

Sec. 4.14. - "CI" Commercial, Intensive.

4.14.1 *Districts and intent.* The "CI" Commercial, Intensive category includes one zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the county's comprehensive plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample off-street parking and off-street loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire county.

4.14.2 *Permitted principal uses and structures.* As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see section 4.2), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

Site and development plan approval is required for all permitted uses and structures in accordance with section 14.13.

( Ord. No. 2017-10, § 1, 5-18-17 )

4.14.3 *Permitted accessory uses and structures.*

1. Uses and structures which:
  - a. Are customarily accessory and clearly incidental and subordinate to permitted uses and structures.
  - b. Are located on the same lot as the permitted use or structure, or on a contiguous lot in the same ownership.

- c. Do not involve operations or structures not in keeping with the character of the district.
2. On-site signs (see also Section 4.2).
3. Outdoor storage yard in connection with permitted or permissible use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.

#### 4.14.4 *Prohibited uses and structures.*

1. Manufacturing activities, except as specifically permitted.
2. Any other uses or structures not specifically, provisionally or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation or likely for other reasons to be incompatible with the character of the district. Performance standards apply. (See section 4.2.)

#### 4.14.5 *Special exceptions.*

*(See also articles 12 and 13.)*

1. Wholesale, warehouse or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
2. Package store for sale of alcoholic beverages, bar, tavern or cocktail lounge.
3. Off-site signs. (See also section 4.2.)
4. Truck stops and automotive service stations. (See section 4.2 for special design standards for automotive service stations.)
5. Service establishments such as crematory.
6. Agricultural fairs and fairground activities, livestock auction arenas.
7. Commercial tourist attractions.
8. Building trades contractor with on-premises storage yard for materials and equipment.
9. Public buildings and facilities.
10. Facilities for storage and distribution of products including wholesale commercial uses.
11. Other similar uses which are compatible with other district uses.

#### 4.14.6 *Minimum lot requirements (area, width).*

1. *All permitted uses and structures (unless otherwise specified).*

*Minimum lot area:* None.

*Minimum lot width:* None.

4.14.7 *Minimum yard requirements (depth of front and rear yard, width of side yard).*

(See section 4.2 for right-of-way setback requirements.)

1. *All permitted uses and structures (unless otherwise specified).*

*Front:* 20 feet.

*Side:* None, except where a side yard is provided, then a side yard of at least five feet must be provided.

*Rear:* 15 feet.

*Special provisions.* A minimum 35-foot natural buffer shall be required from wetlands, perennial rivers, streams and creeks. The location of any structure (except permitted docks, walkways and piers) shall be prohibited within these buffer areas.

4.14.8 *Maximum height of structures.* No portion shall exceed:

(See also section 4.2 for exceptions):

50 feet. Except the planning and zoning board or board of adjustment may approve structures in excess of 50 feet in areas deemed appropriate and/or in keeping in characteristic of existing or intended development in the area, provided that no structure shall exceed height limitations prescribed by the Federal Aviation Agency or airport zoning regulations within the flight-approach zone of airports.

( Ord. No. 2019-09, § 1, 8-1-19 )

4.14.9 *Maximum lot coverage by all buildings.* In addition to meeting the required lot yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.14.10 *Minimum landscaped buffering requirements.* (See also section 4.2.)

1. *All permitted uses (unless otherwise specified).*

Where a use listed under 1. above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than 30 feet in width along the affected rear and/or side yards as the case may be.

4.14.11 *Minimum off-street parking requirements.*

(See also section 4.2.)

1. *For uses specifically listed under CG.* As for CG off-street parking requirements.

2. *Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena.* One space for each 350 square feet of floor area, plus, where applicable, one space for each 1,000 square feet of lot or ground area outside buildings

used for any type of sales, display, or activity.

3. *Express or parcel delivery office, motor bus or other transportation terminal.* One space for each 350 square feet of floor area.
4. *Palmist, astrologist, psychics, clairvoyants, and phrenologist.* One space for each 200 square feet of floor area.
5. *Wholesale establishments.* One space for each 500 square feet of floor area.
6. *Warehouse or storage use only.* One space for each 1,500 square feet of floor area.
7. *Each existing residential dwelling unit.* Two spaces for each dwelling unit.

*Note.* Off-street loading required. (See section 4.2.)