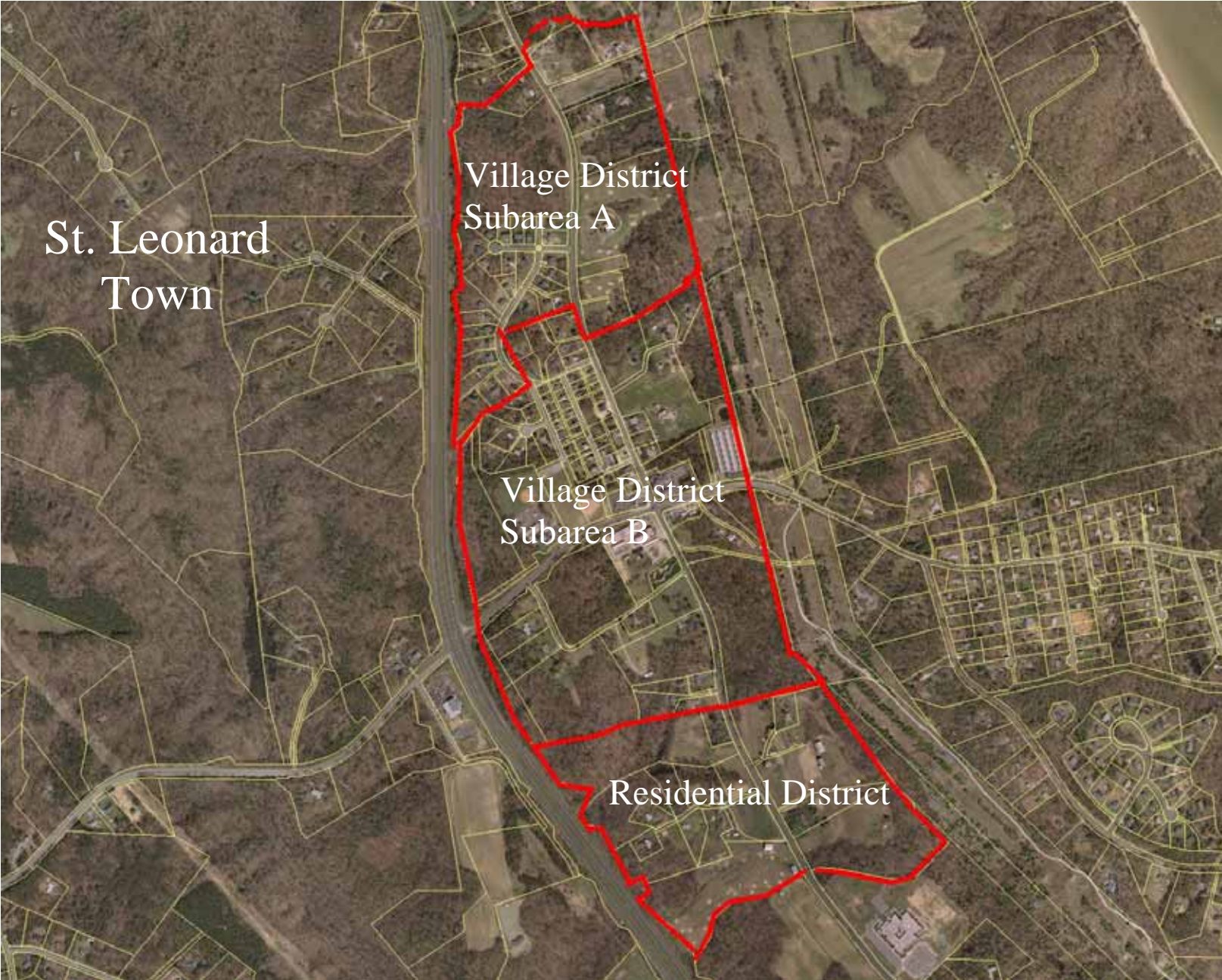


3-2.05 St. Leonard Town Center



KEY TO LAND USE CHARTS:			
	A blank indicates the use is not permitted	SC	Permitted use subject to special exception if it meets conditions
P	Permitted Use	S1	Permitted Use subject to special exception if less than 150 feet from a residential building or site where there is an active house permit or an established Historic District.
C	Permitted Use if it meets certain conditions	S2	Permitted Use subject to special exception if less than 300 feet from a residential building or site where there is an active house permit or an established Historic District.
S	Permitted Use subject to special exception from the Board of Appeals		

