

2016; 6-4-2024; 2-18-2025; 6-24-2025]

- A. Statement of intent. This district is intended for areas suitable for the conduct of general business not characterized by either constant heavy trucking or nuisance factors and to which the public requires direct and frequent access.
- B. Uses permitted by right. Any one or more of the following uses is permitted as a matter of right on each lot, parcel or tract of land in the Commercial District:
 - (1) Auction houses.
 - (2) Auto sales and auto parts.
 - (3) Automobile filling station.
 - (4) Bowling alley, billiard or pool room, fitness center or similar recreational structures.
 - (5) Building supply.
 - (6) Buildings used primarily for federal, state, County or local government purposes.
 - (7) Commercial greenhouse/nursery.
 - (8) Community center.
 - (9) Church.
 - (10) Day- or child-care center (nursery).
 - (11) Farm supplies, feed and grain mill.
 - (12) Farm machinery sales and service.
 - (13) Funeral parlor or mortuary.
 - (14) General retailing and wholesaling uses, including but not limited to: appliance stores, bakeries, clothing stores, drug stores, grocery stores, furniture stores and gift shops.
 - (15) Home service establishment such as exterminator, plumber, decorator or appliance service.
 - (16) Hospital.
 - (17) Hotel or motel.
 - (18) Indoor theater.
 - (19) Medical arts building, dental clinic or pharmacy.
 - (20) Office building.
 - (21) Personal service establishment such as barbershop, laundry or financial institutions.
 - (22) Printing shop.
 - (23) Private club or lodge.
 - (24) Private school.
 - (25) Public protection facilities: fire departments, rescue squads, police stations or substations.
 - (26) Public park/playground.
 - (27) Radio or television station (excluding tower).
 - (28) Restaurant.

- (29) Small distribution center.
 - (30) Light assembly (fabrication).
 - (31) Convenience store.
 - (32) Municipal solid waste collection facilities established and operated by the Board of Supervisors.
 - (33) Mobile food establishment.
 - (34) Agricultural pursuits, except for confined feeding operations, sawmills and abattoirs unless such uses lawfully existed at the time of a rezoning of a lot into the Commercial District.
- C. Accessory uses permitted by right. Accessory uses permitted by right shall be as follows:
- (1) Parking areas and loading spaces subordinate to a principal use.
 - (2) Types of accessory buildings permitted: garage, tool storage building, greenhouse, shed and portable storage container.
 - (3) Wind energy system, private use.
 - (4) Mobile food establishment.
- D. Uses permitted by conditional use permit. The following named uses may be permitted upon issuance of a conditional use permit by the Board of Supervisors:
- (1) Bottled gas storage and service.
 - (2) Bulk gasoline and petroleum storage.
 - (3) Commercial (repair) garage or wrecking service.
 - (4) Fairgrounds or racetrack.
 - (5) Radio broadcast tower.
 - (6) Tavern, inn or bar.
 - (7) Veterinary services, animal hospital or kennel.
 - (8) Warehousing or enclosed storage.
 - (9) Zoo or museum.
 - (10) Bus and limousine terminal.
 - (11) Commercial outdoor recreation operation.
 - (12) Amusement park.
 - (13) Campground.
 - (14) Shopping center.
 - (15) Rental and storage of moving vans and trailers and storage of cars, boats and recreational vehicles.
 - (16) Bottling works.
 - (17) Car wash.
 - (18) Extended-stay hotel.
 - (19) Wind energy system, commercial power generation.

- (20) Compressed natural gas station.
- (21) Adult business.
- (22) Agricultural pursuits other than those permitted by right pursuant to § 180-27B(34).
- E. Minimum lot area shall be 21,780 square feet (0.5 acre).
- F. Minimum lot width shall be 100 feet.
- G. Maximum length/width ratio shall be four to one (4:1).
- H. Minimum yard depth shall be as follows:
 - (1) Front: 50 feet.
 - (2) Rear: 15 feet for a principal structure; 10 feet for an accessory structure.
 - (3) Side: 15 feet for a principal structure; 10 feet for an accessory structure.
- I. Utility requirement for water and sewer shall be individual, public or approved private.

§ 180-28. Industrial (I) District.

[12-21-1992; 8-16-1994; 12-20-1994; 5-16-1995; 5-30-1995; 12-17-1996; 2-17-1998; 7-21-1998; 8-4-1998; 8-18-1998; 12-15-1998; 8-17-1999; 11-16-1999; 3-21-2000; 2-20-2001; 10-16-2001; 1-15-2002; 8-17-2004; 4-18-2006; 8-15-2006; 10-17-2006; 7-17-2007; 5-19-2009; 10-20-2009; 9-18-2012; 10-15-2013; 8-19-2014; 5-17-2016; 11-19-2019; 10-20-2020; 6-4-2024; 2-18-2025; 6-24-2025]

- A. Statement of intent. This district is for a variety of industrial uses which, with appropriate screening and without the emission of noise, dust, smoke, odor, toxic gases or hazardous substances, can be conducted in such a manner as to not adversely affect nearby properties.
- B. Uses permitted by right. Subject to the requirements and limitations of these regulations, any of the following uses is permitted as a matter of right on each lot:
 - (1) Building supply sales.
 - (2) Research facilities, not including use of live animals or the mixing and/or fusion of chemical elements and/or compounds.
 - (3) Manufacture, production, fabrication, processing, assembling, testing, packing, storing and distribution of:
 - (a) Electrical, electronic, computer or mechanical goods.
 - (b) Photographic equipment.
 - (c) Computation and communication equipment.
 - (d) Optical instruments.
 - (e) Benign toys and games.
 - (f) Household appliances.
 - (g) Clocks and watches.
 - (h) Furniture products.
 - (i) Apparel and other sewing operations.