ARTICLE THREE
ZONING AND DEVELOPMENT DISTRICT REGULATIONS

SECTION A: GENERAL

3.a.1. No building, structure, parking lot, or land shall hereafter be used and no building, structure, parking lot or part thereof shall be erected, reconstructed, converted, enlarged, moved, or structurally altered unless in compliance with applicable district regulations set forth in this Ordinance.

SECTION B: R-15 AND R-9 LARGE AND MEDIUM SINGLE-FAMILY LOT RESIDENTIAL DISTRICTS

3.b.1. Purpose: The purpose of these two (2) districts is to recognize the essential suburban living character of significant portions of the City and County of Sumter where low and medium density single-family residential development is the predominant living environment of the existing and future population. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a center of work and residential living activities.

3.b.2. Permitted Uses: Within the R-15 and R-9 Districts a building, structure or premise shall be used only for the following purpose:

a. Dwelling, single-family detached, excluding mobile, or manufactured homes;

b. Horticulture, agriculture, and livestock specialties, with SIC classifications 01 & 02;

c. Neighborhood, community parks, and similar uses;

d. Accessory uses such as, bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds & work shops, and home occupations except home day care;

e. Signs for which a permit is not required, together with restrictions governing the use of signs in Article Eight, Section H.

f. Accessory Apartments subject to the development criteria established in Section 4.g.2.

3.b.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any conditional use identified below.

a. Single-family attached dwelling;

b. Townhouse and patio homes (subject to the provisions in the R-6 district);

c. Community Centers;

d. Golf courses - public and private, with SIC classifications 7992 & 7997;

e. Swimming & Tennis Clubs, with SIC classification 7997;

f. Elementary & secondary schools, with SIC classifications 82 & 821;

g. Libraries, with SIC classification 823;

h. Nursing & Personal Care Facilities (only in R-9), with SIC classification 805;

i. Museums & Art Galleries, with SIC classification 841;

j. Arboreta & Botanical or Zoological Gardens, with SIC classification 842;

k. Civic, Social, & Fraternal Associations (only in R-9), with SIC classification 864;

l. Religious organizations, with SIC classification 866;

m. Public safety facilities or buildings, with SIC classification 922;

n. Ash gardens (only allowed adjacent to a religious or consecrated facility);

o. Cemeteries (only in R-9);

p. Child Day Care (only in R-9), SIC classification 832 & 835;

q. Adult Day Care (only in R-9), SIC classification 832 & 835.

r. Colleges and Universities, public and private, with SIC 82

s. Individual and Family Care, with SIC 83 (only in R-9)

t. Home Day Care (R-15 and R-9) as Home Occupation – See Section 5.b.1.g

3.b.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any uses listed below are allowed in these districts:

a. Communication Towers, SIC Code 48

b. Public Utilities and Infrastructure, SIC Code 49

c. Bed and Breakfast Inns

3.b.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply with the R-15 and R-9 Zoning Districts.

a. **Lot Requirements (Minimum)**

	R-15 District	R-9 District
Lot Area	15,000 sq. ft.	9,000 sq. ft.
Lot width	100 ft.	75 ft.
Lot depth	120 ft.*	100 ft.*

* Linear feet measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lines, at right angles to front lot line, every ten feet and average the length of these lines.

b. **Yard and Building Set Back Requirements (minimum)**

	R-15 District	R-9 District
Front	35 ft (local/coll.) 45 ft (all other)	**25 ft.** (local/coll.) 45 ft. (all other)
Side (2 sides required)	12 ft. 50 ft. (non-res.)	10 ft. 50 ft. (non-res.)
Rear	25 ft. 50 ft. (non-res.)	25 ft. 50 ft. (non-res.)

c. **Building Height Requirements (maximum)**

	R-9-15 District	R-9 District
Residential Uses	35 ft.	35 ft.
All other permitted uses	45 ft.	45 ft.

d. **Impervious Surface Ratio (Both Districts):** . 40

e. **Off-street Parking Requirements:** Off-street parking requirements for the uses permitted herein are established in Article Eight, Section I.

f. **Landscape Requirements:** Landscape requirements for the uses permitted herein are established in Article Nine.

SECTION C: R-6, SMALL LOT, SINGLE-FAMILY RESIDENTIAL DISTRICT

3.c.1. **Purpose:** The purpose of this district is to provide for a variety of single-family housing on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

3.c.2. Permitted Uses: Within the R-6 District, a building or premise shall be used only for the following purpose:

a. Single-family, detached dwelling excluding mobile or manufactured homes;

b. Duplex;

c. Accessory uses, such as bathhouses, cabanas, non-commercial greenhouses, private garages & carport, storage buildings, swimming pools, tool shed & work shop, and home occupations except home day care;

d. Signs for which a permit is not required, together with restrictions governing the use of signs in Article Eight, Section H;

e. Public parks & playgrounds;

f. Agricultural production - livestock specialties, with SIC Classification 02.

g. Accessory Apartments subject to the development criteria established in Section 4.g.2.

3.c.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any conditional use identified below.

a. Townhouse, patio homes, triplex and quadraplex;

b. Single-Family attached dwellings, excluding mobile or manufactured homes;

c. Community centers;

d. Golf courses, public and private, with SIC Codes 7992 & 7997;

e. Elementary school & secondary school, with SIC Codes 82 & 821;

f. Swimming & Tennis club, with SIC Code 7997;

g. Colleges, universities, and professional schools, with SIC Code 822;

h. Libraries, with SIC Code 823;

i. Nursing & Personal Care Facilities, with SIC Code 805;

j. Individual & Family Social Services, with SIC Code 83 & 83, excluding offender rehabilitation agencies, offender self-help agencies, parole offices, and probation offices;

k. Childcare Services, with SIC Code 835;

l. Residential Care with SIC Code 836 excluding halfway homes for delinquents and offenders, juvenile correctional homes; and training schools for delinquents;

m. Museums and Art Galleries, with SIC Code 841;

n. Arboreta & Botanical or Zoological Garden, with SIC Code 842;

o. Religious Organizations, with SIC Code 866;

p. Civic, social, and fraternal organizations, with SIC Code 864;

q. Public Safety facilities including fire protection, with SIC Code 922;

r. Cemeteries and Ash Gardens adjacent to or part of consecrated facilities;

s. Adult Care Services, with SIC 83;

t. Home Day Care as Home Occupation – See Section 5.b.1.g.

3.c.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any uses listed below are allowed in these districts:

a. Communication Towers, SIC Code 48;

b. Public Utilities and Infrastructure, with SIC Code 49;

c. Bed and Breakfast Inns;

d. Security & commodity brokers, with SIC Code 62;

e. Insurance carriers & agents, with SIC Code 63 & 64;

f. Real estate agents and managers, with SIC Code 6531;

g. Employment Agencies, with SIC Code 7361;

h. Legal services offices, with SIC Code 81;

i. Tutoring services and adult education, with SIC Code 8299;

j. Engineering, accounting, architectural services and research, with SIC Code 87.

3.c.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the R-6 Zoning Districts. See Development Standards - Exhibit 3-1.

3.c.6. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in Article Eight, Section I.

3.c.7. Landscaping Requirements: Landscaping requirements for uses permitted or conditionally allowed herein are set forth in Article Nine.

EXHIBIT 3-1
DEVELOPMENT STANDARDS FOR USES IN R-6 DISTRICT

	Non-Residential Uses	Detached Dwellings	Duplex Dwellings	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and quadruplex dwellings
Minimum Lot Area Per Structure (sq. ft.)	N/A	6,000	10,000	5,000	2,000	N/A
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres	2 acres
Minimum Lot Width	N/A	60 ft.	80 ft.	45 ft.	16 ft.	150 ft.
Minimum Yards, Per Structure:						
Front	25 ft.	**25** ft. local/collector 45 ft. all others	35 ft. local/collector 45 ft. all others	25 ft. local/collector 45 ft. all others	15 ft. local/ collector 45 ft. all others	25 ft. local/collector 45 ft. all others
Side	25 ft.	8 ft.	10 ft.	0/8 ft. *	0/7.5 ft. **	30 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	15 ft.	40 ft.
Maximum Impervious Surface Percentage	45%	45%	45%	45%	65%	60%
Common Open Space Ratio (% project area) ***	N/A	N/A	N/A	N/A	20% ***	25% ***
Maximum Density (units per gross acre)	N/A	7.2	14	14	14	16
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

* Minimum Side Yard Setback required on one side only.
** Zero between units, seven and a half (7.5) ft feet between end structure and side property line.
*** For projects with ten (10) or fewer units, no common open space is required.
**** Townhouse buildings shall not exceed eight (8) continuous units.

Change # 3

SECTION D: GENERAL RESIDENTIAL (GR) DISTRICT

3.d.1. Purpose: The purpose of this district is to accommodate higher density residential development and a variety of housing types on small lots.

3.d.2. Permitted Uses: Within the GR District, a building or a premise shall be used only for the following purpose:

a. Single-family, detached dwelling;

b. Duplex;

c. Manufactured homes;

d. Accessory uses such as bathhouses, cabanas, non-commercial greenhouse, private garage & carport, storage building, swimming pool, tool shed, workshop and home occupations except home day care;

e. Signs for which a permit is not required, together with restrictions governing the use of signs in Article Eight, Section H.

f. Public parks & playgrounds;

g. Agricultural production - livestock specialties, with SIC Codes 01, 02;

h. Accessory Apartments subject to development criteria established in Section 4.g.2.

3.d.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any conditional use identified below.

a. Single-family attached and semi-detached dwelling;

b. Mobile home park;

c. Townhouse;

d. Patio home;

e. Triplex and quadraplexes;

f. Rooming and boarding house, with SIC code 702;

g. Organization hotels & lodging houses on a membership basis, with SIC Code 704;

h. Elementary and Secondary Schools, with SIC Codes 82 and 821;

i. Colleges, universities and professional schools, with SIC Code 822;

j. Libraries, with SIC Code 823;

k. Nursing and personal care facilities, with SIC Code 805;

l. Individual and family social services, with SIC Code 83 and 832;

m. Residential care facilities, with SIC Code 836;

n. Child Care Services, with SIC Code 835;

o. Adult Care Services, with SIC Code 83;

p. Museums and Art Galleries, with SIC Code 841;

q. Arboreta and Botanical Gardens or Zoological Gardens, with SIC Code 842;

r. Civic, social or fraternal associations, with SIC code 864;

s. Religious organizations, with SIC Code 866;

t. Public safety facilities including fire protection, with SIC Code 922;

u. Ash gardens and cemeteries adjacent to religious or consecrated facilities only.

v. Home Day Care as Home Occupation – See Section 5.b.1.g.

3.d.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any uses listed below are allowed in these districts:

a. Communication Towers (SIC Code 48)

b. Public Utilities and Infrastructure (SIC Code 49)

c. Bed and Breakfast Inns

3.d.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance; the following minimum requirements shall apply with the GR District. See Development Standards - Exhibit 3-2.

3.d.6. Special Development Standards for manufactured units or mobile homes: The following development standards shall be required in addition to those found in Exhibit 3-2;

a. The mobile home shall be attached to a foundation and securely underpinned and/or anchored in accord with manufacturer's specification. The securing of a unit to a foundation must be inspected and approved by the Building Inspection Division;

b. Each mobile home shall have skirting constructed of brick, concrete block, vinyl, or wood that extends from the exterior wall to the ground. The axle, tongue, and wheels must be removed from the unit;

c. All mobile homes in Agricultural Conservation (AC) District shall be placed with the longest dimension parallel to the lot frontage;

3.d.7. Special Development Standards for Mobile Home Parks: The following development standards shall be required in addition to those found in Exhibit 3-2;

a. A mobile home park shall be served by a community water and sewer system, storm drainage system, and a refuse disposal facility;

b. Internal paved roadways shall be required of all parks, and roadways shall have a minimum travel width of eighteen (18) feet exclusive of parking;

c. No mobile home shall have direct access to a collector or arterial street;

d. Each mobile home shall meeting the off street parking requirements in Article Eight, Section I, 8.i.3.n. Off Street Residential Parking;

e. A minimum of ten (10%) percent of the park shall be developed for recreational purposes, with no recreation area having less than five (500) square feet in area;

f. All on-site roadway intersections shall be provided with a street light, and interior lights shall be provided at not less than 400 foot intervals.

g. Each mobile home site shall be at least 15 feet from any other mobile home and at least 15 feet from the right-of-way of any drive which provides common circulation, and 25 feet from any side or rear property line, and shall meet the front yard setbacks for the street upon which it is located.

3.d.8. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in Article Eight, Section I.

3.d.9. Landscaping Requirements: Landscaping requirements for uses permitted or conditionally allowed are set forth in Article Nine.

EXHIBIT 3-2
DEVELOPMENT STANDARDS FOR USES IN GR DISTRICT

	Non-Residential Uses	Detached Dwellings (1)	Duplex Dwellings	Single Family Semi-Detached Dwelling	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and quadraplex Housing	Mobile Home Park (2)
Minimum Lot Area Per Structure (sq. ft.)	N/A	6,000	10,000	5,000	5,000	2,000	N/A	5,000
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres	2 acres	2 acres	5 acres
Minimum Lot Width	N/A	60 ft.	80 ft.	45 ft.	45 ft.	16 ft.	150 ft.	45 ft.
Minimum Yards, Per Structure:								
Front (local/collector)	25 ft. 45 ft. all other	**25** ft. 45 ft. all other	35 ft. 45 ft. all other	25 ft. 45 ft. all other	25 ft. 45 ft. all other	15 ft. local/ collector 45 ft. all others	25 ft. 45 ft. all other	25 ft. 45 ft. all other
Side	25 ft.	8 ft.	10 ft.	0/8 ft. *	0/8 ft. *	0/7.5. **	30 ft.	25 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	25 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	N/A	15 ft.	40 ft.	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	45%	65%	60%	45%
Common Open Space Ratio (% project area) * **	N/A	N/A	N/A	N/A	N/A	20% ***	25% ***	10% Minimum
Maximum Density (units per gross acre)	N/A	7.2	14	14	14	14	16	8
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	35 ft.

1. A manufactured housing unit or mobile home shall be considered a detached dwelling, but shall comply with the additional development standards specified in 3.d.5
2. Mobile Home Park: See additional requirements in Section 3.d.6

* Minimum Side Yard Setback required on one side only.

***** Zero between units, seven and a half (7.5) feet between end structure and side property line.***

*** For projects with ten (10) or fewer units, no common open space is required.

**** Townhouse buildings shall not exceed eight (8) continuous units.

Change # 3

SECTION E: RESIDENTIAL MULTI-FAMILY (RMF) DISTRICT

3.e.1. Purpose: The purpose of this district is to accommodate multi-family development within areas appropriately suited and compatible with surrounding development.

3.e.2. Permitted Uses: Within the RMF District, a building or a premise shall be used for only the following purpose:

a. Single-family, attached dwelling;

b. **Suburban** Multi-family apartments;

c. Organization hotels & lodging houses - on a membership basis;

d. Accessory uses such as bathhouses, cabanas, non-commercial greenhouses, private garage & carport, storage building, swimming pool, tool shed, workshop, and home occupations except home day care;

e. Nursing & personal care facilities, with SIC Code 805;

f. Agriculture production - crops, with SIC Code 01;

g. Agriculture production - livestock specialties, with SIC Code 02;

3.e.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any conditional use identified below:

a. Single-family semi-detached dwelling;

b. Townhouse;

c. Patio home;

d. **Urban** Multi-family Apartments;

e. Elementary and Secondary Schools, with SIC Code 82 and 821;

f. Child Care Services, with SIC Code 835;

g. Public safety facilities including fire protection, with SIC Code 922;

h. Ash gardens adjacent to religious or consecrated facilities only;

i. Religious Institutions;

j. Home Day Care as Home Occupation – See Section 5.b.1.g.

3.e.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any uses listed below are allowed in these districts:

a. Communication Towers (SIC Code 48)

b. Public Utilities and Infrastructure (SIC Code 49)

3.e.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the entire RMF Zoning District. See Development Standards - Exhibit 3-3.

3.e.6. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in Article Eight, Section I.

3.e.7. Landscaping Requirements: Landscaping requirements for uses permitted or conditionally allowed herein are set forth in Article Nine.

