

**Allowed and Conditional Principal Uses
for C-1
(Conservation District)**

Provided for the purpose of preserving tracts of open land from urban development and for the preservation of land for parks and open space

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Use Classification	Specific Use Type	Use Allowance	Additional Regulations Found in the Land Development Code
AGRICULTURE USE			
Agriculture	Crop Production pasture grazing land, poultry hatcheries, fish hatcheries, dairy farms, ranching	C	
	Permanent roadside stand		
Agriculture Services	Feed Store		
Horticulture and Nurseries	Greenhouse/ nursery with retail sales		Sec. 5.2.17
	Greenhouse/ nursery without retail sales	C	
COMMERCIAL USES			
Adult Businesses	Massage Parlor		Sec. 5.2.1
	All Others		Sec. 5.2.1
Animal Services	Animal Boarding (Kennels) and Training		Sec. 5.2.20
	Animal Hospital		
	Veterinary Offices or Clinics		Sec. 5.2.38
Building Materials & Services (Retail)	Landscape Equipment, Hardscape Materials		Sec. 5.2.8
	All Others		Sec. 5.2.8
Businesses Services	Courier Services		
	All Others		
Catering Services			
Convenience Lending Operations	Pawnbroker		Sec. 5.2.9
	Payday Lender		Sec. 5.2.9
	All Others (e.g., check cashing business and title lender)		Sec. 5.2.9
Eating and Drinking Establishments	Fast Food Restaurant		Sec. 5.2.12 & 14 Sec. 8.6.5
	Fast Food Restaurant with Drive Thru		Sec. 5.2.14
	Restaurant		Sec. 5.2.12
	Bar, Tavern, Night Club		Sec. 5.2.12
Financial Institutions	No Drive-in Facilities		Sec. 5.2.15
	With Drive-in Facilities		
Food and Beverage	Convenience Store		Sec. 5.2.10
	Grocery Store		
	Farmers Market		

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Food and Beverage	All Others (e.g., delicatessen, retail bakery, specialty food market)		
	Funeral and Internment Services	Funeral Homes and Mortuaries Crematoriums	
Office	Business or Professional (including medical/dental offices/clinics)		Sec. 5.2.24
Personal Services	Instructional Services, Studios		
	All Other		
Recoding Studio, Radio, T.V. Studio			
Recreation or Amusement Facilities, Private	Indoor		Sec. 5.2.26
	Outdoor Playing Fields		
	Outdoor Bungee Jumping		
	Outdoor Swimming Pools		
	Outdoor Ice Skating Rinks		
	Outdoor - All Others		
	Riding Academies and Stables	C	
Repair Services (NOT Including Vehicles)	Furniture and Major Household appliance repair		Sec. 5.2.27
	All Other		Sec. 5.2.27
Retail Establishments	Firewood Storage and Sales		
	Outdoor Retail Display and Sales		Sec. 6.5.12
	Regional Shopping Center		
	Retail Establishments Large (25,000 sq. ft. GFA or Larger)		Sec. 6.9
	All Other Retail Less than 25,000 sq. ft. GFA		Sec. 5.2.28 Sec. 6.9
	Small Retail Recycling Establishment (less than 35,000 sq. ft.)		
	Used Merchandise Store - Inventory Primarily Donated		
	Used Merchandise Store - Inventory Primarily Non - Donated		
	Used Merchandise Donation Center		

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Telecommunications Facilities and Satellite Dish Antennas	Radio and Television Transmission Tower		Sec. 5.2.32
	Freestanding Towers	C	Sec. 5.2.32
	Other Facilities	A	Sec. 5.2.32
Vehicle and Equipment Sales and Services	Automobile Rentals		Sec. 5.2.3
	Automobile Washing Facility		Sec. 5.2.4
	Limited Equipment Rental		
Vehicle and Equipment Sales and Services	Motor Vehicle Dealer/Sales, New and Used (includes RV's, Trailers, Mobile Homes)		
	Motor Vehicle Showroom (interior display)		Sec. 4.6.3.4
	Service Stations (Minor repairs included)		Sec. 5.2.10
	Vehicle or Automobile wrecking or Salvage yard (including outdoor storage of inoperable vehicles)		Sec. 5.2.36
	Vehicle Storage (Operable vehicles only)		
	Vehicle Towing Services		
	Major Vehicle and Equipment Repair (includes auto body repair, paint shops, and incidental sales of parts)		Sec. 5.2.31 ; Sec. 5.2.37
	Minor Vehicle Repair (includes minor repair where vehicles are not stored in an inoperable condition)		
Visitor Accommodations	Bed and Breakfast Establishments		Sec. 5.2.6
	Hotel and Motel		
	Trailer Park, Overnight Campground		Sec. 5.2.33
Warehouse and Distribution	Freight Terminal, Excluding Couriers		Sec. 5.2.16
	Mini Storage and Warehouse		Sec. 5.2.22
	Retail Sales in Conjunction with Warehouse Establishment		Sec. 5.2.34
	All Other		Sec. 5.2.34

