

Commercial District Comparison Table

Use Categories

P	Permitted by Right	Uses identified by "P" are permitted subject to district regulations
L	Land Use Permit	The use is permitted if a Land Use Permit is issued
C	Conditional Use	Conditional uses are allowed only after the County Board of Adjustments reviews and approves the proposed use.
A	Accessory	Are permitted only as a accessory use to another use that is permitted as by right or conditional use in applicable district
U	Use Regulations	Permissions, standards and location determined by Use Regulations

Proposed Commercial Districts

C-1	Fewer landscaping and paving requirements as compared to current regulations Intended for lower-visibility sites
C-2	Provide standards for rural tourism and agricultural entertainment uses outside of AG-1 and AG-2 districts such as wedding barns
C-3	Similar landscaping and paving standards as compared to current regulations with some building design standards Intended for higher visibility sites in accessible corridors and centers
C-4	Allows small-scale commercial uses in unincorporated hamlets. Commercial, institutional, and residential buildings are clustered and built close to the street Allowance for upper-floor residential and smaller front yard setbacks

		Current Commercial District	Proposed C-1 (Replaces Commercial District)	Proposed C-2 (New Commercial District)	Proposed C-3 (Replaces Commercial District)	Proposed C-4 (New Commercial District)
Agriculture	Community Garden		P		P	P
	Community Supported Agriculture		P		P	P
	Crop/ Limited Agriculture		P		P	P
	Grazing					
	Greenhouse	P	P		A	P
Residential	One Single-Family Dwelling			P		
	Caretaker Unit		A		A	A
	Accessory Dwelling Unit					
Group Living	Continuing Care Service or Life Care		P		P	
	Retirement Housing Service				P	
	9above intermediate level nursing are) Skilled- Nursing Service		P		P	
Lodging	Boarding House	C	C		P	C
	Bed and Breakfast Establishment	C	C		C	C
	Hotel or Motel	C	C		C	C
Art, Entertainment, & Recreation	Adult Establishment		P		P	P
	Agricultural Entertainment (<15 days) (§ 17.315; L if > 100 persons during 24 hour period)*			P		
	Agricultural Entertainment (>15 days) (§ 17.315; L if > 100 persons during 24 hour period)*			P		
	Amusement or Theme Park				C	
	Drive-In Theater				C	
	Game Arcade				C	C
	Golf Course				C	
	Hiking, Biking, and Bridle Trails		P	P	P	P
	Indoor Recreational Facility	C	C		C	C
	Miniature Golf				P	
	Museum				L	
	Outdoor Recreational Facility	C	C		C	C
	Racetrack				C	
	Stadium, Arena, or Conference Center				C	
Theater, Movie, or Performing Arts	C	C		C	C	
Zoos, Botanical Gardens, Arboreta, and similar uses				C		
Commercial/Mixed Use	Horse Production	C	C		C	C
	Commercial Kennel	C	P		P	P
	Veterinary Clinic	C	P		P	C
Automotive	Automotive Parts, Accessories, and Tire Stores				P	
	Automotive Service, Repair, and Towing	C	P		P	P

		Current Commercial District	Proposed C-1 (Replaces Commercial District)	Proposed C-2 (<u>New Commercial District</u>)	Proposed C-3 (Replaces Commercial District)	Proposed C-4 (<u>New Commercial District</u>)
	Car Wash	C			A	
	Dealerships (Motor, Off-Road, Watercraft, and Implements)	C	P		P	P
	Service Station				P	
	Truck Service, Repair, and Towing		P		P	
Day Care	Child Care Home, Family (<8 children)		A		A	A
	Child Care Center		P		P	P
	Group Day Care	P	P		P	P
Financial Services	Financial or Investment Institution	C	P		P	P
Food & Beverage Sales/Service	Bar or Tavern	C	P		P	P
	Grocer	C	P		P	P
	Restaurant	C	C		P	P
	Roadside Produce Stand		P		P	P
	Sales- Processed or Preserved Agricultural Products and Produce		P		P	P
	Liquor Store	C			P	C
	Vertical Mixed Use (retail or office on ground floor, residential on upper floors)				P	P
Office, Business & Professionals	Courier and Messenger Service				P	P
	Office	C	P		P	P
	Livestock Genetic Laboratory or Plant		C		P	
	Postal Service				P	P
Personal/Business Services	Barber or Beauty Shop	P	P		P	P
	Business Support Services				P	P
	Funeral Home	C	P		P	P
	Indoor Maintenance and Repair of Goods and Equipment	P	P		P	P
	Laundry	C	C		C	C
Retail Sales	Contractor Sales and Service	C	P		P	P
	Convenience Store	C	C		C	C
	Drug Store/Pharmacy	C	P		P	P
	Garden Center	P	P		P	P
	(Plant or Tree Nursery) Land-Scape Supply and Contracting Business		P		P	P
	Notion, Variety, or Gift Shop		C		P	P
	Retail Sales and Service (<2500 sf)	P	P		P	P
	Retail Sales and Service (> 2500 sf)	C	C		C	C
	Riding Supply		P		P	P
Miscellaneous Commercial	Agricultural Supply*	C	P		P	P
	Farm-Related Exhibition, Sale or Event (5 days or less)		P	P	P	P
	Farm-Related Exhibition, Sale or Event (More than 5 days)		P	P	P	P
	Sound Recording or Motion Picture				P	P
Infrastructure	Parking Facility				C	C
	Taxi and Limousine Service				P	
	Transit System		P		P	P
	Electric Generating Facility (Small Scale)		P		P	P
	Solar Collector/Solar Energy System		C	C	C	C
	Utility, Minor		P	P	P	P
	Wind Energy System		C	C	C	C
	Mobile Support Structures and Facilities	P/C	U	U	U	U
	Radio and Television Broadcasting Studio				P	P
	Junkyard		C			

		Current Commercial District	Proposed C-1 (Replaces Commercial District)	Proposed C-2 (<u>New Commercial District</u>)	Proposed C-3 (Replaces Commercial District)	Proposed C-4 (<u>New Commercial District</u>)
Public, Civic, & Institutional	Government, Institutional, or Nonprofit Community Use		P		P	P
	Religious Institution		P		P	P
	Club or Lodge		P		P	P
	Park, Open Space, Natural or Historic Resources		P	P	P	P
Educational Services	Personal Instruction Services		P		P	P
	School (public or Private)	C	C		P	P
	Trade School or Technical		C		P	P
Public Administration/Institutional	Library	C	P		P	P
	Correctional or Military Institution				P	
	Hospital*				P	
	Medical Clinic*	C			P	P
	Public Safety		P		P	P
Social Services and Non-Profit Organizations	Child and Youth Services				P	P
	Elderly and Disabled Services				P	P
	Family Services (food, emergency, etc.)				P	P
Industrial/ Production	Building Construction Services				C	
	Recycling Facility	C	C		C	
	Slaughterhouse		C			
Natural Resources	Dredging wetlands/Filling		L		L	L
Warehousing, Storage & Distribution	Contractor Storage Yard	C	P		P	C
	Propane Storage and Distribution	C	C		C	C
	Self Storage Facility	P	P		P	P
Miscellaneous	Accessory Structures & Uses		A	A	A	A
	Portable Storage Unit		A		A	A