EXHIBIT 3-3
DEVELOPMENT STANDARDS FOR USES IN RMF DISTRICT

	Non-Residential Uses	Single Family Attached Dwellings	Single Family Detached Dwellings	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and Quadruplex Housing	Suburban Multi Family Apartments	Urban Multi Family Apartments
Minimum Lot Area Per Structure (sq. ft.)	N/A	10,000	5,000	5,000	2,000	N/A	N/A	N/A
Minimum Site Area	N/A	N/A	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres	N/A
Minimum Lot Width	N/A	80 ft.	60 ft.	45 ft.	16 ft.	150 ft.	200 ft.	N/A
Minimum Yards, Per Structure:								
Front (local/collector)	25 ft. 45 ft. all other	35 ft. 45 ft. all other	25 ft. 45 ft. all other	25 ft. 45 ft. all other	15 ft. local/ collector; 45 ft. all others	25 ft. 45 ft. all other	50 ft. all streets	10 ft. all streets
Side	25 ft.	10 ft.	0/8 ft *.	0/8 ft. *	0/7.5. **	30 ft.	50 ft.	10 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	50 ft.	15 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	*15 ft.*	40 ft.	30 ft.	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	65%	60%	65%	95%
Common Open Space Ratio (% project area) * **	N/A	N/A	N/A	N/A	20% ***	25% ***	25% ***	N/A
Maximum Density (units per gross acre)	N/A	14	14	14	14	16	16	38
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.	60 ft.

* Minimum Side Yard Setback required on one side only.
***** Zero between units, seven and a half (7.5) feet between end structure and side property line.***
** Zero between units, twenty (20) feet between end structure and side property line.
*** For projects with ten (10) or fewer units, no common open space is required.
**** Townhouse buildings shall not exceed eight (8) continuous units.

Change # 6

EXHIBIT 3-4
PERMITTED AND CONDITIONAL USES IN THE RESIDENTIAL DISTRICTS

PERMITTED & CONDITIONAL USES	R-15	R-9	R-6	GR	RMF	SIC
Dwelling-Single Family Detached	P	P	P	P		N/A
Dwelling-Single Family Attached	C	C	C	C	P	N/A
Bed and Breakfast Inn	S	S	S	S		N/A
Horticulture, Agricultural, Livestock	P	P	P	P	P	01 / 02
Townhouse and Patio Homes	C	C	C	C	C	N/A
Neighborhood and Community Parks	P	P	P	P		N/A
Community Centers	C	C	C	C		N/A
Golf Courses	C	C	C	C		7992 / 7997
Swimming, Tennis Clubs	C	C	C	C		7997
Public Utility and Infrastructure	S	S	S	S	S	49
Communication Towers	S	S	S	S	S	48
Telephone Utility	P	P	P	P	P	48
Cable Services	P	P	P	P	P	484
Electrical Services	P	P	P	P	P	491
Gas Production & Distribution	P	P	P	P	P	492
Combination of Electric & Gas	P	P	P	P	P	493
Water Supply	P	P	P	P	P	494
Sewerage Systems	P	P	P	P	P	4952

EXHIBIT 3-4 (Continued)
PERMITTED AND CONDITIONAL USES IN THE RESIDENTIAL DISTRICTS

PERMITTED & CONDITIONAL USES	R-15	R-9	R-6	GR	RMF	SIC
Schools, Elementary & Secondary	C	C	C	C	C	82 / 821
Libraries	C	C	C	C		823
Accessory Uses	P	P	P	P	P	N/A
Home Day Care as Home Occupation	C	C	C	C	C	N/A
Nursing and Personal Care Facilities		C	C	C	P	805
Museums and Art Galleries	C	C	C	C		841
Arborata, Botanical, and Zoological Gardens	C	C	C	C		842
Civic and Fraternal Associations		C	C	C		864
Churches and Religious Organizations	C	C	C	C	C	866
Public Safety Facilities	C	C	C	C	C	922
Ash Gardens	C	C	C	C	C	N/A
Cemeteries		C	C	C		N/A
Rooming and Boarding Houses			C	C		702

EXHIBIT 3-4 (Continued)
PERMITTED AND CONDITIONAL USES IN THE RESIDENTIAL DISTRICTS

PERMITTED & CONDITIONAL USES	R-15	R-9	R-6	GR	RMF	SIC
Colleges and Universities	C	C	C	C		822 / 8221
Child Care Facilities		C	C	C	C	835
Adult Care Facilities		C	C	C		8322
Individual and Family Care		C	C	C		8322
Residential Care Facility			C	C		836
Manufactured Homes				P		N/A
Mobile Home Park				C		N/A
Single Family Semi-Detached				C	C	N/A
Tri-Plex and Quadraplex			C	C		N/A
Suburban Multi Family Apartments					P	N/A
Urban Multi-Family Apartments					C	N/A
Duplex			P	P		N/A
Organization Hotels and Lodging			C	C	P	704

Note: Residential Care Homes are addressed in South Carolina State Statutes.

SECTION F: PROFESSIONAL OFFICE (PO) DISTRICT

3.f.1. Purpose: The purpose of this district is to accommodate offices, institutional uses and residential uses in areas whose character is neither commercial nor exclusively residential in nature. It is intended principally for areas along major streets.

3.f.2. Permitted Uses: Within the PO District, a building or a premise shall be used for only the following purpose:

a. Central administrative offices, with Auxiliary SIC Code 1;

b. Research, development & testing laboratories, with Auxiliary SIC Code 2;

c. U.S. postal service facilities, with SIC Code 43;

d. Water supply facilities, with SIC Code 494;

e. Drug & sundry stories, with SIC Code 591;

f. Optical good stores, with SIC Code 5995;

g. Depository and non-depository institutions, with SIC Codes 60 & 61;

h. Security & Commodity brokers, dealers, and exchange services, with SIC Code 62;

i. Insurance carriers, agents, and brokers, with SIC Codes 63 and 64;

j. Real Estate, holding and other investment offices, with SIC Code 65;

k. Photographic Studios with SIC Code 722;

l. Beauty and Barber Shops, with SIC Codes 723 and 724;

m. Advertising Agencies, with SIC Code 7311;

n. Commercial Art and graphic Design, with SIC Code 7336;

o. Secretarial and Court Reporting Services, with SIC Code 7338;

p. Employment agencies, with SIC Code 7361;

q. Computer Programming Services, with SIC Code 7371;

r. Computer Facilities Management Services, with SIC Code 7376;

s. Computer Related Services, Not Elsewhere Classified, with SIC Code 7379;

t. Detective Agencies, Private Investigators, Lie Detection Service and Polygraph Service, with SIC Code 7381;

u. Security Systems Services, with SIC Code 7382, including Burglar alarm monitoring and maintenance, Fire alarm monitoring and maintenance, and monitoring of Security systems devices, burglar and fire alarms;

v. Business Services, Not Elsewhere Classified with SIC Code 7389 including only the following: agents and 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); Notaries 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.

w. Medical and dental offices, with SIC Codes 801, 802, 803, & 804;

x. Nursing & personal care facilities, with SIC Code 805;

y. Home Health Care Services with SIC Code 808;

z. Legal service offices, with SIC Code 81;

aa. Libraries, with SIC Code 823;

bb. Tutoring Service (Maximum 48 students per day or 16 at one time) and Adult Education, with SIC 8299;

cc. Social service facilities and offices, with SIC Code 832;

dd. Child care facilities and residential care, with SIC Codes 835 & 836;

ee. Museums, art galleries and botanical gardens, with SIC Codes 841 & 842;

ff. Business associations, professional membership organizations, and labor unions or similar organizations, with SIC Codes 86, 861, 862, 863;

gg. Civic, social, and political organizations, with SIC Codes 864, 865, 869;

hh. Professional offices such as engineering, accounting, research, psychology, and management, with SIC Codes 87, 89;

ii. Government offices such as administrative, executive, legislative, and judicial, with SIC Codes 911, 912, 919, 92, 93, 94, 95, 96;

jj. Fire protection facilities, with SIC Code 9224;

kk. Parks and playgrounds.

3.f.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to issuance of a building permit for any Conditional Use identified below:

a. Horticulture, Agriculture, and Livestock specialties with SIC Code 01 and 02;

b. Eating Places (SIC Code 5812);

c. Veterinary Services, with SIC Code 074; (Note: Veterinary facilities which specialize in large animals shall be located no closer than three hundred [300] feet to a residential property line, nor one hundred-fifty [150] feet from any other property line. Sheltering and boarding of animals shall be clearly incidental to the veterinary services offered in the facility whether specializing in large or small animals);

d. Pet Shops with SIC Code 5999;

e. Funeral Homes and Crematories with SIC Code 726;

f. Miscellaneous Personal Services with SIC Code 729;

g. Massage Parlors and Spas with SIC Code 7299;

h. Churches and religious organizations, with SIC Code 866;

i. Ash gardens (Note: provided that the facility or premise is adjacent to or part of a religious or consecrated facility only);

j. Single-Family attached and detached homes, duplexes, townhouses, patio homes, tri-plex and quadraplex units, **suburban** multi-family apartments, and **urban multi-family apartments** developed in accordance with Exhibit 3-6;

k. Residential accessory structures, uses, and home occupations as provided for in 3.d.2.d;

l. Bed and breakfast.

3.f.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Communication Towers (SIC Code 48)

3.f.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the PO District.

a. **Lot Requirements (Minimum)**

Lot width is measured by the linear feet required at the building setback line: The minimum requirement for commercial development is 40 feet.
Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

	Front Yard Setback
From Local/Collector Streets	35 ft.

(Note: 20 feet is the required front yard setback from arterial streets when off-street parking spaces are located on the side or rear of buildings. 45 feet is the required front yard setback from arterial streets if the parking is located in front of the building).

	Side Yard Setback
From abutting Residential Districts	30 ft.

(Note: 5 feet from other districts which are not residential).

	Rear Yard Setback
From all types of abutting Districts	25 ft.

c. **Building Requirements** **(Maximum)**

Building Height	35 ft.
Impervious Surface Ratio	.75
Floor Area Ratio	.65

d. **Off-street Parking Requirement:** Off-street parking requirements for the uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Eight, Section I.

e. **Landscaping Requirements:** Landscape requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Nine.

SECTION G: NEIGHBORHOOD COMMERCIAL (NC) DISTRICT

3.g.1. Purpose: This district is intended to meet the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a "convenience variety." The size of the district should relate to the surrounding residential market area.

3.g.2. Permitted Uses: Within the NC District, a building or a premise shall be used for only the following purpose:

a. United States Post Office facilities, with SIC Code 43;

b. Water supply facilities, with SIC Code 494;

c. Hardware stores, with SIC Code 525;

d. Grocery stores, with SIC Code 54;

e. Convenience stores, with SIC Code 541;

f. Apparel & accessory stories, with SIC Code 56;

g. Eating Places (Sic Code 5812);

h. Home furniture, furnishings, & equipment stores, with SIC Code 57;

i. Drug stores, with SIC Code 591;

j. General merchandise stores such as bicycle and sporting goods, books, stationery, jewelry, toy, photography, gift, luggage, sewing, catalog, etc., with SIC Codes 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5961;

k. Personal service stores such as florist, optical goods, art supplies, telephone stores, pet stores, with SIC Codes 5992, 5993, 5995, 5999;

l. Banks and lending institutions, with SIC Codes 60 and 61;

m. Dry cleaners and laundry services, with SIC Codes 7212, 7213, 7215;

n. Photographic studios, beauty shops, barber shops, with SIC Codes 722, 723, 724;

o. Shoe repair, shoe shine, hat cleaning, with SIC Code 725;

p. Miscellaneous personal services, with SIC Code 729;

q. Nursing and personal care facilities, child day care, residential care, with SIC Codes 805, 835, 836;

r. Judicial facilities, police and fire protection facilities, with SIC Codes 92 and 9224.

3.g.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission or accordance with 5.a.3. shall be a prerequisite to issuance of a building permit for any Conditional Use identified below:

a. Horticulture, agriculture, and livestock specialties with SIC Code 01 and 02;

b. Automotive dealers & gasoline service stations, with SIC Codes 55 & 5531;

c. Eating and drinking places with SIC Code 58;

d. Liquor stores, with SIC Code 592;

e. Antique Stores (SIC Code 5932);

f. Power Laundries/Dry Cleaning Plants with SIC 7211 and 7216;

g. Car washes, with SIC Code 7542;

h. Video Tape rentals with SIC Code 784;

i. Individual and Family Social Services, SIC Code 8322;

j. Churches or other religious organizations, with SIC Code 866;

k. Ash gardens with the same qualifications imposed as set forth in 3.f.3.d;

l. Single-Family detached and attached units, duplexes, townhouses, patio homes, tri-plexes, quadraplexes, **suburban** multi-family apartments, and **urban multi-family apartments** developed in accordance with Exhibit 3-6;

m. Bed and breakfast;

n. Residential accessory structures, uses, and home occupation as provided in 3.d.2.d.

3.g.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Communication Towers (SIC Code 48);

b. Drinking Places (SIC Code 5813);

c. Liquor Stores (SIC Code 592);

d. Amusements and Recreation (Not Classified Elsewhere) (SIC Code 7999).

3.g.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the NC District.

a. **Lot Requirements (Minimum)**

Lot width is measured by the linear feet required at the building setback line: The minimum requirement in the NC District for commercial development is 40 feet.
Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

	Front Yard Setback
From Local/Collector Street	35 ft

(Note: The front yard setback is forty-five [45 ft.] feet from all other streets).

	Side Yard Setback
From abutting Residential Districts	30 ft.

(Note: 5 feet from other districts which are not residential)

	Rear Yard Setback
From all types of abutting Districts	25 ft.

c.

Building Requirements	**(Maximum)**
Building Height	35 ft
Impervious Surface Ratio	.75
Floor Area Ratio	.65

d. **Off-street Parking Requirement:** Off-street parking requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Eight, Section I.

e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Nine.

SECTION H: LIMITED COMMERCIAL (LC) DISTRICT

3.h.1. Purpose: This district is intended to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

3.h.2. Permitted Uses: Within the LC District, a building or a premise shall be used for only the following purposes:

a. Vet Services for Animal Specialties [Small Animals Only], with SIC Code 0742;

b. Landscape Counseling & Land Planning, with SIC Code 0781;

c. Administrative offices, with SIC Auxiliary Code 1;

d. Research, development and testing laboratories, with SIC Auxiliary Code 2;

e. United State Postal Service, with SIC Code 43;

f. Travel Agencies, Tour Operators, Arrangement of Transportation, with SIC Code 472;

g. Water supply facilities, with SIC Code 494;

h. Paint and Wallpaper – Not Glass, with SIC Code 523;

i. Hardware stores, with SIC Code 525;

j. Antique Stores (SIC Code 5932);

k. Food stores, with SIC Code 54;

l. Convenience Stores, with SIC Code 541;

m. Apparel & accessory stores, with SIC Code 56;

n. Home furniture, furnishing & equipment stores, with SIC Code 57;

o. Eating Places (SIC Code 5812);

p. Drug stores, with SIC Code 591;

q. General merchandise stores as described in 3.g.2.i.; with SIC Codes 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, and 5961;

r. Personal service stores as described in 3.g.2.j.; with SIC Codes 5992, 5993, 5995, 5999;

s. Pet shops with SIC Code 5999;

t. Banking, lending institutions, security & broker services, insurance companies, with SIC Codes 60, 61, 62, 63, 64;

u. Real estate agencies, with SIC Code 65;

v. Dry cleaners and laundry services as described in 3.g.2.l.; with SIC Codes 7212, 7213, and 7215;

w. Photographic studios, beauty shops, barber shops, shoe repair, with SIC Codes 722, 723, 724, 725;

x. Funeral service & crematories, with SIC Code 726;

y. Miscellaneous personal services, with SIC Code 729;

z. Business services, including Advertising, with SIC Code 731;
Advertising Agencies, with SIC Code 7311;
Reporting and credit agencies, with SIC Code 732;
Mailing, reproduction, commercial art, photography, photocopying, direct mail and stenographic services, with SIC Code 733;
Secretarial / Court Services, with SIC Code 7338;
Medical Equipment Rental and Leasing, with SIC Code 7352;
Personnel and employment agencies, with SIC Code 736;
Computer programming, data processing, systems design, information retrieval, facilities management services, and computer rental, maintenance, and repair with SIC Code 737;
Detective, guard, and armored car services [Except rental of dog for protective services & armored car services], with SIC Code 7381;
Security systems and alarm services, with SIC Code 7382;
News syndicates, with SIC Code 7383;
And the following with SIC Code 7389 (Business services not elsewhere classified):
Agents and brokers for screenwriters, playwrights, nonperforming artists and author;
Appraisers, except real estate;
Arbitration and conciliation services,
Artists' Agents and Brokers [except performing artists];
Auctioneers;
Author's Agents;
Bondspersons, Business brokers, Check validation services, Credit card services;
Business Brokers [buying and selling business enterprises];
Decoration Service for Special Events;
Drafting services;
Fundraising services;
Fundraising on a Contract or Fee Basis;
Handwriting analysis;
Interior decorating consulting and services;
Interior Decorating Services [except painters and paper hangers];
Laminating and lettering services;
Lecture Bureaus;

