

Text Amendment for the Commercial, Industrial and Employment Campus Districts

CHAPTER 158: ZONING REGULATIONS

GENERAL PROVISIONS

158.002 DEFINITIONS

ARTISAN MANUFACTURING AND PRODUCTION. The manufacture and production of commercial goods by a manual worker or craftsman, in a building no greater than 3,500 square feet in size, including but not limited to jewelry, metalwork, cabinetry, stained glass, textiles, ceramics, or hand-made food products. Artisan Manufacturing and Production does not include any activity that causes noise, odor, or vibration to be detectable on a neighboring property.

BREWERY. A facility that has been issued a Class 5 Manufacture's license under the Alcoholic Beverages Article of the Annotated Code of Maryland.

BULK REQUIREMENTS. The dimensions relating to the size of structures or uses, including lot area, lot width, height, and yard requirements.

BUSINESS PARK. A self-contained development area of primarily business uses that is cohesive, with a common development scheme, and generally developed as a stand-alone entity.

BUTCHER SHOP. A shop in which meat, poultry, and/or fish are processed and sold to the general public.

CATERING ESTABLISHMENT/BANQUET FACILITY. An establishment which is rented by individuals or groups to accommodate functions including, but not limited to, banquets, weddings, anniversaries and other similar celebrations, and may also include on-site kitchen facilities. Food prepared on the premises may be delivered to another location for consumption.

COMMERCIAL PARKING LOT OR GARAGE. A lot or portion thereof, which is used for the storage of motor vehicles, which is not accessory to any other use on the same or any other lot, and which contains parking space rented to the general public or reserved for individuals by the hour, day, week, month, or year.

CONCRETE OR ASPHALT RECYCLING. An area in which concrete or asphalt is collected and processed through grinding or crushing in preparation for reuse as base material.

CONFERENCE CENTER. A facility for conducting meetings, discussions, and seminars. A **CONFERENCE CENTER** may include meeting rooms, auditoriums, cafeterias, dining rooms, and supporting services designed to accommodate planned meetings, and may be accessory to a hotel or motel.

DISTILLERY. A facility that has been issued a Class 1 Manufacturer's license under the Alcoholic Beverages Article of the Annotated Code of Maryland.

GENERAL RETAIL USE. A commercial facility for the sale of commodities or goods directly to ultimate consumers.

GENERAL SERVICE USE. A commercial facility directly administering to the needs of persons, households, or businesses, including but not limited to such establishments as barber shop, beauty parlor, spa, pet grooming, shoe repair, tailoring, laundry and dry-cleaning, watch repair, bank or other financial institution, electronics, appliance or furniture repair, photographic studio, and the rental of products, but excluding the rental of products with primarily outdoor storage and the manufacturing or fabrication of goods for wholesale distribution.

GOLF COURSE. An area of land laid out for playing golf with a series of holes, each including a tee, fairway, and putting green, and often one or more natural or artificial hazards.

HEAVY MANUFACTURING AND PRODUCTION. A location used for the processing, manufacturing, or compounding of materials or products primarily from raw materials, which may include the storage of flammable or toxic matter, and may include outdoor operations as part of the manufacturing process. The products may be intermediaries for use by other industries, and the manufacturing usually has a significant environmental impact on adjacent properties, including water, air, and light pollution, noise, or odor. Heavy manufacturing includes, but is not limited to brick or clay products, paper, cloth, paints, spice, glucose, wire and perfume. This use may also include the accessory storage and distribution of products or parts. This use does not include other manufacturing uses specifically listed in the Table of Principal Uses.

INDOOR RECREATIONAL FACILITY. A commercially operated indoor recreation or entertainment facility including, but not limited to, amusement arcade, bowling alley, billiard parlor, ice or roller skating rink, swimming pool, miniature golf, tennis or racquetball court, health or fitness club or gym, paintball, gymnastics, or game center. An Indoor Recreational Facility may include space for teaching of the recreational activity.

INDUSTRIAL PARK. A self-contained development area of primarily industrial uses that is cohesive, with a common development scheme, and generally developed as a stand-alone entity.

KENNEL, COMMERCIAL. Any premises on which any person engages in the business of boarding (daily or overnight), breeding more than two litters per year, buying, letting for hire, training for a fee, or selling dogs.

LIGHT MANUFACTURING AND PRODUCTION. A location used for the manufacturing of finished products or parts, usually from previously prepared materials, including processing, fabrication, compounding, assembly, treatment, and packaging of such products or parts. The products are usually made for end-users, and such uses do not include processing of hazardous gases and chemicals, and do not emit noise, smoke vapors, fumes, dust, odor or vibration. Light manufacturing includes, but is not limited to, electrical appliances, communications equipment, scientific instruments, photographic or optical products, apparel, cosmetics, musical instruments, and novelties. This use may also include the accessory storage, sales, and distribution of products or parts. This use does not include other manufacturing uses specifically listed in the Table of Principal Uses.

LIMITED DISTILLERY. A facility that has been issued a Class 9 Manufacturer's license under the Alcoholic Beverages Article of the Annotated Code of Maryland.

MICRO-BREWERY. A facility that has been issued a Class 7 Manufacturer's license under the Alcoholic Beverages Article of the Annotated Code of Maryland.

OIL-CONTAMINATED SOIL FACILITY. A facility that receives oil-contaminated soil for treatment and storage; may include reuse and recycling of soils.

OUTDOOR RECREATIONAL AREA. A commercially operated outdoor recreation or entertainment facility, including but not limited to miniature golf course, skating rink, ball field, swimming pool, tennis court, paintball center, golf driving, or batting range. An Outdoor Recreational Facility may include space for teaching of the recreational activity.

PLANNED COMMERCIAL CENTER (PCC). Three or more retail stores, service establishments, medical facilities, or other commercial uses designed as a unit and primarily served by common accessories such as signs, parking lots, and walkways.

PRINCIPAL USE. The primary activities or structures for which a site is used. A **PRINCIPAL USE** may be either a permitted use, a conditional use, or a legally existing nonconforming use.

