

**TABLE 12.1**  
**PERMITTED USES IN COMMERCIAL AND OFFICE DISTRICTS**

**P = Permitted**  
**C = Conditional**  
**X = Not Permitted**

Use	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Accessory uses and structures determined by the director to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	P	P	P
Adult entertainment and adult materials establishments	X	X	X	X	X	X	X	X	X
Automobile sales and service establishments	X	X	P	P	X	X	X	X	X
Bed and breakfast inns	X	C	P	P	X	X	X	X	P
Business service establishments, not exceeding 2,500 square feet of gross floor area	P	P	P	P	X	P	C	C	P
Business service establishments of 2,500 square feet or more of gross floor area	C	P	P	P	X	P	X	X	P
Campgrounds	X	X	C	C	X	X	X	X	X
Cemeteries	X	X	P	P	X	X	X	X	X
Churches, temples, synagogues, and places of worship, including cemeteries as accessory uses	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)	(Note 1)
Clinics	X	P	P	P	X	C	P	C	P
Club or lodge, nonprofit	X	P	P	P	C	P	P	C	P
Colleges, universities, and trade and technical schools	X	C	P	P	X	P	C	X	P
Commercial recreational facility, indoor	X	P	P	P	X	C (Note 2)	C (Note 2)	X	P
Commercial recreational facility, outdoor	X	X	C	C	C	X	X	X	C
Communication towers and antennas	C	C	C	C	C	C	C	C	C
Conservation areas	P	P	P	P	P	P	P	P	P
Conservation subdivisions	X	X	X	X	X	X	X	X	X
Contractor's establishments	X	X	P	P	P	P	X	X	X
Convenience stores, with or without gasoline pumps	P	P	P	P	X	X	X	X	P
Day care centers serving ten persons or less	P	P	P	P	X	P	P	P	P

Use	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Day care centers serving more than ten persons	P	P	P	P	X	C	P	C	P
Drive-through facilities	C	C	P	P	X	X	X	X	C
Dwellings, single-family detached	X	X	X	X	X	X	X	X	X
Dwellings, single-family attached (townhouses)	X	X	X	X	X	X	X	X	X
Dwellings, two-family (duplexes)	X	X	X	X	X	X	X	X	X
Dwellings, multi-family	X	X	X	X	X	X	X	X	X
Finance, insurance and real estate establishments, less than 5000 square feet of gross floor area per establishment	P	P	P	P	X	P	P	X	P
Finance, insurance and real estate establishments of 5000 square feet or more of gross floor area per establishment	X	P	P	P	X	P	P	X	P
Forest uses associated with production, management and harvesting of timber	X	X	X	X	X	X	X	X	X
Heliports and Helipads	X	X	C	C	C	X	X	X	X
Hospitals and related health services not otherwise specified	X	X	P	P	X	X	C	X	P
Junk yards	X	X	X	X	C	X	X	X	X
Kennels, Animal Hospitals and Veterinary Clinics with outdoor facilities such as pens, kennels, runs, etc.	X	X	C	C	C	X	X	X	X
Kennels, Animal Hospitals and Veterinary Clinics without outdoor facilities	X	X	P	P	P	X	X	X	X
Lodging services	X	C	P	P	X	X	X	X	P
Machine shops	X	X	P	P	P	P	X	X	X
Minor subdivisions for non-residential uses	P	P	P	P	P	P	P	P	P
Major subdivisions for non-residential uses	P	P	P	P	P	P	P	P	P
Manufacturing, processing, and assembling	X	X	C	C	C	P	X	X	X
Mini-warehouses	X	X	P	P	P	P	X	X	X
Miscellaneous service establishments	X	C	P	P	X	C	X	C	P
Offices	P	P	P	P	P	P	P	P	P
Open air businesses	X	C	P	P	X	X	X	X	X
Open storage yards	X	X	C	P	P	P	X	X	C

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Uses	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Warehouses and storage buildings not exceeding 10,000 square feet on a given site	X	X	C	X	X	X	X	X	X
Wholesale trade establishments	X	X	C	X	X	P	X	X	X

Notes

Table 12.1

- (1) Churches are permitted uses in each commercial category. If a church or its customary accessory use(s) are adjacent to a residential use or residentially zoned property, an undisturbed buffer of at least fifty (50) feet wide shall be provided along the property lines adjacent to said use or zoning. Prior to development of any associated accessory uses, approval of the site plan must be granted by the Board of Commissioners. If the accessory use is a school, a conditional use permit is required and all requirements for a conditional use permit must be followed.
- (2) Within the Business Park (BP) and Office and Institutional (O&I) zoning districts, only the following indoor commercial recreational facilities shall be considered as conditional uses (C): assembly halls, auditoriums, meeting halls, art galleries and museums, physical fitness centers, and health clubs. All other indoor commercial recreational facilities are considered prohibited (X).
- (3) See Ordinance No. 103 (Shooting Range Ordinance).
- (4) In cases where a use is proposed but is not listed in this table, the director shall make an administrative determination as to whether or not the use is permitted in the zoning district or districts in question. The director will compare the proposed use to substantially similar uses to determine if the proposed use will be considered a prohibited, permitted, or conditional use. In making such determinations, the director shall consult the purpose and intent statements of the zoning district or districts in question, in addition to comparing the use in question to uses specifically listed in this table.