Map Drafting Service;
Map Making – including aerial;
Message and answering services;
Message service / Telephone answering [except beeper service];
Notaries public;
Paralegal services;
Parcel packing services;
Patent registration and brokering services;
Photogrammertry and mapping services (not professional engineers);
Photography Brokers;
Playwrights' Brokers;
Post office contract stations;
Process Serving Service;
Recording Studios on a Contract or Fee Basis;
Repossession services;
Safety inspection services, except automotive;
Speakers' Bureaus;
Swimming pool cleaning & maintenance;
Tax collection agencies;
Tax Collection Agencies: collecting for a city, county or state;
Telemarketing and telephone answering services;
Textile designers;
Tourist information and bureaus and welcoming services;
Transcription and translation services;
Water softener services;

aa. Car washes, with SIC Code 7542, along with the requirements set forth in 3.g.3.e.;

bb. Watch, Clock & Jewelry Repair, with SIC Code 7631;

cc. Video Tape Rental, with SIC Code 784;

dd. Dance Studios, with SIC Code 791;

ee. Physical Fitness Facilities, with SIC Code 7991;

ff. Offices for health care services, such as doctors, dentists, and nursing, and personal care facilities, with SIC Codes 801, 802, 803, 804, 805;

gg. Home Health Care Services, with SIC Code 808;

hh. Legal services offices, with SIC Code 81;

ii. Educational services, such as libraries, vocational schools, and other schools, with SIC Codes 823, 824, 829;

jj. Individual & family Social Services, with SIC Code 832;

kk. Social Services, such as job training and vocational rehabilitation, child care services, residential care services, with SIC Codes 833, 835, 836;

ll. Museums & Art Galleries, with SIC Code 841;

mm. Botanical Gardens, with SIC Code 842;

nn. Organization facilities for uses such as business, professional, labor, civic, political, governmental and others, with SIC Codes 861, 862, 863, 864, 865, 869, 911, 912, 919, 92, 9224, 93, 94, 95, 96;

oo. Professional offices and work shops for engineering, accounting, research, artists, authors, geologists, psychologists, with SIC Codes 87, and 89.

pp. Parks and Playgrounds

3.h.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to issuance of a building permit for any Conditional Use identified below:

a. Horticulture, agriculture, and livestock specialties with SIC Code 01 and 02;

b. Power laundries and dry cleaning plants, with SIC Codes 7211, 7216;

c. Religious organizations, with SIC Code 866;

d. Ash gardens with the same qualifications imposed as set forth in 3.f.3.d.;

e. Single-Family attached and detached units, duplexes, townhouses, patio homes, tri-plexes, quadraplexes, **suburban** multi-family apartments, and **urban multi-family apartments** apartments developed in accordance with Exhibit 3-6;

f. Bed and breakfast;

g. Residential accessory structures, uses, and home occupations as provided in 3.d.2.d;

h. Massage parlors and spas with SIC Code 7299.

3.h.4. Special Exceptions: Review and approval by the Sumter Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Communication Towers (SIC Code 48)

b. Manned Convenience Centers and refuse systems (SIC Code 4953)

c. Drinking Places (SIC Code 5813)

d. Liquor Stores (SIC Code 592)

e. Amusements and Recreation (Not Classified Elsewhere) (SIC Code 7999)

f. Jails / Correctional Facilities (SIC Code 9223)

3.h.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the LC District.

a. **Lot Requirement (Minimum)**

Lot width is measured by the linear feet required at the building setback line: The minimum requirement in the LC District for commercial development is 40 feet.
Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

	Front Yard Setback
From Local/Collector Streets	35 ft.

(Note: The front yard setback is 20 feet if the street is an arterial street when off-street parking is provided on the side or rear of a building; 45 feet if the parking is located in front of the building).

	Side Yard Setback
From abutting Residential Districts	30 ft.

(Note: None required when abutting property in non-residential).

	Rear Yard Setback
From all types of abutting Districts	35 ft.

c.

Building Requirements	**(Maximum)**
Building Height	35 ft.
Impervious Surface Ratio	.80
Floor Area Ratio	.80

d. **Off-street Parking Requirement:** Off-street parking requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Eight, **Section I.**

e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Nine.

SECTION I: GENERAL COMMERCIAL (GC) DISTRICT

3.i.1. Purpose: This district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

3.i.2. Permitted: Within the GC District, a building or a premise shall be used only for the following purpose:

a. Agriculture, farm, landscaping, horticulture related services and facilities and auxiliary uses customary thereto, with SIC Codes 071, 072, 074, 076, 078,

   (Note: Veterinary Services in this classification of uses shall be regulated by the standards set forth in 3.f.3.c.);

b. Administrative offices, with SIC Auxiliary Code 1;

c. Research, development, and testing, with SIC Auxiliary Code 2;

d. Printing, publishing, and allied industries, with SIC Code 27;

e. Warehouses, with SIC Auxiliary Code 3;

f. Mini-warehouses, with SIC Code 4225.; (Note: Mini-warehouses shall not exceed four (4) acres; lot coverage is limited to 50 percent of total lot; ingress-egress is limited to one point each side of a site abutting any street lot line; no business activities will be allowed except rental storage units not to exceed 500 square feet; no outside storage allowed.)

g. Postal, transportation, communication, facilities and services, with SIC Codes 43, 47, 48;

h. Water Transportation and Marinas with SIC Code 44 and 4493;

i. General retail trade such as: building-hardware-garden supplies, department & food stores, convenience store, automobile sales and service, clothing and home furnishing, eating establishments, drug stores, used merchandise (but not flea markets), *Antique Stores*, specialty and novelty stores (i.e., bicycle, books, stationery, jewelry, hobby & toy, camera & photo, luggage, sewing, and catalog, florist, tobacco, optical, artist supply, pet shops, firewood, monuments), with SIC Codes 52, 521, 523, 525, 526, 53, 54, 541, 55, 5531, 56, 57, 5812, 591, 593, *5932*, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5961, 5992, 5993, 5995, 5999;

j. Gasoline Service Stations and alternative motor fuels dealers, with SIC Code 5541;

k. Fuel dealers, with SIC Code 598;

l. Fireworks stands, with SIC Code 5999 (Note: Shall comply with temporary use requirements set forth in 5.c.b.d.)

m. Banking, lending institutions, security & broker services, insurance companies, with SIC Codes 60, 61, 62, 63, 64;

n. Real estate agencies, with SIC Code 65;

o. Hotels, motels, rooming houses, boarding houses and organization hotels, with SIC Code 701, 702, 704;

p. Dry cleaning and laundry operations & services, with SIC Codes 7211, 7212, 7213, 7215, 7217, 7219;

q. Industrial Laundries, with SIC Code 7218;

r. Personal service stores, such as: photo studios, beauty shops, barber shops, shoe repair, funeral services & crematories, miscellaneous personal services (not message parlors & spas), with the following SIC Codes 722, 723, 724, 725, 726, 729;

s. Business services and employment agencies, with SIC Code 73, and 7361;

t. Automotive rental & leasing, auto service (except repairs); miscellaneous repairs, car washes (along with the requirements set forth in 3.g.3.e), with SIC Codes 751, 754, 7542, 7549, 76;

u. Movie theaters, video rental, and motion picture distribution & allied services, with SIC Codes 782, 783, 784;

v. Amusement and recreation facilities, dance studios, dance schools, bowling alleys, sports clubs, physical fitness facilities, golf courses, coin operated amusement centers, amusement parks, parks and playgrounds, with SIC Codes 791, 793, 7941, 7991, 7992, 7993, 7996, 7997;

w. Hospitals, doctors, dentist offices, office & clinics of other health practitioners, medical dental labs, home health services, health and allied services, with SIC Codes 801, 802, 803, 804, 805, 806, 807, 808, 809;

x. Attorney or legal services offices, with SIC Code 81;

y. Library, museum, art galleries, botanical gardens, vocational schools, job training offices, and other schools and educational services, with SIC Codes 823, 824, 829, 833, 841, 842;

z. Individual and family social services, with SIC Code 832;

aa. Child care, residential care, other social services, with SIC Codes 835, 836, 839;

bb. Offices and facilities for business associations, professional membership organizations, labor unions, civic & fraternal associations, political organizations, with SIC Codes 861, 862, 863, 864, 865, 869;

cc. Professional offices for uses such as: engineering, accounting, research, psychology, etc., with SIC Codes 87, 89;

dd. Executive, administrative and judicial offices and facilities for government, with SIC Codes 911, 912, 919, 92, 93, 94, 95, 96;

ee. Fire protection facilities, with SIC Code 9224;

ff. Single-Family attached and detached units, duplexes, townhouses, and patio homes developed in accordance with Exhibit 3-6;

gg. Parks and playgrounds;

hh. National Guard Armory with SIC Code 97;

ii. General Contractors with SIC Code 15; (No outside storage of material or construction equipment).

3.i.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any Conditional Use identified below:

a. Agriculture, farming, and animal husbandry, with SIC Codes 01, 02, 021, 0212, 0212, 0213, 0214, 0219, 024, 027, 0271, 0272, 0273, 0279, 029; (Note: Refer to Article 5, Section B for conditions and special exceptions);

b. Animal services, except veterinary, with SIC Code 075;

c. Local & inter-urban highway passenger transportation and communications, with SIC Codes 40, 41, 42;

d. Local trucking without storage (Note: No trucking operations involving waste materials, especially hazardous waste, or activities involving offense odors or excessive noise, shall be allowed in a GC District), with SIC Code 4212;

e. Mobile home or manufactured housing unit dealerships, with SIC Code 527;

f. Flea markets, with SIC Code 593;

g. Recreational vehicle parks and camps, with SIC Code 703;

h. Massage parlors, and spas with SIC Code 7299;

i. Automobile parking lots, with SIC Code 752;

j. Automotive repair shops, with SIC Code 753;

k. Religious organizations, with SIC Code 866;

l. Ash gardens & cemeteries, with the same qualifications imposed as set forth 3.f.3.d.;

m. Mobile Vendors and Concession Operators (SIC Code 7999, and Recreation Services, Not Elsewhere Classified.);

n. Mobile Home Park, with the qualifications established in 3.d.6.;

o. Triplex, quadraplex, **suburban** multi-family **apartments, urban multi-family apartments** and group dwellings developed in accordance with Exhibit 3-6 (Note: May be included as a mixed use in commercial or office projects);

p. Residential accessory structures, uses, and home occupations as provided in 3.d.2.d.;

q. Specialty Contractors, with SIC 17 (no outside storage of material or construction equipment, no overnight parking trailers or heavy trucks).

3.i.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Commercial Kennels (SIC Code 0852)

b. Communication Towers (SIC Code 48)

c. Electric, Gas and Sanitary Services (SIC Code 49)

d. Manned Convenience Centers and Refuse Systems (SIC Code 4953)

e. Drinking Places (SIC Code 5813)

f. Liquor Stores (SIC Code 592)

g. Tattoo Parlors (SIC Code 7299)

h. Racing Track and Operations (SIC Code 7948)

i. Bingo Parlor / Pool Halls (SIC Code 7999)

j. Amusement and Recreation (Not Classified Elsewhere) (SIC Code 7999)

k. Jails / Correctional Facilities (SIC Code 9223)

3.i.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the GC District.

a. **Lot Requirement (Minimum)**

No minimum lot width requirement is set forth in the GC District. The minimum lot size for residential use is 6,000 sq. ft.
Depth: N/A.

b. **Yard and Building Set Back Requirements (Minimum)**

	Front Yard Setback
From Local/Collector Streets	35 ft

(Note: The front yard setback is 20 feet if the street is an arterial street when off-street parking is provided on the side or rear of a building; 45 feet if the parking is located in front of the building).

	Side Yard Setback
From abutting Residential Districts	50 ft.

(Note: None required when abutting property is non-residential)

For Residential Uses	8 ft.

	Rear Yard Setback
From all types of abutting Districts	20 ft.
(except abutting residential district)	50 ft.

c. **Building Requirements** **(Maximum)**

Building Height	60 ft
Impervious Surface Ratio	.92
Floor Area Ratio	N/A

d. **Off-street Parking Requirements:** Off-street parking requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Eight, Section I.

e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Nine.

SECTION J: CENTRAL BUSINESS DISTRICT (CBD)

3.j.1. Purpose: The intent of this district is to promote the concentration and vitality of commercial and residential development in Downtown Sumter. Multi-storied buildings, retail stores, professional offices, and government and health services characterize the district.

3.j.2. Permitted: Within the CBD District, a building or a premise shall be used only for the following purpose:

a. Auxiliary uses, such as central administrative offices, research, development and testing laboratories, with Auxiliary SIC Codes 1, 2;

b. Printing, publishing, & allied industries, with SIC Code 27;

c. Local and suburban transit with SIC Code 41;

d. Transportation, communication, and utility services, such as transit facilities, postal services, with SIC Codes 43, 47, & 48;

e. Retail trade activities, such as paint & wallpaper stores, hardware stores, general mercantile stores, food stores, apparel stores, home furnishings, eating places, drug stores, sporting goods & bicycle shops, book stores, stationery shops, jewelry stores, hobby & games stores, camera stores, gift shops, luggage stores, sewing & piece goods stores, catalog & mail order shops, florist shops, tobacco stores, optical goods, pet shops, art supply stores, miscellaneous retail, with SIC Codes 523, 525, 53, 54, 5531, 56, 57, 58, 591, 593, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5961, 5992, 5993, 5995, 5999;

f. Finance, insurance and real estate services, such as, depository and non-depository institutions, security & commodity broker services, insurance carriers, investment offices, with SIC Codes 60, 61, 62, 63, 64, 65;

g. Organization Hotels and Lodges with SIC Code 704;

h. Personal service establishments, such as laundry & dry cleaners, linen supply services, photographic studios, beauty & barber shops, shoe repair shops, business services, automotive rental, employment agencies, miscellaneous repair, motion picture theaters & film distribution, video tape rentals, with SIC Codes 7212, 7213, 722, 723, 724, 725, 729, 73, 7361, 751, 7549, 76, 782, 783, 784;

i. Amusement and recreation services, such as dance studios, bowling alleys, sports clubs and promoters, physical fitness facilities, coin operated amusement centers, with SIC Codes 791, 793, 7991, 7993;

j. Health services, such as doctors' medical offices and clinics, dentist offices and clinics, osteopathy doctors' offices, offices for health practitioners, nursing & personal care facilities, hospitals, medical & dental laboratories, home health care services, miscellaneous & allied health care services, with SIC Codes 801, 802, 803, 804, 805, 806, 807, 808, 809;

k. Legal services, with SIC Code 81;

l. Museums & art galleries, with SIC Code 841;

m. Botanical gardens, with SIC Code 842;

n. Membership Organizations, such as business associations, professional membership organizations, labor unions & similar organizations, civic & fraternal associations, political organizations, other membership organizations, with SIC Codes 861, 862, 863, 864, 865, 869;

o. Engineering, accounting, research, management, & related services, with SIC Code 87;

p. Miscellaneous services, such as artist, authors, geologists, psychologists, etc., with SIC Code 89;

q. Public Administration Services, such as executive offices, legislative offices, general government, judicial, public order & safety, courts, fire protection, public finance & taxation, human resources programs, environmental & housing programs, with SIC Codes 911, 912, 919, 92, 9224, 93, 94, 95, 96;

r. Second story and above residential uses.

3.j.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any Conditional Uses identified below:

a. Electronic equipment and components except computer, with SIC Code 36;

b. Optical goods, with SIC Code 38;

c. Automotive Accessories, with SIC Code 5531;
Conditions:

    a. No outside work to occur as part of the business.

d. Convenience Stores, with SIC Code 541;

e. Antique Stores, with SIC 5932;

f. Hotels and motels, with SIC Code 701;

g. Massage parlors and spas with SIC Code 7299;

h. Automobile parking lots, with SIC Code 752;

i. Membership sports and recreational clubs, with SIC Code 7997;

j. Colleges, Universities, and Professional Schools, SIC Code 822, 8221;

k. Child Daycare Services ,with SIC 835 and the following conditions:

1. Safe access and adequate parking
2. 300 feet from easting drinking places
3. Renewable after 3 years (maximum)

l. Residential uses such as Single-Family (detached & attached), duplex, townhouses, patio homes, triplex & quadraplex, **urban** multi-family **apartments** & group dwellings developed in accordance with Exhibit 3-6. In the CBD, the parking requirement shall be 1 space per residential unit unless City Council permits a smaller number on an individual basis.

m. First floor or detached residential uses;

n. Residential accessory structures, uses, and home occupations as provided in 3.d.2.d.

