

**ZTA201800002 PROPOSED BY-RIGHT AND SPECIAL USE PERMIT
COMMERCIAL ZONED PROPERTIES NOT SERVED BY PUBLIC WATER OR A CENTRAL SYSTEM**

<u>C1 Commercial- By-right</u>	<u>C1-Special Use Permit</u>
15. Retail nurseries and greenhouses.	a. The following retail sales and service establishments:
16. Farmers' markets (reference 5.1.47).	1. Antique, gift, jewelry, notion and craft shops.
<u>3. Religious assembly use, cemeteries. (Amended 8-9-17)</u>	2. Clothing, apparel and shoe shops.
4. Clubs, lodges (reference 5.1.02).	3. Department store.
<u>5. Financial institutions.</u>	4. Drug store, pharmacy.
6. Fire and rescue squad stations (reference 5.1.09).	5. Florist.
13. Nurseries, day care centers (reference 5.1.06).	6. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
17. Water, sewer, energy and communications distribution facilities.	7. Furniture and home appliances (sales and service).
18. Public uses (reference 5.1.12).	8. Hardware store.
19. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	9. Musical instruments.
20. Dwellings (reference 5.1.21).	10. Newsstands, magazines, pipe and tobacco shops.
23. Temporary industrialized buildings (reference 5.8).	11. Optical goods.
26. Stormwater management facilities shown on an approved final site plan or subdivision plat.	12. Photographic goods.
27. Tier I and Tier II personal wireless service facilities (reference 5.1.40).	13. Visual and audio appliances.
5. Veterinary office and hospital (reference 5.1.11)	14. Sporting goods.
13. Animal shelter (reference 5.1.11)	17. Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
	18. Manufacturing/Processing/Assembly/Fabrication and Recycling; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
	19. Drive-through windows (reference 5.1.60). (Added 3-2-16)
	The following services and public establishments:
	1. Administrative, professional offices.

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	2. Barber, beauty shops.
	7. Funeral homes.
	8. Health spas.
	9. Indoor theaters.
	10. Laundries, dry cleaners.
	11. Laundromat (provided that an attendant shall be on duty at all hours during operation).
	12. Libraries, museums.
	14. Eating establishments
	15. Tailor, seamstress.
	16. Automobile service stations (reference 5.1.20).
	22. Automobile, truck repair shop excluding body shop.
	24. Indoor athletic facilities.
	1. Commercial recreation establishments including but not limited to amusement centers, bowling alleys, pool halls and dance halls.
	2. Energy and communications transmission facilities.
	3. Hospitals.
	6. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.
	7. Hotels, motels and inns.
	8. Motor vehicle sales and rental in communities and the urban area as designated in the comprehensive plan.
	9. Stand alone parking and parking structures (reference 4.12, 5.1.41)
	12. Body shop.
	14. Tier III personal wireless service facilities (reference 5.1.40).
	15. Storage/Warehousing/Distribution/Transportation

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CO Commercial Office- By-right	CO Commercial Office- Special Use Permit
4. Religious assembly use. (Amended 8-9-17)	1. Administrative and business offices.
7. Water, sewer, energy and communications distribution facilities.	2. Professional offices, including medical, dental and optical.
8. Public uses (reference 5.1.12).	3. Financial institutions.
9. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	5. Libraries, museums.
10. Dwellings (reference 5.1.21).	6. Accessory uses and structures incidental to the principal uses provided herein. The aggregate of all accessory uses shall not occupy more than twenty (20) percent of the floor area of the buildings on the site. The following accessory uses shall be permitted: <ul style="list-style-type: none"> -Eating establishments; -Newsstands; -Establishments for the sale of office supplies and service of office equipment; -Data processing services; -Central reproduction and mailing services and the like; -Ethical pharmacies, laboratories and establishments for the production, fitting and/or sale of optical or prosthetic appliances on sites containing medical, dental or optical offices; -(Repealed 3-17-82) -Sale/service of goods associated with the principal use such as, but not limited to: musical instruments, musical scores, text books, artist's supplies and dancing shoes and apparel; -Barber shops; -Beauty shops
11. Temporary nonresidential mobile homes (reference 5.8).	16. Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
12. Day care, child care or nursery facility (reference 5.1.6).	17. Drive-through windows (reference 5.1.60). (Added 3-2-16)
13. Stormwater management facilities shown on an approved final site plan or subdivision plat.	1. Hospitals.
14. Tier I and Tier II personal wireless service facilities (reference 5.1.40).	2. Funeral homes.
15. Farmers' markets (reference 5.1.47).	3. Energy and communications transmission facilities.

