>
	<b>4. Building materials sales.</b>
	<b>5. Drive-in theaters (reference 5.1.08).</b>
	<b>6. Energy and communications transmission facilities (reference 5.1.12).</b>
	<b>7. Hospitals, nursing homes, (reference 5.1.13).</b>
	<b>8. Auction houses.</b>
	<b>9. 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.</b>
	<b>11. Stand alone parking and parking structures (reference 4.12, 5.1.41).</b>
	<b>14. Warehouse facilities not permitted under section 24.2.1 (reference 9.0).</b>
	<b>16. Tier III personal wireless service facilities (reference 5.1.40).</b>
	<b>17. Body shops.</b>

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## PROPOSED LIGHT INDUSTRIAL DISTRICT USES

<u>USE</u>	<u>LI Industrial Existing</u>	<u>LI Not served by public/central water Proposed</u>
<b><u>Manufacturing/Processing/Assembly/Fabrication/Recycling*</u></b>	BR	SP
Processing of agricultural products	<u>BR</u>	<b>BR</b>
Asphalt mixing plants.	N	N
Brick manufacturing, distribution.	SP	SP
Cement, lime gypsum manufacture or processing.	N	N
Chemical, plastics manufacture or processing.	SP	SP
Dry cleaning plants (reference 5.1.49).	SP	SP
Foundries (reference 5.1.50).	N	N
Inorganic fertilizer manufacture or processing.	N	N
Materials recovery facilities, privately owned and operated.	SP	SP
Organic fertilizer manufacture or processing.	SP	<b>BR</b>
Petroleum, gasoline, natural gas and manufactured gas bulk storage (reference 5.1.20).	SP	SP
Petroleum refining, including by-products (reference 5.1.20).	N	N
Pulp or paper manufacture or processing.	N	N
Recycling processing center.	SP	SP
Rendering plants (reference 5.1.53).	SP	SP
Sawmills, temporary or permanent; planing mills; wood yards (reference 5.1.15).	SP	<b>BR</b>
<b><u>Storage/Warehousing/Distribution/Transportation*</u></b>	BR	SP
Collection and distribution facilities for local agricultural products in the Rural Area	BR	<b>BR</b>
Airports.	SP	SP
Heavy equipment and heavy vehicle parking and storage yards.	SP	SP
Heliports (reference 5.1.01).	SP	SP
Helistops (reference 5.1.01).	SP	SP
Junk yards (reference 5.1.10).	N	N
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

## PROPOSED LIGHT INDUSTRIAL DISTRICT USES

<u>USE</u>	<u>LI Industrial Existing</u>	<u>LI Not served by public/central water Proposed</u>
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
<b><u>Laboratories/Research and Development/Experimental Testing</u></b>	BR	<b><u>SP</u></b>
Independent offices; within structure existing or vested on or before April 3, 2014.	BR	<b><u>SP</u></b>
Independent offices; within structure not established or not vested until after April 3, 2014.	SP	SP
Independent offices; within expanded portion of structure where expansion not established or not vested until after April 3, 2014.	SP	SP
Industrial offices.	BR	SP
Energy and communications transmission facilities (reference 5.1.12).	SP	SP
Fire, ambulance and rescue squad stations (reference 5.1.09).	BR	<b>BR</b>
Personal wireless service facilities, Tier I (reference 5.1.40).	BR	BR
Personal wireless service facilities, Tier II (reference 5.1.40).	BR	BR
Personal wireless service facilities, Tier III (reference 5.1.40).	SP	SP
Public uses (reference 5.1.12).	BR	BR
Stormwater management facilities shown on an approved final site plan or subdivision plat.	BR	BR
Water, sewer, energy, communications distribution facilities (reference 5.1.12).	BR	BR
Temporary construction headquarters (reference 5.1.18).	BR	BR
Temporary construction storage yards (reference 5.1.18).	BR	BR
Temporary events sponsored by local nonprofit organizations (reference 5.1.27).	SP	SP
Temporary industrialized buildings (reference 5.8).	BR	BR
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
Farmers' markets conducted in a permanent structure established after May 5, 2010 (reference 5.1.47).	SP	<b>BR</b>
Farmers' markets conducted outdoors or within a temporary or a permanent structure existing on May 5, 2010 (reference 5.1.47).	BR	<b>BR</b>
Hotels, motels, inns.	SP	SP

## PROPOSED LIGHT INDUSTRIAL DISTRICT USES

<u>USE</u>	<u>LI Industrial Existing</u>	<u>LI Not served by public/central water Proposed</u>
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
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	SP
Subordinate retail sales for any use permitted by right; use exceeds 25% of the gross floor area of the primary industrial use.	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	SP
Supporting commercial; use exceeds 25% of the gross floor area of the freestanding building or multiple buildings on an industrial site.	SE	SP
Parking structures, as part of an occupied structure (reference 4.12, 5.1.41).	BR	BR
Parking structures, stand alone (reference 4.12, 5.1.41).	SP	SP
Parking area, stand alone (reference 4.12, 5.1.41).	SP	SP
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
Dwellings and sleeping quarters, on-site (reference 5.1.21).	BR	BR
Fill areas (reference 5.1.28)	BR	BR
Waste areas (reference 5.1.28)	BR	BR