

Chapter 520 COMMERCIAL ZONES

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520.01 Purpose. The purpose of this Chapter is to establish the uses permitted in commercial areas designated in the Comprehensive Plan.

520.02 Commercial Zones. There are three commercial zones in the County applicable to areas outside Unincorporated Communities:

- A. General Commercial Zone (GC)
- B. Tourist Commercial Zone (TC)
- C. Commercial Industrial Zone (CI)

520.03 General Commercial Zone (GC)

- A. Uses Permitted Through a Type I Procedure. In the GC Zone, the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.05:
 - 1. Retail Sales and Service establishments necessary for public service.
 - 2. Commercial Dwellings.
 - 3. Farm Use, subject to livestock concentration limitations found in Section 510.05.
 - 4. Local distribution utility facilities as defined in Chapter 150.
 - 5. A Residential Wind Power Generation Facility, subject to the provisions of Chapter 750.
 - 6. A Small-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
 - 7. A Commercial-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
 - 8. Special events permitted through the provisions of Chapter 235 of this ordinance.

B. Uses Permitted Through a Type II Procedure. In the GC Zone, the following uses and their accessory uses may be permitted when authorized in accordance with the provisions of Section 115.06:

1. Public or Private Parks or Playgrounds, including accessory buildings.
2. Alteration, restoration, or replacement of a lawfully established dwelling that:
 - a. Has intact exterior walls and roof structure;
 - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for lights; and
 - d. Has a heating system.
 - e. In the case of replacement, the dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.
 - f. The replacement dwelling may be sited on any part of the same lot or parcel.
 - g. Replacement dwellings applications may be accepted for up to 1 year after the loss of a dwelling due to fire or natural disasters.

C. Uses Permitted Through a Type III Procedure. In the GC Zone, the following uses may be permitted when authorized in accordance with the provisions of Section 115.07. These uses shall also require a Conditional Use Permit as described in Chapter 210:

1. Truck Terminals.
2. Watchman's Quarters.
3. Major utility facilities as defined in Chapter 150.
4. Travel Trailer Parks; RV spaces.
5. Public Buildings.
6. Pharmacies and medical distribution facilities.
7. A Small-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760
8. A Commercial-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
9. A Utility-Scale Solar Power Generation Facility, subject to the provisions of Chapter 760.

10. Planned Unit Developments, subject to the requirements of Chapter 230, provided that the average lot size for all dwellings is at least two acres.

11. Special events permitted through the provisions of Chapter 235 of this ordinance.

D. Limitations on Uses. In the GC Zone, a development proposal (plan) which proposes the use for the property shall be submitted to the Planning Department. The development plan process shall be utilized to determine the lot size necessary to accommodate the proposed use. Particular attention shall be given to providing septic service, parking and access. Land in the GC Zone shall not be divided or developed without an approved development proposal.

520.04 Tourist Commercial Zone (TC)

A. Uses Permitted Through a Type I Procedure. In the TC Zone, the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.05:

1. A Residential Wind Power Generation Facility, subject to the provisions of Chapter 750.
2. A Small-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
3. A Commercial-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
4. Special events permitted through the provisions of Chapter 235 of this ordinance.

B. Uses Permitted Through a Type II Procedure. In the TC Zone, the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.06:

1. Bus Terminals.
2. Eating and/or Drinking Establishments.
3. Retail Sales and Service Establishments.
4. Churches.
5. Public or Private Parks or Playgrounds, including accessory buildings.
6. Public Buildings or Uses.
7. Commercial Dwellings.
8. Service Stations.
9. Travel Trailer Parks and RV parks.

10. Truck Stops.

11. Farm Use, except for feedlots or sales yards, subject to animal concentration restrictions in Section 510.05.

12. Any business or activity of such nature and location that is primarily to provide service, lodging, or products to non-resident travelers on freeways or highways, and which business or activity cannot economically exist or operate without serving that class of persons.

13. Alteration, restoration, or replacement of a lawfully established dwelling that:

- a. Has intact exterior walls and roof structure;
- b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
- c. Has interior wiring for lights; and
- d. Has a heating system.
- e. In the case of replacement, the dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.
- f. The replacement dwelling may be sited on any part of the same lot or parcel.
- g. Replacement dwellings applications may be accepted for up to 1 year after the loss of a dwelling due to fire or natural disasters.

