

SECTION 4.12 "CI" COMMERCIAL, INTENSIVE

4.12.1 DISTRICTS AND INTENT

The "CI" Commercial, Intensive category includes one (1) zone district: CI. This district is intended for intensive, highly automotive-oriented uses that require a conspicuous and accessible location convenient to streets carrying large volumes of traffic and shall be located within designated urban development areas as defined within the County's Comprehensive Plan. Such activities generally require large land areas, do not cater directly in appreciable degree to pedestrians, and require ample offstreet parking and offstreet loading space. This district permits certain uses not of a neighborhood or general commercial type and serves the entire County.

4.12.2 PERMITTED PRINCIPAL USES AND STRUCTURES

As for CG, and in addition:

1. Retail commercial outlets for sale of new and used automobiles, motorcycles, trucks and tractors, mobile homes, boats, heavy machinery and equipment, dairy supplies, feed, fertilizer, lumber and building supplies, monuments, and outdoor retail commercial display areas associated with sale of said items.
2. Service establishments such as repair and service garage, motor vehicle body shop, car wash, auction house (but not including livestock auction arena), laundry or dry cleaning establishment, animal boarding kennels in soundproof buildings, plant nursery or landscape contractor, carpenter or cabinet shop, home equipment rental, ice delivery station, upholstery shop, marina and boat sales, commercial water softening establishment, rental of automotive vehicles, trailers, and trucks.
3. Commercial recreation facilities such as drive-in theater (see Section 4.19), golf driving range, miniature golf course, skating rink, skateboard arena, go-cart track, and similar uses.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologists.
5. Miscellaneous uses such as express or parcel delivery office, motor bus or other transportation terminal.
6. Wholesaling from sample stocks only, providing no manufacturing or storage for distribution is permitted on the premises.

Site and development plan approval (see Article 14) is required for the following uses:

1. All commercial developments.

4.12.3 PERMITTED ACCESSORY USES AND STRUCTURES

1. Uses and structures which:
 - a. Are customarily accessory and clearly incidental and subordinate to permitted or permissible uses and structures.
 - b. Are located on the same lot as the permitted or permissible use or structure, or on a contiguous lot in the same ownership.
 - c. Do not involve operations or structures not in keeping with the character of the district.

2. On-site signs (see also Section 4.19).
3. Outdoor storage yard in connection with permitted or permissible use only; provided, this provision shall not permit wrecking yards (including automobile wrecking yard), junk yards, or yards used in whole or in part for scrap or salvage operations or for processing, storage, display, or sales of any scrap, salvage, or second-hand building materials, junk automotive vehicles, or second-hand automotive parts.
4. On the same premises and in connection with permitted principal uses and structure dwelling units only for the occupancy by owners of employees thereof.

4.12.4 PROHIBITED USES AND STRUCTURES

1. Manufacturing activities, except as specifically permitted or permissible.
2. Class I landfills and Class III landfills (construction and demolition landfills).
3. Any other uses or structures not specifically, provisionally, or by reasonable implication permitted herein. Any use which is potentially dangerous, noxious, or offensive to neighboring uses in the district or to those who pass on public ways by reason of smoke, odor, noise, glare, fumes, gas, vibration, threat of fire or explosion, emission of particulate matter, interference with radio or television reception, radiation, or likely for other reasons to be incompatible with the character of the district. Performance standards apply (see Section 4.19.20).

