

(2) Yard requirements.

- (a) Front yard depth: 50 feet.
- (b) Side yard width: 25 feet; except when adjacent to the R-1 and R-2 Residential Districts or any existing residential dwelling, a minimum side yard of 40 feet is required.
- (c) Rear yard depth: 40 feet.
- (d) Well: 15 feet.
- (e) Septic: 10 feet.

(3) Building height.

- (a) Principal building: 50 feet.
- (b) Accessory building: equal in height to principal building but in no event higher than 50 feet.

D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § **470-34** of this chapter.

E. Signs. All proposed signs shall conform to the requirements of Article **VII** of this chapter.

§ 470-20. C Commercial District.

A. Intended purpose. This district is designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.

B. Uses and structures.

(1) Permitted uses by right:

- (a) Single-family dwellings.
- (b) Two-family dwellings.
- (c) Multifamily dwellings.
- (d) Open space.
- (e) Home occupations. (See § **470-63**.)
- (f) Bed-and-breakfast establishments. (See § **470-46**.)
- (g) Boardinghouses. (See § **470-47**.)
- (h) Business or professional office or studio. (See § **470-74**.)
- (i) Banks, savings and loan associations, finance companies and similar types of businesses. (See § **470-74**.)
- (j) Personal and household service establishments such as, but not limited to, barbershops, beauty shops, laundromats, laundry and dry-cleaning shops, restaurants (See § **470-77**.), tailor and seamstress shops, taverns (See § **470-77**.), hotels, motels, and other places of lodging.
- (k) Offices of plumbers, masons, carpenters, heating contractors and similar trades. (See § **470-74**.)
- (l) Offices or laboratories for scientific, agricultural, or industrial research and development.

- (m) Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco. (See § **470-74.**)
- (n) Shops for the repair of goods permitted to be sold by retail business establishments above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
- (o) Retail establishments specifically related to the service of tourists, vacationers and visiting public. [See §§ **470-19B(1)(c)** and **470-74.**]
- (p) Nursery and garden retail. (See § **470-78.**)
- (q) Wholesale produce and meat markets, mechanical equipment repair establishments, dry-cleaning and dyeing plants, carpet and rug cleaning establishments, laundries, sign painting, blueprinting and graphic reproduction shops, printing and publishing establishments, radio and television studios.
[Amended 2-6-2023 by Ord. No. 2023-01]
- (r) Private clubs. (See § **470-73.**)
- (s) Drive-through businesses (excluding vehicle washes). (See § **470-56.**)
- (t) Automatic and self-serve vehicle washes. (See § **470-86.**)
- (u) Vehicle and mobile home/modular dwelling sales agency. (See § **470-74.**)
- (v) Wholesaling businesses. (See § **470-87.**)
- (w) Vehicle service and repair facilities. (See § **470-85.**)
- (x) Vehicle fueling stations. (See § **470-84.**)
- (y) Essential services buildings and structures. (See § **470-57.**)
- (z) Farm equipment sales (See § **470-74.**) and service. (See § **470-85.**)
- (aa) Entertainment and recreational uses, including theaters, night clubs (See § **470-77.**), art galleries, cultural establishments, skating rinks, billiard parlors, social halls and swimming pools.
- (bb) Churches and related uses. (See § **470-50.**)
- (cc) Cemeteries. (See § **470-49.**)
- (dd) Antennas and communication equipment buildings. (See § **470-44.**)
- (ee) Light manufacturing. (See § **470-69.**)
- (ff) Mobile home parks. (See § **470-71.**)
- (gg) Customary accessory uses incidental to the above permitted uses. (See § **470-53.**)
- (hh) Forestry. (See § **470-58.**)
- (ii) Transient dwelling accommodations including hotels, motels, and lodges.
- (jj) Keeping of equine animals. (See § **470-65.**)
- (kk) Governmental and educational uses. (See § **470-60.**)
- (ll) Nursery schools. (See §§ **470-60** and **470-54.**)

- (mm) Riding clubs or riding stables. (See § **470-79.**)
- (nn) Dormitories. (See § **470-55.**)
- (oo) Hospitals. (See § **470-64.**)
- (pp) Vehicle parking lot or garage.
- (qq) Helipads for emergency services. (See § **470-62.**)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § **470-37.**)
 - (a) Communications towers. (See § **470-52.**)
 - (b) Life-care facilities. (See § **470-68.**)
 - (c) Kennels. (See § **470-67.**)
 - (d) Veterinary offices or animal hospitals. (See § **470-43.**)
 - (e) Amusement arcades. (See § **470-42.**)
 - (f) Gaming and off-track betting establishments. (See § **470-59.**)
 - (g) Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses. (See § **470-75.**)
 - (h) Keeping of wild or exotic animals. (See § **470-66.**)
 - (i) Adult uses. (See § **470-40.**)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § **470-38.**)
 - (a) Shopping centers. (See § **470-82.**)
 - (b) Day-care facilities. (See § **470-60.**)
 - (c) Self-service storage facilities. (See § **470-81.**)
 - (d) Planned residential development. (See Article **VI.**)
 - (e) Regional impact developments. (See § **470-76.**)
 - (f) Agricultural operations (farms). (See § **470-41.**)
 - (g) Sign plazas. (See Article **VII.**)
 - (h) Billboards. (See Article **VII.**)
 - (i) (Reserved)^[1]
 - [1] *Editor's Note: Former Subsection B(3)(i), regarding truck and motor freight terminals, was repealed 2-6-2023 by Ord. No. 2023-01.*
 - (j) Dispensary facility.
 - [Added 7-16-2018 by Ord. No. 2018-07^[2]
 - [2] *Editor's Note: This ordinance also redesignated former Subsection B(3)(j) as Subsection B(3)(l).*
 - (k) Medical marijuana delivery vehicle office.
 - [Added 7-16-2018 by Ord. No. 2018-07]
 - (l) Warehouses.
 - [Amended 2-6-2023 by Ord. No. 2023-01]

C. Lot, yard, and height requirements.

(1) Lot requirements.

- (a) Minimum lot area: one acre.
- (b) Minimum lot width: 100 feet.
- (c) Maximum impervious coverage: 35% for residential uses; 80% for other uses.

(2) Yard requirements.

- (a) Front yard depth: 75 feet.
- (b) Side yard width: 20 feet.
- (c) Rear yard depth: 25 feet.
- (d) Well: 15 feet.
- (e) Septic: 10 feet.

(3) Building height.

- (a) Principal building: 50 feet.
- (b) Accessory building: 25 feet.

(4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings.

D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.

E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-21. I Industrial District.

A. Intended purpose. The regulations of this district are intended to maximize industrial potential while ensuring compatibility with the surrounding districts. The nature of such uses is not always compatible or desirable in residential neighborhoods, and they are often better located in areas which provide greater visibility and vehicular access. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.

B. Uses and structures.

(1) Permitted uses by right.

- (a) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, including wholesale businesses and warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials.
- (b) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, mechanical and vehicle equipment repair establishments and dry-cleaning and dyeing plants.
- (c) Heavy commercial uses which do not require complete enclosure in a building include building materials, new and used machinery storage and sales, vehicle and trailer sales and storage, farm equipment and construction machinery establishments.