

Worcester County Zoning and Subdivision Control Article

C-3 Highway Commercial District

§ ZS 1-211

<https://ecode360.com/14019796>

Purpose and intent. This district is intended to provide for the largest and most intense commercial development and thus function as regional centers serving populations of twenty-five thousand or more within an approximate thirty-minute travel time. Such uses shall be limited to sites with appropriate access to arterial highways. Because of the extreme visibility of the sites, appropriate setbacks, landscaping, lighting, signage, screening and other site and architectural standards shall guide the location and development of these centers. Use of service roads and interparcel connectors are necessary to mitigate transportation impacts.

Permitted Principal Uses and Structures:

1. Motels and hotels.
2. Retail or service establishments. These include:
 - Retail businesses.
 - Personal service businesses.
 - Restaurants, fast-food restaurants, convenience food stores, bars and nightclubs, including entertainment and dancing, but not including dry nightclubs.
 - General and professional offices.
 - Indoor commercial recreation establishments, such as bowling alleys, arcades and theaters.
 - Doctors offices and clinics for human outpatient medical treatment.
 - Bakery, laundry or dry cleaning establishments.
 - Veterinary clinics or kennels, including outside pens and runways.
 - Self-service or full-service car washes.
 - Funeral homes.
 - Body piercing or tattoo establishments.
 - Commercial parking lots and parking garages.
3. Contractors' shops, wholesale establishments, warehousing, and storage. These include:
 - Contractors' shops, equipment and material storage yards, such as electrician, carpenter, plumber, HVAC, sheet metal, sign painting, printing, upholstery, furniture, painting or interior decorating, including retail sales, merchandise fabrication and repair.
 - Wholesale businesses, including packaging, warehousing, storage and distribution but excluding fuels and other flammable liquids or explosives.
 - Self-storage centers.
4. Vehicle, watercraft and equipment sales and service establishments. These include:
 - Automotive, farm implement, manufactured home, recreational vehicle, watercraft, truck or equipment sales, service or rental establishments, including fuel and parts sales.
 - Sale and repair of agricultural and seafood implements and supplies, fertilizer, grain and feed.
5. Outdoor commercial recreation establishments. These include:
 - Swimming pools, water slides and water parks.

- Miniature golf and golf driving ranges.
 - Batting cages.
 - Boat and personal watercraft rentals.
 - Skating rinks and skateboard parks.
 - Playing fields.
 - Racket clubs.
 - Paint ball and laser tag facilities.
 - Go-cart tracks.
 - Amusement parks.
6. Drive-in theaters.
 7. Dry nightclubs.
 8. Manufactured homes for nonresidential uses, limited to the uses permitted in the C-3 District.
 9. Single-family or multi-family dwelling units contained in, as a part of or attached to a principal commercial structure.
 10. Dormitories.
 11. Hospitals, sanatoriums and other institutions for human medical treatment.
 12. Nursing facilities and assisted living facilities.
 13. Day-care centers.
 14. Churches, temples and mosques.
 15. Firehouses, governmental offices and other public buildings, structures and uses of an administrative or public-service type.
 16. Public, private and commercial cultural, social and recreational areas and centers, including community centers, fraternal lodges, country clubs, marinas and boat landings.
 17. Public and private (commercial and noncommercial) marinas and marine yards including fueling, boat launching and recovery, dry storage of seaworthy boats in operable condition, if screened from adjoining public road rights-of-way and properties, maintenance facilities for all types of hull, deck and interior repairs and painting and boat construction.
 18. Biodiesel facilities, including compounding, blending and processing of biodiesel fuel within an enclosed structure not to exceed 5,000 square feet in gross floor area but not including any other refining or processing of by-products or ingredients.
 19. Conversion of buildings or structures lawfully existing as of the date of this amendment to biodiesel facilities, including compounding, blending and processing of biodiesel fuel but not including any other refining or processing of by-products or ingredients.
 20. Public utility structures and properties other than essential services, including cross-County lines and mains of all kinds.
 21. Public and private conservation areas, including wildlife reservations, arboretums and demonstration forests.
 22. The addition to existing structures of telecommunications facilities that do not increase the overall height of the existing structure.
 23. Freestanding towers up to one hundred fifty feet and monopoles up to one hundred ninety-nine feet in height.
 24. Small and medium wind energy conversion systems up to a maximum of one hundred fifty feet in height.
 25. Major and minor subdivisions for those uses listed as permitted principal uses and structures or as special exceptions in the C-3 District only.

26. Multi-family dwelling units as an accessory use to an established commercial structure or use of land if sixty-five percent or more of the net lot area of the parcel is improved with uses permitted in the C-3 Highway Commercial District.

Special Exceptions:

1. Light manufacturing and repair establishments not involving the processing of raw materials. These include:
 - Printing and publishing plants.
 - Building products, excluding sawmills and asphalt plants.
 - Stone and monument works.
 - Bottling and distribution of beverages.
 - Electrical appliances and equipment.
 - Metal, plastic, cloth, wood, rubber, glass and ceramic products.
 - Automobiles, trucks, manufactured homes, prefabricated structures, watercraft, recreational vehicles, farm implements, construction equipment or similar items.
2. Bulk storage or wholesaling of fuels and other flammable liquids.
3. Transportation stations or terminals (including truck, rail or watercraft).
4. Wastewater and water treatment facilities, with the exception of sewage sludge disposal areas.
5. Spray irrigation fields and storage lagoons for Class II effluent.
6. Dredge spoil disposal sites.
7. The addition to existing structures of telecommunications facilities that have the effect of increasing the overall height of the existing structure.
8. Heliports.
9. Active outdoor commercial activity between the hours of 2:00 a.m. and 6:00 a.m.
10. Large solar energy systems.
11. Any use or structure which is determined by the Board of Zoning Appeals to be of the same general character as an above-permitted use, not specifically mentioned in another district and compatible with the general character and intent of the C-3 District.

Note: This document shall only be used a reference; please refer to the Worcester County Zoning and Subdivision Control Article for verification of all uses, lot requirements, accessory uses and any additional provisions that may apply.