RETREAT FACILITY. A site used for professional, educational, or religious conclaves, meetings, conferences, or seminars and which may provide meals, housing, and recreation for

participants during the period of the retreat or program only. Such centers may not be utilized by the general public for meals or overnight accommodations. Housing for participants may be in lodges, dormitories, sleeping cabins (with or without baths), or in such other temporary quarters as may be approved by the BZA, but kitchen and dining facilities shall be located in a single centrally located building or buildings.

SELF- SERVICE STORAGE FACILITY. A building or group of buildings divided into multiple, separate, self-contained compartments used to meet the temporary storage needs of residents and small businesses, and may include climate controlled facilities and accessory outdoor storage of vehicles. No commercial transactions are permitted other than the rental of storage units and the ancillary sale of related products.

VETERINARY FACILITY. An establishment maintained by a licensed veterinarian for the care, observation, and medical or surgical treatment of animals. Any boarding of animals may only be during their convalescence and accessory to facility use.

WAREHOUSE. A building or part of a building used or intended to be used primarily for the storage of goods that are to be sold at retail or wholesale from other premises or sold wholesale from the same premises; for the storage of goods to be shipped on mail order or internet sales; for the storage of equipment or materials to be used or installed at other premises by the owner or operator of the warehouse; or for similar storage purposes. The term **WAREHOUSE** does not include a retail establishment whose primary purpose is for the sale of goods stored on the premises; however, nothing in this definition is meant to exclude purely incidental retail sales in **WAREHOUSES**. Further, the term includes a distribution facility, at which storage is minor, transitory, and merely incidental to the purpose of facilitating order fulfillment and transportation of goods.

WHOLESALE. The sale of commodities or goods, usually in large quantities, to distributors or retail outlets for resale to ultimate consumers.

DISTRICTS ESTABLISHED; MAPS AND BOUNDARIES

158.015 DISTRICTS ESTABLISHED.

For the purpose of these regulations, the unincorporated area of the county is hereby divided into districts as follows:

Abbreviation	District
"A"	Agricultural District

"C-1"	Commercial Low Intensity District
"C-2"	Commercial Medium Intensity District
"C-3"	Commercial High Intensity District
"C"	Conservation District
"EC"	Employment Campus District
"H"	Heritage Zoning District
"HDO"	Historic District Overlay
"I-2"	Heavy Industrial District
"I-1"	Light Industrial District
"MHP"	Mobile Home Park District
"MRO"	Mineral Resource Overlay District
R-40,000	Residence District
R-20,000	Residence, Suburban District
R-10,000	Residence, Urban District
R-7,500	Residence, Multi-Family District

GENERAL REGULATIONS

158.039 UTILITY EQUIPMENT AND TOWERS.

(C) Communications towers.

(3) Communications towers and tower complexes are permitted as a principal permitted use in the C-2 and C-3 Districts, and as a conditional use in the C-1 and Employment Campus Districts subject to the conditions and exceptions noted hereafter, imposed elsewhere in this subsection, imposed elsewhere in this chapter, imposed elsewhere by law, and subject to the following:

(4) Communications towers and tower complexes are permitted as a principal permitted use in the Industrial Districts subject to the conditions and exceptions noted hereafter, imposed elsewhere in this division (C), imposed elsewhere in this chapter, imposed elsewhere by law, and subject to the following:

(E) Conveyor systems.

(1) Conveyor systems shall be a principal permitted use in "I-2" and "I-1" Industrial Zoning Districts and "A" District and shall be a conditional use in all other zoning districts, except for Residential Districts. In considering an application for a conditional use, and in considering site plan approval, the BZA and Planning Commission shall consider whether the proposed conveyor system is more beneficial to the community at large than alternative systems for the transportation of materials, for example, railroad, or truck transportation. In comparing the proposed conveyor system to alternative transportation systems, the BZA and Planning Commission may consider the following factors:

158.040 DISTANCE REQUIREMENTS.

(A) Any uses or buildings subject to compliance with this section, as referenced in Section 158.082(A), shall be located at least 200 feet from:

- (1) Any lot in an Residence District;
- (2) Any lot of less than three acres in the Agricultural District which is:
 - a) occupied by a dwelling not located on the same lot as the said use or buildings, or
 - b) for which a residential lot has been recorded, or
 - c) for which a construction permit for a dwelling has been issued;
- (3) Any lot occupied by a school, religious establishment, or institution for human care.
- (4) On adjoining lots of three acres or more, a minimum separation distance of 300 feet from dwellings shall be required.

(B) The following uses shall be subject to two times the distance requirement in subsection (A), above:

- (1) Coal yard;
- (2) Cooperage works;
- (3) Crematory;
- (4) Electric generating power plant;
- (5) Facility for the dispensing of medical cannabis;

- (6) Flour and grain milling;
- (7) Heavy manufacturing;
- (8) Indoor contractors' equipment and storage yard;
- (9) Indoor growing of medical cannabis;
- (10) Indoor processing of medical cannabis; and
- (11) Structural steel fabricating.

(C) The following uses shall be subject to three times the distance requirement in subsection (A), above:

- (1) Above ground petroleum products storage (2,000 gallons or greater);
- (2) Bituminous concrete mixing plant;
- (3) Commercial sawmill;
- (4) Concrete and ceramic products manufacture;
- (5) Concrete or asphalt recycling;
- (6) Incinerator;
- (7) Oil- contaminated soil facility;
- (8) Outdoor contractors' equipment and storage yard;
- (9) Sanitary landfill; and
- (10) Truck or motor vehicle freight terminal.

(D) The following uses shall be subject to four times the distance requirement in subsection (A), above, and shall be located not less than 1,000 feet from any Residence District:

- (1) Acid or heavy chemical manufacturing;
- (2) Airport;
- (3) Blast furnace, boiler works, foundry;
- (4) Cement, lime, gypsum manufacturing;
- (5) Distillation of bones, fat rendering, grease, lard or tallow manufacturing;
- (6) Explosive manufacture or storage;
- (7) Fertilizer, potash, insecticide, glue, size, or gelatin manufacture;
- (8) Junk, salvage, and recycling yard;
- (9) Outdoor trap, skeet, rifle, or archery ranges, including gun clubs;
- (10) Petroleum products refining; and
- (11) Slaughterhouse.

