Part 9
COMMERCIAL MANUFACTURING DISTRICT

§ 27-901. Purpose of the Commercial Manufacturing District. [Ord. No. 688, 6/4/2018]

1. The purpose of the Commercial Manufacturing District is to permit the development of commercial and industrial uses on individual lots or within commercial or industrial parks, including buildings, roadways, storage yards, loading areas, parking facilities, open space, landscaping, utilities, and stormwater management facilities. Such uses shall ideally be planned as a unified development with individual buildings and lots integrated into an overall harmonious design. The Commercial Manufacturing District shall also protect commercial and industrial development against intrusive uses which are incompatible with it.

2. Limited agricultural operations may be considered for this district as an accessory use to a commercial or industrial facility to maintain undeveloped or buffer areas. A determination shall be made that the proposed agricultural use shall have minimal impacts upon the existing development within close proximity to the proposed use.

§ 27-902. Use Regulations for the Commercial Manufacturing District. [Ord. No. 688, 6/4/2018]

1. Permitted Uses.

   A. Accessory use or structure (see supplemental regulations in Part 14);

   B. Agricultural business;

   C. Bed-and-breakfast inn;

   D. Body piercing shop/parlor;

   E. Car washes. **[Added by Ord. No. 692, 4/8/2019]**

   F. Communications antennas and equipment buildings;

   G. Communication tower height less than 100 feet (see supplemental regulations in Part 15);

   H. Crematory;

   I. Essential service (no zoning permit required);

   J. Family day-care home (see supplemental regulations under home occupation in Part 15);

   K. Financial institution/office;

   L. Forestry activities (no zoning permit required);

   M. Home occupation (see supplemental regulations in Part 15);

   N. Laboratory;

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O. Manufacturing;

P. No impact home-based business;

Q. Parking lot or parking garage (see supplemental regulations in Part 14 for off-street parking and loading);

R. Printing, commercial;

S. Professional office;

T. Repair business (see supplemental regulations for automotive repair business in Part 15);

U. Restaurant;

V. Restaurant, drive-through;

W. Services, business and personal;

X. Self-service storage;

Y. Tattoo shop/parlor;

Z. Vape/vapor shop;

AA. Warehousing; and

BB. Wholesale.

2. Special Exception Uses (Reserved).

3. Conditional Uses (criteria found in Part 15).

A. Animal hospital;

B. Impact home business;

C. Industrial park;

D. Junkyard or salvage yard;

E. Medical marijuana grower/processor;

F. Natural gas compressor station;

G. Public or quasi-public use, public service facility;

H. Restaurant, food truck;

I. Retail with drive-up/drive-through facilities;

J. Retail requiring off-street parking;

K. Short-term rentals;

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L. Trucking terminal; and

M. Waste storage or processing facility.

§ 27-903. Height and Coverage Requirements. [Ord. No. 688, 6/4/2018]

1. Maximum building coverage: 40% of lot area.
2. Maximum impervious surface: 60% of lot area.
3. Minimum green space: 40% of lot area.
4. Maximum building height: 45 feet.

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