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Wholesale Establishments (Including Accessory Offices)	Bakery		Sec. 5.2.5
	Retail Sales in Conjunction with Wholesaling		Sec. 5.2.35
	Wholesaling Including Stock		Sec. 5.2.35
INDUSTRIAL USES			
Auction House or Yard			Sec. 5.2.2
Industry	Concrete Products Production		Sec. 5.2.19
	Custom Crafts (such as ceramics, furniture making, and stained glass production)		Sec. 5.2.19
	General Machine Shops		Sec. 5.2.19
	Light Trade and Technical Uses		Sec. 5.2.19 ; Sec. 5.2.21
	Meat Processing Plant		Sec. 5.2.19
	Primary Manufacturing		Sec. 5.2.19
	Publishing Plant		Sec. 5.2.19
	Research and Development		Sec. 5.2.29
	Secondary Manufacturing, Processing, and Fabrication		Sec. 5.2.19
	Soil Amendments Packaging and Processing (such as Pear Moss, Top Soil, and Composted Manure; but excluding Raw Manure or Chemical Fertilizers)		Sec. 5.2.19
Outdoor Storage	Contractors with Outdoor Storage		Sec. 5.2.25
	All Other Outdoor Storage		Sec. 5.2.25
Reservoir Construction		C	Sec. 5.2.30
Resource Extraction	Borrow Pit		Sec. 5.2.7
	Subsurface Extraction (including oil and natural gas extraction)		Sec. 5.2.23
	Surface Extraction (mining)		Sec. 5.2.23

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Waste-Related Uses	Commercial Trash Removal Companies without Trash Storage or Trash Transfer Operation		
PUBLIC, INSTITUTIONAL, and CIVIC USES			
Ambulance Services		C	
Cemeteries			
Clubs and Lodges	Gun Club		
	All Others		
Community Services	Event Center		Sec. 5.2.13
	Assembly Hall or Exhibition Facilities		
	Cultural Facilities		Sec. 5.2.11
Day Care Center, Adult or Child			
Golf Course		A	
Heliports or Helistops			
Hospitals			
Public Land Parks, and Buildings		A	
Recycling Facilities, Large			
Religious Institutions		C	
Schools	Elementary and Secondary Education Schools	C	
	Private Business, Trade, and Vocation Schools		
	Post-Secondary Colleges, Universities and Technical Schools		
	Schools of Special Instruction		
Transportation Facilities	Public Automobile Park'n Ride (commuter) Lots		
	Passenger Terminal		
	Private Automobile Parking Lots or Parking Garages as a Principal Use		
Utilities	Public Utilities, Major		
	Overhead Electric Transmission Lines and Distribution Feeder Lines over 110 KV	C	
	Public Utilities, Minor	A	

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Waste-Related Uses	Trash Transfer Station		
Zoos, Arboretum, Botanical Gardens		A	
RESIDENTIAL USES			
Group Living Facilities	Assisted Living Facility		
	Boarding , Lodging or Rooming Houses		
	Group Homes		Sec. 5.2.18
	Group Homes for Juvenile Offenders		Sec. 5.2.18
	Group Homes for Developmentally Disabled Persons		Sec. 5.2.18
	Group Homes for Elderly Persons		Sec. 5.2.18
Group Living Facilities	Group Homes for Mentally Ill Persons		Sec. 5.2.18
	Nursing Homes		
Household Living	Accessory Dwelling Units in Conjunction with Commercial Uses (including "live/work" unit)		
	Multi-Family Dwelling		
	Single-Family Detached Dwelling	C	
	Two-Family Dwelling (Duplex)		