

# Sumter City-County Planning Commission

July 24, 2024

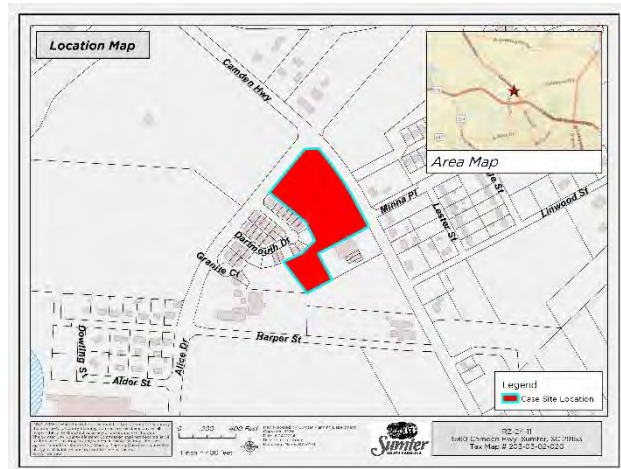
## RZ-24-11, 1560 Camden Hwy. (City)

### I. THE REQUEST

<b>Applicant:</b>	Scott Rumph
<b>Status of the Applicant:</b>	Authorized Agent for Property Owner
<b>Request:</b>	A request to rezone a +/- 7.44 acre tract (TMS# 203-03-02-020) from Planned Development (PD) to General Commercial (GC).
<b>City Council Ward:</b>	Ward 1
<b>Location:</b>	Intersection of Alice Drive (S-911) and Thomas Sumter Hwy (US-521 North)
<b>Size of Property:</b>	+/- 7.44 acres
<b>Present Use/Zoning:</b>	Planned Development (PD)
<b>Proposed Use of Property:</b>	General Commercial
<b>Tax Map Reference:</b>	203-03-02-020
<b>Adjacent Property Land Use and Zoning:</b>	North: Commercial / GC South: Commercial / GC East: Commercial & Residential / General Commercial (GC) & Residential 6 (R-6) West: Commercial & Residential / Planned Development (PD)

### II. BACKGROUND

This request is to rezone +/- 7.44 acres of land located at the corner of Alice Drive (S-911) and Thomas Sumter Hwy (US-521 North). (herein referred to as the property) from Planned Development (PD) to General Commercial (GC). The property is currently subject to the requirements of a planned unit development approval, specifically PUD-98-01, the residential components of which were further adjusted via PD-99-11 and PD-19-01.



The mixed use residential and commercial “Type B” Planned Unit Development now known as Hampshire Estates as well as the additional +/- 7.5-acre commercial tract (the subject of this request) was originally granted Planned Unit Development (PUD) approval by Sumter City Council on April 7, 1998 with no specific commercial development plan. In 1999, a gas station development was approved for the +/- 7.5-acre tract.

The existing PD mandates a specific design for the site in accordance with the plans incorporated in the original approval. To develop a commercial development or other use on the +/- 7.5-acre vacant tract that differs from what is outlined in the approved PD Ordinance requires a zoning action of some form, either a formal amendment to the PD Ordinance or a rezoning to a current zoning district enumerated in the *City of Sumter Zoning & Development Standards Ordinance* that permits the proposed use. Rezoning to a base commercial district is the most practical option because it allows development of the site utilizing the City’s current land use development standards which afford the site’s developer(s) clear commercial development standards and regulations to follow.

The dominant development pattern and the dominant zoning pattern of land near the Alice Drive (S-911) and Camden Hwy (US-521) intersection is commercial. With these factors present, the applicant has elected to request the GC zoning district to enable development of the property. At this time the applicant has indicated that medical office use is the desired end result of development on the site.



**Figure 1:** Site as viewed from Camden Hwy. (US-521) (Source: Google Maps Streetview dated December 2023)

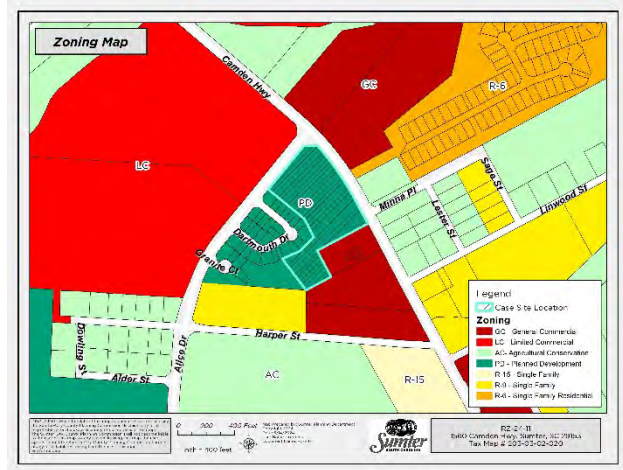


**Figure 2:** Site as viewed from Alice Dr. (S-911) (Source: Google Maps Streetview dated May 2024)

## Zoning

The property is currently zoned Planned Development (PD) and is adjacent to a combination of General Commercial (GC), Planned Development (PD), Limited Commercial (LC), Agricultural Conservation (AC), and Residential-6 (R-6) zoning.