158.060 MEASUREMENT OF SEPARATION OR DISTANCE BETWEEN USES.

When measuring a required separation between uses, distance shall be determined from the nearest point of the structure occupied by the use requiring separation to the nearest point of the boundary of the lot from which the separation is to be established. In the case of an

outdoor principal or accessory use requiring separation from another use, distance shall be measured from the nearest point of the outdoor use to the nearest point of the boundary of the lot from which the separation is to be established.

DISTRICTS

158.077 “C-1” COMMERCIAL LOW INTENSITY DISTRICT.

(A) Purpose and Intent. The purpose of the C-1 District is to provide locations for small-scale, low-intensity, retail and service commercial uses which are intended to provide goods and services primarily serving the residents of the surrounding neighborhoods with a minimum of consumer travel and convenient auto access. Uses are characterized by low volumes of traffic and generally not with expanded hours of operation. Regulations in the C-1 District are intended to ensure that uses are consistent with a pedestrian friendly and neighborhood scale, are well connected to and compatible with surrounding areas, and do not attract significant traffic from outside the surrounding neighborhoods. Uses allowed in the C-1 District include but are not limited to retail sales and services, personal services, medical facilities, eating establishments, recreation and entertainment, and small professional office uses.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall apply in the “C-1” District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(D) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

158.078 “C-2” COMMERCIAL MEDIUM INTENSITY DISTRICT.

(A) Purpose and Intent. The purpose of the C-2 District is to provide locations for a diverse range of medium-intensity retail, service and professional office uses needed by a larger population than those provided for in the C-1 District. This district is also intended to provide locations for compatible institutional and recreational uses, limited residential uses, and some of the general neighborhood uses associated with the C-1 District. Bicycle and pedestrian access are encouraged where possible to ensure compatibility with nearby neighborhoods. Uses are characterized by low to medium volumes of traffic.

(B) Applicability. The following regulations and applicable regulations contained in other articles shall apply in the “C-2” District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(D) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

158.078.01 "C-3" COMMERCIAL HIGH INTENSITY DISTRICT.

(A) Purpose and Intent. The purpose of the C-3 District is to provide locations for high-intensity, large-scale retail businesses and destinations of a regional nature, planned business parks, clusters of commercial development, wholesale businesses, offices, and certain light processing operations. This district is also intended to provide locations for compatible institutional and recreational uses, limited residential uses, and some of the medium-intensity uses associated with the C-2 District. Uses in this district should be located in proximity to transportation infrastructure and major corridors, and are characterized by medium to high volumes of traffic. Developments in the C-3 District should, where possible and appropriate, facilitate pedestrian circulation. Generally, longer hours of operation are to be expected.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall be permitted in the "C-3" District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(D) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

158.079 "I-1" LIGHT INDUSTRIAL DISTRICT.

(A) Purpose and Intent. The purpose of the I-1 District is to provide locations and guidance for certain types of nonagricultural, nonresidential, and generally nonretail commercial activities characterized by light manufacturing, assembling, fabricating, warehousing, wholesale distribution, and limited commercial uses which are supportive or directly related to industrial uses, which may not be as extensive as those provided for in the I-2 District, and which, with proper landscaping, separation, setback, and buffering, will not significantly detract from adjoining residential or commercial properties. Typically, this district would accommodate light manufacturing which is characterized by the utilization of partially processed materials which are used to produce relatively small and/or light consumer goods. The end products are generally more consumer than business-oriented, have processes that generate less environmental impacts, and are usually easier to transport than those of a heavy manufacturing process. It is intended that such districts be located with access to major thoroughfares or other major modes of transportation, depending upon the specific demands of the industry being served. Industrial Parks are encouraged in this district to provide for clustering of similar industrial uses with common access and infrastructure, as well as the provision of open spaces, stormwater management, and adequate buffering. It is not the purpose of this district to

promote or encourage the use of land within this district for retail services, Planned Commercial Centers, or similar uses typically expected to be located within the established commercial districts. However, it is anticipated that there may be areas or locations where limited and specific retail services can be reasonably and logically considered under specific conditions within the district.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall be permitted in the "I-1" District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(D) Business/Industrial Parks. Business/Industrial Parks, approved as business parks prior to April 1, 2019, are permitted in the I-1 District. Retail and commercial uses, which are delineated as accessory uses in division (9) below, general service and general retail principal permitted uses in §158.082 (A), and Planned Commercial Center, subject to the provisions of Sec. 155.094, may be located on separate lots or parcels within a business park provided that:

(1) The gross acreage of such uses does not exceed 15% or 15 acres, whichever is lesser, of the business park.

(a) The area of the retail uses shall be computed as the building area containing the retail uses and the supporting parking lot area, but shall not include required yard setbacks and open space.

(b) No variance of the 15% limitation may be granted.

(2) The size of any individual retail or commercial use may not exceed a maximum of 6,000 square feet, except for day care centers and health clubs which may not exceed a maximum of 12,000 square feet. The area of a canopy over gasoline pumps shall not be included in the size limitation for a convenience store with gasoline pumps;

(3) The development of the retail or commercial space shall be phased in with the development of the industrial uses such that the ratio of retail or commercial space to industrial space which is constructed may not exceed 25% at any time until the business park is complete;

(4) The business park shall be ineligible for additional accessory uses under § 158.083(B) (2);

(5) The development of the business park with retail or commercial uses shall not constitute a substantial change in the neighborhood with respect to a petition to change the zoning of the property pursuant to § 158.134(C);

(6) An average of four parking spaces per 1,000 square feet of building area shall be provided for the lots within a business park;

(7) The following uses are prohibited in a business park:

- (a) Antique shops;
- (b) Automobile service center;
- (c) Day treatment or care facility;
- (d) Funeral establishments;
- (e) Kennels, commercial;
- (f) Nonprofit clubs and fraternal organizations;
- (g) Religious establishments;
- (h) Residential dwelling units;
- (i) Retail greenhouses;
- (j) Retirement homes;
- (k) Second-hand or consignment shops;
- (l) Tattoo or body-piercing shops; and
- (m) Vehicle repair shops.

