

Chapter 380. Zoning

Article II. Designated Growth Area

§ 380-23. Regional Commercial/Office (RCO).

- A. Purpose. The purpose of this classification is to provide a suitable location for businesses that rely on a regional market for customers. Uses that would be permitted include a wide range of retail, light industrial and office uses. The area designated for this classification has premium vehicular access and exposure from Interstate 83.
- B. Uses.
- (1) Agricultural and forestry uses.
 - (a) Permitted by right.
 - [1] Forestry [§ 380-59A(23)].
 - (2) Institutional uses.
 - (a) Permitted by right.
 - [1] Hospital [§ 380-59A(31)].
 - [2] Nursing, rest or retirement homes [§ 380-59A(42)].
 - [3] Place of worship and related uses [§ 380-59A(45)].
 - [4] Private clubs [§ 380-59A(46)].
 - (3) Public/semipublic uses.
 - (a) Permitted by right.
 - [1] Emergency services.
 - [2] Essential services [§ 380-59A(20)].
 - [3] Municipal uses.
 - [4] Public uses.
 - [5] School:
 - [a] Vocational/mechanical trade [§ 380-59A(57)].
 - [6] Theater and auditorium.
 - (4) Commercial uses.
 - (a) Permitted by right.

Agricultural support businesses
Animal hospitals [§ 380-59A(5)]
Automobile filling stations [§ 380-59A(6)]
Automobile sales
Automobile services [§ 380-59A(7)]
Banks and similar financial institutions
Cafes
Car wash [§ 380-59A(13)]
Convenience stores
Commercial day care [§ 380-59A(16)]
Farmers markets [§ 380-59A(22)]
Flea markets [§ 380-59A(22)]
Funeral homes [§ 380-59A(24)]
Greenhouses and nurseries [§ 380-59A(26)]
Health and fitness clubs [§ 380-59A(27)]
Hotels
Indoor commercial recreational facilities [§ 380-59A(32)]
Laboratories for medical, scientific, or industrial research and development [§ 380-59A(36)]
Medical or dental clinics [§ 380-59A(37)]
Motels
Offices
Repair shops for products permitted to be manufactured in this zone
Restaurants [§ 380-59A(50)]
 Drive-through facilities [§ 380-59A(51)]
 Fast food facilities [§ 380-59A(52)]
Retail sales
Retail services
School:
 Commercial
Veterinarian offices

(b) Permitted by conditional use.

- [1] Billboards [§ 380-59A(9)].
- [2] Business park [§ 380-59A(11)].
- [3] Communication antennas, towers, and equipment [§ 380-59A(15)].
- [4] Nightclubs [§ 380-59A(40)].
- [5] Off-track betting parlors [§ 380-59A(43)].
- [6] Outdoor commercial recreational facilities [§ 380-59A(44)].
- [7] Shopping centers [§ 380-59A(58)].
- [8] Taverns [§ 380-59A(40)].

(5) Industrial uses.

(a) Permitted by right.

[1] Laboratories for medical, scientific, or industrial research and development.^[1]

[1] *Editor's Note: Original Sec. 209.2.E.1.b, regarding light industrial uses, which immediately followed this subsection, was repealed 8-10-2021 by Ord. No. 416.*

(6) Accessory uses.

(a) Permitted by right.

[1] Accessory uses customarily incidental to the above uses.

(b) Permitted by conditional use.

[1] Helicopter pads [§ 380-59A(4)].

C. Design standards. Except as otherwise notes, all principal uses shall comply with the following:

Design Standard	Both Utilities (Public Water and Public Sewer), or Only Public Sewer
Minimum lot area	15,000 square feet
Minimum lot width at building setback line	150 feet
Maximum height	35 feet ^{1 & 2}
Maximum lot coverage	60% ³
Minimum setbacks	
Front	35 feet
Side	15 feet
Rear	20 feet

NOTE:

¹ Except that chimneys, flagpoles, water tanks, and other mechanical appurtenances may be built to a height not exceeding 75 feet above the finished grade when erected upon or as an integral part of a building.

² Maximum building height may be increased to 65 feet as long as for every additional one foot to height increased that the setback from the property lines is increased by two feet for all setback lines.

³ Lot coverage can be increased subject to the requirements of § 380-59A(64).

- D. Water and sewer facilities required. All principal, nonagricultural and nonforestry uses or developments within this zoning district shall be served by public water and public sewer in pursuant to §§ 344-39 and 344-40 of Chapter 344, Subdivision and Land Development, of this Code. For those uses and developments not meeting the requirements of this section and §§ 344-39 and 344-40 of Chapter 344, Subdivision and Land Development, of this Code, such uses and developments shall be permitted only by conditional use and in accordance with the requirements listed in § 380-53 of this chapter.
- E. Waste products. Dumpsters used for domestic garbage may be permitted within the side or rear yard, provided such dumpsters are screened from any adjoining road and/or properties. All dumpsters shall be set back at least 25 feet from any adjoining property used for an existing residential use or in a residential zoning district, and be completely enclosed within a split-faced masonry enclosure with a self-latching door or gate. All dumpsters shall comply with § 380-38E of this chapter.
- F. Outdoor storage. Within this zoning district, outdoor storage shall be permitted, provided all outdoor storage areas comply with all of those setbacks and buffering requirements specifically imposed

thereon, listed in this chapter. The outdoor storage of areas for automobile, boat, motorcycles, farm machinery and recreational vehicle sales need not be screened from adjoining roads.

- G. Vegetation setback requirement. On any separate nonagricultural or nonforestry parcel, no shrub shall be planted within 10 feet nor shall any tree be planted within 30 feet, respectively, of any land used for agricultural purposes.
- H. All uses subject to overlay zoning districts.
 - (1) Overlay districts. If located within or affected by the following overlay districts, development or uses shall meet the requirements of Article **IV** in accordance with:
 - (a) Section **380-32**, Floodplain Protection Overlay District.
- I. All uses subject to general and supplemental provisions.
 - (1) General and supplementary provisions. In addition to other applicable sections of Article **V**, General and Supplementary Provisions, all development or uses permitted within this zoning district shall also comply with:
 - (a) Section **380-37**, Accessory uses and structures.
 - (b) Section **380-38**, Unenclosed storage.
 - (c) Section **380-44**, Required vehicular access.
 - (d) Section **380-47**, Parking requirements.
 - (e) Section **380-48**, Off-street loading facilities.
 - (f) Section **380-49**, Buffering.
 - (g) Section **380-50**, Landscaping.
 - (h) Section **380-51**, Screening.
 - (i) Section **380-52**, Outdoor signs.
 - (j) Section **380-55**, Operations and performance standards.