ST. LEONARD TOWN CENTER				
USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – AGRITOURISM, ECO-TOURISM, AND HERITAGE TOURISM USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Agritourism Enterprise			
2.	Campground, Farm			
3.	Canoe or Kayak Launching Site, Commercial			
4.	Commercial Kitchen, Farm			
5.	Ecotourism Enterprise			
6.	Farm Support Business, Less than 5,000 square feet			
7.	Farm Support Business, More than 5,000 square feet			
8.	Heritage Trail Displays			
9.	Hunting Service			
10.	Public Events/Public Assemblies on Farmland			
11.	Rental Facilities on Farms			
12.	Sports Practice Fields on a Farm			

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES - AGRICULTURAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Animal Husbandry	C	C	C
2.	Aquaculture, Freshwater and Land-based			
3.	Aquaculture, Marine/Estuarine			
4.	Commercial Greenhouse, Retail	P	S	P
5.	Commercial Greenhouse, Wholesale	P	S	P
6.	Commercial Kennel, with indoor facilities only			
7.	Commercial Kennel, with outdoor facilities			
8.	Commercial or Non-Profit Stable or Horseback-Riding Club			
9.	Commercial Raising of Dangerous or Wild Animals	S		S
10.	Commercial Raising of Fur-bearing Animals			
11.	Farm	P	P	P
12.	Farm Brewery			
13.	Farm Building	P	P	P
14.	Farm Distillery			
15.	Farm Stand	C	C	C
16.	Farm Winery			
17.	Field Crops	P	P	P
18.	Forest Product Processing			
19.	Garden Center or Farm Supply Store, Less than 5,000 square feet	P		
20.	Garden Center or Farm Supply Store, More than 5,000 square feet and less than 25,000 sq. ft.	S1		
21.	Livestock Auction and/or Sales Barn, Commercial			
22.	Livestock Auction by a Non-Profit Organization or Farm Owner			
23.	Nursery, Retail	P	P	P
24.	Nursery, Wholesale	P	P	P
25.	Tree Farming	P	P	P
26.	Veterinary Hospital or Clinic, Livestock	P	P	P
27.	Veterinary Hospital or Clinic, Small Animals and Household Pets	P	P	P

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES - RESIDENTIAL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Apartment, Accessory	C	C	
2.	Apartment, Accessory for Resident Watchman/Caretaker			P
3.	Apartment, Attached to a Business (3/25/08)			P
4.	Assisted Living Facility	P	P	
5.	Bed & Breakfast Facility with up to 2 Bedrooms in Use	C	C	C
6.	Bed & Breakfast Facility with 3 to 5 Bedrooms in Use	C	C	
7.	Boarding House	C	C	
8.	Dwelling, Attached: Duplex	C	C	
9.	Dwelling, Attached: Fourplex			
10.	Dwelling, Attached: Multi-family			
11.	Dwelling, Attached: Townhouse	SC		
12.	Dwelling, Attached: Triplex			
13.	Dwelling, Single Family Detached	C	C	C
14.	Group Home	P	P	
15.	Liveboards			
16.	Lodgers in Residence (no more than 3)	P	P	
17.	Manufactured Home Community			
18.	Manufactured Home, Farm	C	C	
19.	Manufactured Home for Resident Watchman/Caretaker			
20.	Manufactured Home on Individual Lot			
21.	Manufactured Home or Recreational Vehicle (Emergency)	C	C	
22.	Manufactured Home Subdivision			
23.	Tenant House	C	C	
24.	Tenant Houses, Additional (no more than 2 additional)	SC	SC	