3.j.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Drinking Places (SIC Code 5813)
b. Liquor Stores (SIC Code 592)
c. Amusement and Recreation (Not Classified Elsewhere) (SIC Code 7999)

3.j.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the CBD District.

a. **Lot Requirement (Minimum)**

No minimum lot width requirement is set forth in the CBD District.
Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

<u>Front Yard Setback</u>
"None Required"

From Local/Collector Streets

Note: Buildings in the CBD are intended to directly abut the sidewalk facing each building.

<u>Side Yard Setback</u>
"None Required"

Note: Buildings in the CBD are intended to share common walls with adjacent buildings. However, walkways are encouraged between buildings to provide pedestrian access to rear parking lots.

	Rear Yard Setback
	"None Required"

c. **Building Requirements**	**(Maximum)**
Building Height	90 ft
Impervious Surface Ratio	100%
Floor Area Ratio	N/A

d. Off-street Parking Requirement: Off street parking is not required in the CBD except where residential uses are provided on site. Article Eight, Section I, 8.i.3.n. Off Street Residential Parking, details the parking requirements for each residential type use.

e. **Landscaping Requirements:** Landscaping requirements are not provided for in the CBD except as part of a 10 ft. Street Landscaping buffer as set forth in Article Nine, Section B, 9.b.4.a. when a parking lot directly abuts a street.

SECTION K. LIGHT INDUSTRIAL-WAREHOUSE (LI-W) DISTRICT

3.k.1. Purpose: The intent of this District is to accommodate wholesaling, distribution, storage, processing and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries of such districts.

3.k.2. Permitted: Within the LI-W District, a building or a premise shall be used only for the following purpose:

a. Uses associated with Agriculture, forestry & fishing, such as crops production, livestock (including beef cattle feed lots, beef cattle, hogs, sheep & goats), dairy farms, animal specialties, fur-bearing animals, horses, animal aqua-culture, bee raising, with the following SIC Codes 01, 02, 021, 0212, 0213, 0214, 0219, 024, 027, 0271, 0272, 0273, 0279, 029;

b. Agricultural services such as, soil preparation services, crop services, veterinary services (Note: the provisions set forth in section 3.f.3. of this ordinance for veterinary services shall apply in the LI-W District), farm labor & management services, landscape & horticulture service, forestry, fishing-hunting-trapping, with SIC Codes 071, 072, 074, 076, 078, 08, 09;

c. Auxiliary Uses, such as central administrative offices, research, development & testing laboratories, warehouses, accessory buildings & uses, with SIC Codes 1, 2, 3;

d. Construction companies and specialty trade contractors with SIC Codes 15 and 17;

e. Manufacturing uses specializing in lumber & wood products, furniture and fixtures, printing, publishing & allied industries, fabricated metal products (except machinery & transportation equipment), electronic & other electrical equipment & component (except computer equipment), measuring, analyzing & controlling instruments, photographic, medical and optical goods, watches & clocks, and miscellaneous manufacturing industries, with SIC Codes 24, 25, 27, 34, 36, 38, 39;

f. Transportation , communications, and utilities with SIC Codes 40, 41, 42, 4212, 44, 4493, 46, 47, 48;

g. Mini-warehouses, with SIC Code 4225;

h. Wholesale Trade uses for durable and non-durable goods, with SIC Codes 50, 51, (Except SID Codes 5093 and 5154);

i. U.S. Postal Services, with SIC Code 43;

j. Retail trade activities involving the following types of goods: lumber and building materials, paint, glass & wall paper stores, hardware stores, retail nurseries & lawn and garden stores, convenience stores, fuel dealers, fire wood shops (outdoor storage must be located behind a principal building), fireworks, monuments and tombstone sales, with SIC Codes 521, 523, 525, 526, 541, 598, 5999;

k. Personal service establishments such as power laundries, garment pressing & dry cleaning, linen supply, coin operated laundries, dry cleaning plants (except rug cleaning), carpet & upholstery cleaning, industrial laundries, laundry & garment cleaning not elsewhere classified, car washes, with SIC Codes 7211, 7212, 7213, 7215, 7216, 7217, 7218, 7219, 7542;

l. Disinfecting and pest control services, with SIC Code 7342, including the following uses: bird proofing, deodorant servicing of rest rooms, disinfecting service, exterminating service, fumigating service, pest control in structures, rest room cleaning service, termite control, and washroom sanitation service.

m. Heavy construction equipment rental and leasing, with SIC Code 7353, including the following uses: bulldozer rental and leasing, construction equipment, heavy: rental and leasing; crane rental and leasing, and earth moving equipment rental and leasing.

n. Equipment rental and leasing not elsewhere classified, with SIC Code 7359, including <u>only</u> the following uses: airplane rental and leasing, appliance rental and leasing, coin-operated machine rental and leasing, electronic equipment rental and leasing, except medical and computer; industrial truck rental and leasing, oil field equipment rental and leasing, oil well drilling equipment rental and leasing, toilets, portable: rental and leasing; tool rental and leasing, and vending machines, rental only.

o. Miscellaneous amusement & recreation services such as physical fitness facilities, public golf courses, coin operated amusement devices, amusement parks, membership sports & recreation clubs, with SIC Codes 7991, 7992, 7993, 7996, 7997;

p. Child care services, with SIC Code 835;

q. Organizational facilities and business associations, with SIC Codes 861, 862, 863, 864, and 865;

r. Fire protection, with SIC Code 9224;

s. National Guard Armory, with SIC Code 97;

t. Eating Places with SIC Code 5154;

u. Sexually oriented businesses (Note: Shall comply with the buffer distance requirements set forth in 4.o.2.).

3.k.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any Conditional Uses identified below:

a. Animal services, except veterinary, with SIC Code 075;

b. Building materials, with SIC Code 52;

c. Mobile home dealers, with SIC Code 527;

d. Retail trade activities such as general merchandise stores, food stores, automotive dealers & gasoline service stations, apparel and accessory stores, home furniture, furnishings and equipment stores, with SIC Codes 53, 54, 55, 56, 57, 5531;

e. Miscellaneous retail such as drug & proprietary stores, used merchandise (pawn & flea markets), *Antique Stores*, sporting goods & bicycle shops, book stores, stationery shops, jewelry stores, hobby, toy, and game shops, camera & photography supply houses, gift, novelty & souvenir shops, luggage and leather goods, sewing & piece good stores, mail order & catalog houses, with SIC Codes 591, 593, *5932*, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5961;

f. Miscellaneous retail not elsewhere classified such as florists, tobacco stores, optical goods, artist supply, auction rooms, stamp and telephone stores, pet shops, with SIC Codes 5992, 5993, 5995, 5999;

g. Finance and Insurance activities such as depository institutions, non-depository institutions, security & commodity brokers, insurance carriers, with SIC Codes 60, 61, 62, 63, 64;

h. Commercial Services such as real estate offices, holding & other investment offices, hotel & motel, camping & recreational vehicle parks (Note: recreation trailer parks shall be located no closer than 300 feet from any residential district, and shall have a landscaped or natural buffer as specified in Article Nine, with SIC Codes 65, 701, and 703;

i. Rooming and boarding houses ,with SIC Code 702;

j. Organization, hotels and lodges, with SIC Code 704;

k. Miscellaneous personal services, massage parlors & spas, business services, and employment agencies, with SIC Codes 729, 7299, 73, 7361;

l. Photographic studios, with SIC Code 722;

m. Beauty and barber shops, with SIC Code 723 and 724;

n. Shoe repair and shine, hat cleaning, with SIC Code 725;

o. Funeral homes and crematories, with SIC Code 726;

p. Auto rental, leasing, parking, repair shops, service except repair and misc. repair, with SIC Codes 751, 752, 753, 754, 7549, and 76;

q. Motion picture distributors and video tape rentals, with SIC Codes 782 and 784;

r. Professional sports clubs and promoters, with SIC Code 7941;

s. Motion picture theaters, with SIC Code 783;

t. Amusement and recreation services such as dance studios, bowling alleys, with SIC Codes 791, 793;

u. Video Games (Video Poker), with SIC 7993;

v. Parks & playgrounds;

w. Offices and clinics of doctors, dentists, doctors of osteopathy, nursing & personal care facilities, hospitals, with SIC Codes 801, 802, 803, 804, 805, 806;

x. Medical and dental labs with SIC Code 807;

y. Home health care, with SIC Code 808 and 809;

z. Legal services, with SIC Code 81;

aa. Universities, colleges, and professional schools, with SIC codes 822;

bb. Libraries, vocational, other schools and education services with SIC Codes 823, 824, and 829;

cc. Social & civic facilities such as individual & family social services, museums & art galleries, botanical gardens, with SIC Codes 832, 839, 841, 842;

dd. Job training and rehabilitation services with SIC Code 833;

ee. Religious organizations, other membership organizations, management & related services, and services offered by professionals like artists, authors, geologists, etc., with SIC Codes 866, 869, 89;

ff. Organizational facilities and business associations with SIC Codes 861, 862, 863, 864, and 865;

gg. Ash gardens and cemeteries.

hh. Engineering, accounting, research with SIC Code 87;

ii. Public administration services and government offices with SIC Codes 911, 912, 919, 93, 94, 95, and 96;

3.k.4. Special Exceptions: Review and approval by the Sumter Zoning Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Stockyards (SIC Code 0211)

b. Commercial Kennels (SIC Code 0752)

c. Communication Towers (SIC Code 48)

d. Electric, Gas, and Sanitary Services (SIC Code 49)

e. Manned Convenience Centers and Refuse Systems (SIC Code 4953)

f. Animal Auctions (SIC Code 5154)

g. Drinking Places (SIC Code 5813)

h. Liquor Stores (SIC Code 592)

i. Tattoo Parlors (SIC Code 7299)

j. Racing Track and Operations (SIC Code 7948)

k. Bingo Parlor / Pool Hall (SIC Code 7999)

l. Amusements and Recreation (Not Classified Elsewhere) (SIC Code 7999)

m. Jails / Correctional Facilities (SIC Code 9223)

3.k.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the LI-W District.

a. **Lot Requirement (Minimum)**

Lot width is measured by the linear feet required at the building setback line: *The minimum lot width requirement for LI-W development is 100 feet.*

Depth: 250 feet. (Note: Linear feet is measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lot lines, at right angles to the front lot line, every ten (10) feet and averaging the length of these lines).

Lot Area: One (1) acre.

b. **Yard and Building Set Back requirement (Minimum)**

	Front Yard Setback
From local/collector Streets	35 ft.
From all other type Streets	100 ft.

	Side Yard Setback
From abutting Residential Districts	100 ft.
From other Districts not Residential	15 ft.

	Rear Yard Setback
From abutting Residential Districts	100 ft.
From other Districts not Residential	25 ft.

c. **Building Requirements** **(Maximum)**

Building Height	60 ft.
Impervious Surface Ratio	.80
Floor Area Ratio	NA

d. **Off-street Parking Requirements:** Off-street parking requirements for the uses permitted herein or conditionally allowed by action of the Planning commission are established in Article Eight, Section I.

e. **Landscaping Requirements**: Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Nine.

SECTION L: HEAVY INDUSTRY (HI) DISTRICT

3.l.1. Purpose: The intent of this district is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less intensive uses, and to preserve prime industrial lands for future industrial development. Toward these ends, residential development is not permitted, nor is the establishment of this district on other than a major road or highway.

3.l.2. Permitted: Within the HI District, a building or a premise shall be used only for the following purpose:

a. Uses associated with Agriculture, Forestry & Fishing as set forth in 3.k.2.a. of the LI-W District;

b. Agricultural services as set forth in 3.k.2.b. of the LI-W District;

c. Auxiliary uses, such as central administrative offices, research, development, and testing and labs, warehouses, oil and gas extraction, with SIC Auxiliary Codes 1, 3 and SIC Code 13;

d. Construction companies and specialty trade contractors, with SIC Codes 15, 16, 17;

e. Manufacturing uses involving food and other products**,** tobacco products, textile mill products, apparel & other finished products made from fabric, lumber & wood products, furniture & fixtures, paper & allied products, chemical & allied products, petroleum refining & related industries, rubber & miscellaneous plastic products, leather & leather products, stone, clay, glass & concrete products, primary metal industries, fabricated metal products, industrial & commercial machinery & computer equipment, transportation equipment, measuring-analyzing & controlling instruments, photographic, medical & optical goods; watches & clocks, and miscellaneous manufacturing industry, with SIC Codes 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39;

f. Transportation, communications, electric, and gas and sanitary services such as railroad transportation, highway passenger facilities, motor freight transportation & warehouse facilities, mini-warehouses, U.S. Post office facilities, water transportation, marinas, public boat docks, transportation by air & airports & terminals, pipelines, except natural gas, transportation services, communications, with SIC Codes 40, 41, 42, 4225, 43, 44, 4493, 45, 46, 47, 48;

g. Wholesale trade for durable and non-durable goods, with SIC Codes 50, 51 (Except SIC Codes 5093 and 5154);

h. Retail trade activities involving lumber & building materials, paint-glass & wallpaper stores, hardware stores, convenience stores, fuel dealers, fireworks stores, monuments & tombstones, with the following SIC Codes 521, 523, 525, 541, 598, 5541, 5999;

i. Personal service establishments involving the following uses: power laundries, garment pressing & agents for laundries & dry cleaners, linen supply, dry cleaning plants, carpet & upholstery cleaning, industrial launders, laundry & garment services not classified elsewhere, with SIC Codes 7211, 7212, 7213, 7216, 7217, 7218, 7219;

j. Funeral homes and crematories, with SIC Code 726;

k. Disinfecting and pest control services with SIC Code 7342 including the following uses: bird proofing, deodorant servicing of rest rooms, disinfecting service, exterminating service, fumigating service, pest control in structures, rest room cleaning service, termite control, and washroom sanitation service.

l. Heavy construction equipment rental and leasing with SIC Code 7353 including the following uses: bulldozer rental and leasing, construction equipment, heavy: rental and leasing; crane rental and leasing, and earth moving equipment rental and leasing.

m. Equipment rental and leasing, not elsewhere classified with SIC Code 7359 including <u>only</u> the following uses: airplane rental and leasing, appliance rental and leasing, coin-operated machine rental and leasing, electronic equipment rental and leasing, except medical and computer; industrial truck rental and leasing, oil field equipment rental and leasing, oil well drilling equipment rental and leasing, toilets, portable: rental and leasing; tool rental and leasing, and vending machines, rental only.

n. Business services such as automotive parking, automotive repair shops, miscellaneous repairs, with SIC codes 752, 753, 76;

o. Educational services such as vocational schools, other schools & educational services, with SIC Codes 824, 829;

p. Child day care services with SIC Code 835;

q. Professional services involving engineering, accounting, research, management & related services, with SIC Code 87;

r. Justice, public order and safety with SIC Code 92;

s. Land Uses involving justice, public order & safety, fire protection, with SIC Code 9224;

t. National Guard Armory, with SIC Code 97;

u. **Sexually oriented businesses (Note: Shall comply with buffer distance requirements set forth in 4.o.3.).**

3.l.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any Conditional Uses identified below:

a. Mining & quarrying of non-metallic minerals, with SIC Code 14;

b. Facilities associated with public finance, taxation, & monetary policy, with SIC Code 93;

c. Facilities associated with the administration of human resources programs, with SIC Code 94;

d. Facilities associated with the administration of environmental quality & housing programs, with SIC code 95;

e. Facilities associated with the administration of economic programs, with SIC Code 96;

f. Eating Places with SIC Code 5812.

3.l.4. Special Exceptions: Review and approval by the Sumter Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Stockyards (SIC Code 0211)

b. Commercial Kennels (SIC Code 0752)

c. Metal Mining (SIC Code 10)

d. Slaughter Houses (SIC Code 2011/2015)

e. Communication Towers (SIC Code 48)

f. Electric, Gas, and Sanitary Services (SIC Code 49)

g. Manned Convenience Centers and Refuse Systems (SIC Coe 4953)

h. Scrap Metal (SIC Code 5093)

i. Animal Auctions (SIC Coe 5154)

j. Salvage of Damaged Merchandise (Sic Code 7589)

k. Jails/Correctional Facilities (SIC Code 923)

3.l.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the HI, Heavy Industry District.

a. **Lot Requirement (Minimum)**

Lot width is measured by the linear feet required at the building setback line: The minimum lot width requirement for HI development is 100 feet.

