

4.12 SERVICE COMMERCIAL INDUSTRIAL DISTRICT (SCI)

4.12.1 Purpose. The purpose of the SCI District is to provide an area for master planned business park developments that do not conflict with, and do support, the Central Business District. The SCI District is further divided into two sub-districts to provide and allow for flexibility within the master planned business park, to group compatible uses, and to better respond to the surroundings of the planned business park. The SCI District is intended to be a category of land use for large parcels and may not be appropriate for smaller parcels.

4.12.1.1 District Wide Regulations.

- a. All uses in the SCI District shall conform to the Comprehensive Plan and shall be reviewed for conditions that may be hazardous, including but not limited to traffic hazards, parking overflow, noise, cinders, dust, fumes, odors, smoke, vapor, vibration, glare or industrial waste. Any conditions that could adversely affect the surrounding areas are subject to review upon application for Design Review. The Commission may require mitigation including, but not limited to, enclosure within a structure, landscape buffering, or alternate method of operation.
 1. Fire Hazards - Any activity involving the use or storage of flammable or explosive materials shall be protected by adequate fire fighting and fire prevention equipment and by such safety devices as are normally used in the handling of any such material. Such hazards shall be kept removed from adjacent activities to a distance that is compatible with the potential danger involved and as specified in the IFC.
 2. Air and Water Pollution - All uses shall be subject to the requirements and regulations established by the Federal, State and local regulations.
- b. Landscape screening and buffering shall be provided and maintained by the owner in all required front yards and adjacent to all collector and/or arterial roads.
- c. Landscape screening and buffering shall be provided and maintained in the required yards adjacent to the RGB, GR, LR, LB, and TN zoning districts, and adjacent to any residential district, to protect these areas from undue intrusion of noise, light, odors and other influences.
- d. All development shall be subject to Design Review pursuant to Article VIA of this Ordinance.
- e. No loading door or dock which faces a Collector Street, as defined by the Subdivision Ordinance, shall be placed within 30 feet of the right-of-way for that Collector Street.
- f. The SCI District shall not be applied to any property smaller than five (5) acres, and is generally not appropriate for any parcel smaller than ten (10) acres. No sub-district shall be less than one (1) acre in size.

4.12.1.2 Sub-District Designation. All applications for a Zoning Ordinance Map Amendment, pursuant to Article XIV of this Ordinance, requesting SCI zoning shall identify the sub-district designation within the application.

4.12.2 Sales and Office Sub-District (**SCI - SO**). The purpose of the Sales and Office Sub-district is to allow for a master planned office, technology and service park and associated sales and support uses, as well as a location for the sales and service of large or bulky retail goods, or goods associated directly with the building trades. The sub-district is created to provide a location for those uses that might otherwise be appropriate in, but, by their nature, may be inappropriate for the Central Business District. The nature of those businesses which are appropriate for this sub-district are those that require a substantial number of service vehicles, have a substantial portion of the building area dedicated to storage or processing, or consist of uses or scale of operation that are better accommodated outside the Central Business District. This Ordinance assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to Section 1.5.2 of this Ordinance, as amended.

4.12.2.1 Permitted uses in the **SCI - SO** sub-district are limited to the following:

- a. Investigation and Security Services.
- b. Retail trade limited to the following: floor covering and window treatment, household appliances, woodstoves/fireplaces, spa/hot tub, building material and garden equipment and supplies (excluding hardware stores), farm and equestrian, and non-store retail (mail-order and vending machines).
- c. Services to buildings (janitorial/maintenance) and property management companies.
- d. Commercial brewery, bakery, or food catering where no retail sales are conducted.
- e. Colleges, vocational and technical trade schools.
- f. Hybrid Production Facilities.
- g. Computer software development, manufacture and service firms.
- h. Construction equipment rental, storage, sales and service.
- i. Printing and publishing firms.
- j. Guides and outfitters with no more than 20% of the floor area dedicated to retail sales.
- k. Construction trade contractors, excluding excavation and landscaping companies.
- l. Interior decorating and design that have no more than 20% of the gross floor area dedicated to on-site retail sales.
- m. Dwelling Units within Mixed Use Buildings.
- n. Radio and television recording studios and stations.
- o. Research and development facilities.
- p. Professional and general offices.
- q. Wholesale trade.
- r. PWSF's or WCF's, attached to street poles, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- s. Parks.
- t. Artist studios, which have no associated gallery.
- u. Photography studios and photo processing.

- 4.12.2.2 Conditionally Permitted uses for the **SCI - SO** sub-district include the following:
- a. Dance and martial art studios, fitness facilities.
 - b. Day care businesses.
 - c. Hotels or motels with or without attached restaurants.
 - d. Laundromat, dry cleaning and laundry.
 - e. Pet grooming, training and veterinarians, with no outdoor kenneling
 - f. Public service facilities, public utility facilities and public uses.
 - g. Restaurants. Drive-through service windows are not allowed.
 - h. Restaurants attached to or adjacent to hotels or motels. Drive-through service windows are not permitted.
 - i. PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Lattice towers are prohibited.)
 - j. Temporary Structures.
 - k. Roof-mounted and Freestanding Small Scale Wind Energy Systems (WES).
 - l. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §12, 2009)

- 4.12.2.3 Accessory Uses within the **SCI - SO** sub-district are limited to the following:
- a. One accessory dwelling unit, accessory to a non-residential Principal Building.
 - b. Storage buildings.
 - c. All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
 - d. Sales incidental to a non-retail Principal Use.
 - e. Offices accessory to a non-office Principal Use.
 - f. _____ Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §13, 2009)

4.12.2.4 Bulk Requirements within the **SCI-SO** sub-district. For other supplementary location and bulk regulations, see Article VII.

