

**TABLE 8.1**  
**PERMITTED AND CONDITIONAL USES**  
**FOR COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**  
**P = Permitted C = Conditional Use X = Not Permitted**

USE	O-I	C-1	C-2	DBD	TC	LI	HI	See also Section:
<b>USES ACCESSORY TO DETACHED, SINGLE-FAMILY RESIDENCES AND OTHER DWELLINGS</b>								
Accessory uses and structures not otherwise listed in this table, determined by the Zoning Administrator to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	X	11.1
Accessory apartment, attached	P	P	C	P	P	X	X	11.3.2
Accessory apartment, detached	C	C	C	C	P	X	X	11.3.2
Carport	P	P	P	P	P	P	X	
Family day care home	P	P	P	P	P	X	X	11.4
Guest house	P	P	P	P	P	X	X	11.3.4
Home occupation within a detached single-family dwelling	P	P	P	P	P	X	X	11.4
Tower, amateur radio	P	P	P	P	C	X	X	
Yard sale accessory to a detached single-family dwelling	P	P	P	P	P	P	X	11.3.8
<b>USES ACCESSORY TO NONRESIDENTIAL USES</b>								
Accessory uses and structures not otherwise listed in this table, determined by the Zoning Administrator to be normally incidental to one or more permitted principal uses	P	P	P	P	P	P	P	11.1
Automated teller machine	P	P	P	P	P	P	X	
Caretaker's residence	X	X	C	C	X	P	P	11.7.3
Construction field office	P	P	P	P	P	P	P	11.8.1
Roadside stand	X	X	P	X	P	X	X	11.10.4
Tower, amateur radio	P	P	P	P	P	P	P	
Vehicle emission testing facility	X	X	P	X	X	P	P	
<b>AGRICULTURAL USES</b>								
Agriculture	P	P	P	X	P	P	X	
Forestry	X	X	X	X	X	P	P	
Greenhouse	X	X	P	C	X	P	X	
<b>RESIDENTIAL USES</b>								
Dwelling, single-family detached, fee-simple, existing on the effective date of these regulations	P	P	P	C	P	P	X	11.2.2 11.2.3
Dwelling, single-family detached, fee-simple	X	X	X	X	X	X	X	11.2.2 11.2.3
Dwelling, single-family attached (townhouse)	X	X	X	X	C	X	X	11.2.2 11.2.4
Dwelling, multiple-family, including apartments, condominiums, and cooperatives	X	X	X	X	C	X	X	11.2.2 11.2.7
Relocated residential structure	X	X	X	X	C	X	X	
<b>INSTITUTIONAL USES</b>								
Aircraft landing area	X	X	X	X	X	X	C	11.10.1
Cemetery	P	C	C	C	C	P	P	
Church, temple, synagogue, or place of worship	P	P	P	X*	P	P	C	11.5.1
Club or lodge, nonprofit	P	P	P	X	P	X	X	
College or university	C	X	P	C	C	X	X	
Continuing care retirement community	C	X	P	X	C	X	X	
Crisis center	C	X	P	C	C	X	X	
Dormitory	C	X	P	X	C	X	X	
Group home, serving less than eighteen (18) persons or less	P	C	P	X	X	X	X	

