

8-3-6: ZONING DISTRICT DESCRIPTIONS:

G. C-3 Wholesale/Light Manufacturing Commercial*:

G-1. Purpose: The purpose of this zone is to provide space for wholesale merchants, and wholesale merchants whose business has an assembly or light manufacturing aspect that are presented with an application for a specific use.

G-2. Characteristics: Uses in this zone shall be characterized by a harmonious grouping of businesses operating in the wholesale markets which are not dependent on a large volume of walk-in traffic and which may have an assembly or light manufacturing aspect associated with the business. By way of example only, businesses utilizing this zone would be pole yards, cabinet shops, small metal fabrication shops, small furniture manufacturing businesses, automotive repair garages, etc. The defining characteristics of these businesses would be the lack of dependence on walk-in traffic, the need for large lots, merchandise or inventory located in large warehouses or out-of-doors, and the need for large vehicles for pickup and delivery. For each business, consideration should be given to abatement of noise, dust, unsightly or unsafe long term storage, safe and adequate avenues of ingress and egress for pickup and delivery, and adequate but non-intrusive lighting, all with lawns, trees, shrubs, berms, setbacks, lighting etc. to maintain the safety, peace and quiet of surrounding businesses in this zone and surrounding zoning districts.

G-3. Uses: Use of this zone is encouraged adjacent to Industrial/Manufacturing zones, as a buffer to Industrial/Manufacturing zones, and along the major highways and byways of the county where truck traffic and the movements of large quantities of merchandise can be best accommodated.

Title 8, Section 8-4-1

Table 1 Land Use Matrix

Manufacturing	C-3
Aviation Field, Airport/Heliport	CU
Aviation Repair Facility	CU
Brewery	CU
Building Trades Subcontractor	CU
Cabinet Shop	CU
Construction/General Contractor	CU
Fabricated Metal Products	CU
Food Processing Plant	CU
Fuel Storage, Commercial or Industrial	CU
Junkyard	CU
Landscaping Contractor Business	CU
Lumber Yard	CU
Manufacturing, Light	CU
Printing or Publishing	CU
Research Facility	CU
Storage Facility	CU
Truck Stop	CU
Upholstery or Furniture Repair	CU
Warehouse and Distribution	CU
Welding/Machine Shop	CU

Zoning Classification	
Permitted by Right	P
Permitted with Conditions	PC
Conditional Use	CU

Public, Quasi-Public	C-3
Church or Place of Worship	CU
Correctional / Penal Institution	CU
Educational Institution	CU
Emergency Service Station	CU
Hospital	CU
Irrigation Canal/Pipeline	P
Playground	PC
Sewage Treatment Facility	CU
Telecommunication Tower	CU
Transportation Terminal	CU
Utility Building and Services	CU
Utility Infrastructure/Lines	P

All the land uses in the C-1, C-2, C-3 and M-1 districts shown as a CU will require a Conditional Use Permit to include a commercial development agreement to insure the public health, safety and general welfare and to preserve the integrity of the particular zoning district and surrounding zoning districts, and to protect the property values in the surrounding areas. In order to accomplish any or all of the above goals this permit shall include a property survey and at the discretion of the Planning Administrator may be required to submit a site plan that would include special structural or landscape amenities such as, but not limited to: extra-ordinary setbacks, berms, landscaping, fencing, parking, ingress and egress specifications, etc.

Permitted with conditions (PC) is a use category other than permitted use or conditional use that may be permitted administratively by meeting and maintaining minimum conditions of approval as listed in the PC permit. (See 8-6-2)

8-4-2: LAND USE SCHEDULE DEFINITIONS:

AGRICULTURE COMMERCIAL:	The process of raising field, horticultural or garden crops or produce; the raising of domestic animals or fowl; or the planting of tree farms or sod farms for the purpose of commercial production. Includes Agricultural Building and Farm/Ranch.
ANIMAL GROOMING/TRAINING:	A place or establishment where small animals/pets are bathed, clipped, or combed for the purpose of enhancing their appearance or health and for which a fee is charged, including day training and related retail sales.
APPLIANCE/ELECTRONIC REPAIR SERVICE/SHOP:	A shop where repairs and service are performed on appliances, electronics, or small machines.
AUTOMOTIVE CONVENIENCE STATION (C- Store):	A building or premises where gasoline, diesel fuel and oil may be dispensed at retail with no automobile repair facilities. Uses permissible also include the sale of cold drinks, packaged foods, tobacco and similar convenience goods and limited automobile supplies for station customers.
AUTOMOTIVE SERVICE STATION:	A facility limited to retail sales to the public of motor fuel, motor oil, lubricants, travels aids, and minor automobile accessories, convenience items and sundries. In addition such facility may provide minor vehicle services and repairs.
AVIATION FIELD, AIRPORT/HELIPORT:	An area of land or water that is used or designed for the landing and take off of aircraft, any appurtenant areas designated or intended for use by aircraft, and including buildings and facilities thereon for the shelter, servicing or repair of aircraft.
AVIATION REPAIR FACILITY:	A building or premises where aircraft servicing or repairs are conducted.
BEEKEEPING:	The tending of beehives and the production or processing of bee products.
BLACKSMITHI:	The premises where a person shapes and forges iron with a hammer and anvil.
BREWERY:	A commercial use that brews ales, beers or similar beverages onsite. It may be operated in conjunction with a bar or restaurant.
BUILDING TRADES SUBCONTRACTOR:	A person hired by a general contractor to perform a specific task as part of the overall building project, such as, but not limited to, framing, plumbing, electrical, drywall, plastering, masonry, roofing, or painting. A building trades subcontractor’s place of business may include a business office and shall not include outside storage of any heavy construction equipment.
CABINET SHOP:	An enclosed space used for the operation of machinery that specializes in the making of furniture and cabinets.
CAMPGROUND, RV OR TRAVEL TRAILER CAMP:	A parcel of land under single, unified ownership or control, within which spaces are rented or used by the ownership for occupancy by two (2) or more recreational vehicles and may include tent sites, cabin sites, or travel trailer sites for nightly or short-term rental.

CHURCH OR PLACE OF WORSHIP:	A permanent building in which religious services and other activities associated with a religious denomination are conducted.
CONSTRUCTION/GENERAL CONTRACTOR:	A person who earns an income from any of the activities commonly referred to as construction and shall include clearing and grubbing, excavation, foundation work, framing, finish carpentry, hardwood flooring, sheetrock, painting, cabinets, plumbing, heating, wiring, roofing, siding, interior construction or remodeling, insulating, exterior construction repair, concrete, tile, log work, stone/brick work, landscaping, installing pools/hot tubs, demolition, road building, paving, and utility installation, plus maintenance of the above. A contractor’s residence may include an on-site storage area; however, a contractor’s outdoor storage area shall not include inoperable vehicles, junk, or any equipment not related to the contractor’s business. (amd 2013-09-09)
CONSTRUCTION MATERIALS SALES SERVICES:	Establishments or places of business primarily engaged in the retail or wholesale sale of materials used in the construction of buildings or other structures, as well as construction activities and the outdoor storage of construction equipment or materials on lots other than construction sites. Typical uses may include lumberyards, building materials or supply stores, tool and equipment rental or sales, building contractors, or home improvement center.
CORRECTIONAL/PENAL INSTITUTION:	A facility housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense, including treatment or rehabilitation facilities.
COUNTRY CLUB:	A club with recreation facilities, including incidental accessory uses and structures, for members, their families, and invited guests.
DWELLING, ACCESORY UNIT:	A secondary dwelling unit that may be a detached structure on the same parcel as the primary unit, or attached to the primary residential unit but fully separated from the primary unit by means of a wall or floor and using a separate entrance from the primary unit. It must be subordinate in size to the primary unit and have its own kitchen, bathroom facilities, and bedroom. The maximum size of an accessory dwelling unit shall not exceed 50% of the square footage of the primary residence or 900 square feet whichever is greater, not to exceed a total of 1500 square feet. On parcels of five (5) acres or greater in size, this size restriction shall not apply. Only one (1) accessory dwelling unit shall be allowed per parcel. Accessory dwelling units shall not be permitted on parcels of less than one (1) acre.
DWELLING DUPLEX:	See Dwelling, Two-Family.
DWELIING, MULTIPLE-FAMILY:	Any building or portion thereof, which is designed, built, rented, leased, or let to be occupied as three (3) or more dwelling units, which is occupied as a home or place of residence by three (3) or more households living in the independent dwelling units.
DWELLING, SINGLE-FAMILY DETACHED:	A dwelling designed and constructed for occupancy by one household and located on a lot or separate building tract, having no physical connection to a building on any other lot or tract. This includes manufactured homes.