4.12.5 SPECIAL EXCEPTIONS AND SPECIAL PERMITS

- A. Special Exceptions (see Articles 12 and 13)
 1. Wholesale, warehouse, or storage use in completely enclosed buildings. However, bulk storage of flammable liquids is not permitted.
 2. Package store for sale of alcoholic beverages, bar, tavern, or cocktail lounge.
 3. Off-site signs (see also Section 4.19).
 4. Truck stops and automotive service stations (see Section 4.19 for special design standards for automotive service stations).
 5. Service establishments such as crematory.
 6. Agricultural fairs and fairground activities, livestock auction arenas.
 7. Commercial tourist attractions.
 8. Building trades contractor with on premises storage yard for materials and equipment.
 9. Private clubs and lodges.
 10. Bed and breakfast inns.
 11. Light manufacturing, assembling, processing (including food processing, but not slaughter houses), packaging, or fabricating in a completely enclosed building not to exceed 10,000 square feet of gross floor area.
- B. Special Permits (Article 14.6)
 1. Public buildings and facilities, unless otherwise specified (see Article 4.19.9).

4.12.6 MINIMUM LOT REQUIREMENTS (area, width)

1. All permitted or permissible uses and structures (unless otherwise specified):
None, except as needed to meet the other requirements as set out herein.

4.12.7 MINIMUM YARD REQUIREMENTS (depth of front and rear yard, width of side yard)
(See Section 4.19.30 for right-of-way setback requirements.)

1. All permitted or permissible uses and structures (unless otherwise specified):

Front 20 ft.

Side None, except where a side yard is provided, then a side yard of at least ten (10) ft. must be provided.

Rear 15 ft.

Special Provisions:

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of thirty-five (35) feet from wetlands.

The location of any structure (except permitted docks, walkways and piers) shall be setback a minimum of fifty (50) feet from all perennial rivers, streams and creeks.

4.12.8 MAXIMUM HEIGHT OF STRUCTURES: NO PORTION SHALL EXCEED

(See also Section 4.19 for exceptions)

Thirty-five (35) feet

4.12.9 MAXIMUM LOT COVERAGE BY ALL BUILDINGS

In addition to meeting the required yard, building height, landscaped buffering, and off-street parking requirements of this section, no structure shall exceed a 1.0 floor area ratio.

4.12.10 MINIMUM LANDSCAPED BUFFERING REQUIREMENTS

(See also Section 4.19)

1. All permitted or permissible uses (unless otherwise specified):

Where a use listed under (1) above is erected or expanded on land abutting a residential district, then the proposed use shall provide a landscaped buffer which shall be not less than 10 ft. in width along the affected rear and/ or side yards as the case may be. In addition, such land uses shall provide within this buffer landscaping which shall be designed, planted and maintained as to be 80 percent or more opaque between 2 and 6 feet above average ground level when viewed horizontally. A masonry or wood opaque structure may be substituted for the landscaped buffer.

4.12.11 MINIMUM OFFSTREET PARKING REQUIREMENTS

(See also Section 4.19)

1. For uses specifically listed under CG: As for CG OFFSTREET PARKING REQUIREMENTS.

2. Commercial or service establishments (unless otherwise specified); agricultural fairs and fairgrounds; livestock auction arena: one (1) space for each three hundred fifty (350) sq. ft. of floor area, plus, where applicable, one (1) space for each one thousand (1,000) sq. ft. of lot or ground area outside buildings used for any type of sales, display, or activity.
3. Express or parcel delivery office, motor bus or other transportation terminal: one (1) space for each three hundred fifty (350) sq. ft. of floor area.
4. Palmist, astrologist, psychics, clairvoyants, and phrenologist: one (1) space for each two hundred (200) sq. ft. of floor area.
5. Wholesale establishments: one (1) space for each five hundred (500) sq. ft. of floor area.
6. Warehouse or storage use only: one (1) space for each one thousand five hundred (1,500) sq. ft. of floor area.
7. Each existing residential dwelling unit: two (2) spaces for each dwelling unit.
8. Private clubs and lodges: one (1) space for each three hundred (300) sq. ft. of floor area.
9. Churches and houses of worship: one (1) space for each six (6) permanent seats in main auditorium.
10. Public buildings and facilities (unless otherwise specified): one (1) space for each two hundred (200) sq. ft. of floor area.
11. For other special exceptions as specified herein: to be determined by findings in the particular case.

Note: Offstreet loading required (see Section 4.19).