

Sumter City-County Planning Commission

September 28, 2011

OA-11-11, Permitted Uses in LC District (City/County)

I. THE REQUEST

Applicant: Planning Staff

Request: A request to amend **Article 3, Section 3.h.2. Permitted Uses in the Limited Commercial (LC) Zoning District** and **Exhibit 5** in order to include additional permitted uses that are compatible with the LC district.

II. BACKGROUND

At the August 24, 2011 Planning Commission meeting, the Commission directed staff to research the differences between the uses in the General Commercial (GC) and Limited Commercial (LC) zoning districts to determine if there are uses that could be compatible with the purpose and intent of the LC district that are not currently permitted.

The purpose and intent of the LC district is to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

The following list outlines potential uses that are not currently permitted in the LC district, but that Staff believes would be compatible with the purpose and intent of the LC district.

Recommend Uses to be Permitted in the LC District:

- 0742 Vet Services for Animal Specialties [Small Animal Only]
- 0781 Landscape Counseling & Land Planning
- 472 Travel Agencies, Tour Operators, Arrangement of Transportation
- 523 Paint and Wallpaper – Not Glass.
- 7311 Advertising Agencies
- 7336 Commercial Art / Graphic Design
- 7338 Secretarial / Court Services
- 7371, 7376, 7379 Computer Programming Services
- 7381 Detective Agencies [Except rental of dog for protective services & armored car services]
- 7382 Security System Services
- 7389 Business Services (Not elsewhere classified) Specifically as listed below:

Agents & Brokers for Authors and Nonperforming Artists; Appraisers [except real estate];

Arbitration and Conciliation Services; Artists' Agents and Brokers [except performing artists]; Author's Agents and Brokers; Business Brokers [buying and selling business enterprises]; Decoration Service for Special Events; Drafting Services; Fundraising on a Contract or Fee Basis; Handwriting analysis; Interior Decorating Consulting Service [except painters and paper hangers]; Interior Designing service [except painters and paper hangers]; Lecture Bureaus; Map Drafting Service, Map Making – including aerial; Message service/Telephone Answering [except beeper service]; Notary Public, Paralegal Service; Photogrammetric Mapping Service [not professional engineers]; Photography Brokers, Playwrights' Brokers; Process Serving Service; Recording Studios on a Contract or Fee Basis; Speakers' Bureaus; Tax Collection Agencies: collecting for a city, county or state; and Translation Services)

- 732 Credit Consumer Reporting
- 733 Mailing Reproduction, Art & Photography
- 7363 Help Supply Services
- 7631 Watch, Clock & Jewelry Repair
- 784 Video Tape Rental
- 791 Dance Studios
- 7991 Physical Fitness Facilities
- 808 Home Healthcare Services
- 832 Individual & Family Social Services
- 841 Museums & Art Galleries
- 842 Botanical Gardens
Parks & Playgrounds

PROPOSED ORDINANCE AMENDMENT

Please refer to City and County Attachments.

III. ZONING ORDINANCE SUBCOMMITTEE – SEPTEMBER 13, 2011

The Zoning Ordinance Subcommittee met to discuss the additional proposed uses as recommended by Planning Staff. The subcommittee concurred with the Staff recommendation and requested that the Ordinance Amendment be forwarded to the full Commission Board.

IV. PLANNING COMMISSION – SEPTEMBER 28, 2011

The Sumter City – County Planning Commission, at its meeting on Wednesday, September 28, 2011, voted to recommend approval for this request.

V. COUNTY COUNCIL – OCTOBER 11, 2011 – FIRST READING

VI. CITY COUNCIL – OCTOBER 18, 2011 – FIRST READING/PUBLIC HEARING