DWELLING, TWO FAMILY:	A single structure designed and constructed with two (2) dwelling units with a common wall for occupancy by two (2) households on one lot of record.
EDUCATIONAL INSTITUTION:	Any teaching facility, including instructional and recreational uses and facilities for students, teachers, and employees.
EMERGENCY SERVICE STATION:	A facility for public safety and emergency services, including fire or sheriff protection or the provision of rescue or ambulance services, and related administrative and training facilities, but not including incarceration facilities.
FABRICATED METAL PRODUCTS:	An establishment where metal-working machines are used to assemble metal parts to produce metal products such as, but not limited to, duct work, tanks, towers, cabinets and enclosures, doors and gates.
FOOD PROCESSING PLANT:	A manufacturing establishment producing or processing foods for for human consumption. Rendering plants or facilities that slaughter animals shall not be included.
FUEL STORAGE, COMMERCIAL OR INDUSTRIAL:	An open-air facility for the bulk storage of petroleum products in above ground or below grade containers for subsequent resale to distributors or retail dealers or outlets.
GOLF COURSE:	A tract of land with at least nine holes for playing the game of golf and improved with tees, greens fairways and hazards. A golf course may include a clubhouse and shelters.
GOLF DRIVING RANGE:	An area on which players drive golf balls from a central driving tee and incidental activities pertaining to this activity, such as chipping and putting green, distance markers, clubs, balls, tees, and pro shop.
HEAVY EQUIPEMENT SALES LOT	The sale, lease or rental of trucks, tractors, construction equipment, trailers, agricultural implements, and similar heavy equipment, including incidental storage, maintenance, and servicing. Typical uses include truck dealerships and construction equipment dealerships.
HOSPITAL	An institution devoted primarily to the maintenance and operation of facilities for the medical or surgical care of patients, including a hospice, but distinguished from a nursing home by offering primarily short-term rather than long-term care.
HOTEL/MOTEL	Any building or portion thereof containing guest rooms used, designed to be used, let or hired out for occupancy by persons on more or less a temporary basis.
IRRIGATION CANAL/PIPELINE	A pipeline or an excavation dug or placed on grade for carrying water for the purpose of irrigation.

JUNKYARD	Any place where junk, or any item that is not operational, not being used for its intended purpose, or not directly associated with the upkeep of the particular property or residence upon which it is located, is deposited, held, kept, or stored outdoors, whether for the purpose of resale, for the purpose of reclaiming for use some or all of the materials therein, for the purpose of disposing of the same, or for any other purpose. Items used in a bona fide agricultural operation, antiques and collectibles as defined herein, are excluded from this definition. Notwithstanding the above, in the case of vehicles, no property shall have more than three (3) motor vehicles (including inoperable off-road or over snow vehicles) that are unlicensed or not in operating condition, visible from any portion of a public highway, private subdivision road, or abutting a residential structure, unless the property is properly permitted as a junkyard or vehicle repair or body shop. The term "junkyard" shall not include any County-operated landfills, recycling or collection facilities. (amd 2014-09-09)
KENNEL/BOARDING/PET DAY CARE	The premises where breeding, buying, selling, sheltering, daily care or boarding of domestic animals takes place, whether for profit or pleasure. Anyone who owns or possesses six or more domestic animals for profit or pleasure, breeding or exhibiting, shall be deemed the operator of a kennel.
LANDSCAPING CONTRACTOR BUSINESS	A business principally engaged in the decorative and functional alteration, planting, and maintenance of grounds.
LP GAS OR FUEL OIL SALES	Sale (retail or wholesale) of flammable and combustible liquids, compressed gases or liquefied petroleum gas (LP gas).
LUMBER YARD	A facility or area where building materials such as lumber, plywood, drywall, paneling, cement blocks, bricks, tiles and other building products are stored and sold at retail. Lumber yards may provide for the sale of associated products such as tools and fasteners. The manufacture or fabrication of lumber products, the storage or sale of firewood or a sawmill are not included.
MANUFACTURING, LIGHT	A use engaged in the manufacture of finished products or parts predominantly from previously prepared materials, including: processing, fabrication, assembly, treatment and packaging of their products and incidental storage, sales, and distribution of their products. The manufacture of industrial solvents and cleaners shall not be included.
MOBILE HOME/MODULAR UNIT/TRAILER HOME SINGLE-WIDE	A vehicle with or without motive power designed to be used for human habitation. Also, a vehicular portable structure for human habitation built on a chassis and designed to be used without a permanent foundation which is not taxed as real property by the county and state.
PLANT NURSERY/GREENHOUSE	A place at which occurs the growing, cultivation, storage or sales of plants, flowers, garden stock, trees, or shrubs to the public. The plants may be grown on-site outdoors or in a greenhouse. A nursery may be part of a landscaping business.
PLAYGROUND	The provision of outdoor playground or recreation that is accessory to a subdivision, apartment or condo complex, church or other similar principal use, whether public or private.