(8) Signage requirements are as follows.

(a) A signage plan shall be submitted with the site plan.

(b) One freestanding sign shall be allowed to identify the business park.

This sign may not exceed 30 feet in height or 200 square feet per side, unless a variance is granted pursuant to § 158.130. This sign may include identification of the tenants or other entities within the business park.

(c) If a PCC is located within a business park, then the PCC may have an additional freestanding sign in accordance with § 155.094(E).

(d) All other buildings or lots within the business park may have signs in accordance with § 158.114.

(9) Provided all accessory uses do not exceed 15% of the lot or parcel, and provided no individual use exceeds 3,000 square feet except as provided below, the following retail or other commercial uses in conjunction with a principal permitted or approved conditional use, not exceeding 15% of the lot or parcel, and subject to authorization of the BZA after a public hearing:

- (a) Retail bakeries;
- (b) Banks or savings and loan institutions;
- (c) Beauty salons or barbershops;
- (d) Convenience stores, including gasoline pumps, however the area of canopy over the gasoline pumps is excluded from the 3,000 square foot size limitation but included as part of the 15% gross acreage limitation;
- (e) Day care centers not exceeding 6,000 square feet;
- (f) Pharmacies;
- (g) Laundry or dry-cleaning establishments;
- (h) Office supply stores;
- (i) Shoe repair shops;
- (j) Restaurants or lunch rooms;
- (k) Tailor establishments;
- (l) Health clubs not exceeding 6,000 square feet; and
- (m) Florist or garden shops.

(E) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

158.080 "I-2" HEAVY INDUSTRIAL DISTRICT.

(A) Purpose and Intent. The purpose of the I-2 District is to provide locations and guidance for certain types of nonagricultural, nonresidential, and noncommercial activities characterized by heavy manufacturing, refining, processing, or compounding of materials or products predominantly from raw materials. This district may also accommodate some of the light manufacturing uses permitted in the I-1 (Light Industrial) District. The uses associated with this district are intensive and frequently include operations that emit strong odors; loud noises, and

some level or volume of dust, vibration, smoke, soot, vapors, light, and pollution. Typically, this district would accommodate heavy manufacturing which is characterized by the utilization of primary elements and raw materials which are used to produce large or heavy products that are sometimes difficult to transport. Heavy manufacturing typically requires large machines or facilities, large or specialized equipment, and involves complex or numerous processes. The products are often intermediaries for use by other industries, and the manufacturing usually has the potential for more of an environmental impact than in the I-1 District. It is intended that properties in this district be located with access to major thoroughfares or other major modes of transportation, depending on the specific demands of the industry being served. Industrial Parks are encouraged in this district to provide for clustering of similar industrial uses with common access and infrastructure as well as the provision of open spaces, stormwater management, and adequate buffering. It is not the purpose of this district to promote or encourage the use of land within this district for retail services, Planned Commercial Centers, or similar uses typically expected to be located within the established commercial districts. However, it is anticipated that there may be areas or locations where limited and specific retail services can be reasonably and logically considered under specific conditions within the district.

(B) Applicability. The following regulations and applicable regulations contained in other sections shall apply in the "I-2" District.

(C) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(D) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

158.081 "EC" EMPLOYMENT CAMPUS DISTRICT.

(A) Purpose and Intent. The purpose of the E-C District is to provide for and foster comprehensively planned employment centers in campus-like settings to attract employers of highly skilled workers and primarily higher paying jobs, including but not limited to research and development, institutional, office, flex space, and other light and limited industrial uses, while also providing a more flexible approach to design and development. In this district, the integration of trails, sidewalks, communal plazas, and shared amenities is encouraged. The following objectives are sought in providing for the E-C District:

(1) To facilitate a well-planned development with higher standards of development than are typically found in other employment districts;

(2) To provide for development that will incorporate the natural features of the land and protect the environment;

- (3) To maintain a harmonious relationship between the various buildings and sites contained within the district;
- (4) To provide development patterns that recognize the character of established surrounding neighborhoods and other types of land uses, and consider potential adverse impacts on neighboring properties;
- (5) To provide for interaction and integration among users, thereby contributing to a positive and healthy working environment;
- (6) To ensure that the limited number of permitted and accessory residential, retail, service, eating and drinking uses within the district have the principal purpose of serving the employment campus;
- (7) To encourage green spaces, walking trails and other recreational uses;
- (8) To serve as an economic development tool in the effort to increase the County's commercial and industrial tax base;
- (9) To encourage development of buildings that can be easily adapted as the range of tenants and regional market for employment evolves; and
- (10) To provide a flexible employment district.

(B) Development Plan. The developer of any employment campus (prior to any construction) shall present to the Planning Commission for its review, a development plan of such proposed campus. The purpose of the development plan is to provide the Planning Commission with the necessary information to ascertain whether the proposed employment campus is consistent with the purposes of the district as articulated in subsection (A) above. The development plan shall show such items as the size of the project, the location and approximate shapes of buildings, road ingress and egress patterns, parking areas, storm drainage, and water and sewerage facilities, and such other information as is necessary for the Planning Commission to give the necessary consideration. The Planning Commission shall require phasing of construction of the residential, retail, and service portions of the employment campus to ensure that these components are in support of the primary employment uses.

(1) It shall be the duty of the Planning Commission to ascertain whether the location, size, and other characteristics of the site, and the proposed plan, comply with the following conditions:

- (a) The proposed development will not cause points of traffic congestion on existing or planned roads in the areas of such proposed location; and

(b) The plans provide for a development consisting of one or more groups of establishments in buildings of integrated and harmonious design, together with adequate and properly arranged traffic, parking facilities and landscaping, so as to result in an attractive and efficient development.

(C) Parking. For all commercial, industrial, institutional, and public uses, parking shall be provided in accordance with a formula of five parking spaces for every 1,000 square feet of space.

(D) Outdoor Storage. No outdoor storage of equipment, material or products will be permitted.

