

Section 24-3.10 – Use Table: Non-Residential Zones

Table 24-3.10-1: Non-Residential Zoning Districts Comprehensive Principal Use Permissions Table

● = Permitted by-right ① = Conditional Use Ⓢ = Special Exception – = Prohibited		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Agricultural							
Farms		–	–	–	–	●	●
Large-Scale Indoor Agriculture		–	–	–	●	●	●
Small-Scale Indoor Agriculture		–	–	–	●	●	●
Automotive							
Automobile Repair and Service Establishments		–	Ⓢ	Ⓢ	●	●	–
Automobile Sales Establishments		–	●	●	–	–	–
Automobile Filling Station		–	●	●	●	●	–
Car Wash		–	●	●	●	●	–
Vehicle Rental Establishments		–	●	●	–	–	–

● = Permitted by-right ◐ = Conditional Use ⊙ = Special Exception – = Prohibited		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Entertainment and Recreational							
Adult-Oriented Establishments		–	–	–	●	●	–
Clubs and Lodges		–	●	●	–	–	–
Fortunetelling Businesses		–	●	●	●	–	–
Gambling Establishments		–	⊙	⊙	⊙	–	–
Health Clubs		●	●	●	●	–	–
Indoor and Outdoor Amusement and Recreational Facilities		–	●	●	●	●	●
Theater		–	●	●	●	–	●
Industrial							
Data Center or Data/Crypto Currency Mining		–	–	–	◐	◐	–
Equipment and Machinery Sales and Rental Establishment		–	–	–	●	●	–
Light Industrial		–	●	●	●	●	●

Chapter 24. – Zoning | **Article 3 – Standard Zoning Districts**
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● = Permitted by-right ① = Conditional Use Ⓢ = Special Exception – = Prohibited		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Medium Industrial		–	–	–	●	●	●
Heavy Industrial		–	–	–	●	–	–
Professional Contracting Services		–	● (1)	● (1)	–	●	●
Off-Street Parking Lot		–	–	–	●	●	–
Self-Storage		–	–	–	●	●	–
Small-Scale Recycling		–	–	–	●	●	Ⓢ
Waste Processing - Private		–	–	–	Ⓢ	Ⓢ	–
Institutional							
Art and Cultural Centers		●	●	●	–	–	–
Care Homes		Ⓢ (2)	–	Ⓢ	–	–	–
Educational Institutions		–	●	●	–	●	●
Hospitals		–	–	–	–	●	●

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		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Religious Uses		●	●	●	–	–	
Professional Business Services							
Banks		–	●	●	–	–	●
General Office		●	●	●	●	●	●
Medical Clinic		–	●	●	–	–	●
Medical Office		●	●	●	●	●	●
Research, Sciences, and Biomedical Industries		–	●	●	●	●	●
Veterinary Hospital and Clinic		–	●	●	–	–	–
Public Use							
Public Use		●	● ⁽³⁾				
Residential							
Dwelling, Duplex		●	–	–	–	–	–
Dwelling, Live/Work		●	–	–	–	–	–

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		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Dwelling, Multifamily Attached		●	–	–	–	–	–
Dwelling, Quadplex		●	–	–	–	–	–
Dwelling, Single-Family Detached		●	–	–	–	–	–
Dwelling, Stacked		●	–	–	–	–	–
Dwelling, Townhouse		●	–	–	–	–	–
Dwelling, Triplex		●	–	–	–	–	–
Housing for the Elderly		Ⓢ	–	–	–	–	–
Short Term Rentals ⁽⁴⁾		●	–	–	–	–	–
Retail and Personal Service							
Animal Boarding and Grooming Establishments		●	●	●	●	●	●
Artisan Manufacturing		●	●	●	●	●	●
Bed and Breakfast	Section 24-5.3	Ⓢ	–	–	–	–	–

● = Permitted by-right ◐ = Conditional Use ⊙ = Special Exception – = Prohibited		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Body Modification		●	●	●	–	–	–
Check Cashing and Payday Loan Establishments		–	–	–	●	●	–
Cremation Services		–	–	◐ ⁽⁵⁾	◐ ⁽⁶⁾	◐ ⁽⁶⁾	–
Day Care Center		Ⓢ	●	●	–	●	●
Day Care, Large Family ⁽⁷⁾	Section 24-5.4	Ⓢ	–	–	–	–	–
Day Care, Small Family ⁽⁸⁾	Section 24-5.4	● /Ⓢ	–	–	–	–	–
Firearm Sales		–	Ⓢ	Ⓢ	Ⓢ	Ⓢ	–
Funeral Homes		Ⓢ	●	●	●	●	–
General Retail		●	●	●	–	● ⁽⁹⁾	● ⁽⁹⁾
Hotel, Motel		–	●	●	–	–	–
Hotel-Extended Stay		–	●	●	–	–	–

● = Permitted by-right ◐ = Conditional Use ⊙ = Special Exception – = Prohibited		Standard Non-Residential Zoning Districts					
		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Instructional Facilities		●	●	●	–	–	●
Meeting and Banquet Halls		–	●	●	–	–	●
Mobile Commercial Uses	Section 24-5.6	–	●	●	●	●	●
Pawn Shops		–	–	–	●	●	–
Personal Services		●	●	●	–	● ⁽⁹⁾	● ⁽⁹⁾
Restaurant		–	●	●	–	● ⁽⁹⁾	● ⁽⁹⁾
Retail Store with Gas		–	●	●	●	●	–
Wholesale Sales		–	●	●	–	–	–
Utilities							
Broadcasting Stations and Towers	Section 24-5.7	–	–	⊙	●	●	⊙
Small Cell Telecommunication Facilities		●	●	●	●	●	●
Solar Facility		–	–	–	◐	◐	–