PLUMBING/HEATING EQUIPMENT SHOP	A business that sells plumbing fixtures, heating equipment, hardware and accessories to the public or contractors.
PRINTING OR PUBLISHING	A commercial printing operation involving a process that is considered printing, imprinting, reproducing, or duplicating images and using printing methods including but not limited to offset printing, lithography, web offset, flexographic, and screen process printing.
RECREATION FACILITY	An establishment providing sports, fitness, entertainment, or recreation for participants or spectators, but does not include a sexually-oriented business.
RESEARCH FACILITY	Laboratories, building complexes, and structures that are for research, development, and testing that do not involve the mass manufacture, fabrication, processing or sale of products. Such uses shall conform to state and federal air and water regulations.
RIDING/TRAINING STABLE	An operation where horses may be stabled for the public for a fee. The owner/operator may provide training for a fee for stabled horses and the owners thereof or the stabled horse owner agent.
ROADSIDE STAND, AGRICULTURAL PRODUCTS	A temporary structure erected for the display of grown or produced agricultural products, generally on the same premises where produced, with no space for customers within the structure itself.
SEWAGE TREATMENT FACILITY	A facility for the collection, treatment and disposal of human waste and wastewater for a given service area.
STORAGE FACILITY	A building or premises in which goods, merchandise or equipment are stored for eventual distribution.
STORAGE UNITS	A structure containing separate individual and private storage spaces of varying sizes, owned leased/rented on individual leases for varying periods of time. The following uses are prohibited: residential, commercial, wholesale or retail sales, or garage sales; the servicing, repairing or fabrication of motor vehicles, boat trailers, lawn mowers, appliances or other similar equipment; operation of power tools, spray painting equipment, welding equipment, kilns, or other similar equipment; the establishment of transfer and storage business; and any use that is noxious or offensive because of odors, dust, noise, fumes, or vibrations.
STUDIO	A workspace for an artist, artisan or craftsperson, including persons engaged in the application, teaching, or performance of fine arts or crafts, that commonly include visual and performing art forms such as, but not limited to, drawing, painting, sculpture, vocal or instrumental music, dance, theater, photography, printmaking and writing. This use may include incidental sales to consumers of works produced on site.
TELECOMMUNICATION TOWER	A transmission tower that serves an individual user or is privately owned and operated for the purpose of leasing space to others or for commercial use.
THEATER, DRIVE IN	Facility used for outdoor motion picture viewing, which may include the preparation and sale of food for on-site consumption, as well as the hosting of outdoor events with special permits

TRANSPORTATION TERMINAL	A facility operated in conjunction with mass transportation for passengers. It may be a building or area where passengers change transportation modes or transfer from one vehicle to another, where transportation vehicles are parked or stored between uses, or where private vehicles are parked for less than 24 hours while the passengers are using the mass transportation system.
TRUCK STOP	A fuel station often combined with a restaurant or other facilities, usually along a major highway and frequented by truck drivers and travelers.
UPHOLSTERY OR FURNITURE REPAIR	A business that repairs and replaces upholstery or otherwise repairs household and office furniture. This does not include motor vehicle upholstery.
UTILITY BUILDING AND SERVICES	The premises and enterprise where electricity, natural gas, telephone, wireless communications, water supply, wastewater treatment, or other services, are provided to customers, and includes substations.
UTILITY INFRASTRUCTURE/LINES	Facilities for the transmission of telephone, cable television, or other broadcasting or communication services, drainage, electricity, gas, irrigation water, sewage, or water, and including relay, booster, pump, or other station.
VEHICLE REPAIR SHOP	A building, or portion thereof, other than a private garage, designed and used for servicing, repairing, equipping, selling, or storing motor driven vehicles.
VEHICLES SALES LOT	Premises on which new or used passenger automobiles, mobile homes, recreation vehicles, travel trailers, campers, boats, personal watercraft, or trucks in operating condition are displayed in the open for sale, trade or rental, where repair of such vehicles is limited to vehicles owned by the sales lot operator and offered for resale, and includes incidental storage and maintenance.
VEHICLE WASH	A place or structure having special equipment for washing automobiles and trucks.
VETERINARY CLINIC	An establishment for the care and treatment of small or large animals including livestock, horses and household pets under the direction of a licensed veterinarian.
WAREHOUSE AND DISTRIBUTING	An establishment primarily engaged in the wholesaling, storage, and handling of materials and equipment other than live animals or plants.
WELDING/MACHINE SHOP	A workshop in which metal and other substances are cut, shaped, welded, etc., by machinery.
WIND ENERGY SYSTEM	A conversion system turning wind into electricity consisting of a wind turbine and/or a tower or associated control or conversion technologies with a rated capacity appropriate to the on-site electric usage.