

**§ 158.082 COMMERCIAL, INDUSTRIAL, AND EMPLOYMENT CAMPUS DISTRICTS: REGULATION OF PRINCIPAL USES.**

(A) Table of Principal Land Uses. In the Table below, the following applies:

(1) The letter "P" indicates that the use is permitted in the district indicated.

(2) The letter "C" indicates that the use requires the authorization of the BZA in accordance with § 158.133 of this Chapter.

(3) The letter "X" indicates that the use is prohibited.

(4) The letters "NA" indicate that the use is not applicable.

(5) Any use not listed is prohibited unless the BZA determines that the use is similar in impact, nature, function, and duration to an allowed use listed in the Table of Land Uses, and which would not be detrimental to the public health, safety, or general welfare of the community, unless otherwise specifically prohibited.

(6) The particular and specific control the general.

(7) In case of any difference of meaning or implication between the text and any caption, the text controls.

(8) In case of any difference of meaning or implication between the text and any language in the definition of the use or the Purpose and Intent of the zoning district, the text controls.

(9) Words used in the singular include the plural (and vice versa).

(10) Words or phrases not specifically defined in this Chapter shall be construed according to the common and generally recognized usage of the language. Technical words and phrases, and others that have acquired a specific meaning in the law, shall be construed according to that meaning.

(11) A variance may not be granted to permit a use in a district where the use is prohibited or to eliminate the requirement that a conditional use approval be granted for a use.

<b>LAND USE CATEGORY</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>EC</b>	<b>ADDITIONAL REGULATIONS</b>
<b>SUBCATEGORY</b>							
<b>DESCRIPTION</b>							
<b>AGRICULTURAL</b>							
Agriculture	P	P	P	P	P	P	158.002, 158.035
Agricultural research laboratories and facilities	X	X	C	C	P	P	158.070
Feed or grain sales, may include storage	X	P	P	P	P	X	
Flour or grain milling, drying, storage	X	X	X	P	P	X	158.040
Shop for the service, repair, or sale of farm equipment	C	P	P	P	X	X	158.040
<b>COMMUNICATIONS</b>							
Communications tower	C	P	P	P	P	C	158.002,158.039, 158.054
Communications tower complex	C	P	P	P	P	C	158.002,158.039, 158.054
Radio or Television Studio	X	C	C	C	X	C	
<b>COMMERCIAL</b>							
<b>Vehicle Sales/ Service</b>							
Automobile service center	C	P	P	C	C	X	158.002, 158.083
Car wash (self or full service)	X	P	P	X	X	X	
Fuel station	C	P	P	X	X	X	158.002
Vehicle repair shop	X	P	P	P	X	X	158.002, 158.083
Vehicle sales lot (under 10,000 lbs. gross vehicle weight) <sup>1</sup>	X	P	P	C	X	X	158.002, on a lot of less than 5 acres in the I-1 District
Vehicle sales lot (10,000 lbs. or more gross vehicle weight) <sup>2</sup>	X	C	P	C	X	X	158.002, on a lot of less than 5 acres in the I-1 District
<b>Eating and Drinking Establishments</b>							
Catering establishment or banquet facility	P	P	P	X	X	P	158.002
Restaurant	P	P	P	X	X	P	158.083
Restaurant, with drive thru	X	P	P	X	X	X	
Tavern/Bar	P	P	P	X	X	P	158.083
<b>Funeral and Interment</b>							
Cemetery, mausoleum, or memorial garden	C	C	C	X	X	X	158.002
Crematorium	X	P	P	X	P	X	158.002, 158.040
Funeral establishment	X	P	P	X	X	X	158.002

<sup>1</sup> A variance may not be granted to the weight or acreage requirements for this use.

<sup>2</sup> A variance may not be granted to the weight or acreage requirements for this use.