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		CB	C-1	C-2	I-1	I-3	E-1 & E-2
Use	Use-Specific Standards						
Telecommunication Facilities	Section 24-5.7	Ⓢ	Ⓢ	●	●	●	Ⓢ
Other Uses							
All other uses not specifically listed		–	–	–	–	–	–
Table Notes: (1) Prohibits outdoor storage of heavy commercial vehicles, equipment, and materials. (2) May only house up to 8 individuals. (3) Public residential uses are not permitted. (4) Accessory use only. (5) May only be part of a planned or existing funeral home or funeral parlor. May not be stand-alone. Cannot be located less than 500 feet from of any property that contains a residential use. (6) May be stand-alone or part of a planned or existing funeral home or funeral parlor. Cannot be located less than 500 feet from of any property that contains a residential use. (7) Accessory use only. Prohibited in all multifamily attached, triplex, quadplex, and all live/work dwellings. (8) Accessory use only. Permitted by-right in all single-family detached, duplex, townhouse, and stacked dwellings. Special exception in all multifamily attached, triplex, and quadplex dwellings. Prohibited in all live/work dwellings. (9) Must be integrated with, incidental to, and supportive of other uses in an office or industrial park setting.							

Section 24-3.13 – C-2 Zone, General Commercial

- (A) **Purpose.** The C-2 Zone is meant to include commercial uses serving the regional and local area, together with other non-residential uses compatible with a cohesive and attractive shopping and office area.
- (B) **Uses.** The permitted, conditional, special exception, and prohibited uses within the C-2 Zone are provided in Section 24-3.10 – Use Table: Non-Residential Zones and are indicated within the applicable column for the C-2 Zone.
- (C) **Dimensional standards table.** The following dimensions standards, located in Table 24-3.13-1 below, shall apply to all buildings located within the C-2 Zone. Standards applicable to accessory structures, located in Section 24-6.4, shall also apply.

Figure 24-20 - C-2 Zone Diagram

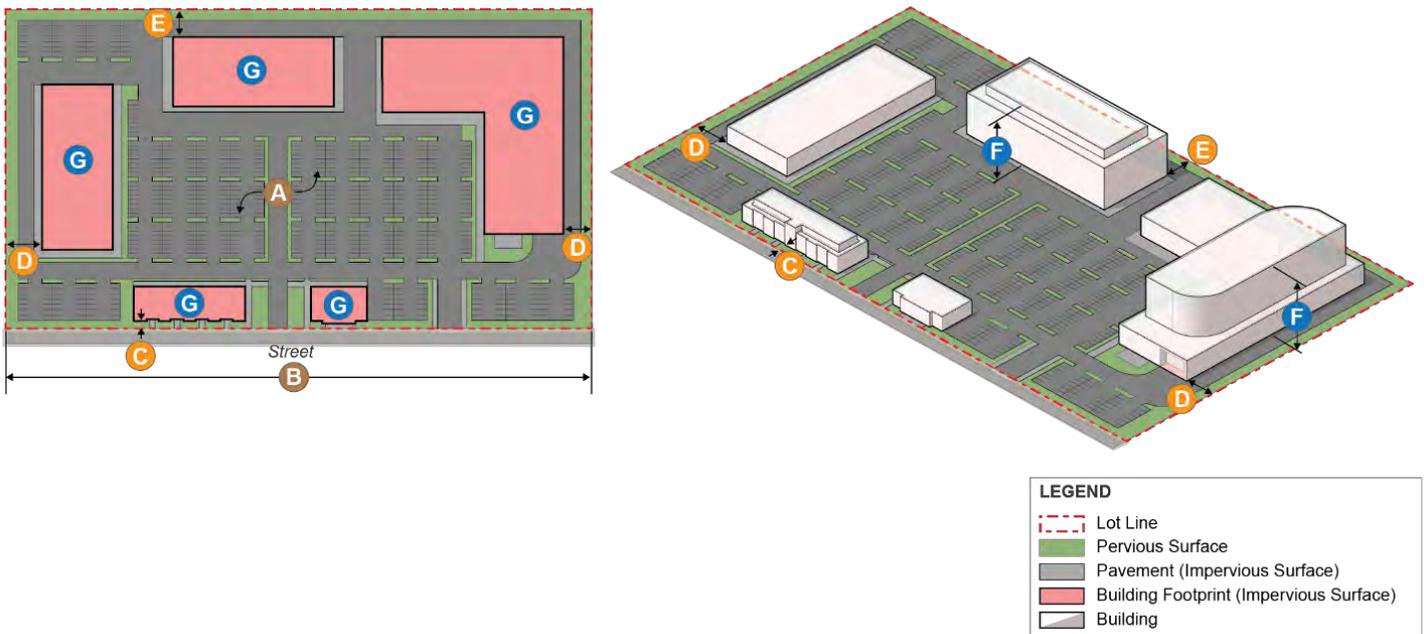


Table 24-3.13-1: C-2 Zone Dimensional Standards

Name of Standard		Standard
(A)	Lot Area (Min.)	N/A
(B)	Lot Frontage (Min.)	N/A
(C)	Front Setback (Min.)	N/A
(D)	Side Setback (Min.)	<i>Abutting residential zone or property: 30 feet</i> <i>Not abutting residential zone or property: 0 feet</i>
(E)	Rear Setback (Min.)	<i>Abutting residential zone or property: 30 feet</i> <i>Not abutting residential zone or property: 0 feet</i>