Depth: 250 feet. (Note: Linear feet is measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lot lines, at right angles to the front lot line, every ten (10) feet and average the length of these lines).

Lot Area: One (1) acre.

b. **Yard and Building Set Back requirements (Minimum)**

	Front Yard Setback
From local/collector Streets	35 ft.
From all other type Streets	100 ft.

	Side Yard Setback
From abutting Residential Districts	100 ft.
From other Districts not Residential	15 ft.

	Rear Yard Setback
From abutting Residential Districts	100 ft.
From other Districts not Residential	25 ft.

c. **Building Requirements**	**(Maximum)**
Building Height	120 ft.
Impervious Surface Ratio	.80
Floor Area Ratio	NA

c. **Off-Street Parking Requirements:** Off-street parking requirements for the uses permitted herein or conditionally allowed by action of the Planning Commission are established in Article Eight, Section I.

d. **Landscaping Standards:** Landscaping requirements for uses permitted herein or conditionally allowed are established in Article Nine.

SECTION M: AGRICULTURAL CONSERVATION (AC) DISTRICT

3.m.1. Purpose: The intent of this district is to protect and preserve areas of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use. Where urban development is permitted within the district, strict quality standards should be required.

3.m.2. Permitted: Within the AC District, a building or a premise shall be used only for the following purpose:

a. Uses associated with Agriculture, forestry & fishing as set forth in 3.k.2.a. of the LI-W District;

b. Agricultural services such as soil preparation services, crop services, veterinary services (Note: For small animals – all services shall be in enclosed buildings and no noise or odors shall be detected outside the building(s). For large animals – all facilities shall be located no closer than 300 ft. to a Residential District, nor 150 ft. to any other property line. Adequate measures must be shown that no odor, noise, or drainage shall become a nuisance on adjacent property. No incineration of animal refuse shall be permitted. Sheltering and boarding of animals, including commercial kennels is considered a permitted use), landscape & horticulture services, forestry, fishing, hunting & trapping, with SIC Codes 071, 072, 074, 078, 08, 09;

c. United States Postal Service, with SIC Code 43;

d. Public boat docks, with SIC Code 4493;

e. Firewood shops, with SIC Code 5999;

f. Botanical gardens, with SIC Code 842;

g. Cemeteries;

h. Churches and religious organizations ,with SIC Code 866;

i. Single-Family detached dwellings;

j. Manufactured Housing/Mobile Homes;

k. Residential Accessory Uses such as bathhouses, cabanas, non-commercial greenhouses, private garage & carport, storage building, swimming pool, tool shed & work shop, home occupation.

3.m.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3. shall be a prerequisite to the issuance of a building permit for any Conditional Uses identified below:

a. Animal services, except veterinary, with SIC Code 075;

b. Mining & quarrying of nonmetallic minerals (Note: a reclamation and reuse plan must accompany a zoning permit, an approximate operating schedule including times when explosives will be used must be presented, no such use shall be located within 300 feet of any residential use, no explosives shall be used within 2,500 feet of a

residential structure unless a variance is obtain from the Planning Commission on a case by case basis, the site must obtained its highway access from a collector or an arterial street, mining and extraction uses permitted by South Carolina Department Health Environmental Control, Division of Mining & Reclamation, which are non-conforming and any extension of such use, operations, activities, or business on such parcel or contiguous parcel where the minerals or the surface rights which are under the same ownership or control on the date of passage of this ordinance shall be exempt from the requirements of this section), with SIC Code 14;

c. Airports, flying fields, and terminals, with SIC Code 458;

d. Recreational vehicle parks and camps, with SIC Code 703;

e. Public golf course, with SIC Code 7992;

f. Membership sports & recreation clubs, with SIC Code 7997;

g. Educational services such as elementary schools, secondary schools, colleges & universities, vocational schools, and other schools & educational services, with SIC Codes 821, 822, 824, 829;

h. Child care services, with SIC Code 835;

i. Ash gardens;

j. Public administrative services such as executive offices, legislative bodies, general government, justice-public order & safety, courts, public finance-taxation & monetary policy, human resources, administration of environmental quality & housing programs, administration of economic programs, with SIC Codes 911, 912, 919, 92, 93, 94, 95, 96;

k. Fire protection facilities, with SIC Code 9224;

l. Parks and playgrounds;

m. Mobile home parks.

n. National Guard Armory, with SIC Code 97

3.m.4. Special Exceptions: Review and approval by the Sumter board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Stockyards (SIC Code 0211)

b. Poultry Houses (SIC Code 025)

c. Commercial Kennels (SIC Code 0752)

d. Communication Towers (SIC Code 48)

e. Electric, Gas, and Sanitary Services (SIC Code 49)

f. Manned Convenience Centers and Refuse Systems (SIC Code 4953)

g. Animal Auctions (SIC Code 5154)

h. Jails / Correctional Facilities (SIC Code 9223)

3.m.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the AC, Agricultural Conservation District:

a. **Lot Requirement (Minimum)**

Minimum lot width requirement in the AC District is 60 ft.

Depth: There is no minimum lot depth requirement in the AC District.
Lot Area: 1 acre minimum

b. **Yard and Building Set Back Requirements (Minimum)**

	Front Yard Setback
From local/collector Streets	35 ft.
From all other type Streets	45 ft.
	Side Yard Setback
For Residential Uses	12 ft.
For Non-Residential Uses	50 ft.
	Rear Yard Setback
From abutting Residential Districts	50 ft.
From Non-Residential Districts	50 ft.

c. **Building Requirements (Maximum)**

Building Height	35 ft.
Impervious Surface Ratio	.80
Residential Density (Gross Acreage)	0.5
Floor Area Ratio (Non-residential)	.15

d. **Off-Street Parking**: Off-street parking requirements for uses permitted herein or conditionally allowed are established in Article Eight, Section I.

e. L**andscaping Requirements**: Landscaping requirements permitted herein or conditionally allowed are established in Article Nine.

SECTION N: CONSERVATION PRESERVATION (CP) DISTRICT

3.n.1. Purpose: The intent of this district is to recognize, preserve and protect environmentally sensitive areas for future generations.

3.n.2. Permitted Uses: Within the CP District, a building or a premise shall be used only for the following purposes:

a. Uses associated with Agriculture, forestry & fishing as set forth in 3.k.2.a. of the LI-W District;

b. Agricultural Services such as soil preparation services, crop services, landscape & horticultural services, fishing, hunting & trapping, with SIC Codes 071, 072, 078, 08, 09;

c. Parks & playgrounds;

d. Cemeteries;

e. Single-family detached dwelling;

f. Mobile Home (all development standards apply);

g. Residential accessory uses, structures and home occupations.

3.n.3. Conditional Uses: Review and approval by the Sumter City-County Planning Commission shall be a prerequisite to the issuance of a building permit for any conditional uses identified below:

a. RV parks and camps, with SIC Code 703;

b. Ash gardens.

3.n.4. Special Exceptions: Review and approval by the Sumter Board of Appeals in accordance with the Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Communication Towers (SIC Code 48)

3.n.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply with the CP, Conservation Preservation District.

a. **Lot Requirement (Minimum)**

Minimum lot area in the City of Sumter is 5 acres.
Minimum lot area in the County of Sumter is 5 acres.

Note: Provided, however, notwithstanding any other provision of this ordinance to the contrary, the usual lot size restrictions applicable for CP Districts (in the unincorporated areas of Sumter County) shall not be applicable to the transfer by conveyance, devise, inheritance, or court order from or on behalf of the owner(s) thereof to any child, stepchild, son-in-law, daughter-in-law, grandchild, niece, nephew, sister, brother, parent, stepparent, uncle, aunt, or grandparent of the said owner(s) (inclusive of a transfer pursuant to partition deed or court order) where the lot transferred contains at least two (2) acres of land, where it is demonstrated that there is a good faith intention that the said lot shall be used as the personal residence of the transferee(s) AND where the transferee(s) has/have not previously been transferred any other real property under the provisions of this provision that would have otherwise been prohibited by this ordinance except being permitted by this provision.

b. **Yard Building Set Back Requirements (Minimum)**

	Front Yard Setback
From local/collector Streets	35 ft.
From all other type streets	45 ft.
	Side Yard Setback
From abutting Residential Districts	50 ft.
From Non-Residential Districts	50 ft.
	Rear Yard Setback
From abutting Residential Districts	80 ft.
From Non-Residential Districts	80 ft.

c. **Building Requirements** **(Maximum)**

Building Height	35 ft.
Impervious Surface Ratio	.10
Maximum Residential Density (Gross Acreage)	0.2
Floor Area Ratio	.05

d. **Off-Street Parking:** Off-Street Parking requirements for uses permitted herein or conditionally allowed are established in Article Eight, Section I.

e. **Landscaping Requirements:** Landscaping requirements permitted herein or conditionally allowed are established in Article Nine.

EXHIBIT 3-5

PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Agriculture, Farming	C	C	C	C		P	P	P	P	P	01, 02, 021, 0212, 0213, 0214, 0219, 024, 027, 0271, 0272, 0273, 0279, 029
Stockyards						S	S	S			0211
Poultry Houses								S	S		025
Soil Preparation Services/Crop Services				P		P	P	P	P	P	071, 072
Veterinary Services	C			P		P		P	P		074
Vet Services for Animal Specialties [Small animals only]	C		P								0742
Animal Services (except veterinary)				C		C		C	C		075
Commercial Kennels				S		S	S	S	S		0752
Farm Labor & Management Services				P		P	P				076
Landscape & Horticultural Services				P		P	P	P	P	P	078
Landscape Counseling & Land Planning			P								0781
Forestry						P	P	P	P	P	08
Fishing, Hunting & Trapping						P	P	P	P	P	09
Administrative Offices	P		P	P	P	P	P				1 Auxiliary Code
Metal Mining							S				10
Oil & Gas Extraction							P				13
Mining & quarrying of non-metallic minerals							C	C	C		14
Building Construction-general contractors				P		P	P				15
Heavy Construction-other than building construction contractors							P				16
Construction-Special Trade Contractors				C		P	P				17
Research, Development testing labs	P		P	P	P	P					2 Auxiliary Code
Food & Kindred Products							P				20
Slaughter Houses							S				2011/2015
Tobacco Products							P				21
Textile Mill Products							P				22
Apparel & Other Finished Products made from Fabric							P				23

Note: Communications Towers are Special Exception in all districts

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Lumber & Wood Products, except furniture						P	P				24
Furniture & Fixtures						P	P				25
Paper and Allied Products							P				26
Printing & Publishing				P	P	P	P				27
Chemicals & Allied Products							P				28
Petroleum Refining							P				29
Warehouses				P		P	P				3 Auxiliary Code
Rubber and Misc. Plastic Products							P				30
Leather and Leather Products							P				31
Stone, Clay, Glass, and Concrete Production							P				32
Primary Metals Industries							P				33
Fabricated Metal Products, Except Machinery & Transportation Equipment						P	P				34
Industrial & Commercial Machinery & Computer Equipment							P				35
Electronic & Other Electrical Equipment and Components Except Computer Equipment					C	P	P				36
Transportation Equipment							P				37
Optical Goods Stores/Misc. Manufacturing					C	P	P				38/39
Railroad Transportation				C		P	P				40
Local & Suburban Transit				C	P	P	P				41
Motor Freight Transportation & Warehousing				C		P	P				42
Local Trucking Without Storage				C		P					4212
Mini-Warehouses				P		P	P				4225
U.S. Postal Services	P	P	P	P	P	P	P	P			43
Water Transportation				P		P	P				44
Marinas/Boat Docks				P		P	P	P	P		4493
Transportation by Air							P	C			45
Pipelines, Except Natural Gas						P	P				46
Transportation Services				P	P	P	P				47
Travel Agencies, Tour Operators, Arrangement of Transportation			P								472

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Communications				P	P	P	P	C	C		48
Communication Towers	S	S	S	S		S	S	S	S	S	48
Telephone Utility	P	P	P	P	P	P	P	P	P	P	48
Cable Services	P	P	P	P	P	P	P	P	P	P	484
Electric, Gas, & Sanitary Services				S		S	S	S	S		49
Electrical Services	p	P	P	P	P	P	P	P	P	P	491
Gas Production & Distribution	P	P	P	P	P	P	P	P	P	P	492
Combination of Electric & Gas	P	P	P	P	P	P	P	P	P	P	493
Water Supply Facilities	P	P	P	P	P	P	P	P	P	p	494
Sewerage Systems	P	P	P	P	P	P	P	P	P	P	4952
Manned Convenience Centers			S	S		S	S	S			4953
Wholesale Trade						P	P				50/51
Scrap Metal							S				5093
Animal Auctions						S	S	S	S		5154
Building Materials				P		C					52
Lumber & Building Materials				P		P	P				521
Paint, Glass, and Wallpaper				P	P	P	P				523
Paint and Wallpaper – Not Glass			P								523
Hardware Stores		P	P	P	P	P	P				525
Retail Nurseries & Lawn Garden Shop				P		P			C		526
Mobile Home Dealers				C		C					527
General Merchandise Stores				P	P	C					53
Grocery Stores		P	P	P	P	C					54
Convenience Stores		P	P	P	C	P	P				541
Automotive Dealers		C		P		C					55
Automotive Accessories		C		P	C	C					5531
Fuel Dealers				**P**			P				5541
Apparel & Accessory Store		P	P	P	P	C					56
Home Furniture, Furnishing Stores		P	P	P	P	C					57
Eating Places	C	P	P	P	P	P	C				5812
Drinking Places		S	S	S	S	S					5813
Drug & Sundry Stores	P	P	P	P	P	C					591

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Liquor Stores		S	S	S	S	S					592
Used Merchandise shops				P		C					593
Pawn Shops				P		C					593
Flea Markets				C		C					593
Antique Stores		C	P	P	C	C					5932
Sporting Goods & Bicycle Shops		P	P	P	P	C					5941
Book Stores		P	P	P	P	C					5942
Stationary Shops		P	P	P	P	C					5943
Jewelry Stores		P	P	P	P	C					5944
Hobby, Toy, Game Shop		P	P	P	P	C					5945
Camera, Photo Supply Houses		P	P	P	P	C					5946
Gift, Novelty, Souvenirs Shops		P	P	P	P	C					5947/5948
Sewing, Needle & Piece Goods		P	P	P	P	C					5949
Catalog & Mail Order Houses		P	P	P	P	C					5961
Fuel Dealers				P		P	P				598
Florist		P	P	P	P	C					5992
Tobacco Stores		P	P	P	P	C					5993
Optical Goods Store	P	P	P	P	P	C					5995
Misc. Retail (i.e. artist supplies, Antenna rooms, stamps, & Telephone stores)		P	P	P	P	C					5999
Firewood Shops				P		P		P	P		5999
Pet Shops	C	P	P	P	P	C					5999
Fireworks				P		P	P				5999
Monuments & Tombstones				P		P	P				5999
Depository & Non-Depository Institution	P	P	P	P	P	C					60, 61
Security & Commodity Brokers	P		P	P	P	C					62
Insurance Carriers & Agents	P		P	P	P	C					63, 64
Real Estate, Holding Investment	P		P	P	P	C					65
Hotel & Motels				P	C	C					701
Rooming & Boarding Houses				P		C					702
Recreational Vehicle Parks and Camps				C		C		C		C	703
Organization Hotels & Lodges				P	P	C					704

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Power Laundries/Dry Cleaning Plants		C	C	P		P	P				7211/7216
Agents for Laundry & Dry Cleaners, Linen Supply		P	P	P	P	P	P				7212/7213
Coin Operated Laundries		P	P	P		P					7215
Carpet & Upholstery Cleaning, Other				P		P	P				7217/7219
Industrial Laundries				P		P	P				7218
Photographic Studios	P	P	P	P	P	C					722
Beauty & Barber Shops	P	P	P	P	P	C					723, 724
Shoe Repair, Shoe Shine, Hat Cleaning		P	P	P	P	C					725
Funeral Homes & Crematories	C		P	P		C	P				726
Miscellaneous Personal Services	C	P	P	P	P	C					729
Massage Parlors and Spas	C		C	C	C	C					7299
Tattoo Parlor				S		S					7299
Sexually Oriented Businesses (subject to Art. Four Sec. 4.o)						**p**	**p**				**7299**
Business Services				P	P	C					73
Advertising Agencies	P		P								7311
Reporting and Credit agencies			P								732
Mailing, reproduction, commercial art, photography, photocopying, direct mail and stenographic services			P								733
Commercial Art / Graphic Design	P										7336
Secretarial /Court Reporting Services	P		P								7338
Disinfecting and pest control services to include the following uses: bird proofing; deodorant servicing of rest rooms, disinfecting service; exterminating service; fumigating service; pest control in structures; rest room cleaning service; termite control; and washroom sanitation service						P	P				7342
Medical Equipment Rental and Leasing			P								7352