<b>LAND USE CATEGORY</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>EC</b>	<b>ADDITIONAL REGULATIONS</b>
<b>SUBCATEGORY</b>							
<b>DESCRIPTION</b>							
<b>Lodging</b>							
Bed and breakfast	C	X	X	X	X	X	158.002, 158.071
Country inn	C	X	X	X	X	X	158.002,158.071
Hotel or motel	X	C	P	X	X	P	
Hotel or motel, as part of an Industrial Park or a Business/Industrial Park	NA	NA	NA	P	NA	NA	158.002, 158.156, 158.079
<b>Office/Health Care</b>							
Contractor's Office	P	P	P	P	X	P	158.002, 158.083
Facility for dispensing of medical cannabis	X	P	P	X	X	X	158.002, 158.040, 158.059
Facility for dispensing of medical cannabis, in conjunction with a medical cannabis growing and/or processing facility	X	X	X	P	P	X	158.002, 158.040, 158.059
Medical or dental center	P	P	P	X	X	P	158.002
Professional or business office	P	P	P	P	X	P	158.083
Veterinary facility, without runways	C	P	P	X	X	X	158.002, 158.040
Veterinary facility, with runways	X	C	C	X	X	X	158.002, 158.040
<b>Recreational/Entertainment</b>							
Adult entertainment business, massage establishment, striptease business	X	X	X	X	P	X	158.002, 158.154
Amusement park	X	X	P	X	X	X	
Conference center	X	C	P	X	X	P	158.002,158.070
Conference center as part of an Industrial Park or a Business/Industrial Park	NA	NA	NA	P	NA	NA	158.002, 158.156, 158.079
Golf course	X	X	X	X	X	P	158.002
Indoor recreational facility	P	P	P	P	X	P	158.002
Indoor theater	X	C	P	X	X	X	
Indoor trap, skeet, rifle, or archery ranges, including gun clubs	X	P	P	P	X	X	158.040
Outdoor drive-in theater	X	X	C	X	X	X	
Outdoor recreational area	P	P	P	C	X	P	158.002
Outdoor trap, skeet, rifle, or archery ranges, including gun clubs	X	X	X	X	X	X	158.040
Retreat facility	X	X	X	X	X	X	158.002, 158.070
<b>Retail/Service</b>							
Building or landscaping supplies sales and storage yard	X	X	C	P	X	X	158.002
Butcher shop	P	P	P	X	X	X	158.002
Fertilizer (liquid or dry) sales and storage	X	X	C	X	X	X	

<b>LAND USE CATEGORY SUBCATEGORY DESCRIPTION</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>EC</b>	<b>ADDITIONAL REGULATIONS</b>
General retail or general service, less than 10,000 square feet <sup>3</sup>	P	P	P	X	X	P	158.002, 158.083
General retail or general service, between 10,000 and 60,000 square feet <sup>4</sup>	X	P	P	X	X	C	158.002, 158.083
General retail or general service, more than 60,000 square feet	X	C	P	X	X	X	158.002, 158.083
Rental of vehicles and goods with primarily outdoor equipment storage	X	C	P	P	X	X	
<b>RESIDENTIAL</b>							
<b>Household Living</b>							
Dwelling in a Business Park, all types	NA	NA	P	NA	NA	NA	158.002, 158.159
Single-family or two-family dwelling in a Rural Village	P	P	NA	P	NA	NA	158.002
Multi-family dwelling	X	X	X	X	X	P	158.002, 158.081
Retirement home/age-restricted adult housing	P	P	X	X	X	P	158.002
Single-family dwelling constructed after November 1, 2019	X	X	X	X	X	P	158.002, 158.081
Single-family dwelling constructed prior to November 1, 2019	P	P	P	X	X	X	158.002
Townhouse	X	X	X	X	X	P	158.002, 158.081
Two-family dwelling	X	X	X	X	X	P	158.002, 158.081
<b>Group Living</b>							
Assisted-living facility	P	P	P	X	X	X	158.002
Continuing care retirement community	P	P	P	X	X	X	158.002
Nursing home	P	P	P	X	X	X	158.002
<b>INSTITUTIONAL/COMMUNITY SERVICE</b>							
Art, business, dance, music or similar school	P	P	P	X	X	P	
Community meeting hall, social club, fraternal organization	P	P	P	X	X	X	
Community recreational facility	P	P	P	X	X	X	
Day care center	P	P	P	X	X	P	158.002
Hospital	X	X	P	X	X	X	158.002
Nursery school	P	P	P	X	X	P	
Museum	P	P	P	X	X	P	
Private school	P	P	P	X	X	P	
Religious establishment	P	P	P	X	X	X	158.002
Trade school or professional training center	P	P	P	P	P	P	

<sup>3</sup> A variance may not be granted to the square footage requirements for this use

<sup>4</sup> A variance may not be granted to the square footage requirements for this use

