

Table 10 Commercial and Industrial Districts – Permitted Land Use **Page 1**

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GENERAL RETAIL

USE	CN	CC	CA	CO	LI	GI	NOTES
New merchandise sales < 80,000 ft ²	P	P	P	P	P	P	
New merchandise sales > 80,000 ft ²	-	P	P	-	P	P	
Flea Market	P	P	-	-	P	P	
Building/hardware/landscape material	-	P	P	-	P	P	
Furniture/fixtures/appliance sales	P	P	P	-	P	-	
Market – convenience/ specialty food/beverage	P	P	P	P	P	-	
Market - grocery/supermarket	P	P	P	-	P	-	
Produce Market	P	P	P	P	P	-	
Pawn Shop	P	P	-	-	-	-	
Plant nursery/landscape	-	P	P	-	P	-	
Fertilizer/Composting Plant	-	-	-	-	-	P	
Unbagged Fertilizer/Compost Facility	-	-	-	-	P	P	includes mulch
Used merchandise sales	-	P	-	-	P	P	
Antique/collectible shop	P	P	P	P	-	-	
Museum/Library/Gallery	P	P	P	P	-	-	
Personal Instruction Studio (fitness, dance, etc.)	P	P	P	P	-	-	
Sporting Goods	P	P	P	P	P	-	
School, private- elementary/secondary	P	P	-	-	-	-	
School - college (private)	P	P	-	-	-	-	
School - business/tech/vocational	P	P	-	P	P	-	

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ENTERTAINMENT AND RECREATION

USE	CN	CC	CA	CO	LI	GI	NOTES
Adult club/business/sales	-	-	-	-	-	-	variance required
Athletic club/Fitness Center/Spa	P	P	P	P	P	-	
Campground/Park	-	P	-	-	P	-	
Stadium/Field/Arena	-	P	-	-	P	-	
Sports Facility (indoor)	-	P	P	-	P	-	
Commercial recreation <3 acres	P	P	P	-	P	-	
Commercial recreation >3 acres	-	P	P	-	P	-	
Theater (indoor)	P	P	P	-	P	-	
Theater (outdoor)	-	P	P	-	P	-	
Casino	-	P	P	-	P	P	if state licensed
Amusement Park	-	P	P	-	P	P	inc. water park
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FOOD SERVICE

USE	CN	CC	CA	CO	LI	GI	NOTES
Liquor sales	P	P	P	P	P	-	
Restaurant, counter service	P	P	P	P	P	-	
Restaurant, table service	P	P	P	P	P	-	
Drive-through food/liquor sales	P	P	P	P	P	-	
Entertainment (with food)	P	P	P	P	P	-	sports bar, etc.
Catering service	P	P	P	P	P	-	
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HUMAN HEALTH AND VETERINARY SERVICES

USE	CN	CC	CA	CO	LI	GI	NOTES
Ambulance service	P	P	P	P	P	P	
Emergency/Quick medical care	P	P	P	P	P	-	
Hospital	-	P	P	-	P	-	
Medical Offices	P	P	P	P	P	-	
Nursing/Retirement Home	-	P	P	-	-	-	
Family/Child day care	P	P	P	P	-	-	
Homeless Shelter	P	P	-	-	-	-	
Halfway house	-	P	-	-	-	-	CC = Hwy 90 only
Animal clinic or grooming	-	P	P	-	P	-	
Animal hospital	-	P	P	-	P	-	
Animal kennel	-	-	-	-	P	-	1000' from nearest residence plus sound controls
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GENERAL SERVICES

USE	CN	CC	CA	CO	LI	GI	NOTES
Auction (indoor)	-	P	P	-	P	P	
Auction (outdoor)	-	P	-	-	P	P	
Bed and Breakfast	P	P	P	P	P	-	
Hotel/Motel	-	P	P	P	P	-	
Business Support Services	P	P	P	P	P	P	
Equipment Rental (indoor)	P	P	P	-	P	P	
Equipment Rental (outdoor)	-	P	P	-	P	P	CC = Hwy 90 only
Oilfield Services Rental	-	P	-	-	P	P	CC = Hwy 90 only
Maintenance/Repair/Small Engine	-	P	P	-	P	P	
Antenna or communication facility	-	P	-	-	P	P	See Section 14
Mini-warehouse/Storage	-	P	-	-	P	P	
Contractor/Construction Equip. Sales	-	P	P	-	P	P	CC = Hwy 90 only
Handicraft Shop	P	P	P	-	P	P	
Light Industrial Services	-	-	-	-	P	P	
Laboratory	-	P	-	-	P	P	
Electrical Substations	-	-	-	-	P	P	Variance required
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OFFICES, MEETING HALLS AND PUBLIC BUILDINGS