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL RETAIL	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Agricultural Machinery, Service and/or Supplies	S2	S2	P
2.	Antiques Sales	P	P	
3.	Art Gallery, Less than 5,000 square feet	P		
4.	Art Gallery, More than 5,000 square feet and less than 25,000 square feet	S1		
5.	Artisans' and Crafters' Market	C	C	C
6.	Auction Building	S1	S1	
7.	Boat Dealership	S2	S2	
8.	Farmers' Market	C	C	C
9.	Flea Market by Non-profit Organization	P	P	
10.	Home Improvement Center less than 25,000 square feet	S2		
11.	Manufactured Home Dealer			
12.	Mobile Food Sales	C	C	C
13.	Retail Commercial Building, Less than 5,000 square feet	P		C
14.	Retail Commercial Building, More than 5,000 square feet and less than 25,000 square feet	S1		
15.	Retail Commercial Building with Drive-up Facility, Less than 5,000 square feet	P		C
16.	Retail Commercial Building with Drive-up Facility, More than 5,000 square feet and less than 25,000 square feet	S1		
17.	Retail Commercial Sale or Display Area, Outdoor	C		C
18.	Watermen's Market	C	C	C

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – BUSINESS & PERSONAL SERVICES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Boat Service and/or Repair	S		P
2.	Boat Storage, Commercial	S		P
3.	Boatel			
4.	Commercial Kitchen (not associated with an Eating Establishment)	P		P
5.	Commercial Pier			
6.	Commercial Trade or Business School	P		P
7.	Corporate Headquarters	P	P	P
8.	Crematorium	P	P	
9.	Eating Establishment with Drive-up Facility	S2		SC
10.	Eating Establishment without Drive-up Facility	P	P	C
11.	Entertainment Business, Adult			
12.	Flex Space Business	SC		C
13.	Funeral Home	P	P	
14.	Home Occupation, All Employed are Residents	C	C	C
15.	Home Occupation, 1 Equivalent Full-time non-resident employee	SC	SC	P
16.	Home Occupation, 2 Equivalent Full-time non-resident employees	SC	SC	P
17.	Laundry, Industrial			
18.	Laundry/Laundromat			
19.	Motel or Hotel	S1	S1	
20.	Office, Non-Medical, Medical or Clinic, less than 5,000 sq. ft.	C		
21.	Office, Non-Medical, Medical or Clinic, more than 5,000 sq. ft.			
22.	Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft.	C		
23.	Office Support Services, including printing, copying, faxing, internetworking, etc., more than 5,000 sq. ft.			
24.	Personal Services, Less than 5,000 sq.ft.	P		
25.	Personal Services, More than 5,000 sq.ft.			
26.	Tavern, Nightclub, Lounge, Dance Hall	S1		
27.	Tavern, Nightclub, Lounge, Dance Hall with Outdoor Facilities such as Bars			

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – RECREATION	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Campground and/or Recreational Vehicle Camp		SC	
2.	Carnival, Fair or Circus – Temporary, Less than Five Acres	SC	SC	SC
3.	Carnival, Fair or Circus – Temporary, More than Five Acres	C	C	C
4.	Commercial or Non-Profit Meeting Hall, Banquet Hall	SC		
5.	Convention Center	P	S1	P
6.	Drive-in Theatre			
7.	Golf Course	S		
8.	Golf, Driving Range	S2		
9.	Golf, Miniature	S	S	
10.	Indoor Commercial Amusements:			
11.	Indoor Commercial Amusements: Arcade, Pool Hall, Bingo Hall	S		
12.	Indoor Commercial Amusements: Bowling, Skating Rink, Theatre	S1		
13.	Indoor Commercial Amusements: Fitness Center	P	P	P
14.	Indoor Commercial Amusements: Studio, Commercial-Performing Arts	P	P	P
15.	Indoor Commercial Amusements: Swimming Pool, Athletic Courts	S1	S1	P
16.	Marina			
17.	Outdoor Recreation, such as: Swimming Pools, Athletic Courts	S		C
18.	Retreat, Day	P	S1	P
19.	Studio, Commercial	P	P	P
20.	Target Range, Indoor			
21.	Target Range, Outdoor			

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – COMMERCIAL WHOLESALE	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Mini-Storage	S		P
2.	Warehouse, Indoor	S		P
3.	Warehouse, Outdoor			C
4.	Wholesale Lumber and/or Other Building Materials less than 25,000 square feet	S2		
5.	Wholesaling, Indoor Only	S		P

