

D. Minimum Building Setbacks.

1. Principal Building/Structure: Front - thirty (30) feet; rear – twenty (20) feet; side – ten (10) feet.
2. Accessory Building: Not permitted in front yards. Must be located ten (10) feet from side and rear property lines.

**9.8 C-2, General Commercial District.** The intent of this district is to establish areas for compatible business activities that require high visibility and accessibility. The requirements of this district are designed to encourage the location of commercial establishments along major collector streets and high traffic areas for maximum convenience for both local residents and regional travelers. (Resolution 2012-10)

A. Permitted Uses. To achieve the intent of this district, the following uses are permitted.

1. Convenience commercial activities including: gasoline service stations, convenience markets, coin operated laundries, video rental stores, restaurants, drug stores, grocery stores, lounges/bars, and florists.
2. General commercial activities including: automobile sales, truck sales, mobile home sales, agricultural implement sales, hardware stores, book stores, furniture stores, apparel stores, electronics stores, laundries, auto parts stores, shopping centers, rental stores, hotels/motels, day care centers, bed and breakfast inns, antique stores, and mini-warehouses.
3. Public uses including: post offices, libraries, schools, buildings and facilities for emergency and non-emergency services, and governmental offices.
4. Professional services including: surveyors' offices, insurance offices, real estate offices, financial services establishments, banks/lending institutions, attorney offices, and veterinarians.
5. Medical services including: hospitals; medical treatment facilities; and offices for medical doctors, optometrists/ophthalmologists, dentists, psychologists, and chiropractors.
6. Personal services including: barber shops, beauty shops, pedicure/manicure shops, licensed massage therapists, and tanning salons.
7. Indoor recreation uses including: video game arcades, billiards/pool rooms, bowling alleys, skating rinks, movie theaters, and indoor firing ranges.
8. Outdoor recreation uses including: golf courses, driving ranges, parks, and playgrounds, go-cart tracks, and fairs.

9. Repair shops including: shops that repair watches, jewelry, clocks, shoes, guns, appliances, and small engines.
10. Semi-public uses including: churches, cemeteries, and lodges and clubs.
11. Outdoor storage of motor vehicles.
12. Conditional uses including: airports, kennels, flea markets, and bed and breakfast inns.
13. Micro distilleries, micro breweries, micro wineries, and farm distilleries, as regulated by Article 7, Section 7.12. (Resolution 2016-48, 11-28-2016)
14. Solar energy systems and wind energy systems as accessory uses provided they respectively meet the requirements of subsections 7.9. and 7.10. (Resolution 2015-34, 1-22-2016).
15. Custom Slaughterhouses. In conjunction with Article 7, Section 7.16. (Resolution 2019-24, 7-15-19)
16. Accessory Buildings. (Resolution 2019-23, 7-15-19)
17. Campgrounds, recreation vehicles, travel trailer parks, motor courts, travel trailer courts, and recreation vehicle parks. (Resolution 2025-14, 7-21-2025)

B. Prohibited Uses. Any use not listed above unless the Jefferson County Board of Zoning Appeals determines that a proposed use is similar to one listed above and is within the intent of the zoning district.

C. Minimum Lot Size.

1. Without public water and sewer – 40,000 square feet.
2. With public water or sewer – 20,000 square feet.
3. With public water and sewer – 10,000 square feet.

D. Minimum Building Setbacks.

1. Principal building/Structure: Front – forty (40) feet; rear – twenty (20) feet; side – twenty (20) feet.
2. Accessory Building: Not permitted in front yards. Must be located ten (10) feet from side and rear property lines.

**9.9. I-1, Industrial District.** The intent of this district is to establish areas for industrial land uses that require good transportation facilities and utilities and that will not adversely affect