

11. *Restaurants* without drive through facilities
12. Retail businesses, including *shopping centers*,* supplying on the *premises*, household goods, new automotive parts, agricultural supplies and commodities, sporting goods, and the like, including department, outlet and discount stores provided:
 - a. All retail sales and/or storage shall be conducted entirely within a *building* except where otherwise approved by the *Planning Commission*.
 - b. The *building* size does not exceed 60,000 square feet in size. The restriction on *building* size does not apply to the Commercial *Critical Area* District in the Route 301 corridor.

12.3 SPECIAL EXCEPTIONS

The following principal uses and *structures* may be permitted as special exceptions in the Commercial *Critical Area* District, subject to *site plan* review by the *Planning Commission*, or where applicable the Planning Director. Detailed limitations and standards for these uses shall be found in Article VII of this Ordinance.

1. Boat building and sales
2. *Cottage industries*, tradesmen and artisan shops
3. *Personal wireless facility tower*
4. Recreational facilities, privately or commercially owned, but not including major sports arenas for football, baseball, drag racing, motocross, or other major sports activities
5. *Single family dwellings*
6. *Truck stops*

12.4 ACCESSORY USES AND STRUCTURES

The following *accessory uses* and *structures* are permitted in the Commercial *Critical Area* District

1. Storage of office supplies or merchandise normally carried in stock in connection with a permitted office, business, or commercial use, subject to the applicable district *regulations*
2. *Accessory apartments*
3. *Accessory truck parking*
4. *Accessory uses* and *structures* normally associated with permitted uses.
5. *Appurtenant signs* in accordance with Article VI, Section 2 of this Ordinance.