

Commercial, Office, and Institutional Zoning Districts

- A.** OI, Office Institutional. This **district** is intended to allow **development** of business and professional activities, medical and dental facilities, and the **development** and maintenance of publicly owned lands and **structures**, parks and recreation areas, public schools, and **buildings** used principally for government functions. Limited retail **uses** normally associated with office or institutional **uses**, **accessory structures**, and essential public services are also permissible.
- B.** C-C, Crossroads Commercial. This **district** is intended to provide locations for limited retail and service **uses** to satisfy the common and frequent needs of residents of nearby **residential** and agricultural areas. It is further the intent of this **district** to encourage such **uses** to be a part of a crossroads commercial convenience center.
- C.** C-G, General Commercial. This **district** is intended to provide locations for a wide variety of retail and service **uses** to satisfy the common and frequent needs of residents in large sections of the County and of the traveling public. It is the intent of this **district** to encourage businesses to be part of planned commercial centers, neighborhood **shopping centers**, or community **shopping centers**.
- D.** C-H, Highway Commercial. This **district** is intended to provide areas for commercial activities which provide products and services that generally require locations with the highest level of access to major collector roads, arterial highways, and regional transportation systems.

Industrial and Intensive Zoning Districts

- A.** M-1, Light Manufacturing. This **district** provides for light industrial **uses** which do not create excessive noise, odor, smoke, or dust and do not produce, store, or handle hazardous wastes. Permissible **uses** include activities involved in warehousing, assembly, storage, and commercial services.
- B.** M-2, Heavy Manufacturing. This **district** provides for the manufacturing, assembling, storage, distribution, and sales activities that are generally high intensity. For those industries which may have negative impacts or nuisance factors associated with their **use**, supplemental standards shall apply within the **district**.
- C.** M-3, High Intensity Industrial. This **district** provides for industrial **uses** that are involved in high intensity manufacturing and processing of materials which create excessive noise, odor, smoke, or dust. Special considerations for high intensity industrial **uses** include screening of activities, noise mitigation, and protection from encroachment from incompatible **development**.
- D.** I-S, Intensive Services. This **district** is intended to provide sites for public and private facilities for wastewater treatment, land application of effluent, **landfills**, energy generation, resource recovery, and similar **uses** which may require environmental **permits**.

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Zoning Districts: P – Permissible S – Permissible Subject to Supplemental Standards Blank – Prohibited	OI	C-C	C-G	C-H	M-1	M-2 (See Also Section 10.02.05(C))	M-3 (See Also Section 10.02.05(C))	I-S (See Also Section 10.02.05(C))
Land Uses:								
Social Services								
Family Personal Care Homes (4-6 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S				
Group Personal Care Homes (7-15 residents) (For an “S” See Also Section 4.03.16)	S	S	S	S				
Hospital, Nursing Homes, and Congregate Personal Care Homes (For an “S” See Also Section 4.03.13)	S	S	S	P	P			
Transitional Care Facility (For an “S” See Also Section 4.03.27)				S	S	S		
Correctional Facility (For an “S” See Also Section 4.03.28)					S	S	S	
Agricultural and Farm Operations				P	P	P	P	P

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(For an “S” See Also Section 4.03.02)								
Agricultural Processing, Sales (wholesale and retail), and Outdoor Storage. (For an “S” See Also Section 4.03.02)		S		S	P	P	P	
Commercial Greenhouse and Plant Nurseries (For an “S” See Also Section 4.03.03)		S	S	S	P	P	P	
Stables and Livestock (For an “S” See Also Section 4.03.02)					P	P	P	
Chicken Coops (For an “S” See Also Section 4.03.01)	S	S	S	S	S	S	S	
Kennel without Outdoor Run (For an “S” See Also Section 4.03.01)		S		S	S	S	S	
Kennel with Outdoor Run (For an “S” See Also Section 4.03.01)				S	S	S	S	

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Adult Entertainment (See Also Adult Entertainment Ordinance)				S				
Alcohol Package Store		P	P	P				
Animal Hospital, Veterinary Clinic, or Animal Shelter (For an “S” See Also Section 4.03.01)		S		P	P	P	P	
Automobile, Truck, and Other Motor Vehicle Repair (For an “S” See Also Section 4.03.11)		S		S	P	P	P	
Bait and Tackle		P	P	P	P	P	P	
Bed and Breakfast Lodging (For an “S” See Also Section 4.03.17)	S	S	S	S				
Building Materials and Supply (For an “S” See Also Section 4.03.05)			S	S	S	P	P	
Bulk Storage Yards						P	P	P
Business Services such as Copying, Mailing, or Printing	P	P	P	P	P	P	P	
Cemeteries (For an “S” See Also	S	S	S	S	S	S		