Change # 1

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Heavy construction equipment rental and leasing to include the following uses: bulldozer rental and leasing; construction equipment, heavy: rental and leasing; crane rental and leasing; and earth moving equipment rental and leasing											7353
Equipment rental and leasing, not elsewhere classified, to include only the following uses: airplane rental and leasing; appliance rental and leasing; coin-operated machine rental and leasing; electronic equipment rental and leasing, except medical and computer; industrial truck rental and leasing; oil field equipment rental and leasing; oil well drilling equipment rental and leasing; toilets, portable: rental and leasing; tool rental and leasing; and vending machines, rental only						P	p				7359
Personnel and Employment Agencies	P		P	P	P	C					736
Computer programming, data processing, systems design, information retrieval, facilities management services, and computer rental, maintenance and repair			P								737
Computer Programming Services	P										7371
Computer Facilities Management Services	P										7376
Computer Related Services Not Elsewhere Classified	P										7379
Detective Agencies, Private Investigators, Lie Detection Service and Polygraph Service	P										7381
Detective, guard, and armored car services [Except rental of dog for protective services & armored car services]			P								7381
Security Systems Services including Burglar alarm monitoring and Maintenance, Fire Alarm Monitoring and Maintenance, and Monitoring of Security Systems devices, Burglar/Fire Alarms;	P		P								7382
News Syndicates			P								7383
Salvage of Damaged Merchandise							S				7389
The Following Business Services Not Elsewhere Classified											
Agents And Brokers For Screenwriters, Playwrights, Nonperforming Artists And Authors			P								7389

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Appraisers [except real estate]	P		P								7389
Arbitration and Conciliation Services	P		P								7389
Artists' Agents and Brokers [except performing artists]	P		P								7389
Auctioneers			P								7389
Author's Agents			P								7389
Bondspersons, Business Brokers, Check Validation Services, Credit Card Services			P								7389
Business Brokers [buying and selling business enterprises]	P		P								7389
Decoration Service for Special Events	P		P								7389
Drafting Services	P		P								7389
Fundraising Services			P								7389
Fundraising on a Contract or Fee Basis	P		P								7389
Handwriting Analysis	P		P								7389
Interior Decorating Consulting and Services			P								7389
Interior Decorating Services [except painters and paper hangers]			P								7389
Interior Designing Services [except painters and paper hangers]	P		P								7389
Laminating and Lettering Services			P								7389
Lecture Bureaus	P		P								7389
Map Drafting Service	P		P								7389
Map Making – including aerial	P		P								7389
Message and Answering Services			P								7389
Message Service / Telephone Answering [except beeper service]	P		P								7389
Notary Public	P		P								7389
Paralegal Services	P		P								7389
Parcel Packing Services			P								7389
Patent Registration and Brokering Services			P								7389
Photogrammetric and Mapping Services [not professional engineers]	P		P								7389
Photography Brokers	P		P								7389

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Playwrights' Brokers	P		P								7389
Post Office Contract Stations			P								7389
Process Serving Service	P		P								7389
Recording Studios on a Contract or Fee Basis	P		P								7389
Repossession Services			P								7389
Safety Inspection Services [except automotive]			P								7389
Speakers' Bureaus	P		P								7389
Swimming Pool Cleaning and Maintenance			P								7389
Tax Collection Agencies			P								7389
Tax Collection Agencies: Collecting for a City, County or State	P		P								7389
Telemarketing and Telephone Answering Services			P								7389
Textile Designers			P								7389
Tourist Information and Bureaus and Welcoming Services			P								7389
Transcription and Translation Services			P								7389
Water Softner Services			P								7389
Business Services Not Elsewhere Classified - Including Only: Agents & Brokers for Authors and Nonperforming Artists; Author's Agents and Brokers; Interior Decorating Consulting Service [except painters and paper hangers]; and Translation Services	P										7389
Auto Rental & Leasing				P	P	C					751
Automotive Parking				C	C	C	P				752
Auto Repair Shop				C		C	P				753
Car Washes		C	P	P		P					7542
Auto Service Except Repair				P	P	C					7549
Miscellaneous Repairs				P	P	C	P				76
Watch, Clock & Jewelry Repair			P								7631
Motion Picture Dist.				P	P	C					782
Motion Picture Theaters				P	P	C					783
Video Tape Rentals		C	P	P	P	C					784
Dance Studios			P	P	P	C					791

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Theatrical Producers / Bowling Alley's				P	P	C					792/793
Professional Sports Clubs & Promoters				P		C					7941
Racing Track and Operations				S		S					7948
Physical Fitness Facilities			P	P	P	P					7991
Golf Courses, Public				P		P		C			7992
Coin Operated Amusement Devises				P	P	P					7993
Video Games (Video Poker) (Reference 5.g.3.j.)				C		C					7993
Amusement Parks				P		P					7996
Membership Sports & Rec. Clubs				P	C	P		C			7997
Amusements & Rec. (Not Classified)		S	S	S	S	S					7999
Bingo Parlor / Pool Hall				S		S					7999.1
Medical & Dental Offices	P		P	P	P	C					801, 802, 804
Doctor's of Osteopathy	P		P	P	P	C					803
Nursing Care Facility	P	P	P	P	P	C					805
Hospitals				P	P	C					806
Medical & Dental Laboratories				P	P	C					807
Home Healthcare Services/Misc.	P		P	P	P	C					808
Misc. Health & Allied Services				P	P	C					809
Legal Services Offices	P		P	P	P	C					81
Elementary, Secondary Schools								C			821
Colleges, University, Professional Schools					C	C		C			822, 8221
Libraries	P		P	P		C					823
Vocational Schools			P	P		C	P	C			824
Other Schools & Education Services			P	P		C	P	C			829
Tutoring Service	P	P	P	P	C	C	P	C			8299
Adult Education	P		P	P		C	C				8299
Individual & Family Social Services			P								832
Social Seminars Individual & Family	P	C		P		C					832, 8322
Job Training & Rehabilitation Services			P	P		C					833
Child Care Services	P	P	P	P	C	P	P	C			835
Residential Care	P	P	P	P							836

EXHIBIT 3-5 (Continued)
PERMITTED AND CONDITIONAL USES IN THE COMMERCIAL INDUSTRIAL, AGRICULTURAL, AND CONSERVATION DISTRICTS

PERMITTED & CONDITIONAL USES	PO	NC	LC	GC	CBD	LI	HI	AC	AC-10	CP	SIC CODE
Other Social Services				P		C					839
Museums & Art Galleries	P		P	P	P	C					841
Botanical Gardens	P		P	P	P	C		P			842
Organization Facilities & Business Assoc.	P		P	P	P	C					861, 862, 863, 864, 865
Churches & Religious Organizations	C	C	C	C		C		P	C		866
Other Membership Organizations	P		P	P	P	C					869
Engineering, Accounting, Research	P		P	P	P	C	P				87
Misc. Services—Artist, Authors, etc.	P		P	P	P	C					89
Government Offices	P		P	P	P	C		C			911, 912, 919
Justice, public order and safety	P	P	P	P	P	P	P	C			92
Correctional Institutions/Facilities			S	S		S	S	S			9223
Fire Protection Facilities	P	P	P	P	P	P	P	C	P		9224
Public Administration Offices	P		P	P	P	C	C	C			93, 94, 95, 96
National Guard Armory				P		P	P	C			97
Ash Gardens	C	C	C	C		C		C		C	N/A
Single Family Detached	C	C	C	P	C			P	P	P	N/A
Single Family Attached	C	C	C	P	C						N/A
Duplex, Residential	C	C	C	P	C						N/A
Townhouses, Patio Holmes	C	C	C	P	C						N/A
Tri-plex & Quadraplex	C	C	C	C	C						N/A
Suburban Multi-family Apartments	C	C	C	C							N/A
Urban Multi-family Apartments	**C**	**C**	**C**	**C**	**C**						
Parks & Playgrounds	P			P		C		C	P	P	N/A
Cemeteries								P	P	P	N/A
Mobile Homes								P	P	P	N/A
Mobile Home Park				C				C			N/A
Bed & Breakfast	C	C	C						C		N/A
Second Story and above Residences					P						N/A
Residential Accessory Uses (Bath houses, Cabanas, Non-Commercial Greenhouses, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Work Shop	C	C	C	C	C			P	P	P	N/A
Parks and Playgrounds			P								N/A

EXHIBIT 3-6
DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL DISTRICTS

	Singe Family Attached Dwellings	Single Family Detached Dwellings	Duplex Dwellings	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and Quadruplex Housing	Suburban Multi-Family Apartments	Urban Multi-Family Apartments
Minimum Lot Area Per Structure (sq. ft.)	10,000	6,000	10,000	5,000	2,000	N/A	N/A	N/A
Minimum Site Area	N/A	N/A	N/A	2 Acres	2 Acres	2 Acres	2 Acres	N/A
Minimum Lot Width	80 ft.	60 ft.	80 ft.	45 ft.	16 ft.	150 ft.	200 ft.	N/A
Minimum Yards, Per Structure:								
Front (local/collector)	35 ft. local/collector 45 ft all other	35 ft. local/collector 45 ft all other	35 ft. local/collector 45 ft all other	25 ft. local/collector 45 ft all other	15 ft. local/collector 45 ft. all other	25 ft local/collector 45 ft. all other	50 ft. all streets	10 ft.*1 all streets
Side	10 ft.	8 ft.	10 ft.	0/8 ft. *	0/7.5 ft **	30 ft.	50 ft.	10 ft.*1
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	50 ft.	15 ft.*1
Minimum Distance Between Buildings	N/A	N/A	N/A	N/A	15 ft.	40 ft.	30 ft.	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	65%	60%	65%	95%*1
Common Open Space Ratio (% project area) ****	N/A	N/A	N/A	N/A	20% ***	25% ***	25% ***	N/A
Maximum Density (units per gross acre)	14	7.2	14	14	14	16	16	38
Maximum Height of Buildings	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.	60 ft.*1

*** Minimum Side Yard Setback required on one side only.**
**** Zero between units, seven and on-half feet (7.5 ft.) between end structure and side property lines.**
***** For projects with ten (10) or fewer units no common open space is required.**
******* Townhouse buildings shall not exceed eight (8) continuous units.**
***1 Central Business District Exemptions: Multi-family apartments in the CBD shall develop in accordance with the following – 0 ft. front, side, and rear setback requirements. Maximum Impervious Surface Ratio of 100%; Maximum Height of 90 ft.**

SECTION O: AGRICULTURAL CONSERVATION –10 (AC-10) DISTRICT

3.o.1. Purpose: The intent of this district is to protect and preserve area of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use.

3.o.2. Permitted: Within the AC-10 District, a building or a premise shall be used only for the following purpose:

a. Uses associated with Agriculture, forestry, & fishing as set forth in 3.k.2.1 of the LI-W District;

b. Agricultural services such as soil preparation services, crop services, veterinary services (Note: For small animals – all services shall be in enclosed buildings and no noise or odors shall be detected outside the building(s). For large animals – all facilities shall be located no closer than 300 ft. to a Residential District, nor 150 ft. to any other property line. Adequate measures must be shown that no odor, noise, or drainage shall become a nuisance on adjacent property. No incineration of animal refuse shall be permitted. Sheltering and boarding of animals, including commercial kennels is considered a permitted use), landscape & horticulture services, forestry, fishing, hunting & trapping, with SIC Codes 071, 072, 074, 078, 08, 09;

c. Public boat docks, with SIC Code 4493;

d. Firewood shops, with SIC Code 5999;

e. Cemeteries;

f. Fire protection facilities, with SIC Code 9224;

g. Single-Family dwellings;

h. Manufactured Housing/Mobile Homes;

i. Parks and playgrounds;

j. Residential Accessory Uses such as bathhouses, cabanas, non-commercial greenhouses, private garage & carport, storage building, swimming pool, tool shed & work shop, home occupation.

3.o.3 Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with 5.a.3 shall be a prerequisite to the issuance of a building permit for any Conditional Use identified below:

a. Animal services, except veterinary, with SIC Code 075;

b. Mining and quarrying of nonmetallic minerals (Note; a reclamation and reuse plan must accompany a zoning permit, an approximate operating schedule including times when explosives will be used must be presented, no such use shall be located within 300 feet of any residential use, no explosives shall be used within 2,500 feet of a residential structure unless a variance is obtained from the Planning Commission on a case by case basis, the site must obtain its highway access from a collector or an arterial street, mining and extraction uses permitted by South Carolina Department of Health and Environmental Control, Division of Mining & Reclamation, which are non-conforming and any extension of such use, operations activities, or business on such parcel or contiguous parcel where the minerals or the surface rights which are under the same ownership or control on the date of passage of this ordinance shall be exempt from the requirements of this section);

c. Retail nurseries and lawn garden shop, with SIC Code 526;

d. Churches and religious organizations, with SIC Code 866;

e. Bed and Breakfast;

3.o.4. Special Exception: Review and approval by the Sumter Board of Appeals in accordance with Article 5, Section B shall be a requirement before any use listed below is allowed in this district:

a. Poultry Houses (SIC Code 025)

b. Commercial Kennels (SIC Code 0752)

c. Communication Towers (SIC Code 48)

d. Electric, Gas, and Sanitary Services (SIC Code 49)

e. Animal Auctions (SIC Code 5154)

3.o.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the AC-10, Agricultural Conservation – 10 District:

a. **Lot Requirement (Minimum)**

Minimum lot width requirement in the AC – 10 District is 300.

Depth: There is no minimum lot depth requirement in the AC – 10 District
Lot Area: 10 acres minimum

b. **Yard and Building Set Back Requirements (Minimum)**

	Front Yard Setback
From local/collector Streets	35 ft.
From all other type Streets	45 ft.

	Side Yard Setback
For Residential Uses	50 ft.
For Non-Residential Uses	50 ft.

	Rear Yard Setback
From abutting Residential Districts	50 ft.
From Non-Residential Districts	50 ft.

c. **Building Requirements** **(Maximum)**

Building Height	35 ft.
Impervious Surface Ratio	.10
Residential Density (Gross Acreage)	0.1
Floor Area Ratio (Non-residential)	.15

d. **Off-Street Parking:** Off-street parking requirements for uses permitted herein or conditionally allowed are established in Article Eight, Section I

Warning Notice: A statement must be placed on the final plat indicating the seller or designee will inform the buyer prior to purchasing a lot within or adjacent to this district as follows: "Farming activities may occur on adjacent parcels that may create disturbing odors and noise. Livestock and poultry (make noises, cross property lines, smell, cause insects), organic pesticides (manure and compost) and inorganic fertilizer (smell, cross property lines, and can temporarily affect air and water quality), hours of operation (early morning and late night activities occur involving heavy machinery and noisy equipment). In addition, we understand the following: normal farming activities create situations deems nuisance by individuals not familiar with rural living, no additional liabilities are placed on the farmer; he has no obligation to accommodate our decision to move adjacent to his farm, and no county laws or ordinance exist to assist us in having these issues stopped."

SECTION P: PLANNED DEVELOPMENT (PD) DISTRICT

3.p.1. Purpose: The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space. The principal feature of a Planned Development is to accommodate mixed uses.

3.p.2. Area and Ownership: In order to qualify as a Planned Development District a project request shall meet the following requirements:

a. The site shall be in single ownership or control, or if in several ownerships, the application for amendment to the Zoning Ordinance shall be filed jointly by all of the owners.

3.p.3. Map Designation: A PD District may be established on the Official Zoning Map for the City or County of Sumter in the same manner and in the same form prescribed in Article One, Section T for other zoning districts. The general development plan and administrative review requirements of this section shall not be required for a map amendment. However, such requirements and all additional requirements of this section and Article One, Section T shall be addressed prior to the issuance of a building or development permit.

