

DRAFT- PROPOSED RECOMMENDATIONS – PC 5/21/09

For the purpose of this chapter, the unincorporated areas of the County are hereby divided into the following districts:

- C-1 Conservation
- A-1 Agricultural
- R-1 Residential General
- R-2 Residential Waterfront
- R-3 Residential Restricted
- R-4 Multi-Family Residential Dwelling
- R-5 Planned Unit Development
- B-1 Business General
- M-1 Industrial (Light)

Note: The Historical Site District is being redefined as an Overlay and will be reviewed with other Overlays

§ 148-5. Usages.

In order to facilitate the use of this Chapter, the table below presents a consolidated view of the permitted and conditional usages for each of the relevant Districts. An “x” designates a permitted usage and a “c” designates a conditional usage.

USAGES	DISTRICT								
	C-1	A-1	R-1	R-2	R-3	R-4	R-5	B-1	M-1
Accessory structures	X	X	X	X	X	X	X	X	X
Animal hospitals, clinics or kennels with pens		C						C	X
Animal hospitals or clinics without pens		C	C	C				X	X
Antique shops (See Retail/Wholesale businesses)									
Aquaculture facility, commercial (Added 4/10/2008)	C	C	C	C				C	C
Asphalt or concrete works/batching plants		C							C
Assembly halls, including private clubs and lodges		C	C	C		C	C	C	C
Assembly of electrical appliances, electronics, etc.		C						X	X
Automotive/truck sales/service and reconditioning		C						X	X
Auto/truck dismantling or junkyard		C							
Bakeries (See Retail/Wholesale businesses)									
Banks or trust companies		C					C	X	

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USAGES	DISTRICT								
	C-1	A-1	R-1	R-2	R-3	R-4	R-5	B-1	M-1
Barber and beauty shops (See Retail/Wholesale businesses)									
Bed and breakfast establishments		C	C	C		C	C	C	
Billiard parlors and pool rooms								X	
Blacksmith shops, welding or machine shops		C						C	X
Boat sales and/or rentals	C	C		C				X	X
Boat building		C		C				C	X
Boathouses (see Section 148-123)	X	X		X	X			X	X
Boat and recreational vehicle storage facility, commercial		C		C				C	EX
Bowling alleys								X	
Building supply, including plumbing and electrical. (See Retail/Wholesale Businesses)									
Bulk oil and gas storage, Commercial		C							C
Bus terminals								X	X
Cabinet, furniture and upholstery shops (See Retail/Wholesale businesses)									
Cargo container for storage		C							X
Cemeteries, Commercial		XC							
Child-care centers	X	X	X	X		X	X	<u>C</u>	<u>C</u>
Clinics (See Health Care Facility)									
Commercial nurseries and greenhouses	X	X	C	C				C	C
Commercial piers/docks	C	C		C				X	X
Community piers/docks	C	C		X		X	X	X	X
Contractor's equipment storage yards		XC						C	X
Country general stores (See Retail/Wholesale businesses)									
Displays of motor homes, modular homes, etc.		<u>C</u>						EX	EX
Drug and sundry stores (See Retail/Wholesale businesses)									
Dry cleaners (See Retail/Wholesale businesses)									
Farming and forestry, without livestock	X	X	X	X		X	X	X	X
Farming, with livestock	X	X		C					C
Feed and seed stores (See Retail/Wholesale businesses)									
Flour mill, grain milling		C							X
Flower shops (See Retail/Wholesale businesses)									

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	C-1	A-1	R-1	R-2	R-3	R-4	R-5	B-1	M-1
Food processing and canning		C						C	X
Fuheral homes/ <u>Crematory</u>		C						C	
General stores (See Retail/Wholesale businesses)									
Gift and specialty shops (See Retail/Wholesale businesses)									
Golf courses	C	C		C		C	C		
Grain elevators		C						C	X
Group homes, licensed (See Health care facilities)									
Guardhouse/security building	C	C	C	C	C	X	X	C	C
Guest house	X	X	X	X	X		X	C	C
Health care facilities		C	C	C			C	X	
Home appliances, sales and service (See Retail/Wholesale businesses)									
Home occupations	X	X	X	X	X	X	X	X	X
Home professional offices	X	X	X	X	X	X	X	X	X
Hotels and motels		C		C			X	X	C
Individual mobile homes, with a skirt	X	X	X	X	X			C	C
Individual travel trailer and tent camping	X	X	X	X	X			C	C
Intensive livestock operations		C							
<u>Kenels, Commercial</u>		<u>C</u>		<u>C</u>					
Laboratories, pharmaceutical, medical								X	X
Light industry								X	X
Livestock markets		C							
Lumber and building supplies (See Retail/Wholesale businesses)									
Machinery sales and service, including farm machinery		C						X	X
Manufacturing of ceramics, toys and novelties		C						C	X
Manufacturing, compounding, processing and assembly		C						C	X
Marina, public or private with or without restaurant	C	<u>C</u>		C		C	C	C	C
Marine railway		<u>C</u>		C					<u>X</u>
Medical offices (See Health Care Facilities)									
Mini-storage facility		C						C	
Mobile home sales yards		C						X	X
Mobile home and travel trailer parks		C		C					
Model home displays		C						X	X

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	C-1	A-1	R-1	R-2	R-3	R-4	R-5	B-1	M-1
Monument stone sales (See Retail/Wholesale businesses)									
Multiple family dwellings						X	X		
Nonaccessory tents (Maximum 7 day event)		X	X	X	X	X	X	X	
Nursing homes and adult assisted care (See Health Care Facilities)									
Office buildings								X	X
Parks and playgrounds	X	X	X	X	X	X	X	X	X
Pet shops (See Retail/Wholesale businesses)									
Pistol/archery range, Commercial, Indoor Range		C						C	C
Pistol/rifle/archery range or trap/skeet shooting, Commercial, Outside Range		C							
Places of worship	X	X	X	X		X	X	X	
Plumbing and electrical supply (See Building Supply)									
Poles/Towers <100 feet	X	X	X	X	X	X	X	X	X
Poles/Towers >100 feet	C	C	C	C	C	C	C	C	C
Preserves and conservation areas	X	X	X	X		X	X	X	X
Printing offices (See Retail/Wholesale businesses)									
Private non-commercial pier and shoreline stabilization structures (Added 10/9/2008)	X	X	X	X	X	X	X	X	X
Private storage buildings	C	X	C	C	C	C	C	X	X
Private clubs and lodges (See Assembly halls, including private clubs and lodges)									
Private schools	C	C	C	C		C	C	C	
Professional business office		X	X	X		X	X	X	X
Public amusements, including theaters		C		C		C	X	X	
Public or government buildings	X	X	X	X	X	X	X	X	X
Public utilities involving water and sewer	X	X	X	X	X	X	X	X	X
Recreation camps, campgrounds with travel trailers, RVs or tents	C	C		C					
Restaurants		C	C	C		C	X	X	
Retail/Wholesale, Small business <5,000 square feet of space under roof		C	C	C		C	X	X	
Retail/Wholesale, Large business >5,000 square feet of space under roof								X	X
Roadside stands	C	X	X	X				X	