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – MOTOR VEHICLE & RELATED SERVICES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Automobile Filling Station	SC		
2.	Automobile Filling Station, with Convenience Store and/or Eating Establishment	SC		
3.	Automobile Parking Lot/Garage as a Principal Use	P		P
4.	Automobile Parts Dismantling and/or Storage	SC		
5.	Automobile Repair/Service Shop without fuel sales	SC		SC
6.	Bus lot or garage	S2		
7.	Car Wash	S2		SC
8.	Commuter Parking Lot	P		
9.	Inoperative Vehicle, 1 per lot	P	P	P
10.	Inoperative Vehicles, 2 per lot			
11.	Motor Vehicle Accessory Shop	C		
12.	Motor Vehicle Dealership - New or Used	S2		
13.	Other Motor Vehicle Related Uses including: Bus depot, taxi service, vehicle rental or leasing	S2		S
14.	Park-and-Sell Lot	S2		
15.	Parking of Commercial Motor Vehicles	C	C	C
16.	Storage of Motor Vehicles	S2		
17.	Truck, Bus and Diesel Service and Repair Shop			
18.	Truck Terminal			
19.	Vehicle Ferry Service			

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – INDUSTRIAL USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Agricultural Processing Plant (Granary only)			SC
2.	Agricultural/Livestock Processing Plant (Meats & Poultry only)			SC
3.	Agricultural/Seafood Processing Plant (Seafood only)	S2		SC
4.	Asphalt Plant			
5.	Commercial Fuel Storage Business	S		S
6.	Commercial Recycling Facility			
7.	Distillation of Alcohol as a Fuel, Commercial			
8.	Distillation of Alcohol as a Fuel On a Farm for Farm Use Only	C	C	C
9.	Grain Elevator			SC
10.	Kiln, Wood-drying			
11.	Landfill, Land-Clearing Debris			
12.	Landfill, Rubble			
13.	Landfill, Sanitary			
14.	Manufacturing and/or Assembly, Heavy			
15.	Manufacturing and/or Assembly, Light, Less than 5,000 square feet	S1		C
16.	Manufacturing and/or Assembly, Light, More than 5,000 square feet	S2		C
17.	Manufacturing and/or Assembly, Watercraft, Commercial	S2		S2
18.	Outdoor Storage in Connection with Commercial and/or Industrial Uses	P		C
19.	Power Generating Facility, Accessory to a Residence or Business	P	P	P
20.	Power Generating Facility, Commercial			S
21.	Research & Development Facility, Environmental	P		P
22.	Research & Development Facility, Other	P		P
23.	Salvage and/or Junk Yard			
24.	Sand, Gravel or Mineral Extraction and Processing			
25.	Sand, Gravel or Mineral Extraction (No Processing)			SC
26.	Sawmill, Commercial			
27.	Sawmill, Portable		S1	
28.	Storage of Machinery & Equipment in Connection With Excavating and/or Contracting Business	S	S	C

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – INSTITUTIONAL USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	College or University	P		P
2.	Day Care Center: 12 or Less Clients	P	P	P
3.	Day Care Center: 13 or More Clients	S	S	P
4.	Elementary or Secondary School	P	S	
5.	Fire and/or Rescue Service	P	S2	P
6.	Hospital	P	S2	
7.	Library	P	P	
8.	Museum	P	P	
9.	Nursing or Convalescent Home	P	P	
10.	Place of Worship, Parish Hall, Convent, Monastery or Rectory	P	P	
11.	Public or Governmental Building	P	P	P
12.	Public or Non-profit Park and/or Recreation Area Including: Tennis Courts, Swimming Pools, Athletic Fields, etc.	P	P	
13.	Public Utility Lines & Accessory Structures	S2		P
14.	Solid Waste Collection Site		S1	
15.	Temporary Structure Incidental to School (classroom relocatable)	P	P	
16.	Wastewater Treatment Facility	C		C
17.	Water Supply Treatment Facility	P		P