(E) Signage. A signage plan shall be submitted at the time of development plan review to assure that the appearance, size, height, type of material, and other aspects of signs are consistent with the purposes and intent of the district. The regulations set forth in Sections 158.112, 158.113, and 158.114 shall also apply in the Employment Campus District.

(F) Landscaping. The minimum open space and landscaped area on any development shall not be less than 20% of the gross land area of the development. All development in this district shall comply with Chapter 157 of the Carroll County Code and to the technical standards established in the Carroll County Landscape Manual. Supplemental landscaping may be required in order to comply with the objectives set forth in subsection (A).

(G) Architecture. Building architectural renderings or plans shall be submitted at the time of development plan review to assure that the appearance, size, type of building material, and other aspects of the buildings are consistent with the purposes and intent of the district.

(H) Solar Energy Conversion Facilities. Solar energy conversion facilities may be approved as part of the development plan, provided they are roof-mounted, subject to the requirements of Section 158.153, or mounted on a canopy in a parking area.

(I) Principal Uses. The regulation of principal uses is set forth in Section 158.082.

(J) Mix of Uses. The following limitations shall apply:

(1) General retail, general service, eating and drinking uses, including principal and accessory uses, shall not comprise more than 25% of the total area of the structures located in the employment campus development.

(2) Where permitted in Section 158.082, residential uses shall not collectively comprise more than 15% of the total area of the employment campus development. Density for retirement homes and multifamily units shall not exceed one dwelling unit per 3,000 square feet, and other types of dwelling units shall not exceed one dwelling

unit per 7,500 square feet. Such residential uses shall be architecturally compatible with and supportive of the employment uses. All residential uses shall be subject to Chapter 156, Adequate Public Facilities and Concurrency Management.

(K) Accessory Uses. Accessory uses shall be as follows:

- (1) Uses customarily accessory and incidental to any principal permitted use or authorized conditional use.
- (2) Solar energy conversion facility, subject to the requirements of Section 158.153(B).
- (3) General retail, general service, eating and drinking establishments, indoor recreation uses, and day care centers, provided that an individual use does not exceed 3,000 square feet, except health clubs and day care centers, which may not exceed 6,000 square feet.

(L) Bulk Requirements. With the exception of building height, the bulk requirements shall be established at the time of site plan approval. The maximum allowable height in this district shall be 60 feet.

(M) Required conditions. Site plan review requirements shall be as provided by Chapter 155 of the Carroll County Code.

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 Section 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 specifically 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) Variances shall not be granted to the provisions of the Table of Land Uses.

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
AGRICULTURAL							
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	C	P	X	158.040
Shop for the service, repair, or sale of farm equipment	C	P	P	X	X	X	158.040
COMMUNICATIONS							
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
COMMERCIAL							
Vehicle Sales/ Service							
Automobile service center	C	P	P	X	C	X	158.002
Car wash (self or full service)	X	P	P	X	X	X	
Fuel station	P	P	P	X	X	X	158.002
Vehicle repair shop	X	C	P	P	X	X	158.002
Vehicle sales lot (under 10,000 lbs. gross vehicle weight)	X	P	P	X	X	X	158.002
Vehicle sales lot (10,000 lbs. or more gross vehicle weight)	X	C	P	X	X	X	158.002
Eating and Drinking Establishments							

LAND USE CATEGORY	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
SUBCATEGORY							
DESCRIPTION							
Catering establishment or banquet facility	P	P	P	X	X	P	
Restaurant	P	P	P	X	X	P	
Restaurant, with drive thru	X	P	P	X	X	X	
Tavern/Bar	P	P	P	X	X	P	
Funeral and Interment							
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
Lodging							
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	NA	NA	NA	P	P	NA	158.002, 158.156
Office/Health Care							
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	
Professional or business office as part of an Industrial Park	NA	NA	NA	P	P	NA	158.156
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
Recreational/Entertainment							
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	NA	NA	NA	P	P	NA	158.002, 158.156
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,	X	X	X	X	X	X	158.040

LAND USE CATEGORY	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
SUBCATEGORY							
DESCRIPTION							
including gun clubs							
Retreat facility	X	X	X	X	X	X	158.002, 158.070
Riding academy or boarding stable	X	X	X	X	X	X	
Retail/Service							
Building 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	
General retail or general service, less than 10,000 square feet	P	P	P	X	X	P	158.002
General retail or general service, between 10,000 and 60,000 square feet	X	P	P	X	X	C	158.002
General retail or general service, more than 60,000 square feet	X	C	P	X	X	X	158.002
Rental of vehicles and goods with primarily outdoor equipment storage	X	C	P	P	X	X	
RESIDENTIAL							
Household Living							
Dwelling in a Business Park	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	X	X	X	X	X	P	158.002, 158.081
Townhouse	X	X	X	X	X	P	158.002, 158.081
Two-family dwelling	X	X	X	X	X	P	158.002, 158.081
Group Living							
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
INSTITUTIONAL/COMMUNITY SERVICE							
Art, trade, 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	

LAND USE CATEGORY	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
SUBCATEGORY							
DESCRIPTION							
Private school	P	P	P	X	X	P	
Religious establishment	P	P	P	X	X	X	158.002
Trade school or professional training center, as part of an Industrial Park	NA	NA	NA	P	P	NA	158.156
INDUSTRIAL							
Manufacturing/Production							
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	X	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
Cement, lime, gypsum, or plaster of paris manufacturing	X	X	X	X	C	X	158.040
Concrete and ceramic products manufacturing	X	X	X	X	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
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
Micro-brewery	C	P	P	P	X	P	158.002
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
Structural steel fabricating	X	X	X	X	P	X	158.040
Winery	X	P	P	P	P	X	
Trades							
Bottling (may include distribution) of soft drinks, alcoholic beverages, or milk	X	X	X	P	P	X	

