

Zoning District

Commercial and Light Industrial C-3

Purpose and Intent:

The Commercial and Light Industrial zoning district is designed to permit a combination of commercial (primarily nonretail) uses with light industrial. Limited retail in conjunction with permitted uses and retail uses which provide service are permitted.

The primary purpose of this zoning district is to provide a location for light industrial use and commercial which are not downtown shopping areas or suburban shopping centers or manufacturing.

The town's Comprehensive Plan envisioned a zoning district which allowed for mixed use zoning which was a combination of the Manufacturing (M-1) and Commercial (C-2) zoning districts. It was evident that there were certain uses that were neither M-1 nor C-2 that were desirable and appropriate within town but had no appropriately created zoning district.

Size and Location:

C-3 zoning Districts shall contain no fewer than five (5) acres and shall be located along a major arterial or major collector roadway. The area should be located in areas that can be served by public water and sewer systems.

Contiguous additions shall be allowed if the applicant demonstrates that the addition is integrated with the district that was previously approved.

Permitted Uses

(A) Employment Uses

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|----|---|-----|
| 1. | Offices, administrative, business or professional | P |
| 2. | Research and development | CUP |

(B) Commercial Uses

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|-----|---------------------------------------|-----|
| 1. | Banks or other financial institutions | p |
| 2. | Health and Fitness Center | P |
| 3. | Offices related to commercial uses | P |
| 4. | Sexually Oriented Businesses | P |
| 5. | Business service establishment | P |
| 6. | Conference or training center | CUP |
| 7. | Personal service establishments | P |
| 8. | Restaurants, including carry-out | CUP |
| 9. | Convenience food stores | P |
| 10. | Gas stations | P |
| 11. | Auto repair | P |
| 12. | Tattoo Parlor | CUP |

(C) Light Industrial Uses

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|----|---|---|
| 1. | Contractor yards, including outside storage | P |
| 2. | Warehouses and storage facilities | P |

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|----|---|-----|
| 3. | Terminals and depots | P |
| 4. | Manufacturing, processing, fabrication and assembly of products | CUP |
| 5. | Hydroponic plant culture | P |
| 6. | Utility warehouses, pole yards, outside storage and offices | P |

(D) Utility Uses

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|----|---|-----|
| 1. | Telecommunication uses and /or structures | CUP |
| 2. | Water pumping station | P |
| 3. | Sewage pumping station | P |

Buffering

Buffers shall be provided in accordance with Development Management Ordinance Section 4-11. Buffers shall be a minimum of ten (JO) wide adjacent to all commercial and manufacturing zoning districts and twenty five feet wide adjacent to residential.

Council passed 8/8/13