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Section 4.03.06)								
Club, Lodge, Meeting or Event Facility			P	P	P	P		
Child Care Learning Center (For an “S” See Also Section 4.03.08)	P	P	P	P				
Family Child Care Learning Home (For an “S” See Also Section 4.03.08)	P	P	P	P				
Detail Shop / Car Wash		P	P	P	P	P	P	
Essential Public Services, such as Transmission Lines and Lift Stations	P	P	P	P	P	P	P	P
Farmers Market and Outdoor Sales (For an “S” See Also Section 4.03.09)		S	S	S	S	P		
Financial Institutions, Banks and Credit Unions	P	P	P	P	P	P	P	
Freight and Moving Establishments with total cumulative building				P	P	P	P	

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sqft. under 30,000 sqft.								
Freight and Moving Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Funeral Home		P	P	P	P			
Gasoline Station, with or without a Convenience Store		P	P	P	P	P	P	
Golf Course (with or without driving range) (For an “S” See Also Section 4.03.10)	S	S	S	S				
Government and Civic Buildings, including Library, Museum, and Cultural Facilities	P	P	P	P	P	P	P	P
Grocery Store		P	P	P	P	P		
Home Sales Lot, Manufactured or Site Built Display				P	P	P		
Hotels and Motels			P	P	P			

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Ice Vending Machine (For an “S” See Also Section 4.03.25)		S	S	S	S	S	S	
Junk and Salvage Yards (For an “S” See Also Section 4.03.12)						S	S	S
Landfill, Sanitary or Inert (For an “S” See Also Section 4.03.18 or 4.03.19)							S	S
Laundry, Self- Service		P	P	P	P	P	P	
Lounge, Bar, and Nightclub				P				
Light Industry with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Light Industry with total cumulative building sqft. over 30,000 sqft.					P	P	P	
Heavy Industry						P	P	

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Industrial Uses with Nuisance Features such as Odor, Noise, Vibration, or Hazardous Materials (For an “S” See Also Section 4.03.20)						S	S	S
Medical and Dental Clinics, Laboratories	P	P	P	P	P	P	P	
Mini-Storage or Self-Storage Facility (For an “S” See Also Section 4.03.21)	S	S	S	S	S	S	S	
Parking lots and Parking Garages		P	P	P	P	P	P	P
Personal Services Barber, Beauty, Shoe Repair, Dry Cleaning Pick-Up	P	P	P	P	P	P	P	
Professional Offices	P	P	P	P	P	P	P	P
Radio, TV and Telecommunication Towers (For an “S” See Also Section 5.05.00)	S	S	S	S	S	S	S	S
Amusement Parks and Drive-In				S	S			

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Theaters (For an “S” See Also Section 4.03.22)								
Nature Facilities, Picnic Areas, Parks, and Trails	P	P	P	P	P	P	P	P
Indoor Recreation such as Billiard Parlors, Bowling Alleys, Game Rooms, and Skating Rinks			P	P	P			
Outdoor Recreation such as Miniature Golf, Stables, Marinas, Sports Fields, and Fishing/Hunting Preserves (For an “S” See Also Section 4.03.23)		S		P	P	P	P	S
Recreational Vehicle Park and Campground (For an “S” See Also Section 4.03.14)		S		S				
Religious Uses and Facilities (For an “S” See Also Section	S	S	S	S	S			

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4.03.15)								
Research and Experimental Laboratories				P	P	P	P	P
Restaurant		P	P	P	P	P		
Retail Stores		P	P	P	P	P		
Business, Commercial Schools		P	P	P	P	P		
Private K-12 Schools (For an “S” See Also Section 4.03.24)	P	P	P	P				
Private Colleges and Universities (For an “S” See Also Section 4.03.07)	P	P	P	P	P			
Trade, Industrial Schools		P		P	P	P	P	P
Studios, such as Music, Dancing, Art, or Photography Schools	P	P	P	P	P	P		
Terminals for Freight by Rail or Truck with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Terminals for						P	P	

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Freight by Rail or Truck with total cumulative building sqft. over 30,000 sqft.								
Theaters, Movie or Performing Arts (Indoor Only)			P	P	P			
Trades and Repair Services such as Electrical, Heating and Air, Mechanical, Painting, Glass and Plumbing		P	P	P	P	P	P	P
Truck Stops				P	P	P	P	
Vehicle Sales, (automobile, truck, motorcycle, boat and Recreational vehicles) (For an “S” See Also Section 4.03.04)		S	S	S	P	P	P	
Warehouse, Not Including Mini- Storage with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	P
Warehouse, Not Including Mini- Storage with total					P	P	P	P

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cumulative building sqft. over 30,000 sqft.								
Wholesale Establishments with total cumulative building sqft. under 30,000 sqft.				P	P	P	P	
Wholesale Establishments with total cumulative building sqft. over 30,000 sqft.					P	P	P	