LAND USE CATEGORY SUBCATEGORY DESCRIPTION	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
Printing shop	C	C	P	P	P	P	
Welding, sheet metal, machine or similar shop	X	C	P	P	P	X	158.040
Transportation/Utilities							
Airfield	X	X	X	X	X	X	158.002
Airport	X	X	X	C	P	X	158.002
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
Solar energy conversion facility, roof mounted	P	P	P	P	P	P	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
Warehouse/Storage/Distribution							
Above ground petroleum products storage (2,000 gallons or greater)	X	X	X	C	C	X	158.002, 158.040, 158.157
Indoor contractor's equipment storage facility	X	X	X	C	C	X	158.002, 158.040
Outdoor contractor's equipment storage yard	X	X	X	C	C	X	158.002, 158.040
Self-service storage facility	X	C	P	X	X	X	158.002, 158.158
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
Waste-Related							
Garbage, offal, or dead animal reduction	X	X	X	X	X	X	
Incinerator, associated with waste to energy facility	X	X	X	X	C	X	158.040
Junk, salvage, and recycling yard	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
Sanitary landfill, including solid waste transfer	X	X	X	X	C	X	158.002, 158.040

LAND USE CATEGORY	C-1	C-2	C-3	I-1	I-2	EC	ADDITIONAL REGULATIONS
SUBCATEGORY							
DESCRIPTION							
facility and solid waste processing							
Miscellaneous							
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
Indoor growing of medical cannabis	X	X	X	P	P	X	158.002, 158.040, 158.059
Laboratory (chemical, physical, or biological), not including agricultural	X	P	P	P	P	P	158.040
Slaughterhouse	X	X	X	X	C	X	158.040
Use-off-the premises signs	P	P	P	P	P	X	158.115
PUBLIC							
Public facility	P	P	P	P	P	P	158.049

158.083 COMMERCIAL AND INDUSTRIAL DISTRICTS: REGULATION OF ACCESSORY USES.

(A) Accessory Uses in the Commercial Districts. Accessory uses in the commercial districts shall be as follows:

- (1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including but not limited to:
 - a) Business signs pertaining to "use on the premises", provided that such signs are located as regulated in § 158.114.
 - b) The above or below ground storage of not greater than 2,000 gallons, in aggregate capacity, of petroleum products which is not sold at retail or wholesale, and subject to all applicable MDE and NFPA regulations. Commercial establishments providing petroleum for retail sale shall be regulated in the same manner as a principal use.
 - c) Drive-thru service when accessory to a principal permitted or conditional use in the C-2 or C-3 district.
 - d) Car wash when accessory to a principal permitted or conditional uses in the C-2 or C-3 district.

- e) Outdoor storage of vehicles when accessory to a self- service storage facility.
- f) Equipment, vehicle and materials storage when accessory to general service or office, provided that in the C-1 District, the storage is located in an area of the property comprising no more than 43,560 square feet.
- g) Winery, micro-brewery, and limited distillery when accessory to a restaurant or tavern.
- h) Consumption or tasting of alcohol produced on-site, food sales to accompany the beverage tasting, retail sales of novelty or gift items related to the beverage, guided tours, and promotional activities at a micro-brewery, limited distillery, or winery.
- i) Fertilizer storage or sales when accessory to a permitted or conditional use in the C-2 or C-3 district, subject to approval by the Zoning Administrator in accordance with Section 158.130(G).
- j) Solar energy conversion facility, subject to the requirements of Section 158.153(B).
- k) Pursuant to Section 155.094, dwellings accessory to a Planned Commercial Center.

(B) Accessory uses in the Industrial Districts. Accessory uses in the industrial districts shall be as follows:

(1) Uses and structures customarily accessory and incidental to any principal permitted use or authorized conditional use, including but not limited to:

- a) A mobile home or dwelling associated with an industrial use.
- b) Storage modules subject to the following standards:
 1. The exterior surface shall be painted and kept in good repair;
 2. The storage module shall be vented as needed for safety purposes;
 3. The storage module shall be screened from the adjacent roadway;
 4. Storage modules shall not be stacked; and
 5. The number of storage modules shall be determined by the Zoning Administrator, but shall not exceed 25% of the area of the principal structure.

c) Retail sales and service of products manufactured on or distributed from the site.

d) Towing service, when accessory to an automobile service center or vehicle repair shop.

e) Car wash, when accessory to a permitted or conditional use.

f) Motor vehicle rental and leasing, when accessory to an automobile service center or vehicle repair shop.

g) Consumption or tasting of alcohol produced on-site, food sales to accompany the beverage tasting, retail sales of novelty and gift items related to the beverage, guided tours, and promotional activities at a brewery, micro-brewery, distillery, limited distillery, or winery.

h) The above or below ground storage of not greater than 2,000 gallons, in aggregate, of petroleum products, which is not sold at retail or wholesale, and subject to Chapter 170 of the Carroll County Code and all applicable MDE and NFPA regulations.

i) Solar energy conversion facility, subject to the requirements of Section 158.153(B).

(2) A single nonindustrial accessory use, provided the accessory use does not exceed 15% of the lot or parcel, and provided the individual use does not exceed 3,000 square feet, except as provided below, and subject to the site plan requirements of Chapter 155. The above restrictions shall not be varied.

(a) Retail bakeries;

(b) Banks or savings and loan institutions;

(c) Beauty salons or barbershops;

(d) Convenience stores, including gasoline pumps;

(e) Day care centers not exceeding 6,000 square feet;

(f) Pharmacies;

(g) Laundry or dry-cleaning establishments;

(h) Office supply stores;

(i) Shoe repair shops;

- (j) Restaurants;
- (k) Tailor establishments;
- (l) Health clubs not exceeding 6,000 square feet; and
- (m) Florist or garden shops.

158.084 COMMERCIAL AND INDUSTRIAL DISTRICTS: BULK REQUIREMENTS.

(A) Bulk requirements in the Commercial Districts. The following requirements shall be observed for nonresidential uses in the commercial districts, subject to the provisions of Section 158.130:

- (1) Front yard: minimum 10 feet.
- (2) Side yard: minimum 10 feet.
- (3) Rear yard: minimum 15 feet.
- (4) Height: maximum 50 feet.

(5) Additional bulk requirements for Planned Commercial Centers are as provided for in Section 155.094.

(6) The bulk requirements for Business Parks shall be established by the Planning Commission at the time of site plan review.

