

DIVISION 2. DEFINITIONS

Sec. 26-4. Definitions.

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Shooting range: a facility that provides recreational shooting of firearms.

Shooting range, indoor: a structure used or constructed for the indoor discharge of various types of firearms or archery equipment and designed by either a licensed and registered architect or engineer to withstand the maximum caliber sized ammunition fired within the structure, to minimize noise to adjoining and/or adjacent facilities and to provide a high-quality ventilation system to sufficiently reduce firearm ammunition residue contaminants.

Shopping center: a group of three (3) or more retail stores, planned and designed as a single unit of construction.

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ARTICLE III. ZONING

DIVISION 1. ZONING DISTRICTS

ZONING DISTRICT: C-1 (LIGHT COMMERCIAL)

Permitted uses—Animal hospitals; bakeries; business and professional offices; catering and delicatessen services; churches; cleaning and dyeing of garments; convenience stores; day cares; drug stores; fix-it shops; funeral homes; kennels; laundromats; nurseries (horticultural); personal service shops; ponds; public uses; restaurants (no alcoholic beverages consumed on premises); seasonal fireworks stand; similar retail stores for convenience of neighboring residents; and studios.

Permitted as exceptions by planning and zoning board—All residential uses; billboards; borrow-pits; communication towers; dwelling for resident watchman or caretaker employed on premises; **indoor shooting ranges**; institutions; intensive recreational facilities; mini-warehouses; parking lots for business uses within three hundred (300) feet of district boundary; and railroads.

Permitted signs—On premises signs shall conform to article III, division 10.

Maximum floor area—Six thousand five hundred (6,500) square feet where more than one (1) use is located in one (1) district; eight thousand (8,000) square feet is maximum combined total floor area.

Minimum lot area—Five thousand (5,000) square feet.

Maximum height of main building—Fifty (50) feet.

Note—Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

Yard requirements—

Front yard—Twenty (20) feet.

Side yard—None.

Rear yard—None.

Note—All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Screening/fences—May be required subject to article III, division 6.

ZONING DISTRICT: C-2 (GENERAL COMMERCIAL)

Permitted uses—Same as C-1, plus auditoriums and convention centers; auto/truck sales, service, and rental; boat sales and service (wholesale and retail); business schools; car washes; community-based recycling facilities; farm equipment sales, service and rental; farmer's market; gasoline stations; hotels and motels; institutions; intensive recreational facilities; janitorial service; (wholesale and retail); laundries and linen services; light manufacturing; lounges, mini-warehouses; neighborhood shopping; offices; retail and wholesale uses; off-premises signs; parking garages and lots; passenger terminals; ponds; printing and engraving; radio and television studios; reception facility; recreational vehicle and/or manufactured home sale, service, and rental; residential appliance sales and service; retail manufacturing; restaurants (alcoholic beverages consumed on premises); theaters; and truck stops.

Permitted as exceptions by planning and zoning board—All residential uses; communication towers; dwelling for resident watchman or caretaker employed on premises; indoor shooting ranges; parking lots for business uses within three hundred (300) feet of district boundary; and railroads.

Permitted signs—On-premises shall conform to article III, division 10.

Maximum floor area—Fifteen thousand (15,000) square feet where more than one (1) use located in one (1) district; twenty-five thousand (25,000) square feet is maximum combined total floor area

Minimum lot area—Ten thousand (10,000) square feet.

Maximum height of main building—One hundred (100) feet.

Note—Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

Yard requirements—

Front yard—Twenty (20) feet.

Side yard—None.

Rear yard—None.

Note—All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Screening/fences—May be required subject to article III, division 6.

ZONING DISTRICT: C-3
(CENTRAL BUSINESS COMMERCIAL)

Permitted uses—Same as C-2; plus indoor shooting ranges; large business parks; large food stores; large department stores; ponds; and shopping centers and shopping malls.

Permitted as exceptions by planning and zoning board—All residential uses; communication towers; dwelling for resident watchman or caretaker employed on premises; parking lots for business uses within three hundred (300) feet of district boundary; railroads; and workforce housing where site abuts an industrial district boundary.

Permitted signs—On-premises signs shall conform to article III, division 10.

Maximum floor area—None.

Minimum lot area—Ten thousand (10,000) square feet.

Minimum lot area for workforce housing—Five (5) acres.

Maximum height of main building—One hundred (100) feet.

Note—Frontage requirements or driveway spacing minimums may be required subject to article III, division 4.

Yard requirements—

Front yard—Twenty (20) feet.

Side yard—None.

Rear yard—None.

Note—All ponds not required as a runoff management plan feature and all borrow pits shall have a set-back minimum of fifty (50) feet from all property lines, right-of-way lines, or easements.

Screening/fences—May be required subject to article III, division 6.