- a. Minimum Lot Size - 10,890 square feet.
- b. Maximum Building Height - thirty five (35) feet.
- c. Minimum Front Yard Setback - ten (10) feet.
- d. Minimum Side and Rear Yard Setback - ten (10) feet.
- e. Maximum Floor Area - Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 25,000 square feet.
- f. No parking shall be placed within the setback areas.
- g. Parking and Circulation Coverage - Developed property within the SCI-SO sub-district shall have no more than 40% of its gross area dedicated to parking and/or vehicular transportation. The parking area shall generally be located at the rear of the property and not adjacent to any right-of-way.
- h. Maximum Lot Coverage - Not more than seventy percent (70%) of the lot shall be covered by buildings.
- i. Maximum Multi-Family and Mixed Use Residential Density - One (1) Dwelling Unit for each one-twentieth (1/20) of an acre. j. Exterior storage and display shall not encumber more than 10% of the property.
- k. All materials, with the exception of trees and plant materials stored on the premises shall be stored within a building or within a wall or screening fence not less than four (4) feet nor greater than six (6) feet in height.

4.12.3 Industrial Sub-District (**SCI - I**). The purpose of the Industrial sub-district of the SCI District is to provide a location for the production, sales and storage of bulky goods and associated wholesale and retail sales, offices and parking. The sub-district is also to provide a location for light manufacturing and other light industrial types of uses. The intent of the district is to provide a location for those uses that dedicate a substantial portion of their area (more than 50%) to exterior storage and/or staging areas, and relatively little area to interior showrooms, offices, or retail space. The District is intended to include those uses that, by reason of their impact or perceived impact on neighboring uses, are not appropriate in the Central Business District. This Ordinance assumes that the following list of uses is not exhaustive and that other like uses may be permitted upon administrative review pursuant to Section 1.5.2 of this Ordinance, as amended.

4.12.3.1 Permitted uses within the **SCI - I** sub-district shall be limited to the following:

- a. Artist's studios that have no associated gallery.
- b. Motor vehicles and parts dealers, service, rental and leasing.
- c. Automotive Repair and Maintenance.
- d. Automobile towing.
- e. Truck transportation, bus, taxi and limousine services.
- f. Services to buildings (janitorial/maintenance) and property management companies.
- g. Commercial brewery, bakery, or food catering where no retail sales are conducted.
- h. Construction trade contractors, including excavation companies.
- i. Construction equipment and materials rental, storage, sales and service, excluding hardware stores.
- j. Fabrication and repair of building materials and components, including log homes.
- k. Farm supply and equestrian tack and feed stores.
- l. Fencing supplies and installation.
- m. Firewood production and storage.
- n. Industrial dry cleaning and laundry.
- o. Landscape design and installation firms, and landscape nurseries.
- p. Light Manufacturing.
- q. Parcel delivery and shipping services.
- r. Parking facilities and structures.
- s. Veterinarians, pet grooming, training.
- t. Printing and publishing firms.
- u. Sign studios and manufacturers.
- v. Snow removal contractors.
- w. Warehouse and storage facilities, including self-storage facilities and exterior storage facilities.
- x. Wholesale trade.
- y. PWSF's or WCF's, attached to street poles, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIIIA of this Ordinance.
- z. Parks.

4.12.3.2 Conditionally Permitted uses for the **SCI - I** sub-district include the following:

- a. Convenience stores, in conjunction with Gasoline Stations that have no more than 1800 square feet of gross floor area. Drive-through service windows are not allowed.
- b. Gasoline Stations, including card-lock stations.
- c. Public utility facilities, public service facilities and public uses.
- d. Restaurants. Drive-through service windows are not allowed.
- e. PWSF's and WCF's, mounted on any proposed freestanding tower, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance. (Lattice towers are prohibited)
- f. Temporary Structures.
- g. Roof-mounted and Freestanding Small Scale Wind Energy Systems (WES).
- h. Freestanding Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §14, 2009)

4.12.3.3 Accessory Uses within the **SCI-I** sub-district are limited to the following:

- a. All PWSF's or WCF's, mounted on existing buildings or structures, upon the issuance of a Wireless Permit in accordance with the provisions of Article VIII A of this Ordinance.
- b. Shipping containers utilized for storage. These containers must be shielded from view by fencing or landscaping, and shall require a building permit.
- c. Storage buildings.
- d. Sales incidental to non-retail Principal Use.
- e. Offices accessory to a non-office Principal Use.
- f. Roof-mounted Solar Panels, subject to the maximum building height for the applicable district.

(Ord. 1042, §15, 2009)

4.12.3.4 Bulk Requirements within the **SCI-I** sub-district. For other supplementary location and bulk regulations, see Article VII.

- a. Minimum Lot Size: 10,890 square feet
- b. Maximum Building Height - thirty five (35) feet.
- c. Maximum Floor Area - Buildings or structures containing an Individual Retail/Wholesale Trade or a Grouped Retail/Wholesale Trade shall be limited to an aggregate gross floor area of 25,000 square feet.
- d. Minimum Front Yard Setback - ten (10) feet.
- e. Minimum Side and Rear Yard Setback - ten (10) feet.
- f. No parking shall be placed within the setback areas.
- g. Maximum Lot Coverage – Not more than seventy percent (70%) of the lot shall be covered by buildings.
- h. All materials, with the exception of trees and plant materials stored on the premises shall be stored within a building or within a wall or screening fence not less than four (4) feet nor greater than eight (8) feet in height.