(B) Bulk requirements in the Industrial Districts. The following requirements shall be observed in the industrial districts, subject to the provisions of Section 158.130:

- (1) Front yard: minimum 10 feet.
- (2) Side yard: minimum 20 feet.
- (3) Rear yard: minimum 20 feet.
- (4) Height: maximum 50 feet.

(5) The bulk requirements for Industrial Parks shall be established by the Planning Commission at the time of site plan review.

(C) Bulk requirements for accessory uses in the commercial and industrial districts shall be as set forth in Section 158.130(C) (2).

OVERLAY DISTRICTS

158.096 "MRO" MINERAL RESOURCE OVERLAY.

(B) Mineral resource overlay ("MRO").

(1) Within the county, there is hereby established an area designated a MRO. This "MRO" includes areas identified as containing a MR, a VRA, and those areas surrounding the resource, identified as MRN. This overlay shall exist only in the "A" District, "I-2" or "I-1" on the Zoning Maps as adopted or amended. There shall be no new Agricultural Land Preservation Districts created pursuant to the Maryland Agricultural Land Preservation Program on any portion of a parcel assigned an MR or a VRA designation.

SIGNS

158.114 USE-ON-THE-PREMISES SIGNS.

(C) The total area of all signs shall not exceed four times each linear foot of the building wall being used as a tenant front. Only one building frontage shall be used in computing the sign area allowance, except on a corner lot, in which case an additional 25% of the sign area allowed may be authorized. In no case shall the area of any one sign exceed 200 square feet on any one side. Computations of signs shall include all sides (where applicable) including the entire face of the sign and any wall work incidental to its decoration and shall include the space between letter figures and designs or the space within letter figures and designs.

(D) No exterior sign shall exceed 30 feet in total height, as measured from the adjacent public road, if freestanding. Only one freestanding sign is permitted, except if located in a Planned Commercial Center. A Planned Commercial Center fronting on more than one street may be permitted one additional sign not exceeding 200 square feet in area containing the names of the Planned Business Center or establishments located therein, that may be placed in any location within the boundaries of the project within the required yard area along each street.

(G) Temporary signs located on the premises of a business which advertise special events of the business subject to all distance, yard, and setback requirements and subject to the following limitations:

(1) Area. The sign shall be no larger than 36 square feet per side and shall have no more than two sides. If temporary single faced signs are used, no more than two temporary single faced signs may be used.

(2) Time limit. The sign may not be located at the business for longer than 30 days prior to the special event. The Zoning Administrator shall prohibit the use of temporary signs if

it appears that the use is intended to avoid the restrictions on permanent signs. Temporary signs may be used no more than twice per calendar year.

(5) Approval. Prior to using the sign, a person shall have been issued a zoning certificate and must obtain the approval of the Zoning Administrator, who shall review the request to determine if the sign constitutes a potential hazard to health, safety, or welfare; or whether the use of the sign is for a truly temporary purpose rather than for a purpose that would require additional regulation under other provisions of this chapter.

(H) Notwithstanding any other provision of this chapter, the total area of all signs on the premises of a fuel station shall not exceed 200 square feet, except as authorized in division (C). Canopy signage at a fuel station may not exceed 36 square feet at each face.

(I) In the Employment Campus District, the following provisions shall also be adhered to:

(1) Sign locations shall be permitted as follows for each building:

- (a) One freestanding sign at a point near the parking or building entrance; and
- (b) A building mounted tenant identification system for each tenant.

(2) The following are prohibited:

- (a) Flashing or moving signs;
- (b) Exposed neon signs; and
- (c) Pennants, banners, streamers, tethered balloons, and inflatables.

158.115 USE-OFF-THE-PREMISES SIGNS.

(A) Outdoor advertising signs pertaining to use off the premises may be permitted in the Commercial and Industrial Districts, except as further restricted.

(D) Conversion of existing outdoor advertising signs.

(1) Signs located in the "C-1", "C-2", "C-3", "I-1", and "I-2" Zoning Districts may be changed to an electronic message or Trivision outdoor advertising sign provided that any such sign converted shall meet the following standards:

- (b) each message on the sign must be displayed for a minimum of ten seconds.

ADMINISTRATION AND ENFORCEMENT

158.130 EXCEPTIONS AND MODIFICATIONS.

(E) Height.

(1) Building height limitations shall not apply to water tanks, barns, windmills, or other accessory farm structures; or to material storage silos or bins, belfries, steeples, spires, electric or communication poles or towers, electric generating plants, electric transforming or switching equipment, radio, television, or radar towers, chimneys or smoke stacks, flagpoles, fire or observation towers, cupolas, domes, monuments, penthouses, or roof structures for housing stairways; or to tanks, ventilating fans, air-conditioning equipment or similar equipment required to operate and maintain the building. No penthouse or roof structure shall have a total area greater than 25% of the roof area. This provision shall not apply to wind energy systems.

(2) In any "A" or "R" District, the height of a building may be extended to not over 40 feet, if each side yard is increased in width one-half foot for each additional one foot of height above the normal maximum limit.

158.131 ZONING ADMINISTRATOR.

(D) The Zoning Administrator shall maintain a file for inspection by the public of issues of interpretation of this chapter and Chapter 155.

SPECIFIC USES

158.150 MOBILE HOMES.

No person shall park, store, or occupy a mobile home (nor allow or permit parking, storage, or occupancy of a mobile home), for living or other purposes, except:

(D) In conjunction with an industrial location as an accessory use in an "I-1" or "I-2" Districts for such purposes as a caretaker;

158.153 SOLAR ENERGY CONVERSION FACILITIES.

(B) Solar energy conversion facilities, accessory.

(2) Size limits:

(c) In the commercial, employment campus, and industrial districts, the physical size of the system shall be limited to the size of the roof, or roofs, of structures situated on the subject property, when roof mounted, or in the C-2 and C-3 Districts, no larger than the

aggregate of the roof area of all permitted structures on site, when ground mounted. Ground-mounted systems up to 120 square feet may be authorized in the C-1 District. No variance or waiver to the size of ground-mounted systems is allowed.

