

day care homes, parks, playgrounds, other community facilities and other adult establishments.

70.23 Commercial District – Industrial (CM-I).

- A. The Commercial District – Industrial is designed to facilitate the development of commercial uses that have the potential to impact uses on neighboring properties to a greater degree than uses permitted under the Commercial District-Business designation. These zones are designed to permit development for the respective purposes and to protect nearby residential areas by requiring that certain setback, minimum yard area and site design standards are met. It is intended that additional areas would be included in these zones as additional commercial facilities are needed.
- B. Newly created lots and lots or parcels remaining after a land division shall provide a lot area of not less than thirty thousand (30,000) square feet and a minimum lot width of one hundred (100) feet at the building line.
- C. The minimum lot line setback shall be ten (10) feet.
- D. The design standards contained in Section 70.16 shall apply.
- E. The following uses shall be permitted in a Commercial District-Industrial:
 - 1. Any use permitted in Commercial District-Business except Section 70.22(F)(16) & (23).
 - 2. Light and Heavy Manufacturing.
 - 3. Warehouses.
 - 4. Transportation terminals.
 - 5. Quarrying.
 - 6. Body repair shop.
 - 7. Salvage facilities.
 - 8. Sawmill.
 - 9. Power plants.
 - 10. Airports.
- F. The following shall be permitted only upon the issuance of a special exception permit:
 - 1. “*Adult establishments*” which are more than one thousand (1,000) feet from schools, churches, community living arrangements, day care centers, nursery schools, family day care homes, parks, playgrounds, other community facilities and other adult establishments.

70.24 Recreational District (REC).

- A. This District provides for the orderly and attractive grouping of recreational oriented service establishments as well as encouraging the maintenance of the natural resources, forest practices and related uses in those areas best suited to those activities. The intent is to encourage forestry and also to recognize the value of the forest as a recreational resource. The intent is to provide a suitable environment for a single family residential development on large lots.
- B. Newly created lots and lots or parcels remaining after a land division shall provide a lot area of not less than thirty thousand (30,000) square feet and a minimum lot width of one hundred (100) feet at the building line.

- C. In addition to the setbacks provided in Section 70.17, all buildings shall have a minimum setback of ten (10) feet from all lot lines.
- D. The following uses shall be permitted in Recreational Districts:
1. Single family dwellings.
 2. Accessory buildings compatible with permitted uses.
 3. Agricultural use not to exceed five hundred (500) animal units, provided that agricultural buildings that house farm animals are a minimum of one hundred (100) feet from residences on neighboring properties and that the use complies with Section 70.15(J), along with agricultural accessory uses and structures.
 4. Private clubs or lodges, except those whose chief activity is a service customarily carried on as a business.
 5. Forestry.
 6. Governmental uses.
 7. Golf courses.
 8. Public and private parks.
 9. Laundromats.
 10. Retail stores - A.
 11. Hiking, biking, nature, and horse trails.
 12. Utilities.
 13. Food and beverage establishments.
 14. Recreational dwelling.
 15. Cemeteries.
 16. Home occupations.
 17. Bunkhouse/temporary guest quarters.
- E. The following uses shall be permitted only upon issuance of a special exception permit:
1. Any special exceptions permitted in the Residential District.
 2. Commercial greenhouses.
 3. Resorts.
 4. Airfields.
 5. Marinas and boat liveryes.
 6. Shooting ranges.
 7. Hotels and motels.
 8. Kennels.
 9. Commercial entertainment facilities, except those classified as "*adult establishments*".
 10. Educational and recreational camps.
 11. Farm implement dealer.
 12. Quarrying.

13. Campgrounds.
14. Replacement of a legal non-conforming manufactured home.
15. Home based business.²⁶

70.25 Agricultural – Residential Districts (AG-3(2) and AG-3(4)).

- A. The Agricultural-Residential Districts are designed to provide for and encourage agricultural uses, related uses, and certain residential uses in a rural and semi-rural environment. There are two Agricultural-Residential Districts, the AG-3(2) and AG-3(4) districts, which differ from each other only in minimum lot size. The primary intent of having two AG-3 districts is to best implement the residential density policy in planned Farmland Preservation Areas, as mapped and described in the County Comprehensive Plan. Where the zoning map indicates “AG-3” zoning, with no further qualifiers, those areas shall be presumed to be zoned AG-3(2).
- B. Newly created lots and lots or parcels remaining after a land division shall provide a lot area of not less than two (2) acres in the AG-3(2) district and four (4) acres in the AG-3(4) district. Minimum lot width in both districts shall be two hundred (200) feet at the building line.
- C. In addition to the setbacks required in Section 70.17, all buildings shall have a minimum setback of twenty (20) feet from all lot lines.
- D. The following uses shall be permitted in the Agricultural-Residential District:
 1. Agricultural use not to exceed five hundred (500) animal units, provided that agricultural buildings that house farm animals are a minimum of one hundred (100) feet from residences on neighboring properties and that the use complies with Section 70.15(J), along with agricultural accessory uses and structures.
 2. Single family dwelling.
 3. Forestry.
 4. Uses customarily incidental to any of the above uses.
 5. Roadside stands for the sale of farm products.
 6. Churches.
 7. Schools.
 8. Cemeteries.
 9. Public and private parks.
 10. Utilities.
 11. Home occupation.
 12. Recreational dwelling.
 13. Hiking, biking, nature, and horse trails.
 14. Governmental uses.
 15. Bunkhouse/temporary guest quarters.
- E. The following uses shall be permitted only on the issuance of a special exception permit:

²⁶ County Board Resolution 48-2017