

- o. Private airstrips when lands are adjacent to an FAA-approved airport.
- i. **Minimum Lot Area.** Appendix A.
- ii. **Minimum Width.** One hundred (100) feet.
- iii. **Minimum Depth.** One hundred fifty (150) feet.
- iv. **Minimum Yards.** Front - Section 11.07(d)2. Rear - 40 feet. Side - 15 feet each.
- v. **Maximum Principal Building Height.** Three (3) stories or thirty-five (35) feet. 4/21/87, Ord. No. 87-03]
- vi. **Maximum Accessory Building Height.** Section 11.07(b)1. [4/21/87, Ord. No. 87-03]
- vii. **Maximum Lot Coverage by Buildings.** Maximum lot coverage by principal and accessory structures not to exceed thirty (30) percent of existing lot area. [4/16/85, Ord. No. 85-04]

3. B – Business [title – 2/14/84, Ord. 83-20]

- i. **Purpose.** To identify areas appropriate for non-agricultural commercial use located within the urban service areas or limited-service areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. A site may have a conditional use without the principal use being established. [am. 2/9/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]
- ii. **Principal Uses.** [12/21/82, Ord. No. 11] [am. 01/11/22, Ord No. 2021-16]
 - a. General merchandise stores.
 - b. Food stores.
 - c. Building materials, hardware, garden supplies.
 - d. Automotive dealers, mobile home dealers.
 - e. Fuel dealers.
 - f. Service stations and repair shops.
 - g. Apparel and accessory stores.
 - h. Furniture, home furnishings and equipment.
 - i. General retail establishments.
 - j. Finance, insurance, and legal services.
 - k. Real estate offices.
 - l. Personal services establishments.
 - m. Business services.
 - n. Repair services.
 - o. Business association offices.
 - p. Civic, social, and fraternal associations.
 - q. Churches.
 - r. Other professional services
 - s. Community buildings (local government owned).
 - t. Community garages and storage facilities (local government owned).
 - u. Communication services.
 - v. First Amendment Protected Adult-Oriented Establishments [Created 06/21/05, Ord. No. 2005-10]
- iii. **Accessory Uses.** [12/21/82, Ord. No. 11]
 - a. Local utilities.
 - b. R-1 Accessory Uses associated with a residence allowed in this district.
- iv. **Conditional Uses.** [12/21/82, Ord. No. 11]
 - a. Eating and drinking places.
 - b. Hotels, motels.
 - c. Movie theaters.
 - d. Amusement and recreation facilities and services.
 - e. Construction contractors.

- f. Transportation services.
 - g. Wholesale trades.
 - h. Residences.
 - i. Non-local utilities.
 - j. Public and semi-public uses.
 - vi. **Minimum Lot Area.** Sewered - 8,000 square feet, except Shoreland Area which shall be 10,000 square feet. Unsewered - Appendix A, plus any additional requirements of COMM 83.
 - vii. **Minimum Width.** Eighty (80) feet.
 - viii. **Minimum Depth.** Sewered - 80 feet. Unsewered - 150 feet.
 - ix. **Minimum Yards.** Front - Section 11.07(d)2. One-half (1/2) the height of the structure for side and rear. [Ord. No. 2013-31, 03-11-2014]
 - x. **Maximum Building Height.** Three (3) stories or thirty-five (35) feet.
4. **1 – Industrial** [title – 2/14/84, Ord. No. 83-20]

- i. **Purpose.** To identify areas best suited for non-agricultural industrial development because of location, topography, existing streets, utilities, and relationship to other land uses and located within the urban service areas or limited-service areas as described in the Jefferson County Agricultural Preservation and Land Use Plan. [am. 2/8/00, Ord. No. 99-28; am. 3/13/12, Ord. 2011-28]
- ii. **Principal Uses.** The following Industrial categories when the use involves manufacturing, processing, warehousing, wholesale distribution and transportation. A site may have a conditional use without the principal use being established. [12/21/82, Ord. No. 11] [am. 01/11/22, Ord No. 2021-16]

The activity is a permitted use when it falls in the categories below and when the proposed operation will be fully enclosed within buildings, except for parking/driving areas. If some operations and/or storage are not under cover, the Planning and Zoning Committee shall review the proposal for site plan approval, through a Zoning and Land Use Permit, after considering any recommendations from the affected Town. [am. 01/11/22, Ord No. 2021-16]

- a. Transportation services.
- b. Food and kindred products (not including meat products).
- c. Textile products, apparel.
- d. Lumber and wood products.
- e. Furniture and fixtures.
- f. Printing, publishing, and allied industries.
- g. Rubber and plastic products.
- h. Leather and leather products.
- i. Stone, clay, glass products.
- j. Fabricated metal products.
- k. Machinery.
- l. Electrical and electronic equipment and supplies.
- m. Transportation equipment.
- n. Instrument manufacturing.
- o. General manufacturing.
- p. Retailing as an adjunct to a principal or conditional use allowed in this district.
- iii. **Accessory Uses.** Local utilities. [12/21/82, Ord. No. 11]
- iv. **Conditional Uses.** [12/21/82, Ord. No. 11]
 - a. Retailing that is freestanding -- that is, not adjunct to a manufacturing operation.