ST. LEONARD TOWN CENTER

USE #	3-2.05 ST. LEONARD TABLE OF LAND USES – UNCLASSIFIED USES	VILLAGE	RESIDENTIAL	EMPLOYMENT
1.	Accessory Building or Use	P	P	P
2.	Airport or Landing Field			
3.	Cemetery or Memorial Garden	P	P	
4.	Communications Towers & Antennas (Government, Commercial & Private)	SEE SECTION 3-3 OF THE CALVERT COUNTY ZONING ORDINANCE		
5.	Dock, Pier, Private			
6.	Flea Market by Non-Profit Organization	P	P	
7.	Garage Sale, Yard Sale or Estate Sale	C	C	
8.	Heliport	S	S	S
9.	Household Pets	P	P	P
10.	Livestock Kept as Pets	C	C	C
11.	Model Home	C	C	
12.	Structure for the Keeping of Animals (on non-farm properties)	P	P	P
13.	Temporary Recreational Vehicle at Construction site (for watchman)	P	P	P
14.	Temporary Structure Incidental to Construction (non-residential)	C	S	C
15.	Temporary Structure Incidental to Sales or Rentals in New Residential or Commercial Developments (sales trailers)			
16.	Unoccupied Recreational Vehicle	C	C	
17.	Wild or Dangerous Animals Kept as Pets			

3-2.05.A St. Leonard Town Center Conditional Uses

The following are conditions imposed upon land uses indicated in Section 3-2.05, Table of Land Uses. If a use is listed as conditional in the Land Use Tables (indicated by a 'C' or an 'SC'), and no conditions are listed below, the conditions listed in Section 3-1 of the Calvert County Zoning Ordinance (CCZO) apply. The conditions listed below are unique to the St. Leonard Town Center. Note: This Section of the St. Leonard Town Center Zoning Ordinance has been renumbered for consistency with the Calvert County Zoning Ordinance.

Agricultural Use #1	<u>Animal Husbandry</u> – See CCZO for conditions.
Agricultural Use #15	<u>Farm Stand</u> – See CCZO for conditions.
Residential Use #1	<u>Apartment, Accessory</u> – See CCZO for conditions.
Residential Use #5	<u>Bed & Breakfast Facility with up to 2 Bedrooms in Use</u> – See CCZO for conditions.
Residential Use #6	<u>Bed & Breakfast Facility with 3 to 5 Bedrooms in Use</u> – See CCZO for conditions.
Residential Use #7	<u>Boarding House</u> , provided that the following conditions are met: <ol style="list-style-type: none">1. An owner lives on the premises, and2. the facility is a part of the dwelling unit with the exception that existing non-conforming guest houses may be used, and3. no separate kitchens are provided, and4. adequate off-street parking is provided, and5. Fire Marshall and Health Department approvals are obtained, and6. an Occupancy Permit for such use is obtained.
Residential Use #8	<u>Dwelling, Attached: Duplex</u> – See CCZO for conditions (those imposed in the Residential District shall apply in the Town Center).
Residential Use #11	<u>Dwelling, Attached: Townhouse</u> , provided that the following conditions are met: <ol style="list-style-type: none">1. The townhouses are located within an approved residential subdivision recorded prior to the adoption of zoning in 1967, and2. the lots within the recorded residential subdivision do not meet current minimum lot size requirements, and3. the total number of townhouses does not exceed the total number of undeveloped recorded lots within the approved subdivision, and4. the lots within the recorded residential subdivision do not front directly onto Rt. 2/4, Rt. 765 or Ball Road, and5. the townhouses are located within Sub-area B, and6. all of the conditions of this ordinance except lot size and setback requirements are met.
Residential Use #13	<u>Dwelling, Single Family Detached</u> – See CCZO for conditions.
Residential Use #18	<u>Manufactured Home, Farm</u> – See CCZO for conditions.
Residential Use #21	<u>Manufactured Home or Recreational Vehicle (Emergency)</u> – See CCZO for conditions.
Residential Use #22	<u>Manufactured Home Subdivision</u> – See CCZO for conditions.
Residential Use #23	<u>Tenant House</u> – See CCZO for conditions.
Residential Use #24	<u>Tenant Houses, Additional (no more than 2 additional)</u> – See CCZO for conditions.
Commercial Retail Use #5	<u>Artisans' and Crafters' Market</u> – See CCZO for conditions.
Commercial Retail Use #8	<u>Farmers' Market</u> – See CCZO for conditions.