(C) Solar energy conversion facilities, in commercial and employment campus zones.

(1) Solar energy conversion facilities shall be permitted in the C-1 and Employment Campus Districts when roof mounted. No ground mounted systems shall be permitted in the C-1 or Employment Campus Districts.

(2) Solar energy conversion facilities shall be permitted in the C-2 District when roof mounted. Ground mounted systems are permitted by conditional use in the C-2 District.

(3) Solar energy conversion facilities shall be permitted by right in the C-3 District whether roof mounted or ground mounted.

(4) Size limits:

(a) In the C-1 and Employment Campus Districts, the physical size of the system shall be limited to the size of the roof.

(b) There shall be no size limit for systems in the C-2 and C-3 Districts.

(D) Solar energy conversion facilities, in industrial zones.

(1) Solar energy conversion facilities shall be permitted in the I-2 and I-1 Districts whether roof mounted or ground mounted.

158.154 ADULT ENTERTAINMENT BUSINESS, MASSAGE ESTABLISHMENT, OR STRIPTease BUSINESS.

(A) An adult entertainment business, a massage establishment or a striptease business may not be located within 1,000 feet of:

(1) A religious establishment;

(2) A public or private school;

(3) A public park or public recreational facility;

(4) A public library;

(5) A child care home, child care institution, or family day care home licensed or registered under state law; or

(6) A lot zoned residentially or devoted primarily to residential use.

(B) An adult entertainment business, a massage establishment or a striptease business may not be located within 2,500 feet of another adult entertainment business, massage establishment or striptease business.

158.155 JUNK, SALVAGE, AND RECYCLING YARDS.

(A) A junk, salvage, or recycling yard may be authorized by conditional use, provided that

- (1) The area used shall not exceed five acres;
- (2) The uses shall be totally enclosed with adequate fencing; and
- (3) No operations, including storage or sale of parts, shall be closer than 300 feet to any public highway.

158.156 INDUSTRIAL PARK.

(A) An Industrial Park is a self-contained development area that is cohesive, with a common development scheme, and generally developed as a stand-alone entity. An Industrial Park is permitted in the I-1 and I-2 Districts, and permitted uses include all uses permitted in the industrial district in which the Industrial Park is located. Additional uses permitted may include uses permitted by right in the C-3 District, provided that no individual use may exceed 10,000 square feet and these uses collectively comprise no more than 20% of the land area of the entire Industrial Park. The following uses are also permitted by right in an Industrial Park, without being subject to the limitations above: trade school, professional training center, conference center, and hotel. Multiple nonindustrial accessory uses may be permitted, provided that no accessory use shall exceed 5,000 square feet, except a day care center or health club, which may be up to 6,000 square feet, and provided that, in aggregate, the nonindustrial accessory uses do not exceed 10% of the entire Industrial Park. Landscaping, signs, walkways, and parking will be provided in an integrated and harmonious design Bulk requirements in an Industrial Park shall be established by the Planning Commission at the time of site plan review.

158.157 ABOVE GROUND STORAGE OF PETROLEUM PRODUCTS.

(A) Above ground petroleum products storage tanks, any one of which has the capacity in excess of 2,000 gallons, may be approved provided that all County, state and federal laws, as well as NFPA codes are complied with. The storage of petroleum products shall comply with setback requirements as specified by NFPA, but not less than 100 feet from all property lines.

158.158 SELF-SERVICE STORAGE FACILITY.

(A) Self- service storage facilities may be authorized by conditional use in the C-2 District, and permitted by right in the C-3 District, subject to the following conditions:

- (1) Maximum individual storage unit height shall be 15 feet.
- (2) Maximum area of each individual storage unit shall be 500 square feet.
- (3) The front building facade shall be designed, constructed, and maintained to be visually compatible with the neighborhood and surrounding properties.

- (4) A business office shall be located on site, and the required parking spaces for employees shall be located adjacent to the business office. Required parking may not be rented, used for storage of vehicles, or other storage.
- (5) Areas providing access between storage units and areas designed for two-way vehicular traffic shall be 20 feet wide. One-way vehicular traffic aisles with units on one side may be 15 feet wide. Access aisles and storage units shall be designed and located to provide maneuvering space for emergency vehicles.
- (6) All outdoor lighting must be shielded and focused to direct light onto the premises and away from adjoining properties.
- (7) All structures, storage units, commercial parking areas, accessory vehicle storage areas, aisles, security fences, or walls, except the front building facade, shall be screened from view off site.
- (8) The site shall not be used for any activity or use except storage as specified herein.
- (9) Flammable, toxic, or explosive materials or hazardous chemicals shall not be stored on site; provided, however, that fuel contained in standard fuel tanks of boats or vehicles which are themselves stored on site is allowed. Standard fuel tanks for purposes of this section are those tanks which were designed for the specific vehicle by the manufacturer of the vehicle.
- (10) Signs shall be permitted in compliance with §§ 158.110 through 158.115, except that temporary signs, signs that relate to off-premises uses, or signs which exceed 50 square feet in area are prohibited.
- (11) Landscaping shall be provided in accordance with Chapter 157, Landscape Enhancement of Development.

158.159 BUSINESS PARK.

(A) A Business Park is a self-contained development area that is cohesive, with a common development scheme, and generally developed as a stand-alone entity. A Business Park is only permitted in the C-3 district, and permitted uses include all uses permitted in the C-3 District. Additional uses permitted may include uses permitted by right in the I-1 District, provided that these uses collectively comprise no more than 20% of the land area of the entire Business Park. Multi-family dwelling units may also be permitted in a Business Park, provided that these uses collectively comprise no more than 20% of the total land area of the Business Park development. Density for retirement homes and multifamily units shall not exceed one dwelling unit per 3,000 square feet, and other types of dwelling units shall not exceed one dwelling unit per 7,500 square feet. The Planning Commission shall require phasing of construction of the residential portion of the Business Park to ensure that this component is in support of the primary employment uses. Landscaping, signs, walkways, and parking will be provided in an

integrated and harmonious design. Bulk requirements in a Business Park shall be established by the Planning Commission at the time of site plan review.

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