C. Uses Permitted Through a Type III Procedure. In the TC Zone, the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.07. These uses shall also require a Conditional Use Permit as described in Chapter 210:

1. Single-Family Dwellings in conjunction with a permitted use.
2. Multi-Family Dwellings.
3. Type III Major Home Occupations, subject to the provisions of Section 225.04.
4. Local distribution facilities as defined in Chapter 150.
5. Public Buildings.
6. Pharmacies and medical distribution facilities.
7. A Small-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760

8. A Commercial-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
9. A Utility-Scale Solar Power Generation Facility, subject to the provisions of Chapter 760.
10. Planned Unit Developments, subject to the requirements of Chapter 230, provided that the average lot size for all dwellings is at least two acres.
11. Special events permitted through the provisions of Chapter 235 of this ordinance.

- D. Limitations on Uses. In the TC Zone, a development plan which proposes the use for the property shall be submitted to the Planning Department. The development plan process shall be utilized to determine the lot size necessary to accommodate the proposed use. Particular attention shall be given to providing septic service, parking, and access. Land in the TC Zone shall not be divided or developed without an approved development proposal.
- E. Minimum lot size for residential uses. The minimum lot size for single-family dwellings shall be two acres, subject to the approval of the Department of Environmental Quality regarding sub-surface sewage disposal.

520.05 Commercial Industrial Zone (CI)

- A. Uses Permitted Through a Type I Procedure. In the CI Zone, the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.05:
1. Farm Use, subject to livestock concentration limitations found in Section 510.05.
 2. Type I Minor Home Occupations, subject to the provisions of Section 225.02.
 3. A Residential Wind Power Generation Facility, subject to the provisions of Chapter 750.
 4. A Small-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
 5. A Commercial-Scale Solar Power Generation Facility, if measuring less than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
 6. Special events permitted through the provisions of Chapter 235 of this ordinance.
- B. Uses Permitted Through a Type II Procedure. In the CI Zone, the following uses and their accessory uses shall be permitted when authorized in accordance with the provisions of Section 115.06:
1. Public or Private Schools.
 2. Local distribution utility facilities as defined in Chapter 150.

3. Public or Private Parks or Playgrounds or community centers.
4. Alteration, restoration, or replacement of a lawfully established dwelling that:
 - a. Has intact exterior walls and roof structure;
 - b. Has indoor plumbing consisting of a kitchen sink, toilet and bathing facilities connected to a sanitary waste disposal system;
 - c. Has interior wiring for lights; and
 - d. Has a heating system.
 - e. In the case of replacement, the dwelling to be replaced shall be removed, demolished, or converted to an allowable use within three months of the completion of the replacement dwelling.
 - f. The replacement dwelling may be sited on any part of the same lot or parcel.
 - g. Replacement dwellings applications may be accepted for up to 1 year after the loss of a dwelling due to fire or natural disasters.

C. Uses Permitted Through a Type III Procedure. In the CI Zone, the following uses may be permitted when authorized in accordance with the provisions of Section 115.07. These uses shall also require a Conditional Use Permit as described in Chapter 210:

1. Single-Family Dwellings in conjunction with a permitted use.
2. Churches.
3. Retail Sales and Service Establishments necessary for public service.
4. Multi-Family Dwellings.
5. Commercial Dwellings.
6. Travel Trailer Parks/RV parks.
7. Truck Terminals.
8. Manufactured Home Parks.
9. Type III Major Home Occupations, subject to the provisions of Section 225.04.
10. Major utility facilities as defined in Chapter 150.
11. Manufacturing, compounding, fabricating, processing, repairing, packaging or storage. Such uses must conduct all operations and store materials entirely within enclosed buildings with the exception of parking and loading activities. Operations must be free of objectionable odor, noise, smoke, dust, glare, heat or other adverse effects on neighboring properties.

12. Wrecking Yards.
13. Public Buildings.
14. Pharmacies and medical distribution facilities.
15. A Small-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760
16. A Commercial-Scale Solar Power Generation Facility, if measuring more than 3 acres and with net-metering not exceeding 50% of the average expected annual energy production, subject to the provisions of Chapter 760.
17. A Utility-Scale Solar Power Generation Facility, subject to the provisions of Chapter 760.
18. Planned Unit Developments, subject to the requirements of Chapter 230, provided that the average lot size for all dwellings is at least two acres.
19. Special events permitted through the provisions of Chapter 235 of this ordinance.

- D. Limitations on Uses. In the CI Zone, a development proposal (plan) which proposes the use for the property shall be submitted to the Planning Department. The development plan process shall be utilized to determine the lot size necessary to accommodate the proposed use. Particular attention shall be given to providing septic service, parking and access. Land in the CI Zone shall not be divided or developed without an approved development proposal.
- E. Minimum lot size for residential uses. The minimum lot size for single-family dwellings shall be two acres, subject to the approval of the Department of Environmental Quality regarding sub-surface sewage disposal.