

ARTICLE VII  
EXTENSIVE COMMERCIAL DISTRICT (EC)

SECTION 701. INTENT:

The intent of this district is to establish and preserve extensive commercial areas permitting a wide and considerable range of commercial and light industrial activities. The district regulations are designed to insure that land will be developed in a manner having the least possible adverse impact upon surrounding land uses.

SECTION 702. PRINCIPLE USES PERMITTED:

In the Extensive Commercial District (EC), no building or land shall be used and no building shall be erected except for one or more of the following specified uses, unless otherwise provided in this Ordinance:

- A. Stores which sell commodities, such as but not limited to: clothing, dry goods, hardware, appliances, building materials, sporting goods, notions, household articles, jewelry, drugs and foods; but not including food stores where any slaughtering of animals is done on the premises.
- B. Sale and rental of automobiles, trucks, farm implements, heavy equipment, recreation vehicles, mobile homes, and similar items.
- C. Service establishments, such as but not limited to: banks, loan companies, insurance offices, real estate offices, repair shops, tailor shops, beauty or barber shops, photographic studios, plumbing, electrical and heating contractors' shops, laundry and dry cleaners.
- D. Professional offices, including but not limited to: offices of doctors, dentists, lawyers, engineers, and other professional persons.
- E. Eating and drinking establishments, hotels and motels.
- F. Churches and governmental buildings.
- G. Funeral homes.
- H. Signs subject to the provisions of Section 909.
- I. Site Condominium Developments: subject to Site Plan Approval by the Planning Commission and the requirements of Article 9: Section 920. (5/2001)
- J. Local utility structures.
- K. Any accessory use customarily incidental to the above permitted uses.
- L. Essential services as herein defined in this Ordinance.

### SECTION 703. USES PERMITTED ON SPECIAL APPROVAL:

The following uses shall be permitted subject to the review and approval of the Planning Commission and subject further to such reasonable conditions as may be imposed by the Planning Commission, all in accordance with the provisions of Article XI.

A. Any use charged with the principal function of basic research, design, and pilot or experimental product development when conducted within a completely enclosed building.

B. Any of the following uses when the manufacturing, compounding, or processing is conducted wholly within a completely enclosed building. That portion of the land used for open storage facilities for materials or equipment used in the manufacturing, compounding or processing shall be totally obscured by a wall on those sides abutting Agricultural-Rural (AR), Residential (R-1), and River Conservation (RC) Districts. In the Extensive Commercial (EC) District the extent of such a wall may be determined by the Planning Commission on the basis of usage. Such a wall shall not be less than four feet six inches (4'6") in height and may, depending upon land usage, be required to be eight (8') feet in height, and shall be subject further to the requirements of Article IX, "General Provisions". A chain link fence with intense evergreen shrub planting shall be considered an obscuring wall. The height shall be determined in the same manner as the wall height as above set forth.

1. Warehousing and wholesale establishments; trucking facilities.

2. The manufacture, compounding, processing, packaging, or treatment of such products as, but not limited to: bakery goods, candy, cosmetics, pharmaceutical, toiletries, food products, hardware and cutlery, tool, die, gauge, and machine shops.

3. The manufacture, compounding, assembling or treatment of articles of merchandise from previously-prepared materials: bone, canvas, cellophane, cloth, cork, elastomers, feathers, felt, fibre, fur, glass, hair, horn, leather, paper, plastics, rubber, precious or semi-precious metals or stones, sheet metal, shell, textiles, tobacco, wax, wire, wood and yarns.

4. The manufacture of pottery and figurines or other similar ceramic products using only previously pulverized clay, and kilns fired only by electricity or gas.

5. Manufacture of musical instruments, toys, novelties, and metal or rubber stamps, or other molded rubber products.

6. Manufacture or assembly of electrical appliances, electronic instruments and devices, radios and phonographs.

7. Laboratories- experimental, film or testing.
  8. Manufacturing and repair of electric or neon signs, light sheet metal products, including heating and ventilating equipment, cornices, eaves and the like.
  9. All public utilities, including buildings, necessary structures, storage yards and other related uses.
- C. Warehouses, storage and transfer and electric and gas service buildings and yards; public utility buildings, telephone exchange buildings, electrical transformer stations and substations, and gas regulator stations; water supply and sewage disposal plants, water and gas tank holders; railroad transfer and storage tracks, railroad right-of-ways, freight terminals.
- D. Storage facilities for building materials, sand, gravel, stone, lumber, storage of contractors' equipment and supplies provided such is enclosed within a building or within an obscuring wall or fence on those sides abutting an (AR), (R-1), or (RC) district and on any yard abutting a public thoroughfare. In the (EC) district the extent of such fence or wall may be determined by the Planning Commission on the basis of usage. Such a fence or wall shall not be less than five (5') feet in height and may, depending upon land usage, be required to be eight (8') feet in height. A chain link type fence with intense evergreen shrubbery inside of said fence shall be considered to be an obscuring fence.
- E. Municipal uses such as water treatment plants and reservoirs, sewage treatment plants, and all other municipal buildings and uses, including outdoor storage.
- F. Commercial kennels.
- G. Commercial greenhouses, including retail sales.
- H. Trade or industrial schools.
- I. Businesses offering indoor recreation and public entertainment, such as but not limited to: bowling alleys, skating rinks, pool halls, movie theaters, and arcades.
- J. Auto service stations, auto engine and body repair, and undercoating shops when completely enclosed. (Section 1111).
- K. Metal plating, buffing and polishing, subject to appropriate measures to control the type of process to prevent noxious results and/or nuisances.

L. Retail uses which have an industrial character in terms of either their outdoor storage requirements or activities, such as but not limited to: lumber yards, building materials outlet, upholsterer, cabinet maker, outdoor boat, house trailer, automobile garage, used parts dealer or agricultural supply sales.

M. Junk yard, auto salvage/recycling operations. (Section 1121).

N. Shooting ranges and gun clubs. (Section 1131).

O. Adult bookstore, adult motion picture theater, massage parlor, and cabarets. (Section 1134).

P. Any accessory use customarily incidental to the approved land use.

Q. Any use not shown as a permitted use or special approval use requires a determination by the Zoning Board of Appeals for appropriate zoning district. (10/00)

R. Wireless Communication Facilities and Towers (Section 1139) (Amended 3/03; Adopted 7/1/03; Published 7/16/03)

S. Vehicle Wash Facilities (Section 1140) (Proposed 7/2003; Public Hearing 8/18/03; Adopted 11/3/03; Published 11/12/03)

SECTION 704. SITE PLAN APPROVAL:

All uses in the Extensive Commercial District shall require site plan review and approval by the Planning Commission, subject to the requirements of Section 913.

SECTION 705. DEVELOPMENT REGULATIONS:

Refer to Article VIII for the height, bulk, density, area, and setback requirements.