The purpose of the GC zoning district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

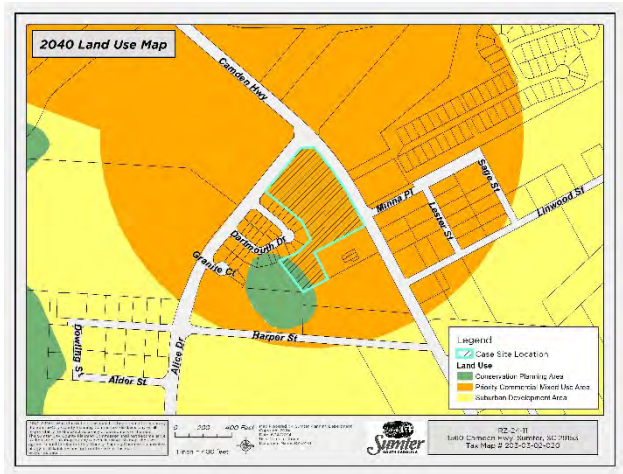


Medical office uses are permitted “by-right” in the GC zoning district. See attached *Exhibit 1 – Use Table* for the full range of land uses permitted “by right”, via conditional use approval, or via special exception approval.

### III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property sits in the Priority Commercial Mixed-Use Planning Area and is secondarily influenced by the Suburban Development planning area.

The primary goal of the Commercial Mixed-Use Planning Area is to establish locations that are expected to redevelop with higher and better uses overtime. Areas within this designation should be protected against undesirable uses such as industrial, automotive repair or uses primarily engaged in outdoor storage. Design, layout, impact on adjacent properties, landscaping, and architecture all play a role in determining context viability.



The primary objective of the Suburban Development Planning Area designation is to scrutinize and manage the existing development patterns, foster intentional mixed-use development and identify new commercial and industrial locations where form and design are a focus, all in a more efficient manner.

The GC designation is the most intensive commercial zoning district. Commercial use of this property, with its location at a major intersection, is in general alignment with the Comprehensive Plan policy objectives related to the Priority Commercial Mixed-Use Planning Area.

#### **IV. TRANSPORTATION REVIEW**

The location of the proposed rezoning is 1560 Camden Hwy (US-521). The site fronts on both Camden Hwy and Alice Dr. (S-911), which are SCDOT-owned and maintained.

In the area of the site, Camden Hwy. is a 5-lane roadway (2 travel lanes in each direction with a center left turn lane) functionally classified as a Major Arterial Road. Alice Dr. is a 5-lane roadway (2 travel lanes in each direction with 1 left turn lane) functionally classified as a Minor Arterial Road. The site is located in Traffic Analysis Zone (TAZ) #19049.

All site development will have its transportation impacts fully evaluated at the time of site plan approval.

#### **V. STAFF RECOMMENDATION**

Staff recommends **approval** of this request. The request to rezone the planned development to general commercial use is supported by Sumter 2040 Comprehensive Plan policies and the property is in a location suitable for a broad range of commercial uses.

#### **VI. DRAFT MOTION**

- 1) I move that the Planning Commission recommend **approval** of RZ-24-11, rezoning +/- 7.44 acres from Planned Development (PD) to General Commercial (GC).
- 2) I move that the Planning Commission recommend **denial** of RZ-24-11, rezoning +/- 7.44 acres from Planned Development (PD) to General Commercial (GC).
- 3) I move an alternate motion.