**TABLE 12.2**  
**PERFORMANCE STANDARDS**  
**FOR COMMERCIAL OF OFFICE DISTRICTS**

Performance Standard	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Minimum lot area for zoning to the district (Note 1)	1 acre	5 acres	None	None	0.5 acre	10 acres	2 acres	0.5 acre	15 acres
Maximum building coverage (% of lot)	23%	46%	70%	55%	55%	35%	35%	18%	55%
Maximum gross square footage per business establishment	10,000 square feet	60,000 square feet	No maximum	No maximum	40,000 square feet	10,000 square feet (Note 2)	10,000 square feet	2,500 square feet	25,000 square feet
Maximum height (number of stories)	2 stories	3 stories	5 stories	3 stories	2 stories	3 stories	3 stories	2 stories	10 stories
Maximum height (feet)	35	45	75	45	35	60	45	35	135
Minimum landscaped open space (%)	20%	15%	15%	15%	15%	30%	20%	20%	25%
Minimum front yard landscape strip paralleling road frontage (feet) (Note 4)	10 feet	10 feet	10 feet	10 feet	10 feet	25 feet	10 feet	10 feet	40 feet
Minimum front building setback/ front yard from dedicated right of way (This setback is required on all property lines with road frontage)	10 feet	10 feet	40 feet	40 feet	50 feet	50 feet	40 feet	40 feet	10 feet of setback per story
Minimum buffer along side or rear yard abutting a residential, OR, A1 or AG-Res district	20 feet	30 feet	40 feet	40 feet	50 feet	50 feet	30 feet	15 feet	75 feet, plus 5 feet buffer per story

Performance Standard	Commercial and Office Zoning Districts								
	NS	UV	CBD	HB	HC	BP	O&I	OR	OCMS
Minimum building setback along side or rear yard abutting a residential, A1, AG-Res, or OR district	30 feet	40 feet	50 feet (Note 7)	50 feet	60 feet	60 feet	40 feet	30 feet	85 feet, plus 5 feet setback per story
Minimum side building setback/ side yard	10 feet (Note 5)	10 feet (Note 5)	10 feet (Note 5)	15 feet	30 feet	30 feet	25 feet	15 feet	50 feet
Minimum rear building setback/ rear yard	25 feet	25 feet	25 feet	25 feet	30 feet	30 feet	25 feet	25 feet	75 feet
Minimum rear building setback abutting an alley	10 feet	10 feet	None	10 feet	30 feet	30 feet	25 feet	25 feet	75 feet
Maximum density, residential uses (units per acre) (Note 6)	4 units per acre	6 units per acre	10 units per acre	6 units per acre	Not permitted	Not permitted	Not permitted	4 units per acre	10 units per acre
Minimum heated floor space (Note 3)	1,000 square feet	900 square feet	900 square feet	900 square feet	700 square feet	700 square feet	900 square feet	900 square feet	700 square feet

Notes:

Table 12.2

- (1) A smaller area can be rezoned to this category if combined with an existing and when combined, the two parcels meet this minimum size.
- (2) This provision does not apply to manufacturing, processing, and assembling, office uses, and wholesale or warehousing uses, when permitted and located in the BP district.
- (3) The minimum heated floor area per dwelling unit excludes common areas such as common hallways and shared spaces. This performance standard is solely for those properties zoned commercial with a conditional use permit for residential dwellings approved prior to the May 17, 2004 amendments to the UDC. This performance standard should not be interpreted as permitting residential dwellings in a commercial district.
- (4) Measured from the dedicated right-of-way.
- (5) The side building setback/side yard in a NS, UV, or CBD zoning district may be reduced to zero setback on a side where an existing building(s) on property abutting the subject property is or will be constructed without a side building setback/side yard. The purpose of this provision is to allow for a continuous building façade across property lines to create a pedestrian-oriented streetscape that would otherwise be interrupted by a side setback requirement.
- (6) Where permitted, single family detached dwellings, single family attached dwellings, two family dwellings (duplexes), and multi family dwellings within the NS, UV and CBD districts shall be limited to twenty-five percent (25%) of the total acreage. Such residential uses shall be connected to sewer. This performance standard is solely for those properties zoned commercial with a conditional use permit for residential dwellings approved prior to the May 17, 2004 amendments to the UDC. This performance standard should not be interpreted as permitting residential dwellings in a commercial district.
- (7) For individual retail 40,000 square feet or greater, see also Article 11 and Article 12 for minimum standards.