<b>LAND USE CATEGORY</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>EC</b>	<b>ADDITIONAL REGULATIONS</b>
<b>SUBCATEGORY</b>							
<b>DESCRIPTION</b>							
<b>INDUSTRIAL</b>							
<b>Manufacturing/Production</b>							
Acid or heavy chemical manufacture, processing, or storage	X	X	X	X	C	X	158.040
Artisan manufacturing	P	P	P	P	P	P	158.002
Bituminous concrete mixing plant	X	X	X	C	P	X	158.040
Blast furnace, boiler works, foundry	X	X	X	X	P	X	158.040
Brewery	X	X	P	P	P	X	158.002, 158.040, 158.083
Cement, lime, gypsum, or plaster of paris manufacturing	X	X	X	X	C	X	158.040
Concrete and ceramic products manufacturing	X	X	X	C	P	X	158.040
Concrete or asphalt recycling	X	X	X	C	P	X	158.002, 158.040
Distillation of bones, fat rendering, grease, lard or tallow manufacturing or processing	X	X	X	X	C	X	158.040
Distillery	X	X	P	P	P	X	158.002, 158.040, 158.083
Explosive manufacturing or storage	X	X	X	X	C	X	158.040
Fertilizer, potash, insecticide, glue, size or gelatin manufacture	X	X	X	X	C	X	158.040
Food processing and packing plant	X	X	X	P	P	X	158.040
Heavy manufacturing	X	X	X	X	P	X	158.002,158.040
Indoor processing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059
Light manufacturing	X	C	P	P	P	C	158.002
Limited distillery	C	P	P	P	X	P	158.002, 158.083
Micro-brewery	C	P	P	P	X	P	158.002, 158.083
Petroleum products refining	X	X	X	X	C	X	158.002, 158.040, 100' setback from all property lines, NFPA Code
Sawmill, commercial	X	X	X	C	P	X	158.002,158.040
Steel mill	X	X	X	X	P	X	158.002, 158.040
Winery	X	P	P	P	P	X	158.083
<b>Trades</b>							
Bottling (may include distribution) of soft drinks, alcoholic beverages, or milk	X	X	X	P	P	X	
Printing shop	C	P	P	P	P	P	
Welding, sheet metal, machine, carpentry, or similar shop	X	P	P	P	P	X	158.040
<b>Transportation/Utilities</b>							

<b>LAND USE CATEGORY SUBCATEGORY DESCRIPTION</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>EC</b>	<b>ADDITIONAL REGULATIONS</b>
Airfield	X	X	X	X	X	X	158.002
Airport	X	X	X	C	P	X	158.002, 158.040
Coal yard	X	X	X	X	P	X	158.040
Commercial parking lot or garage	P	P	P	X	X	X	158.002
Electric generating power plant	X	X	X	X	P	X	158.040
Heliport	X	X	X	C	P	X	158.002, 158.040
Solar energy conversion facility, ground mounted	X	C	P	P	P	X	158.002, 158.081, 158.153
Towing service	X	X	C	P	P	X	On a lot of 5 acres or less in Industrial Districts
Truck or motor freight terminal	X	X	X	C	P	X	158.040
Utility equipment building, yard, above-ground station or substation, or telephone exchange	C	C	C	C	C	C	158.039
Utility equipment, all others	P	P	P	P	P	P	158.039
<b>Warehouse/Storage/Distribution</b>							
Above ground petroleum products storage (2,000 gallons or greater)	X	C	X	C	C	X	158.002, 158.040, 158.157
Contractor's equipment storage facility	C	P	P	P	P	X	158.002, 158.040
Self-service storage facility	X	P	P	X	X	X	158.002, 158.158, 158.083
Storage of pelletized or granular dried sewage sludge	X	X	X	P	P	X	158.002, 158.051
Underground petroleum products storage	X	X	X	P	P	X	158.002, 158.040
Warehouse or distribution facility	X	C	P	P	P	X	158.002
<b>Waste-Related</b>							
Garbage, offal, or dead animal reduction	X	X	X	X	X	X	
Junkyard	X	X	X	X	C	X	158.002, 158.040, 158.155
Oil-contaminated soil facility	X	X	X	C	P	X	158.002, 158.040
Solid waste acceptance facility, as defined in Chapter 50 of the Carroll County Code	X	X	X	C	P	X	50.01, 158.040
<b>Miscellaneous</b>							
Business Park	X	X	P	X	X	X	158.002, 158.159
Business/Industrial Park	X	X	X	P	X	X	158.079
Carpet and rug cleaning plant, industrial laundry or dry cleaning	X	X	X	P	P	X	158.040
Commercial kennel	X	C	C	X	X	X	158.002
Conveyor system	C	C	C	P	P	X	158.002, 158.039
Extractive operation, with a MRO designation	X	X	X	P	P	X	158.002, 158.096

<b>LAND USE CATEGORY SUBCATEGORY DESCRIPTION</b>	<b>C- 1</b>	<b>C- 2</b>	<b>C-3</b>	<b>I-1</b>	<b>I-2</b>	<b>EC</b>	<b>ADDITIONAL REGULATIONS</b>
Indoor growing of medical cannabis	X	X	X	P	P	X	158.002, 158.040,158.059
Industrial Park	X	X	X	P	X	X	158.002, 158.156
Laboratory (chemical, physical, or biological), not including agricultural	X	P	P	P	P	P	158.040
Planned Commercial Center	P	P	P	X	X	X	158.002, 155.094
Slaughterhouse	X	X	X	X	C	X	158.040
Use-off-the premises signs	P	P	P	P	P	X	158.115
<b>PUBLIC</b>							
Public facility	P	P	P	P	P	P	158.049