#### **VII. PLANNING COMMISSION – July 24, 2024**

# Exhibit 3-5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use

\*Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)	
111	Crop Production	P	P	P	P	P	C	C	C	C		P	P	P	P	Ref. Article 3.u.1.	11 - Agriculture, Forestry, Fishing and Hunting	
112	Animal Production and Aquaculture	P	P	P	P	P	C	C	C	C		P	P	P	P	Ref. Article 3.u.1.	11 - Agriculture, Forestry, Fishing and Hunting	
112112	Beef Cattle Feedlots											S	S	S		Ref. Article 5	11 - Agriculture, Forestry, Fishing and Hunting	
1123	Poultry and Egg Production													S		Ref. Article 5	11 - Agriculture, Forestry, Fishing and Hunting	
11299	Kennels, breeding and raising stock for sale										S	S	S	S		Ref. Article 5	11 - Agriculture, Forestry, Fishing and Hunting	
113	Forestry and Logging											P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting	
114	Fishing, Hunting, and Trapping											P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting	
1151	Support Activities for Crop Production									P		P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting	
1152	Support Activities for Animal Production									C		C		C			11 - Agriculture, Forestry, Fishing and Hunting	
211	Oil and Gas Extraction												P				21 - Mining, Quarrying, and Oil and Gas Extraction	
212	Mining (except Oil and Gas)												S	S		Ref. Article 5	21 - Mining, Quarrying, and Oil and Gas Extraction	
213	Support Activities for Mining						P	P	P	P		P	P				21 - Mining, Quarrying, and Oil and Gas Extraction	
221	Utilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S		Ref. Article 5	22 - Utilities
2211	Electric Power Generation, Transmission, and Distribution	S	S	S	S	S	P	P	P	P	C	P	P	P	P		Ref. Article 5	22 - Utilities
2212	Natural Gas Distribution	S	S	S	S	S	P	P	P	P	P	P	P	P	P			22 - Utilities
22131	Water Supply and Irrigation Systems	S	S	S	S	S	P	P	P	P	P	P	P	P	P			22 - Utilities
22132	Sewage Treatment Facilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S		Ref. Article 5	22 - Utilities
236	Construction of Buildings								C*	P*	C*	P	P			No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC, GC, and CBD	23 - Construction	
237	Heavy and Civil Engineering Construction									C*		P	P			No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC, GC, and CBD	23 - Construction	
238	Specialty Trade Contractors								C*	C*	C*	P	P			No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC, GC, and CBD	23 - Construction	
311	Food Manufacturing												P				31-33 - Manufacturing	
3113	Sugar and Confectionary Product Manufacturing										C*	C*	P			Ref. Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing	
3114	Fruit and Vegetable Preserving and Specialty Foods Manufacturing										C*	C*	P			Ref. Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing	
3115	Dairy Product Manufacturing										C*	C*	P			Ref. Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing	
3116	Animal Slaughtering and Processing												S			Ref. Article 5	31-33 - Manufacturing	
3118	Bakeries and Tortilla Manufacturing										C*	C*	P			Ref. Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing	
3119	Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.)										C*	C*	P			Ref. Article 5 (Artisan Food Manufacturing)	31-33 - Manufacturing	
312	Beverage and Tobacco Product Manufacturing										C*	C*	P				31-33 - Manufacturing	
31212	Breweries									S	P*	S	S			Subject to Definition in Article 10.b.1.	31-33 - Manufacturing	
313	Textile Mills											C	P				31-33 - Manufacturing	
314	Textile Product Mills												P				31-33 - Manufacturing	
315	Apparel Manufacturing												P				31-33 - Manufacturing	
316	Leather and Allied Products Manufacturing												P				31-33 - Manufacturing	
321	Wood Product Manufacturing											P	P				31-33 - Manufacturing	
322	Paper Manufacturing												P				31-33 - Manufacturing	
323	Printing and Related Support Activities									P	P	P	P				31-33 - Manufacturing	
324	Petroleum and Coal Products Manufacturing												P				31-33 - Manufacturing	
325	Chemical Manufacturing											C	P				31-33 - Manufacturing	
326	Plastics and Rubber Products Manufacturing											C	P				31-33 - Manufacturing	
327	Nonmetallic Mineral Product Manufacturing											C	P				31-33 - Manufacturing	
331	Primary Metals Manufacturing												P				31-33 - Manufacturing	
332	Fabricated Metal Product Manufacturing											P	P				31-33 - Manufacturing	
333	Machinery Manufacturing												P				31-33 - Manufacturing	

