

**SUBSTITUTE**  
**2023-1432**  
**Recommended Conditions**  
**2/25/2024**

- 1) The subject property shall be governed by all of the requirements of the C-1 (Local Commercial) Zoning District. In addition, the following principal and accessory uses of land and structures shall be prohibited on the subject property:
  1. Live-work units
  2. Bed and breakfasts
  3. Hotels/Motels
  4. Nursing care facilities or hospices
  5. Personal care homes (group or community)
  6. Shelters for homeless persons
  7. Transitional housing facilities
  8. Clubs, orders, or lodges
  9. Coliseums or stadiums/not associated with church or school
  10. Funeral homes or crematoriums
  11. Swimming pools, commercial
  12. Tennis courts, swimming pools, play or recreation area, community
  13. Any automobile/boat/trailer sales, service, or outside storage
  14. Nightclubs or late-night establishments
  15. Commercial greenhouses or plant nurseries
  16. Convenience stores
  17. Drive-through facilities
  18. Farmer's markets
  19. Fuel pumps
  20. Grocery stores
  21. Retail warehouses
  22. Any transportation and storage uses (with exception to parking as an accessory use to permitted uses)
  23. Adult day care centers and facilities
  24. Coin laundries
  25. Commercial kennels
  26. Satellite television antennae
  27. New wireless telecommunication facilities
  
- 2) The following uses shall be authorized only by a Special Land Use Permit (SLUP) from the Board of Commissioners:
  1. Child caring institutions (group or community) or daycare centers and facilities
  2. Cultural facilities
  3. Alcohol outlets/liquor stores, including accessory to retail
  4. Special events facilities

- 3) Approval of this rezoning application by the Board of Commissioners has no bearing on the requirements for other regulatory approvals under the authority of the Planning Commission, the Zoning Board of Appeals, or other entity whose decision should be based on the merits of the application under review by each entity.