

Section 2

ZONING PROVISIONS - GENERAL

2.1 PURPOSES OF ZONING PROVISIONS

The zoning provisions of this Code represent a portion of the County's attempt to achieve the purposes set forth in Section 1.

2.2 ZONING DISTRICTS

The zoning districts established by this Code have been, and will be, identified on the basis of the physical character of the County combined with the additional information about existing land use and ownership patterns and the needs of a stable and growing economy.

2.3 USES BY RIGHT AND SPECIAL USES

The uses permitted in each district correspond to the unique characteristics of that district. They are intended to be consistent with and to do the least possible harm to, the particular environment of the district. In all districts, care is taken to allow for potential development under careful control. All the allowable uses require different controls and safeguards. For this purpose, the allowable uses are divided into two groups in each district, uses allowed by right and special uses allowed by permit only. Uses allowed by right are allowed automatically, subject to proper filing and permitting. Special uses allowed by permit only may be granted or denied. If granted, certain predetermined standards and conditions of performance must be complied with. Detailed provisions relating to special uses allowed by permit are contained in Section 5 of this Code.

2.4 USES NOT LISTED

Upon application, or on its own initiative, the Board of County Commissioners may, by resolution, add to the uses listed for a zoning district any other similar use which conforms to the conditions set forth in the following special findings:

- A. Such use is appropriate to the physiographic and general environmental character of the zone to which the use is added.

- B. Such use does not create any more hazard to or alteration of the zone than the minimum amount normally resulting from the other uses permitted in the zone to which the use is added.

[2.4 C]

C. Such use does not create any more offensive noise, vibration, dust, heat, smoke, odor, glare or other objectionable influences or more traffic hazards than the minimum amount normally resulting from the other uses permitted in the zone to which the use is added.

D. Such use is compatible with the uses existing and permitted in the zone to which the use is added.

When any use has been added to the list of permitted uses in any zone in accordance with this Section, such use shall be deemed to be listed in the appropriate section of the regulations for that Zone and shall be added thereto in the published text of this Code at the first convenient opportunity, with a notation indicating that the addition was made in accordance with this Section.