

GC Special Uses (SU)

Adult Business	Public Service Facility
Airport, Commercial	Recreational Facility, Outdoor
Airstrip, as Accessory Use	Retail Sales - Shopping Centers Greater Than 100,000 Square Feet
Amusement, Outdoor	Single-Family Detached Residential
Animal Hospital	Trade and Vocational Schools
Animal Shelter	Truck Stop, Truck Terminal
Coliseum, Stadium	Trucking Company, Heavy Equipment Dispatch Facility with Storage
Convention Center Facility	Veterinarian
Kennel, Commercial	Wireless Telecommunications Services
Manufactured Home, Single Section	

INDUSTRIAL DISTRICTS:

LIMITED INDUSTRIAL

This district provides for both large and small scale industrial and office development. The primary distinguishing feature of this district is that it is geared to indoor industrial activities which do not generate high levels of noise, soot, odors or other potential nuisances/pollutants for impacting adjoining properties. It is typically located in areas of the county with infrastructure available, including higher volume roadways, water and sewer. Light industrial districts may border the higher density residential districts only when an effective buffer exists. For example, a natural structural feature such as a sharp break in topography, strips of vegetation or traffic arteries. In no case, would a limited industrial district be located where the result is industrial or commercial traffic penetrating a residential neighborhood.

RATIONALE

This district provides a location for light industrial land uses such as assembly operations, storage and warehousing facilities, offices and other light manufacturing operations.

LIMITED INDUSTRIAL USES

LI Permitted (P) Uses

Automobile Rental	Freezer, Ice Plant
Automobile Parts, Tires, Accessories	Gas Service Station
Boat Works and Sales, with Sales Lot	Hatchery
Bottling Works	Machine Shop
Building and Contractor Supply	Manufacturing
Building and Contractor Supply, with Outdoor Storage	Metal Works, Metal Processing, Fabrication
Bulk Grain Storage	Multimedia Production and Distribution Complex
Cast Concrete Production, Distribution and Storage	Nursery, Greenhouse
Catering Service	Office, Professional, 30,000 Square Feet or Less
Convenience Store with Petroleum Sales	Office, Professional, 30,000 Square Feet or More
Convenience Store without Petroleum Sales	Parking Lot, Parking Garage, Commercial or Private
Contractor or Trade Shop	Printing and Reprographic Facilities
Contractor's Storage Yard	Public Use Facility
Dairy Processing	Race Shop, Race Team Complex
Dry Cleaning, Laundry Plant	Radio and Television Studios
Equipment Sales and Service	Rail Storage Yard
Equipment Sales and Service, with Outdoor Storage	Recreational Facility, Indoor
Fabrication	Recreational Vehicle Sales and Service with Outdoor Storage or Sales Lot
Farm Supply Sales with Outdoor Storage	

Repair Garage, Automobile

Repair Shop, Farm Machinery

Repair Shop, Small Engine

Restaurant, Excluding Drive-Thru

Sawmill

Slaughter House, Meat Packing

Storage Lot, Logistics and Freight

Taxi Service, Dispatch and Taxi Storage

Taxidermy Studio, No Outdoor Processing

Tire Recapping

Tour Bus Company, Travel Agency with
On-Site Bus Storage

LI Permitted Based on Standards (PBS) Uses

Accessory Dwelling Unit

Accessory Building

Auction, Estate or Asset Liquidation,
Temporary Use

Communications Tower, 911
Communications Tower

Contractor Office, Construction Equipment
Storage, Temporary Use

Dumpsters, Commercial Waste Containers,
Temporary Use

FEMA Trailers, Natural Disaster or
Significant Weather Event, Temporary Use

Government Buildings, Storage Only

Towing Service, with Towed Vehicle
Storage Yard, No Salvage or Parts Sales

Towing Service, No Towed Vehicle Storage
Lot, Office Only, Storage of Tow Trucks
and Car Haulers Permitted On-Site

Trucking Company, Heavy Equipment
Dispatch Facility with Storage

Trucking Equipment, Heavy Equipment,
Sales and Service with Sales Lot

Truck Stop, Truck Terminal

Warehouse, Enclosed Storage

Welding Shop

Wireless Telecommunications Services,
Stealth Antennae, 65 Feet or Less

Government Buildings, Storage Only,
Outdoor Only

Ice Production, Dispensing, Accessory to
Convenience Store

Ice Production, Dispensing, Accessory to
Gas Service Stations

Landfill, Demolition-Less Than One Acre

Mobile Personal Storage Unit, Renovation,
Temporary Use

Mobile Personal Storage Unit, Vacate or
Occupy Premise, Temporary Use

Moving Van, Truck or Trailer Rental

Moving Van, Truck or Trailer Rental,
Accessory to Self Service Storage

Promotional Activities Involving the Display of Goods or Merchandise, Temporary Use at Existing Business

Real Estate Office in Construction Trailer or Modular Unit, Commercial /Mixed Use Projects, Temporary Use

Recreational Trail, Greenway or Blueway, Connector

Recyclable Materials Drop Off

Restaurant with Drive-Thru Facility

Scientific Research and Development

Seasonal Sale of Agriculture Products, Includes Christmas Trees and Pumpkins, Temporary Use

Self-Service Storage Facilities

LI Special Uses (SU)

Airport, Commercial

Airstrip, as Accessory Use

Animal Hospital

Animal Shelter

Coliseum, Stadium

Correctional Facility

Kennel, Commercial

Landfill, Demolition-One Acre or More

Landfill, Sanitary Manufactured Home, Single Section

Shooting Range, Indoor

Sports and Recreation Instruction or Camp

Storage Building Sales, with Display Area

Temporary Dwelling for Large Construction Projects, Temporary Use

Tent or Temporary Structure, Including Cell on Wheels, Temporary Use

Towing Service, Accessory to Automobile Repair

Trail Head, Accessory

Trail Head, Primary Use Site

Warehouse with Outside Storage

Wireless Telecommunications Services, Co-location

Nursery, Daycare Center

Public Service Facility

Race Track, Animal, Automobile or Other

Recreational Facility, Outdoor

Shooting Range with Outdoor Target Practice

Single-Family Detached Residential

Trade and Vocational Schools

Veterinarian

Wireless Telecommunications Services