

IC-1 Uses Permitted

	Maximum Dwelling Units Per Gross Acre	Minimum Lot Area Per Use	Minimum Frontage (feet)	Minimum	Minimum Sides to Lot Lines (feet)	Minimum Rear to Lot Lines (feet)	Maximum Units Per Building	Maximum Height of Building Structure (feet)
				Front to Street Ultimate Right-of-Way Line				
PRIMARY USES								
Arcade		Hotel						
Bank		Laundry and dry cleaning processing and distribution						
Business and professional office								
Child day-care center		Lumber yard						
Coordinated development		Manufacturing						
Dairy and food processing and distribution		Massage service establishment						
Flex space		Medical office						
Forestry		Mixed-use building						
		Motel						
Any and all of the above	2.5 acres	300	50 ¹²	25	25			70 ²
Agriculture, horticulture, nursery, excluding raising and keeping of farm animals	5.0 acres	300	25	25	25			
Community mailbox structure			2	10	10			15
Emergency response service facility	20,000 square feet	200	50 ¹²	25	25			35
Historic resource ¹¹		Subject to the provisions of § 350-48(h)(3)						
Open space								
Place of worship	20,000 square feet	200	50 ¹²	25	25			35

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Public buildings and uses		20,000 square feet	200	50 ¹²	25	25		35
Recreation, low-intensity		3 acres	200	50	50	50		35
Restaurant, sit-down		1 acre	200	50 ¹²	25	25		35
Stormwater management facilities								35
ACCESSORY USES, Nonresidential								
Child day-care center								
Communication facility, cellular				Subject to the provisions of § 350-48(c)(5)				
Communication facility, radio and television, nonresidential				1	25	25		50
Community mailbox structure				2	10	10		15
Electric vehicle charging station				Subject to the provisions of § 350-48(e)(1)				
Farm outbuilding				75	25	25		50
Farm roadside stand				10	25	25		35
Geoexchange energy systems				Subject to the provisions of § 350-48(g)(3)				
Historic resource ¹¹				Subject to the provisions of § 350-48(h)(3)				
Off-street parking				Subject to the provisions of § 350-48(o)(2)				
Pavilion				1	25	25		20
Signs				10	25	25		35
Solar energy systems, nonresidential				Subject to the provisions of § 350-48(s)(12)				
Storage building				1	4	4		15
Temporary construction site office				Subject to the provisions of § 350-48(t)(1)				
Wind energy system, small freestanding				Subject to the provisions of § 350-48(w)(6)				
Wind energy system, small roof-mounted				Subject to the provisions of § 350-48(w)(7)				
ACCESSORY USES, Residential								
Accessory dwelling unit, attached				Subject to the provisions of § 350-48(a)(1)				

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Communication facility, cellular								Subject to the provisions of § 350-48(c)(5)
Communication facility, residential				1	15	15		
Community mailbox structure				2	10	10		15
Family day-care homes								
Garage/carport, private				1	4	4		20
Gazebo				1	4	4		20
Geoexchange energy systems								Subject to the provisions of § 350-48(g)(3)
Greenhouse, private				1	4	4		20
Historic resource ¹¹								Subject to the provisions of § 350-48(h)(3)
Home-based business, low-impact								Subject to the provisions of § 350-48(h)(4)
Home-based business, no-impact								Subject to the provisions of § 350-48(h)(5)
Off-street parking								Subject to the provisions of § 350-48(o)(2)
Open space								
Solar energy systems, residential								Subject to the provisions of § 350-48(s)(13)
Sport court				1	25	25		
Storage building				1	4	4		20
Swimming pool, residential				1	10	10		
Swimming pool, portable				1	4	4		
Wind energy system, small freestanding								Subject to the provisions of § 350-48(w)(6)
Wind energy system, small roof-mounted								Subject to the provisions of § 350-48(w)(7)
SPECIAL EXCEPTION USES								
Accessory dwelling unit, employee								Subject to the provisions of § 350-48(a)(3)
Communication facility, cellular								Subject to the provisions of § 350-48(c)(5)
Motor vehicle repair facility		1 acre	150	50 ¹²	25	25		35
Motor vehicle service facility		1 acre	150	50 ¹²	25	25		35

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Nursing home		3 acres	200	50 ¹²	50	50		35
Outdoor storage (bulk criteria as primary use only)		1 acre	150	50	25	25		35
School, college and/or university		1 acre	150	50 ¹²	25	25		35
Treatment center		1 acre	150	50 ¹²	50	25		35

- ¹ Five feet greater than that observed by the associated permitted principal use.
- ² Subject to the provisions of § 350-31(d) and (e).
- ¹¹ Existing dimensional requirements of the underlying zoning district shall apply to the historic resource. Any alterations or adaptive re-use of the historic resource may require approval of a conditional use as referenced in § 350-33.
- ¹² Front yard setback may be reduced in accordance with the provisions of § 350-45(d).

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CONDITIONAL USES

- Incinerator Waste to energy facility
- Sanitary landfill Waste treatment facility

Any and all of the above in which the description to gross square footage of buildings and service areas are as follows:

Less than 25,000 square feet	5.0 acres	450	150	150	150		70 ²
25,000 square feet or more	10.0 acres	600	225	225	225		70 ²
Motor freight terminal	5.0 acres	450	50	50	50		70 ²
Special event venue	2.0 acre	200	100	100	100		35
Warehousing and distribution	5.0 acres	450	50	50	50		70 ²

- ¹ Five feet greater than that observed by the associated permitted principal use.
- ² Subject to the provisions of § 350-42(h).
- ¹¹ Existing dimensional requirements of the underlying zoning district shall apply to the historic resource. Any alterations or adaptive re-use of the historic resource may require approval of a conditional use as referenced in § 350-48(h)(3).
- ¹² Front yard setback may be reduced in accordance with the provisions of § 350-45(d).