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NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
334	Computer and Electronic Product Manufacturing												P				31-33 - Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing										C	P	P				31-33 - Manufacturing
336	Transportation Equipment Manufacturing												P				31-33 - Manufacturing
337	Furniture and Related Product Manufacturing											P	P				31-33 - Manufacturing
339	Miscellaneous Manufacturing									C	C	P	P				31-33 - Manufacturing
423	Merchant Wholesalers, Durable Goods											P	P				42 - Wholesale Trade
424	Merchant Wholesalers, Nondurable Goods											P	P				42 - Wholesale Trade
425	Wholesale Trade Agents and Brokers											P	P				42 - Wholesale Trade
42314	Used Motor Vehicle Parts Merchant Wholesalers, Junkyards											S	S			<i>Ref. Article 5</i>	42 - Wholesale Trade
423930	Recyclable Material Merchant wholesalers												S			<i>Ref. Article 5</i>	42 - Wholesale Trade
42399	Tombstone merchant wholesalers									P		P	P				42 - Wholesale Trade
4245	Farm Product Raw Material Merchant Wholesalers											S	S	S		<i>Ref. Article 5</i>	42 - Wholesale Trade
4411	Automobile Dealers							C	C	P		C					44-45 - Retail Trade
4412	Other Motor Vehicle Dealers							C	C	P		C					44-45 - Retail Trade
4413	Automotive Parts, Accessories, and Tire Retailers (New and Used)							C*	C*	P	C*	C*	C*			<i>*No on-site dismantling of vehicles for used parts permitted. (See NAICS 42314)</i>	44-45 - Retail Trade
444	Building Material and Garden Equipment and Supplies Dealers							C	C	P	C	P	P				44-45 - Retail Trade
4442	Lawn and Garden Equipment and Supplies Retailers									P		P		C			44-45 - Retail Trade
44424	Nursery, Garden Center, and Farm Supply Retailers									P		P		C			44-45 - Retail Trade
445	Food and Beverage Retailers							P	P	P	P	P	C	C			44-45 - Retail Trade
44511	Grocery Stores							P	P	P	P	P	C	C			44-45 - Retail Trade
44513	Convenience Retailers without Fueling Service							P	P	P	C	P	P				44-45 - Retail Trade
445132	Automatic Merchandising Machine Operators									C		C	C			<i>Ref. Article 5</i>	44-45 - Retail Trade
4453	Beer, Wine, and Liquor Retailers							S	S	S	S	S				<i>Ref. Article 5</i>	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	P	C					44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	P	C					44-45 - Retail Trade
4551	Department Stores									P	P	C					44-45 - Retail Trade
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P	C	C					44-45 - Retail Trade
456	Health and Personal Care Retailers							C	C	P	P	P	C				44-45 - Retail Trade
45711	Gasoline and Alternative Motor Fuels Service Stations with Convenience Stores							C	C	C		C	C				44-45 - Retail Trade
45712	Gasoline and Alternative Motor Fuels Service Stations without Convenience Stores								C	C		C	C				44-45 - Retail Trade
45712	Truck Stops									C		C	C				44-45 - Retail Trade
4572	Fuel Dealers									P		C	P				44-45 - Retail Trade
45721	Firewood dealers, direct selling									P		P		P			44-45 - Retail Trade
458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers							P	P	P	P	C					44-45 - Retail Trade
4591	Sporting Goods, Hobby, and Musical Instrument Retailers							P	P	P	P	C					44-45 - Retail Trade
4592	Book Retailers and News Dealers							P	P	P	P	C					44-45 - Retail Trade
4593	Florists							P	P	P	P	C					44-45 - Retail Trade
4594	Office Supplies, Stationary, and Gift Retailers							P	P	P	P	C					44-45 - Retail Trade
4595	Used Merchandise Retailers (Antique Shops)							C	P	P	C	C				Antique Stores	44-45 - Retail Trade
4595	Used Merchandise Retailers (Flea Markets)									C		C				Flea Markets	44-45 - Retail Trade
4595	Used Merchandise Retailers							C	C	C	C	C				General	44-45 - Retail Trade
4599	Other Miscellaneous Retailers							P	P	P	P	C					44-45 - Retail Trade
45991	Pet and Pet Supplies Retailers							C	P	P	P	P	C				44-45 - Retail Trade