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USE	O-I	C-1	C-2	DBD	TC	LI	HI	See also Section:
Group home, serving eighteen (18) or more persons	X	X	C	X	X	X	X	
Helicopter landing pad	X	X	C	X	X	C	C	
Hospital	C	X	P	X	X	P	C	
Institutionalized residential living and care facilities, serving less than eighteen (18) persons or less	P	C	P	X	C	X	X	11.5.3
Institutionalized residential living and care facilities, serving eighteen (18) or more persons	C	X	P	X	X	X	X	11.5.3
Riding academy or equestrian center	P	X	P	X	X	P	X	
Rooming house	P	C	P	X	X	X	X	
School for the arts	P	P	P	P	P	P	X	
School, private, elementary, middle, or high	P	P	P	X	P	P	X	
School, special	P	C	P	X	C	P	X	
School, trade	X	X	P	X	X	P	C	
Therapeutic camp	X	X	C	X	X	X	X	
<b>RECREATIONAL USES</b>								
Common area and greenspace	P	P	P	P	P	P	P	
Conservation area	P	P	P	P	P	P	P	
<b>COMMERCIAL USES</b>								
Adaptive reuse of a detached single-family dwelling for an office	P	P	P	P	P	P	P	
Adaptive reuse of a detached single-family dwelling for personal service establishment or enclosed retail establishment	C	P	P	P	P	X	X	
Adult business	X	X	X	X	X	C	X	11.11
Animal hospital	X	X	P	X	C	C	X	
Automobile sales or service establishment	X	X	P	X	X	C	C	11.6.1
Bail bonding or bondsperson	X	X	P	X	X	X	X	
Bed and breakfast inn	P	P	P	P	P	X	X	11.6.2
Body piercing	X	X	P	X	X	X	X	
Broadcasting studio	C	X	P	X	X	P	P	
Business service establishment, not exceeding 2,500 square feet of gross floor area	C	P	P	P	P	P	C	
Business service establishment, more than 2,500 square feet of gross floor area	X	C	P	P	C	C	X	
Camp or campground	X	X	C	X	X	X	X	
Carnival	X	X	C	X	X	C	X	
Clinic	P	P	P	P	P	X	X	
Commercial recreational facility, indoor	X	C	P	C	P	C	X	
Commercial recreational facility, outdoor	X	X	C	X	X	C	C	11.6.3
Contractor's establishment	X	X	P	X	X	P	P	
Convenience store without gasoline pumps	X	P	P	P	P	X	X	
Convenience store with gasoline pumps	X	C	P	X	C	X	X	
Cottage industry	P	C	P	P	P	X	X	
Country club	X	X	C	X	X	X	X	
Day care center serving no more than 17 persons	C	P	P	X	P	C	X	11.6.4
Day care center serving 18 or more persons	C	C	P	X	C	X	X	11.6.4
Exterminator, pest control or disinfecting service	X	X	P	X	X	P	P	
Fairgrounds	X	X	P	X	X	P	X	
Finance, insurance, and real estate establishments, including bank, 2,500 square feet or less of gross floor area per establishment	P	P	P	P	P	X	X	
Finance, insurance, and real estate establishments, including bank, more than 2,500 square feet of gross floor area per establishment	X	C	P	P	C	X	X	
Funeral home, mortuary, or mausoleum	X	X	P	X	X	P	P	
Health spa	X	X	P	P	X	P	X	
Kennel	X	X	P	X	X	P	X	
Landscaping company	X	X	P	X	X	P	P	

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USE	O-I	C-1	C-2	DBD	TC	LI	HI	See also Section:
Lodging services, excluding motels	X	X	P	P	P	C	X	
Lodging services, including motels	X	X	P	C	X	X	X	
Lodging services, single-room occupancy	X	X	C	X	X	X	X	
Marina	X	X	C	X	X	X	X	
Mixed use buildings <i>[amended LUMC 16-05 adopted 7/25/16; amended via Ord. LUMC 21-05 adopted December 20, 2021]</i>	C	C	C	C	C	X	X	Chapter 11.12
Museum	P	P	P	P	P	P	X	
Office	P	P	P	P	P	P	P	
Open-air business	X	X	P	C	C	P	C	
Parking lot, off-site, for passenger vehicles only <i>[amended via Ord. LUMC 21-03 adopted June 21, 2021]</i>	P	P	P	P	P	P	P	
Parking lot, off-site for trucks and truck trailers <i>[added via Ord. LUMC 21-03 adopted June 21, 2021]</i>	X	X	C	X	X	P	P	
Parking structure	X	X	P	C	C	P	P	
Pawn shop	X	X	P	X	X	X	X	
Payday loan establishment	X	X	P	X	X	X	X	
Personal service establishment, 2,500 square feet or less of gross floor area per establishment	C	P	P	P	P	C	X	
Personal service establishment, more than 2,500 square feet of gross floor area per establishment	X	C	P	P	P	X	X	
Personal service, forecasting	X	X	P	X	X	X	X	
Recreational vehicle park	X	X	C	X	X	X	X	
Restaurant without drive-through	X	P	P	P	P	C	X	
Restaurant, including drive-through	X	X	P	C	C	X	X	11.7.1
Retail trade establishment, enclosed	X	P	P	P	P	X	X	
Retreat center	C	X	P	C	C	C	X	
Riding stable	X	X	P	X	X	X	X	
Self-service storage facility (mini-warehouses) <i>[Jefferson amended DBD district via Ord. LUMC 19-04 adopted 9-23-19]</i>	X	X	P	X	X	P	X	11.6.10
Service and fuel filling stations	X	C	P	X	C	C	C	11.6.11
Special event facility	C	C	P	P	P	C	C	
Tattoo studio	X	X	P	X	X	X	X	
Taxi-cab or limousine service	X	X	P	X	X	P	X	
Transportation, communication, or utility facility not elsewhere classified	X	X	X	X	X	C	C	
Truck stop	X	X	C	X	X	P	C	11.6.12
Vapor bar or vapor lounge	X	X	P	X	X	X	X	
Vehicle emission testing facility	X	C	P	X	X	P	P	
Wireless telecommunication equipment and wireless telecommunication facilities	X	X	C	X	X	C	C	
<b>INDUSTRIAL USES</b>								
Batching plant, including asphalt and concrete	X	X	X	X	X	X	C	
Biomass production and storage	X	X	X	X	X	X	C	
Borrow site	X	X	X	X	X	P	P	
Bottling or canning plant	X	X	X	X	X	P	P	
Brewery or distillery	X	X	X	X	X	C	P	
Bulk storage	X	X	X	X	X	P	P	
Cold storage plant or frozen food locker	X	X	X	X	X	P	P	
Composting facility	X	X	X	X	X	X	C	
Co-generation facility	X	X	X	X	X	X	C	
Distribution center including truck terminals	X	X	X	X	X	P	P	
Dry cleaning plant	X	X	X	X	X	P	P	
Explosives storage or manufacture	X	X	X	X	X	X	C	
Food processing plant, including poultry and fish	X	X	X	X	X	C	C	