3.p.4. Planning Requirements: A General Development Plan shall be submitted as a prerequisite to the consideration of all multi-phase development projects. In addition to this requirement, a detailed site plan or subdivision plat (preliminary and final) shall be required prior to a request for a building or development permit. The requirements are specified in Article Seven, Section F, 7.f.3.c.

3.p.5. Permitted Uses: Any use proposed by the developer and considered by the Planning Commission as being compatible to other nearby uses within and beyond the proposed PD District may be permitted in such district, upon approval of the Sumter City-County Planning Commission and the City or County Councils of Sumter. A listing of proposed uses including type and number of dwelling units within a particular PD District shall be adopted as part of the regulations applying to that District. After approval by the Planning Commission and the City or County Council, the list of permitted uses (or portion thereof) shall be adopted as part of the regulations applying to that particular PD District. Thereafter, the uses permitted in the District shall be restricted to those listed, approved and adopted.

3.p.6. Private Streets: Private streets may be permitted in an approved PD District, provided such streets meet the design and construction standards for public streets as required in Article Eight, Section D, Guidelines for Utility, Roadway, and Drainage Construction, and approved by the Engineering Department for the City or County of Sumter.

3.p.7. General Design Criteria and Development Standards:

a. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, streets and street patterns, and use relationships.

b. To encourage the use of this district and permit flexibility in urban form, the development standards are set forth as parameters. The following are used as a guideline beyond which development flexibility is not permitted. The guidelines are applicable to the aggregate project site, not to individual parcels or buildings. However, when the total project is completed, the defined items in this section shall have been achieved, unless a variance on any particular criteria is granted by the Planning Commission in writing and recorded in the minutes of the Planning Commission.

Development Standards

Maximum Height	45 feet, except otherwise permitted by the Comprehensive Land Use Plan.
Maximum Density	16 residential units per gross acre
Required Open Space	25 percent of project area*
Maximum Imperious Surface Ratio	60 percent of project area
Front Property Line Setback	40 feet
Other Property Line	30 feet from residential district
Setback	10 feet from all other districts

* Street R-O-Ws which provide street trees, sidewalks and landscaped areas may count the accumulated acreage therein to help off-set the open space requirements listed in 3.o.7.b. Notwithstanding this provision, the open space percentage shall not fall below 25 percent.

c. Parking requirements for each PD District shall comply with the requirements of Article Eight, Section I. Areas designated for parking shall be physically separated from public streets by suitable barriers against unchannelled motor vehicle ingress and egress. All uses should be located at least fifty (50 ft.) feet from the intersection of any street line and shall be designated in a manner conducive to safe ingress and egress. Access points to public streets shall be no less than three hundred (300 ft.) feet apart.

d. Landscaping and bufferyards between uses in this district and adjacent uses shall meet the minimum requirements for and between such uses prescribed by Article Nine. Landscaping and bufferyards may be required by the Sumter City-County Planning Commission between uses within any PD District.

3.p.8. Administrative Procedures:

a. **Application Stage:** An applicant or owner shall submit his/her plans twenty-two (22) days prior to a regular scheduled meeting of the Sumter City-County Planning Commission. The staff shall review the proposal for compliance and completeness with the Comprehensive Plan and the regulations herein. The applicants are strongly encouraged to coordinate their entire request with the staff at least 60 days prior to the Planning Commission meeting. Due to the potential complexity of Planned Developments, a recommendation for denial will be forwarded to the Planning Commission and Council if all required items are not submitted by the twenty-two (22) day suspense.

During such study, the applicant shall be notified of any discrepancies, and advised of the willingness of the staff to confer with the applicant for the purpose of assisting in bringing the material submitted into conformity with the requirements of this Ordinance or the Comprehensive Plan.

In the course of such conferences any recommendation for change shall be recorded in writing, with reasons cited, and shall then become part of the record in the application process. Applicants shall indicate, in writing, their disagreements and reasons and such response by the applicant shall be included in the record.

At the conclusion of the review stage, the planning staff shall report to the Planning Commission as to:

1. The type of PD proposed, physical characteristics of the land, relation of the proposed development to the surrounding areas and existing and probable future development;

2. The relationship of the PD proposed to major roads, utilities and other facilities and services;

3. Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed;

4. The suitability of plans proposed, or the desirability of amendments, with reasons therefore;

5. Desirable specific modifications in regulations or the Comprehensive Plan as applicable in a particular case, based on determinations that such modifications are necessary or justified in the particular case by demonstrating that the public purpose of the PD District or other regulations would be met to at least an equivalent degree by the proposal of the applicant. Based on such findings, the planning staff shall recommend approval of the PD amendment as proposed, approval conditioned on specific stated modifications, or disapproval, with recorded reasons therefore.

b. **Review Stage:** After the sixty (60) day period for the PD subdivision or site plan application process is concluded, the Planning Commission shall have thirty (30) days from the Planning Commission meeting, at which the PD application is considered, to prepare a report and make a recommendation to the City or County Councils on a PD application. In making its report, the Planning Commission should consider the following factors:

1. The relationship of the request to the Sumter 2030 Comprehensive Plan;

2. Whether the request violates or supports the Plan;

3. Whether the permitted uses would be appropriate in the area concerned;

4. Whether adequate public facilities such as roads, water & sewer facilities, drainage facilities, and schools and other public services exist or can be provided to serve the needs of the development.

c. **City or County Council Action:** Action by the City or County Council shall be provided by Ordinance generally. City or County Council shall grant or deny the PD application within thirty (30) days from the receipt of the Planning Commission's recommendation.

Either Council may grant the application, may include specific modifications to the proposal or other applicable regulations, or may deny the application. If the Ordinance is granted, the City or County Council shall approve the application as recommended by the Planning Commission or approve the application with modifications, which shall be binding on the applicant. If modifications are required, the City or County Council shall officially state its reasons in the record.

If an amendment to the Comprehensive Plan is involved, neither Council shall proceed on the PD amendment until the Comprehensive Plan amendment is completed.

If the application is granted, the development shall be required to be in accord with the approved PD, meeting the requirements of these and other regulations, as supplemented or modified by the City or County Council in the particular case as part of the amendment action, and shall conform to any time or priority limitation established by the City or County Council on the beginning or completion of the development as a whole or in specified stages.
In taking action to amend the Official Zoning Map(s) to establish the approved PD, City or County Council shall pass upon the adequacy of the application, in form and/or substance relative to any agreements, contracts, deed restrictions, sureties, or other instruments involved, and before development may proceed, such instruments shall be approved by the appropriate city or county officers and departments.

3.p.9. Staff Action on Approved PD Amendments: Once a PD District is established on the official zoning map, no building permit shall be issued therein unless the City or County of Sumter has approved plans and reports for the development as adopted by the City or County Council, whole or in stages that are deemed satisfactory in relation to the total development. Upon approval, building permits shall be issued in such manner as for building permits generally. All plans and reports approved shall be binding on the applicant(s) and any successors in title so long as the PD zoning is applicable.

3.p.10. Changes in Approved Plans: Minor changes in approved final plans and reports may be approved by the planning staff only upon findings identical to those required for original approval. Major changes shall be subject to further amendatory action by the Planning Commission and City or County Council.

SECTION Q: AIRFIELD COMPATIBILITY (ACD) DISTRICTS

3.q.1. Purpose: The intent of the ACD is to prevent incompatible land uses or the creation of flight hazards which would impair the utility and public investment of the Shaw Air Force Base and the Sumter Airport.

3.q.2. Types of Districts: With the ACD there are several overlay districts which are shown on the Official Zoning Map(s) as follows:

a. APZ-1, Accident Potential Zone I;

b. APZ-2, Accident Potential Zone II;

c. DNL-1, Day-Night Noise Level Zone I;

d. DNL-2, Day-Night Noise Level Zone II;

e. DNL-3, Day-Night Noise Level Zone III;

f. NA, Noise Attenuation District.

3.q.3. Restrictions Within the Airfield Compatibility Districts: Land designated APZ-1, APZ-2, DNL-1, DNL-2, or DNL-3 may not be used for any purpose other than those indicated by Exhibit 7, and under the conditions attached thereto. Property owners or land users should consult both the text of this Section and the Official Zoning Map to determine the location of properties in question and the limitations imposed thereon by this Section.

3.q.4. Land Use: The use of land within these zones shall be subject to the following safety and performance standards and the requirements of Exhibit 3-8. Where permitted uses listed in Exhibit 3-8 are at variance with the applicable residential or non-residential zoning districts within which they are proposed, the more restrictive shall apply.

a. Safety Standards – the concentration of persons per use shall be in compliance with Exhibit 3-7.

1. <u>Maximum Number of Persons</u> – The maximum number of persons per use shall be a function of the number of hours of operation per day of the use and shall be expressed on an acre per hour basis. Furthermore, a structure or use or contiguous structure or use, shall not accommodate a gathering of individuals, including employees and non-employees, that would result in an average density of greater than twenty-five (25) persons per acre per hour during a 24-hour period or that would exceed fifty (50) persons per acre at any given time.

   Such limitations shall be a special condition of the issuance of the building permit and the certificate of occupancy. The occupant of any such premises

shall not permit such limitations to be exceeded. The premises shall thereafter continuously be posted with a form of notice of such limitations, as prescribed by the Sumter City-County Planning Commission.

2. Concentrations of Persons Per Acre Standard

Exhibit 3-7 Concentrations of Persons Per Acre Standards		
Hours of Operation Per Day		**Maximum Persons Allowed Per Acre/During the Day**
24		25
23		26
22		27
21		28
20		30
19		31
18		33
17		35
16		37
15		40
14		42
13		46
12 or less		59*

*Concentrations of persons per acre cannot exceed 50 persons per acre at any time.
Note: Fractions in the maximum persons allowed column are rounded to the lowest whole number.

3. Formula – The maximum persons per acre per hour for the duration of Time that persons are expected to be on site during a 24-hour period may be determined as follows:

a. Average densities of persons per hour during a 24-hour period are determined by calculating the number of persons per acre expected on a site, multiplying by the number of hours they will be on the site, and dividing the total by 24.

Example #1: One 8-hour shift of 30 workers on a one (1) acre site.

30 persons expected x 8 hours on site = 240

240 = average density of 10 persons per acre per hour during a 24-hour period.

Example #2: Two 8-hour shifts of 30 workers on a one (1) acre site.

30 persons expected x 16 hours on site = 480

480 = average density of 20 persons per acre per hour

during a 24-hour period.

b. The maximum number of persons allowed per acre per hour is calculated by dividing 24 hours by the number of hours persons will be on the site, and multiplying the results by 25 persons per acre per hour.

Example #3: A use on a one (1) acre site has two 8-hour shifts.

$$\frac{24 \text{ hours}}{16 \text{ hours}} \times 25 \text{ persons} = 37.5 \text{ maximum}$$

3.q.5. Performance Standards: Height and size requirements shall be evaluated in accord with the "Ordinance Regulating the Height of Structures and other Activities in the vicinity of Shaw Air Force Base," as adopted October 13, 1981.

a. Setbacks:

Front	50 feet
Rear	50 feet
Side	Interior Side – 20 feet
	Exterior Side – 50 feet

b. Off-Street Parking: Off-street parking for uses within this district shall comply with Article 8, Section I as appropriate.

3.q.6. Prohibited Uses: All uses indicated by a ***"NO"*** in the applicable sub-zone column of Exhibit 3-8 are expressly prohibited.

3.q.7. Non-Conforming Uses: The regulations prescribed by this section shall not be construed to require the removal, lowering of the height or other changes or alteration of any structure or use not conforming to the regulations as of December 30, 1991, or otherwise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which has begun or plans or residential plats which have been filed in the Planning Commission Office prior to December 30, 1991.

3.q.8. Permits: Building permits and sign permits shall be required for all construction, in accordance with Section 1.p.1.

a. Future Uses: Each application for a building permit shall indicate the purpose for which the permit is desired, with sufficient information to determine whether the resulting use or structure would conform to the regulations herein prescribed.

b. Existing Uses: Any existing non-conforming use or structure may be replaced, substantially altered, or rebuilt in accord with the permit requirements in Article Six, Section A; provided such non-conforming use will not:

1. Create a flight hazard or use not authorized by this Ordinance, or

2. Permit a non-conforming use or structure to be made or become a greater hazard to air navigation or less compatible in use than it was on December 30, 1991, or than it is when the application for a permit is made.

3.q.9. Variance Permits: The Sumter City-County Board of Appeals shall have the power to grant variances to the Safety Requirement Standards and/or the Performance Standards Regulations of this Section and to authorize the issuance of variance permits therefor as defined in Article 1, Section H of this Ordinance; provided that the Commander of Shaw Air Force Base, or his designee, shall be notified of any variance being requested and shall be asked for comments on such requests.

3.q.10. Other Ordinance: Adoption of this Ordinance shall not invalidate any existing Ordinance, and shall be used in addition to such Ordinances, such as the "Ordinance Regulating the Height of Structures and other Activities in the Vicinity of Shaw Air Force Base," as adopted on October 13, 1981.

EXHIBIT 3-8
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS
ACD DISTRICTS

LAND USE CATEGORY	APZ-1	APZ-2	DNL-1 65-75 dB	DNL-2 75-80 dB	DNL-3 80+dB
Single-Family	NO	NO	30 (14)	30 (14)	30 (14)
Mobile Homes*	NO	NO	30 (14)	30 (14)	30 (14)
Single-Family **	NO	NO	30 (14)	30 (14)	30 (14)
Multi-Family***	NO	NO	30 (14)	30 (14)	30 (14)
Mobile Home Parks	NO	NO	30 (14)	30 (14)	30 (14)
Hotels, Motels	NO	NO	30 (14)	35 (14)	35 (14)
INDUSTRIAL/ MANUFACTURING	**APZ-1**	**APZ-2**	**DNL-1 65-75 dB**	**DNL-2 75-80 dB**	**DNL-3 80+dB**
Food & Kindred Products	NO	YES [1]	(10)	(12)	(13)
Textile Mill Products	NO	YES [1]	(10)	(12)	(13)
Apparel	NO	NO	(10)	(12)	(13)
Lumber & Wood Products	YES [1]	YES [1]	(10)	(12)	(13)
Furniture & Fixtures	YES [1]	YES [1]	(10)	(12)	(13)
Paper & Allied Products	YES [1]	YES [1]	(10)	(12)	(13)
Printing, Publishing	YES [1]	YES [1]	(10)	(12)	(13)
Chemicals & Allied Products	NO	NO	(10)	(12)	(13)
Petroleum Refining & Related Industries	NO	YES [1]	(10)	(12)	(13)
Rubber & Plastics	NO	NO	(10)	(12)	(13)
Stone, Clay & Glass	NO	YES [1]	(10)	(12)	(13)

EXHIBIT 3-8 (Continued)
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS
ACD DISTRICTS

INDUSTRIAL/ MANUFACTURING	APZ-1	APZ-2	DNL-1 65-75 dB	DNL-2 75-80 dB	DNL-3 80+dB
Primary Metals	NO	YES [1]	(10)	(12)	(13)
Fabricated Metals	NO	YES [1]	(10)	(12)	(13)
Professional, Scientific Control Instruments	NO	NO	(10)	(12)	(13)
Misc. Manufacturing	YES [1]	YES [1]	(10)	(12)	(13)
TRANSPORTATION, COMMUNICATIONS, UTILITIES	**APZ-1**	**APZ-2**	**DNL-1 65-75 dB**	**DNL-2 75-80 dB**	**DNL-3 80+dB**
Railroad, Rapid Rail	YES [2]	YES	(10)	(12)	(13)
Motor Vehicle Transportation	YES [2]	YES	(10)	(12)	(13)
Aircraft Transportation	YES [2]	YES	(10)	(12)	(13)
Highway & Street ROW	YES [2]	YES	(10)	(12)	(13)
Auto Parking	YES [2]	YES	(10)	(12)	(13)
Communications	YES [2]	YES	(10)	30 [(14)]	30 [(14)]
Utilities	YES [2]	YES	(10)	(12)	(13)
Landfills & Hazardous Waste	NO	NO	(10)	(12)	(13)

EXHIBIT 3-8 (Continued)
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS
ACD DISTRICTS