Commercial Retail Use #12	<u>Mobile Food Sales</u> – See CCZO for conditions.
Commercial Retail Use #13	<u>Retail Commercial Building, Less than 5,000 Square Feet</u> , provided that the following conditions are met: <ol style="list-style-type: none"> 1. The business is serving primarily the business on site, and 2. the business is not adjacent to an arterial or collector road, and 3. the total space consists of no more than 5,000 square feet.
Commercial Retail Use #15	<u>Retail Commercial Building with Drive-up Facility, Less than 5,000 square feet</u> , provided that the following conditions are met: <ol style="list-style-type: none"> 1. The business is serving primarily the business on site, and 2. the business is not adjacent to an arterial or collector road, and 3. the total space consists of no more than 5,000 square feet.
Commercial Retail Use #17	<u>Retail Commercial Sale or Display Area, Outdoor</u> – See CCZO for conditions.
Commercial Retail Use #18	<u>Watermen’s Market</u> – See CCZO for conditions.
Business & Personal Services Use #9	<u>Eating Establishment with drive-up facility</u> , provided that the restaurant is either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is not adjacent to an arterial or collector road.
Business & Personal Services Use #10	<u>Eating Establishment without drive-up facility</u> , provided that the restaurant is either a cafeteria for the business, serving primarily the employees on site, or is a part of a business park and the business is not adjacent to an arterial or collector road.
Business & Personal Services Use #12	<u>Flex Space Business</u> , provided that: <ol style="list-style-type: none"> 1. the conditions of the Calvert County Zoning Ordinance for Flex Space Businesses are met; and 2. if the use involves light manufacturing and/or assembly, the conditions of the St. Leonard Town Center Zoning Ordinance for Light Manufacturing and/or Assembly are met.
Business & Personal Services Use #14	<u>Home Occupation, All Employed are Residents</u> – See CCZO for conditions.
Business & Personal Services Use #15	<u>Home Occupation, 1 Equivalent Full-time Non-resident Employee</u> – See CCZO for conditions.
Business & Personal Services Use #16	<u>Home Occupation, 2 Equivalent Full-time Non-resident Employee</u> – See CCZO for conditions.
Business & Personal Services Use #20	<u>Office, Non-Medical, Medical or Clinic, less than 5,000 sq. ft.</u> – See CCZO for conditions.
Business & Personal Services Use #22	<u>Office Support Services, including printing, copying, faxing, internetworking, etc., less than 5,000 sq. ft.</u> – See CCZO for conditions.
Recreation Use #1	<u>Campground and/or Recreational Vehicle Camp</u> – See CCZO for conditions.
Recreation Use #2	<u>Carnival, Fair or Circus – Temporary, Less than Five Acres</u> – See CCZO for conditions.
Recreation Use #3	<u>Carnival, Fair or Circus – Temporary, More than Five Acres</u> – See CCZO for conditions.
Recreation Use #4	<u>Commercial or Non-Profit Meeting Hall/Banquet Hall</u> , provided that parking is provided in accordance with Section 6-2 of the Calvert County Zoning Ordinance.
Recreation Use #17	<u>Outdoor Recreation, such as: Swimming Pools, Athletic Courts</u> – See CCZO for conditions.
Commercial Wholesale Use #3	<u>Warehouse, Outdoor</u> , provided that the storage is completely screened from neighboring properties and public rights-of-way.