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USE	O-I	C-1	C-2	DBD	TC	LI	HI	See also Section:
Fuel oil distributor	X	X	C	X	X	P	P	
Hazardous waste materials or volatile organic liquid handling and/or storage	X	X	X	X	X	X	C	
Hazardous waste disposal	X	X	X	X	X	X	C	
Incinerator	X	X	X	X	X	X	C	
Landfill, construction and demolition	X	X	X	X	X	X	C	11.10.2
Landfill, sanitary	X	X	X	X	X	X	X	
Manufacturing, apparel	X	X	X	X	X	P	P	
Manufacturing, ceramics	X	X	X	X	X	C	C	
Manufacturing, chemicals, floor coverings, glass, or rubber	X	X	X	X	X	X	C	
Manufacturing, coating of cans, coils, fabrics, vinyl, metal furniture, appliance surfaces, wire, paper, and flat wood paneling	X	X	X	X	X	X	C	
Manufacturing, cosmetics or toiletries	X	X	X	X	X	C	P	
Manufacturing, electronics, camera, photographic, or optical good or communication equipment	X	X	X	X	X	P	P	
Manufacturing, fiberglass insulation	X	X	X	X	X	C	P	
Manufacturing, ice	X	X	X	X	X	P	P	
Manufacturing, instrument assembly	X	X	X	C	X	P	P	
Manufacturing, machines	X	X	X	X	X	P	P	
Manufacturing, metal products (City of Talmo)	X	X	X	X	X	C	P	
Manufacturing, metal products, northwest of Interstate 85 (City of Jefferson)	X	X	X	X	X	P	P	
Manufacturing, metal products, southeast of Interstate 85 (City of Jefferson)	X	X	X	X	X	C	P	
Manufacturing, pharmaceuticals and medical supplies	X	X	X	X	X	P	P	
Manufacturing, textiles	X	X	X	X	X	C	P	
Manufacturing, wood products (including pulp mill)	X	X	X	X	X	C	C	
Manufacturing, not otherwise classified	X	X	X	X	X	X	C	
Research laboratory	X	X	C	C	X	P	P	
Resource extraction, including mining, quarrying	X	X	X	X	X	C	C	11.10.3
Salvage yard	X	X	C	X	X	P	P	
Sawmill	X	X	X	X	X	C	P	
Showroom	X	X	X	X	X	P	P	
Slaughterhouse	X	X	X	X	X	X	C	
Solid waste transfer facility	X	X	X	X	X	X	C	
Solvent metal cleaning	X	X	X	X	X	X	C	
Stockyard	X	X	X	X	X	C	P	
Tire retreading and recapping facilities	X	X	X	X	X	P	P	
Warehouse or storage building [Jefferson amended DBD district via Ord. LUMC 19-04 adopted 9-23-19]	X	X	C	X	X	P	P	
Wastewater treatment plant	X	X	X	X	X	X	C	
Wholesale trade establishment	X	X	C	X	X	P	P	
Wrecked motor vehicle compound	X	X	P	X	X	P	P	
<b>OTHER USES</b>								
Public use, including public school or park	P	P	P	P	P	P	P	
Semi-public use	P	P	P	P	P	P	P	
Small wireless facility [Jefferson added via amendment Ord. LUMC 19-04 adopted 9-23-19]	P	P	P	P	P	P	P	11.9.7
Temporary uses and structures approved by the Zoning Administrator	P	P	P	P	P	P	P	11.8