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6. School of special instruction.	4. Stand alone parking and parking structures (reference 4.12, 5.1.41).
7. Clubs, lodges (reference 5.1.2).	
	9. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential R-15. in compliance with regulations set forth therein.
	10. Hotels, motels and inns (reference 9.0).
	14. Indoor athletic facilities.
	15. Tier III personal wireless service facilities (reference 5.1.40).
	16. Storage/Warehousing/Distribution/Transportation.
	17. Manufacturing/Processing/Assembly/Fabrication/Recycling

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HC Highway Commercial-Uses By-Right	HC Highway Commercial-Special Use Permit
5. Churches, cemeteries.	1. Automobile laundries.
6. Clubs, lodges (reference 5.1.02).	2. Automobile, truck repair shops.
8. Educational, technical and trade schools.	3. Automobile service stations (reference 5.1.20).
10. Feed and seed stores (reference 5.1.22).	4. Building materials sales.
13. Fire and rescue squad stations (reference 5.1.09)	7. Convenience stores.
17. Home and business services such as grounds care, cleaning, exterminators, landscaping and other repair and maintenance services.	9. Factory outlet sales - clothing and fabric
21. Light warehousing.	11. Financial institutions.
31. Retail nurseries and greenhouses.	12. Fire extinguisher and security products, sales and service.
33. Wayside stands - vegetables and agricultural produce (reference 5.1.19).	14. Funeral homes.
34. Wholesale distribution of <u>agricultural products</u>	15. Furniture stores.
35. Water, sewer, energy and communications distribution facilities.	16. Food and grocery stores including such specialty shops as bakery, candy, milk dispensary and wine and cheese shops.
36. Public uses (reference 5.1.12).	18. Hardware.
37. Temporary construction headquarters and temporary construction storage yards (reference 5.1.18).	20. Hotels, motels and inns.
43. Farmers' market (reference 5.1.47).	22. Machinery and equipment sales, service and rental.
44. Stormwater management facilities shown on an approved final site plan or subdivision plat.	23. Manufactured home and trailer sales and service.
45. Tier I and Tier II personal wireless service facilities (reference 5.1.40).	24. Modular building sales.
46. Storage yards.	25. Motor vehicle sales, service and rental
48. Manufacturing/Processing/Assembly/Fabrication and Recycling of <u>agricultural products</u> ; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.	26. New automotive parts sales.
49. Storage/Warehousing/Distribution/Transportation <u>agricultural products</u> ; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors <u>of agricultural products</u> .	27. Newspaper publishing.

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3. Livestock sales	28. Administrative, business and professional offices.
4. Veterinary office and hospital (reference 5.1.11).	29. Office and business machines sales and service.
10. Commercial kennels - indoor only (reference 5.1.11).	30. Eating establishment; fast food restaurants.
15. Animal shelter (reference 5.1.11).	32. Sale of major recreational equipment and vehicles.
	Wholesale distribution
	38. Indoor theaters.
	39. Heating oil sales and distribution (reference 5.1.20).
	40. Temporary industrialized buildings (reference 5.8).
	42. Indoor athletic facilities.
	47. Laboratories/Research and Development/Experimental Testing; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
	48. Manufacturing/Processing/Assembly/Fabrication and Recycling; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
	49. Storage/Warehousing/Distribution/Transportation; gross floor area of the establishment does not exceed 4,000 square feet per site; provided that the gross floor area of the establishment may exceed 4,000 square feet per site by special exception approved by the board of supervisors.
	50. Drive-through windows (reference 5.1.60). (Added 3-2-16)
	1. Commercial recreation establishment including but not limited to amusement centers, bowling alleys, pool halls and dance halls.
	2. Septic tank sales and related service.
	4. Building materials sales.
	5. Drive-in theaters (reference 5.1.08).
	6. Energy and communications transmission facilities (reference 5.1.12).

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	7. Hospitals, nursing homes, convalescent homes (reference 5.1.13).
	8. Auction houses.
	9. Unless such uses are otherwise provided in this section, uses permitted in section 18.0, residential - R-15, in compliance with regulations set forth therein.
	11. Stand alone parking and parking structures (reference 4.12, 5.1.41).
	14. Warehouse facilities not permitted under section 24.2.1 (reference 9.0).
	16. Tier III personal wireless service facilities (reference 5.1.40).
	17. Body shops.

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