- Motor Vehicle Use #1 Automobile Filling Station, provided that the following conditions are met:
1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 25 feet of the front lot line, and
 2. no structure or building is erected within 80 feet of any dwelling (neither setback may be reduced), and
 3. no new service bay openings shall face a right-of-way, and
 4. no more than ten inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way, and
 5. Junk vehicles shall be removed after 30 days, and
 6. the provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year for existing development.
- Motor Vehicle Use #2 Automobile Filling Station, with Convenience Store and/or Eating Establishment, provided that the conditions for "Automobile Filling Station" are met.
- Motor Vehicle Use #4 Automobile Parts Dismantling and/or Storage – See CCZO for conditions.
- Motor Vehicle Use #5 Automobile Repair Shop/Service Shop without fuel sales, provided that the following conditions are met:
1. No fuel pump, oil draining pit, or other visible appliance for servicing automobiles is located within 100 feet of the front lot line, and
 2. no structure or building is erected within 150 feet of any dwelling, (neither setback may be reduced), and
 3. no new service bay openings shall face a right-of-way, and
 4. no more than ten inoperative vehicles and/or junk cars are allowed, except those which are 100 percent screened from adjoining properties and rights-of-way, and
 5. junk vehicles shall be removed after 30 days, and
 6. the provisions concerning inoperative vehicles and junk cars will go into effect immediately for new development and within one year for existing development.
- Motor Vehicle Use #7 Car Wash – See CCZO for conditions.
- Motor Vehicle Use #11 Motor Vehicle Accessory Shop – See CCZO for conditions.
- Motor Vehicle Use #15 Parking of Commercial Motor Vehicles – See CCZO for conditions.
- Industrial Use #1 Agricultural Processing Plant (Granary only), provided that the following conditions are met:
1. All processing structures are at least 100 feet from all side, front and rear lot lines; and
 2. adequate measures are taken for the abatement of dust, noise or similar nuisances.
- Industrial Use #2 Agricultural/Livestock Processing Plant; (Meats & Poultry only), provided that the following conditions are met:
1. Such use is located on a lot not less than five acres in size, and is not nearer than 200 feet from any Village District boundary, and
 2. all structures have a minimum setback of 100 feet from side, front and rear lot lines, and
 3. adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and
 4. design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies, and
 5. retail sales of processed food are permitted only as an accessory use.

Industrial Use #3	<p><u>Agricultural/Seafood Processing Plant (Seafood only)</u>, provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. Such use is located on a lot not less than five acres in size, and is not nearer than 200 feet from any Village or Rural District boundary, and 2. all structures have a minimum setback of 100 feet from side, front and rear lot lines, and 3. adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and 4. design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies, and 5. retail sales of processed food are permitted only as an accessory use.
Industrial Use #8	<u>Distillation of Alcohol as a Fuel on a Farm for Farm Use Only</u> – See CCZO for conditions.
Industrial Use #9	<u>Grain Elevator</u> – See CCZO for conditions.
Industrial Use #15	<p><u>Manufacturing and/or Assembly, Light, less than 5,000 sq. ft.</u>, provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. All structures have a minimum setback of 100 feet from all district boundary lines, and 2. adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and 3. design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies.
Industrial Use #16	<p><u>Manufacturing and/or Assembly, Light, more than 5,000 sq. ft.</u>, provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. All structures have a minimum setback of 100 feet from all district boundary lines, and 2. adequate measures are taken for the abatement of offensive and obnoxious odors, dust, smoke, noise, vibration, or similar nuisances, and 3. design, construction, and operation of the facility meets requirements of appropriate State and Federal regulatory agencies.
Industrial Use #18	<u>Outdoor Storage in Connection with Commercial and Industrial Uses</u> , provided that the machinery and/or equipment stored is not visible from adjoining properties or the road.
Industrial Use #25	<u>Sand, Gravel or Mineral Extraction (No Processing)</u> – See CCZO for conditions.
Industrial Use #28	<p><u>Storage of Machinery and Equipment in Connection with Excavating and/or Contracting Business</u>, provided that the following conditions are met:</p> <ol style="list-style-type: none"> 1. The machinery and/or equipment stored is not visible from adjoining properties or the road, and 2. all storage buildings together contain no more than 2,000 square feet, and 3. the owner lives on the premises.
Institutional Use #16	<u>Wastewater Treatment Facility</u> – See CCZO for conditions.
Unclassified Use #7	<u>Garage Sale, Yard Sale or Estate Sale</u> – See CCZO for conditions.
Unclassified Use #10	<u>Livestock Kept as Pets</u> – See CCZO for conditions.
Unclassified Use #11	<u>Model Home</u> – See CCZO for conditions.
Unclassified Use #14	<u>Temporary Structure Incidental to Construction (non-residential)</u> – See CCZO for conditions.
Unclassified Use #16	<u>Unoccupied Recreational Vehicle</u> – See CCZO for conditions.