COMMERCIAL/RETAIL TRADE	APZ-1	APZ-2	DNL-1 65-75 dB	DNL-2 75-80 dB	DNL-3 80+dB
Wholesale Trade	YES [1]	YES [1]	30	(12)	(13)
Building Materials—Retail	YES [1]	YES [1]	30	(12)	(13)
General Merchandise—Retail					
<10,000 sq. ft./acre	YES [1, 11]	YES [1, 11]	30	(12)	(13)
>10,000 sq. ft./acre	NO	NO	30	(12)	(13)
Food Retail—Groceries	NO	NO	30	(12)	(13)
Other Food Retail	YES [1]	YES [1]	30	(12)	(13)
Automotive, Marine, Aviation--Retail	YES [1]	YES [1]	30	(12)	(13)
Apparel & Accessories—Retail	NO	YES [1]	(10)	(12)	(13)
Furniture—Home	NO	YES [1]	30	(12)	(13)
Furniture—Retail	NO	YES [1]	30	(12)	(13)
Eating & Drinking Places	NO	YES [1]	30	(12)	(13)
SERVICES	**APZ-1**	**APZ-2**	**DNL-1 65-75 Db**	**DNL-2 75-80 dB**	**DNL-3 80+dB**
Finance, Insurance, Real Estate	YES [1]	YES [1, 3]	30	30	(13)
Personal Services	YES [1]	YES [1, 3]	30	30	(13)
Cemeteries	YES [1, 3, 4]	YES [1, 3, 4]	NA	NA	NA
Business Services	YES [1]	YES [1, 3]	30	30	(13)
Warehousing & Storage Services	YES [1]	YES [1]	30	(12)	(13)

EXHIBIT 3-8 (Continued)
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS
ACD DISTRICTS

SERVICES	APZ-1	APZ-2	DNL-1 65-75 Db	DNL-2 75-80 dB	DNL-3 80+dB
Explosive Storage	NO	NO	30	(12)	(13)
Repair Services	YES [1, 3]	YES [1, 3]	30	(12)	(13)
Medical & Other Health Services	NO	NO	30	25	25
Hospitals	NO	NO	30	25	25
Legal Services	YES [1]	YES [1, 3]	30	30	30
Other Professional Services	YES [1]	YES [1, 3]	30	30	30
Contract Construction Services	YES [1]	YES [1, 3]	30	30	30
Government Services	NO	YES [1, 3]	30	30	30
Educational Services	NO	NO	30	30	30
Religious Activities	NO	NO	30	30	30
CULTURAL, ENTERTAINMENT AND RECREATION	**APZ-1**	**APZ-2**	**DNL-1 65-75 dB**	**DNL-2 75-80 dB**	**DNL-3 80+dB**
Cultural Activities	NO	NO	25	30	30
Nature Exhibition	YES [5]	YES [5]	NA	(12)	(13)
Entertainment Facilities Indoor/Outdoor	NO	NO	NA	(12)	(13)
Sports Activities Indoor/Outdoor	NO	YES [5, 6, 7]	NA	(12)	(13)
Water & Other Recreation Areas	YES [5]	YES [5]	NA	(12)	(13)
Resort & Group Camps	NO	NO	NA	(12)	(13)
Parks & Golf Courses	YES [5]	YES [5]	NA	(12)	(13)

EXHIBIT 3-8 (Continued)
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS
ACD DISTRICTS

RESOURCE PRODUCTION EXTRACTION & OPEN LAND	APZ-1	APZ-2	DNL-1 65-75 dB	DNL-2 75-80 dB	DNL-3 80+dB
Agricultural Related Activities	YES	YES	NA	(12)	(13)
Dairy & Livestock Farms	YES	YES	NA	(12)	(13)
Forestry & Mining	YES	YES	NA	(12)	(13)
Fishing, Hunting, and Water Areas	YES	YES	NA	(12)	(13)
Permanent Open Space	YES	YES	NA	(12)	(13)

SPECIAL NOTE:

(A) * Less than or equal to two (2) dwelling units per acre
** More than two (2) dwelling units per acre
*** Including duplex, triplex, and quadruplex

(B) Computations for residential density include road's right-of-ways

(C) dB=Decibels

(D) 25,30 or 35 db – measures to achieve 25, 30, or 35 dB must be incorporated into design and construction of structures in accord with the "Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations," prepared by the Naval Facilities Engineering Command, Special Advisors for Planning Administration, Office of Environment and Energy; and office of Airport Planning and Programming, Washington, D.C. latest edition.

(E) NA – not applicable

FOOTNOTES:

(1) Uses compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 people per acre per hour during a 24 hour period, or a single event that would result in the gathering of 50 persons per acre at any time. (See Safety Requirement Standards)

In addition, the following factors need to be considered: Labor intensity, structural coverage, explosive characteristics, air pollution, size of establishment, peak period (including shopper/visitor) concentrations.

(2) No passenger terminals and no major above ground transmission lines.

(3) Meeting places, auditoriums, etc. not allowed

(4) Excludes chapels

(5) Facilities must comply with Safety Requirements Standards and no high-intensity use of facilities, such as structured playgrounds, ballfields, or picnic pavilions.

(6) Clubhouse not allowed.

(7) Concentrated rings with large classes not allowed.

(8) Includes livestock grazing but excludes feedlots and intensive animal husbandry

(9) Includes feedlots and intensive animal husbandry.

(10) Measures to achieve Noise Level Reduction (NLR) of 25 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.

(11) General Merchandise – Retail compatible provided that individual shops do not exceed 2,500 sq. ft. and that not more than four (4) shops per acre are allowed.

(12) Measures to achieve Noise Level Reduction (NLR) of 30 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where the normal level is low.

(13) Measure to achieve Noise Level Reduction (NLR) of 35 dB must be incorporated into the design and construction of portion of these buildings where the public is received, office areas, noise sensitive areas, or where the normal level is low.

(14) Mitigation measures to reduce noise within structures in noise contour zones.

SECTION R: RANGE COMPATIBILITY DISTRICTS (RCD)

3.r.1. Purpose: The intent of the RCD is to prevent incompatible land uses or the creation of flight hazards, which would impair the utility and public investment of Poinsett Electronic Combat Range (PECR).

3.r.2. Within the RCD, there are several overlay districts, which are shown on the Official Zoning Map as follows:

a. DNL-1, Day-Night Noise Level Zone 1

b. DNL-2, Day-Night Noise Level Zone

c. NA, Noise Attenuation District

3.r.3. Restrictions Within the Range Compatibility Districts: Land designated DNL-1, and DNL-2 may not be used for any purpose other than those indicated by Exhibit 7 and under the conditions attached thereto. Property owners or land users should consult both the text of this Section and the Official Zoning Map to determine the location of properties in question and the limitations imposed thereon by this Section.

3.r.4. Land Use: The use of land within these zones shall be subject to the safety and performance standards in Sections 3.q.4 and the requirements of Exhibit 3-8.

3.r.5. Performance Standards: Height and size requirements shall be evaluated in accord with the "Ordinance Regulating the Height of Structures and other Activities in the vicinity of Shaw Air Force Base," as adopted October 13, 1981.

a. Setbacks:

	Front	50-feet
	Rear	50-feet
Side	Interior Side	20-feet
	Exterior Side	50-feet

b. Off-Street Parking: Comply with Article 8, Section I as appropriate.

c. <u>Noise Hazard Signs</u>: Developers for all new major subdivisions will install at their expense a noise notification /warning sign (same as installed by Sumter County on the boundary of the NA) at each entrance to the subdivision before building permits may be issued.

3.r.6. Prohibited Uses: As indicated in Exhibit 3-8 for appropriate districts.

3.r.7. Non-Conforming Uses: The regulations prescribed by this section shall not be construed to require the removal, lowering of the height, or other changes or alterations of any structure or use conforming to the regulations as of December 31, 2002, or otherwise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any

change in the construction or alteration of which has begun or plans or residential plats which have been filed in the Planning Commission Office prior to December 31, 2002.

3.r.8. Permits: As described in Section 3.q.8 of this Ordinance.

3.r.9. Variance Permits: The Sumter City-County Board of Appeals shall have the power to grant variances to the Safety Requirements Standards and/or the Performance standards Regulations of this Section and to authorize the issuance of variance permits therefore as defined in Article 1, Section H of this Ordinance; provide that the Commander of Shaw Air Force Base, or his designee, shall be notified of any variance requested and shall be asked for comments on such requests.

3.r.10. Other Ordinance: Adoption of this Ordinance shall not invalidate any existing Ordinance, and shall be used in addition to such Ordinances, such as the "Ordinance Regulating the Height of Structures and other Activities in the Vicinity of Shaw Air Force Base," as adopted on October 31, 1981.

3.r.11. DNL Lines: No manufactured / mobile homes may be placed inside the DNL lines as developed by the US Air Force and published by the Sumter Planning Commission GIS Department.

NOTE: Existing, approved major subdivisions, and mobile home parks with current city business licenses that have infrastructure in place will be allowed to continue to develop any/all remaining parcels/lots. No new parcels/lots may be added to the subdivision or mobile home park after the adoption of this revision. However, all existing lots/parcels may be fully used/reused or developed. This note applies to both APZ 2s and the DNL restriction. Any subdivision and/or mobile home parcels started after the adoption of these changes must be developed in accordance with all the new regulations.

SECTION S: NOISE ATTENUATION (NA) DISTRICT

3.s.1. Purpose: The intent of this district is to define areas by physical features, which are prone to exposure to airport and range operations noise and changes in the patterns thereof. Therefore, the purpose of the district is to reduce the noise, which may accrue to the benefit of the health, safety, welfare of the occupants of or those associated with the uses of land therein.

3.s.2. Noise Notification Zone: Noise Notification Zone is hereby created by map action, which depicts the area adjacent to Shaw Air Force Base and/or Poinsett Range. This notification would be shown on all plats / building permits and other correspondence regarding construction within the area so designated.

SECTION T: HIGHWAY CORRIDOR PROTECTION DISTRICT

3.t.1. Purpose: The purpose of the Highway Corridor Protection District is to promote development that is compatible with the function, capacity, and design of major arterial roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development. Existing residential uses within the District will remain unaffected. The implementation of the Highway Corridor Protection District shall be fulfilled in the manner of an overlay zone.

The Highway Corridor Protection District encompasses the lands within three hundred feet (300 ft.) measure from the centerline (or the depth of the lot to be developed, whichever is greater) on both sides along specific sections of the following streets, roads, or highways within the City and County of Sumter, South Carolina.

a. Shaw Parkway and Loring Mill Roads;

b. North Wise (378 to Airport);

c. Thomas Sumter Highway at Broad Street;

d. U.S. Highway 378 and the by-pass;

e. U.S. Highway 15 (Pocalla Road) and North Main Street;

f. U.S. Highway 521 (Manning Avenue);

g. U.S. Highway 76 (Florence Highway);

h. U.S. Highway 401 (Oswego Road)

i. Wesmark Boulevard (S. Pike West to Wilson Hall Rd.);

j. East and West Liberty St. (N. Pike East to Pinewood Rd.);

k. Carter Rd. (Wilson Hall Rd. to Broad St.);

l. McCrays Mill Rd. (N. St. Paul Church Rd. to Guignard Dr.)

m. Main St. (Oakland Ave. to Pike – All of North and South Main);

n. Guignard Dr. and Guignard Parkway (Wesmark Blvd. to Manning Rd.);

o. Bultman Dr. (Guignard Dr. to N. Pike West);

p. Alice Dr. (Thomas Sumter Hwy. to W. Liberty St.)

q. Peach Orchard Rd. (Broad St. to Thomas Sumter Hwy.)

r. Wise Dr. (Loring Mill Rd. to N. Pike West);

s. Bypass and Frontage Roads;

t. Wedgefield Rd. (Liberty to Keels Rd.);

u. Boulevard Rd. (E. Liberty to Craig Rd.)

v. Camden Highway (Thomas Sumter Hwy. to Queen Chapel Rd.)

w. Pinewood Road (W. Liberty St. to St. Paul Church Rd.)

x. Miller Road (Alice Dr. to N. Pike West)

y. Wilson Hall Road (Wise Dr. to Broad St.)

z. Jefferson Road (Camden Hwy. to N. Main St.)

3.t.2. Highway Corridor Protection District Map: An overlay map of the Highway Corridor Protection District boundaries shall be included as part of this Article.

3.t.3. General Standards: Persons wishing to develop residential subdivisions, commercial, industrial, or billboard projects with the Highway Corridor Protection District shall comply with the standards as follows:

a. Development and dimensional standards of the primary zoning district shall be applicable;

b. The siting and orientation of commercial and industrial buildings and structures such as billboards, on a lot should front and be parallel to the street or highway providing primary accesses thereto, existing lot configuration notwithstanding;

c. Where feasible, off-street parking should be located in the rear yard area of commercial or industrial projects, or screened by vegetation or berms, if located in the front or side yard area in addition to any other requirements in 8.i.3.k.;

d. Outdoor sales lots and open storage areas of commercial or industrial projects shall not be permitted, unless adequately screened or removed from public view; Car Dealerships and mobile home sales lots are expressly excluded from this provision, but nevertheless shall meet all requirements for landscaping and buffering as setforth in Article Nine.

e. Curb cuts should be not less than 1,000 foot intervals, where feasible;

3.t.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require.

Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:

a. If a new commercial building is proposed, not more than sixty percent (60%) of the facade facing a street may be glass or reflective materials;

b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;

c. A minimum of eighty percent (80%) of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly visible from street or public view, shall be constructed of above mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.

d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 feet. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);

e. The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.

f. All proposed fences and / or walls proposed forth the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.

3.t.5. Approval Authority: When applying for an occupancy permit or building permit in the Highway Corridor Protection District, applicants shall have a site plan or subdivision plan approved by the Sumter City-County Planning Commission if either Major Site Plan or Major Subdivision Plan criteria is met as outlined in Article Seven, Section D. For all requests that fall in the Minor Site Plan or Minor Subdivision criteria, the Planning Staff will be the approval authority for the Highway Corridor Protection district requests. Appeals of Planning Staff decision shall follow the normal procedures and go to the Board of Appeals.

SECTION U: FARMING

3.u.1. General Farming Operations, while permitted in all zoning districts, shall meet the following development standards, where applicable.

1. A minimum of three (3) acres shall be required for commercial farming operations. No minimum area (acreage) requirements for personal or private farming operations in connection with a residential use.

2. Unless specified elsewhere by these regulations, all accessory and principal buildings shall meet the minimum yard and setback requirements for the district in which the farming use is located, except that barns, stables, pens, or other animal shelters shall be located no closer than 100 feet to the nearest residential property line.

3. Commercial reduction of inedible animal or vegetable matter on the premise is prohibited. See 5.b.3.f.

4. Commercial piggeries (hog raising for other than family use) are permitted only on a farm of at least 10 acres, and no hogs shall be permitted within 150 feet of any residential use.

5. Roadside stands may be established for the sale of fruits and vegetables grown on the farm, provided such structures meet all required setbacks.

SECTION V: PUBLIC UTILITIES AND PUBLIC SERVICE COMPANIES

3.v.1. Public Utilities and Public Service Companies provide needed local services including water, sewer, electricity, gas, telephone, and cable services. In order to have a minimum impact on their operating costs and maintain the maximum tax base, the following provisions/exemptions apply to those utilities and service companies as defined in this Section:

Minor Utilities will be allowed in all zoning districts provided Planning staff has reviewed plans for compliance with the 2030 Comprehensive Plan as required under Section 6-29-540 of the South Carolina Code of Laws.

Major Utilities as defined by the SIC are subject to the use guidance of each district, as set forth in Article III and Exhibit 5:

SIC Code 484 Cable Services
SIC Code 491 Electrical Services
SIC Code 492 Gas Production & Distribution
SIC Code 493 Combination of Electric & Gas
SIC Code 494 Water Supply
SIC Code 4952 Sewerage Systems
SIC Code 48 Telephone Utility

Site Criteria

NO minimum lot area requirement for minor utility stations as long as criteria below can be met:

a. The minimum setback on all sides is 5 feet.

b. The maximum impervious surface ratio is 75 percent.

c. Maximum height will be in accordance with zoning district regulations.

d. Each site must be reviewed by the Planning Staff for sight-triangle compliance and visibility before final approval of the above is approved.

e. All utilities required to be secured with a fence (minimum 6 foot opaque).

f. A landscape buffer shall be required screening the area from public view. If area is wooded, applicant shall preserve the natural vegetation to the maximum extent possible and to meet buffering requirement.

g. The site may be served via a private access easement or driveway.

h. The site may be owned by the utility provided or may be on leased land from the property owner with a utility easement.

Exclusions from requirement:

Distribution lines and underground utilities are exempt from the above mentioned criteria.

3.v.2. Public Utilities and Public Service Companies operating on property they own may obtain relief from the Zoning Ordinance and Development Standards as a Special Exception that may be granted by the Zoning Board of Appeals.