\* (Amended, City of Jefferson, 9-10-07 to change Church, temple, synagogue, or place of worship from permitted to prohibited) (P to X). (City of Jefferson only amendment since the DBD zoning district pertains to the City of Jefferson Only).  
[City of Jefferson Amended provisions for metal manufacturing via Ord. LUMC 18-07 adopted 12/17/18]  
[City of Jefferson Amended uses for the DBD Zoning District per Ord. LUMC 22-04 adopted 11/21/22]  
[City of Jefferson Amended uses for the DBD Zoning District per Ord. LUMC 23-02 adopted 4/24/23]

**TABLE 8.2**  
**DIMENSIONAL REQUIREMENTS FOR**  
**COMMERCIAL AND INDUSTRIAL ZONING DISTRICTS**

<b>DIMENSIONAL REQUIREMENT</b>	<b>O-I</b>	<b>C-1</b>	<b>C-2</b>	<b>DBD</b>	<b>TC</b>	<b>LI</b>	<b>HI</b>
Minimum site area to rezone to this district (acres)	0.5	0.5	1	None	None	2.0	5.0
<b>RESIDENTIAL ACREAGE, DENSITY, AND LOT WIDTH REQUIREMENTS</b>							
Maximum residential density (dwelling units per acre), other than mixed use building	NP	NP	NP	Note 1	Note 1	NP	NP
Maximum residential density, mixed use building	See Chapter 11.12					NP	NP
Minimum floor area per dwelling unit including caretaker's residence if permitted (square feet)	900	900	700	900	1250	700	700
<b>BUILDING HEIGHT REQUIREMENTS</b>							
Maximum height (feet)	40	40	50	60	40	60	75
Maximum height (number of stories)	3	2	3	4	3	4	5
<b>BUILDING AND SITE REQUIREMENTS</b>							
Maximum building coverage (percent)	25	30	35	75	60	40	40
Minimum landscaped open space (percent)	20	20	15	None	10	20	20
<b>BUILDING SETBACKS, RESIDENCES OR OTHER PERMITTED PRINCIPAL BUILDINGS</b>							
Front (feet)	20	15	30	None	None	40	100
Side (feet)	10	10	10	None	None	30	75
Rear (feet)	15	15	20	None	None	40	75
<b>BUILDING SETBACKS, ACCESSORY BUILDINGS AND STRUCTURES</b>							
Front (feet)	NP	NP	NP	NP	NP	NP	NP
Side (feet)	10	10	5	None	None	20	50
Rear (feet)	10	10	None	None	None	30	50
<b>SPECIAL SETBACKS, BUFFERS, AND LANDSCAPE STRIPS</b>							
Minimum principal or accessory building setback abutting any Residential Zoning District other than MFR (feet)	20	30	40	20	None	50	100
Minimum natural buffer abutting any Residential Zoning District other than MFR (feet)	10	20	30	10	None	40	75
Minimum principal or accessory building setback abutting an MFR, AG, or AG-R district (feet)	None	20	30	10	None	40	60
Minimum natural buffer abutting an MFR, AG, or AG-R district (feet)	None	10	20	None	None	30	50
Minimum landscape strip required along right-of-ways for any non-single-family residential use (width in feet)	10	10	10	None	None	20	30
Minimum landscape strip required along side property lines for any non-single-family residential use	5	5	5	None	None	10	20

NP = Not Permitted    N/A = Not Applicable

Note 1: As authorized by conditional use.

[Table 8.2 Amended Via Ordinance LUMC 16-05, adopted July 25, 2016]