

TABLE 3-2 – TABLE OF PERMISSIBLE USES - COMMERCIAL

Use (See definitions in Chapter 2 for further clarification)	Permissible Uses by District																
	AA-C	D	MHP	O	E	F	G	H (ff)	H(fw)	SW	EX	CUP	DD	OO	EE	FF	GG
COMMERCIAL USES																	
Office																	
<i>Low intensity (Max ISR = .60)</i>		C		P	P	P	P							S-PUD	S-PUD	S-PUD	S-PUD
<i>Intensity greater than .60 ISR</i>				PUD-1	PUD-1	PUD-1	PUD-1							S-PUD	S-PUD	S-PUD	S-PUD
(B.C.C. Approved, effective June 25, 2004)																	
Note: The following office uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity (except as noted below*):																	
1. Accounting Services									9. *Medical Office/ Clinics (In the D District, this use is not permissible at any intensity)								
2. Architectural Services									10. Motels and Hotels								
3. Banking/Financial Institution									11. Optical Laboratories								
4. Banking with Drive-In or Drive-Through Facility									12. Professional Consulting Services								
5. Dental Laboratories									13. Psychological Counseling								
6. Funeral Home or Mortuary									14. Real Estate and Securities Brokering								
7. Legal Services									15. *Restaurant/Bar within an office use (In the O District, this use is permissible only if approved as a Conditional Use)								
8. Medical Laboratories									16. Tax Preparation Services								
Retail Business																	
<i>Low intensity (Max ISR = .60)</i>				PUD-1	P	P	P								S-PUD	S-PUD	S-PUD
<i>Intensity greater than .60 ISR</i>					PUD-1	PUD-1	PUD-1								S-PUD	S-PUD	S-PUD
(B.C.C. Approved, effective June 25, 2004)																	
Note: The following retail business uses are permissible in the zone districts indicated above with the zoning certificate specified for the applicable level of intensity:																	
1. Amusement Park									15. Drag Strips, Raceways								
2. Art Gallery, Antique Store, Interior Decorator Service									16. Drive-In or Drive-Through Facility								
3. Automobile and Truck Rental									17. Durable Goods, Furniture & Appliances, Sales & Rental								
4. Automobile Sales (Accessory Service)									18. Dry Cleaning								
5. Automobile Service (mechanical)									19. Health & Fitness Facility								
6. Batting Cage									20. Gasoline Service Station (with repair)								
7. Barber Shops & Beauty Salon									21. Golf Driving Range								
8. Billiard Parlor or Pool Room									22. Grocery Store								
9. Bowling Alley									23. Gun Firing Range								
10. Building Materials, Sales & Distribution									24. Laundry								
11. Car Wash, Full Service									25. Machinery, Boat, Truck, Farm & Construction Equipment Sales, Rental & Service								
12. Car Wash, Self Service									26. Miniature Golf Course								
13. Convenience Store (with gas pumps)									27. Motorcycle, Sales & Service								
14. Delicatessens, Bakery Goods, Meat, Fruit & Vegetable Markets									28. Photo Lab, Picture, TV, or Sound Studio								
29. Racquet Facilities (Tennis or Other Indoor Clubs)									30. Restaurant/Bar								
31. Restaurant drive-in									32. Retail Sales & Service								
33. Service Establishments: Dry Cleaning or Laundry Pick-up Stations, Print Shops, Tailoring, Shoe or Hat Repair									34. Shopping Center								
35. Skating Facility									36. Studio: Art, Dance, Gymnastics, Music								
37. Swimming pools, Tennis or Racquet Clubs, and Similar Recreation Facilities Open To The Public For A Fee									38. Tailoring								
39. Theater, Motion Picture or Live Performance																	
Adult Entertainment Establishment																	
<i>Low intensity (Max ISR = .60)</i>							C	C									
<i>Moderate intensity (Max ISR = .75)</i>							C	C									
<i>High intensity (ISR over .75)</i>							C	C									

Notes for Table 3-2 - TABLE OF PERMITTED USES

ZONING CERTIFICATES: (designations and requirements) See Section 3-2 for full explanation of terms, Ch. 7 regarding S-PUD's, Ch.17 regarding Conditional Uses, and Ch.18 regarding PUD's.	P = Permitted as-of-right with a Permitted Use Zoning Certificate after approval by the County Zoning Inspector
	PUD-1 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Rural Zoning Commission
	PUD-2 = Permissible with a Planned Unit Development Zoning Certificate after public hearing and administrative approval by the Board of County Commissioners
	C = Permissible with a Conditional Use Zoning Certificate after public hearing and administrative approval by the Board of Zoning Appeals
	S-PUD = Permissible with a Planned Unit Development Zoning Certificate after legislative approval of a zoning amendment to a Specific Plan District by the Board of County Commissioners.
ZONING DISTRICTS:	AA-C = Single Family Residence Districts including AA, A, A-2, B, B-2, and C
	D = Multi-Family Residence District
	MHP = Manufactured Home Park District
	O = Office District
	E = Retail Business District
	F = Light Industrial District
	G = Heavy Industrial District
H = Riverfront District (ff = Floodfringe Area; fw = Floodway Area)	
SW = Solid Waste Facility District	
EX = Extraction District	
CUP = Community Unit Plan Overlay District	
DD = Planned Multi-Family District	
OO = Planned Office District	
EE = Planned Retail District	
FF = Planned Light Industrial District	
GG = Planned Heavy Industrial District	
INTENSITY:	ISR = Impervious Surface Ratio (the total area of buildings and hard-surfaced areas divided by the area of the lot excluding right-of-way)

(B.C.C. Res. #986, effective December 25, 1997), (B.C.C. Res. #998, effective June 20, 1998)