USE	CN	CC	CA	CO	LI	GI	NOTES
Banks/Financial/Investment services	P	P	P	P	-	-	
Bail bond services	-	P	-	P	-	-	
Cash Checking services	P	P	-	P	P	-	
Offices-administrative/professional	P	P	P	P	P	P	
Offices - government	P	P	P	P	P	-	
Offices - Medical/dental	P	P	P	P	-	-	
Auditorium/exhibition hall (enclosed)	-	P	P	P	-	-	
Church	P	P	P	P	-	-	
Club/lodge/meeting hall	P	P	P	P	-	-	
Conference Center	P	P	P	P	-	-	
COB Community Center							no zoning required
COB Police or Fire Station							no zoning required
Post Office/Federal Buildings							no zoning required
COB POTW Lift Station/ Sewage Treatment Facility							no zoning required
COB Public Water Supply Facility							no zoning required
COB Public Buildings							no zoning required
COB Rights-of-Way							no zoning required
School - elementary/secondary (public)							School Board lands
Pipelines, conduits, transmission lines, utilities or any other lateral facility							Variance required
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VEHICLE SALES/SERVICE

USE	CN	CC	CA	CO	LI	GI	NOTES
Auto and truck rental	P	P	P	-	P	P	
Auto and truck repair	-	P	-	-	P	P	
Large truck/machinery sales	-	P	P	-	P	P	CC = Hwy 90 only
Recreation vehicle sales	-	P	P	-	P	P	CC = Hwy 90 only
Boat sales	-	P	P	-	P	P	CC = Hwy 90 only
Manufactured homes sales	-	P	-	-	P	P	CC = Hwy 90 only
Trailer/flatbed sales	-	P	P	-	P	P	
Service station	-	P	P	-	P	P	
Oil Change/Fluid Maintenance	-	P	P	-	P	P	
Truck Stop	-	P	-	-	P	P	CC = Hwy 90 only
Vehicle accessory sales	-	P	P	-	P	P	
Vehicle sales and service <3 acres	-	P	-	-	P	P	
Vehicle sales and service > 3 acres	-	P	P	-	P	P	
Vehicle storage or impound yard	-	P	-	-	P	P	CC = Hwy 90 only
Parking facility, commercial	-	P	P	P	P	P	
Private transportation service	P	P	P	-	P	P	
Wrecker/Towing Service	-	P	-	-	P	P	CC = Hwy 90 only
Salvage/Junk Yard	-	-	-	-	-	P	Screening required
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AGRICULTURAL/LIVESTOCK/STABLES

USE	CN	CC	CA	CO	LI	GI	NOTES
Farm (3 acres or less)	P	P	P	-	P	P	
Farm (> 3 acres)	P	P	P	-	P	P	
Shooting Range (indoor)	-	P	P	-	-	-	
Zoo	-	P	P	-	P	P	
Stable	P	P	P	-	P	P	
Rodeo Rink	-	P	P	-	P	P	
Rodeo Rink (non-commercial)	-	P	P	-	P	P	
Race Track	-	-	-	-	-	-	Variance required
Dairy Farm	-	-	-	-	-	-	Variance required
Livestock Facilities	-	P	-	-	P	P	
Chicken Coops (commercial)	-	-	-	-	-	-	
Slaughter House/Processing Plant	-	-	-	-	-	-	
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MANUFACTURING/RECYCLING

USE	CN	CC	CA	CO	LI	GI	NOTES
Manufacturing Plant/Facility (heavy)	-	-	-	-	-	P	
Manufacturing/assembly (light)	-	P	-	-	P	P	
Cement Plant	-	P	-	-	P	P	CC = Hwy 90 only
Pipeyard/Pipe Cleaning	-	-	-	-	P	P	
Oilfield Equipment Sales/Storage	-	P	-	-	P	P	CC = Hwy 90 only
Metal Working/Welding	-	P	-	-	P	P	
General Metal Fabrication	-	P	-	-	P	P	CC = Hwy 90 only
Recycling collection facility (small)	-	-	-	-	P	P	
Recycling collection/processing facility	-	-	-	-	P	P	
Waste Treatment, Storage, Disposal	-	-	-	-	-	-	Variance required – available in GI only
Sandblasting	-	-	-	-	P	P	Screening required
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