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NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
45993	Manufactured home dealers									C		C					44-45 - Retail Trade
45991	Tobacco stores							P	P	P	P	C					44-45 - Retail Trade
45999	Fireworks shops (i.e., permanent location)									P		P	P				44-45 - Retail Trade
481	Air Transportation												P	C			48-49 - Transportation and Warehousing
482	Rail Transportation									C	C	P	P				48-49 - Transportation and Warehousing
483	Water Transportation									P		P	P				48-49 - Transportation and Warehousing
484	Truck Transportation									C*		P	P			<i>*No trucking operations involving waste materials, especially hazardous waste, or activities involving offense odors or excessive noise, shall be allowed in the GC District</i>	48-49 - Transportation and Warehousing
485	Transit and Ground Passenger Transportation									C	P	P	P				48-49 - Transportation and Warehousing
485991	Non-emergency medical transportation services (except ambulance services)									C		P	P				48-49 - Transportation and Warehousing
486	Pipeline Transportation											P	P				48-49 - Transportation and Warehousing
487	Scenic and Sightseeing Transportation									P		P	P				48-49 - Transportation and Warehousing
488	Support Activities for Transportation									P	P	P	P				48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing									P	C	C					48-49 - Transportation and Warehousing
491	Postal Service						P	P	P	P	P	P	P	P			48-49 - Transportation and Warehousing
492	Couriers and Messengers						P	P	P	P	P	P	P				48-49 - Transportation and Warehousing
493	Warehousing and Storage									P		P	P				48-49 - Transportation and Warehousing
5121	Motion Picture and Video Industries									P	P	C					51 - Information
5122	Sound Recording Industries						P		P	P	P	C					51 - Information
513	Publishing Industries						P*	P*	P*	P*	P**	P*	P*			<i>*Not including manufacturing/printing of published materials</i>	51 - Information
516	Broadcasting and Content Providers	S	S	S	S	S	P	P	P	P	P	P	P	P	P	<i>Ref. Article 5</i>	51 - Information
517	Communications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	<i>Ref. Article 5</i>	51 - Information
517	Telecommunications	S	S	S	S	S				P	P	P	P	C			51 - Information
518	Data Processing, Hosting, and Related Services						P		P	P	P	C	C				51 - Information
519	Libraries and Archives	C	C	C	C	C	P	C	P	P	C	C					51 - Information
51929	Web Search Portals and All Other Information Services								P	P	P	C					51 - Information
521	Monetary Authorities-Central Bank						P	P	P	P	P	C					52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	P	C					52 - Finance and Insurance
522299	Pawn Shops									P		C					52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities			S			P		P	P	P	C				<i>Ref. Article 5</i>	52 - Finance and Insurance
524	Insurance Carriers and Related Activities			S			P	C	P	P	P	C				<i>Ref. Article 5</i>	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles			S			P	C	P	P	P	C				<i>Ref. Article 5</i>	52 - Finance and Insurance
531	Real Estate		S				P		P	P	P	C				<i>Ref. Article 5</i>	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units									P		P	P			<i>Ref. Article 4</i>	53 - Real Estate and Rental and Leasing
53132	Real Estate Appraisers' Offices						P		P	P	P	C					53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing									P	P	C					53 - Real Estate and Rental and Leasing
5322	Consumer Goods Rental							C	P	P	P	C					53 - Real Estate and Rental and Leasing
5323	General Rental Centers									P		P	P				53 - Real Estate and Rental and Leasing
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing											P	P				53 - Real Estate and Rental and Leasing
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)						P		P	P	P	P					53 - Real Estate and Rental and Leasing
5411	Legal Services			S			P	P	P	P	P	C				<i>Ref. Article 5</i>	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services			S			P	P	P	P	P	C				<i>Ref. Article 5</i>	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services			S			P	P	P	P	P	C	P	P		<i>Ref. Article 5</i>	54 - Professional, Scientific, and Technical Services
54135	Building Inspection Services						P		P	P	P	C					54 - Professional, Scientific, and Technical Services
5414	Specialized Design Services			S			P	P	P	P	P	C				<i>Ref. Article 5</i>	54 - Professional, Scientific, and Technical Services

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5415	Computer Systems Design and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
5416	Management, Scientific, and Technical Consulting Services						P	P	P	P	P	P	P				54 - Professional, Scientific, and Technical Services
54169	Horticultural Consulting services						P			P		P	P	P	P		54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P		P	P	P	P					54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
54186	Direct Mail Advertising								P	P	P	C					54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Service			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C		P	P		P		P			54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services			S			P		P	P	P	C				Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession services								P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings								P	P		P	P	C			56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection								S	S		S	S	S		Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5622	Waste Treatment and Disposal												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary Schools	C	C	C	C	C	C	C	C	C					C		61 - Educational Services
6111	Secondary Schools	C	C			C	C	C	C	C					C		61 - Educational Services
6112	Junior Colleges	C	C			C	C	C	C	C	C	C			C		61 - Educational Services
6113	Colleges, Universities, and Professional Schools	C	C	C	C	C	C	C	C	C	C	C			C		61 - Educational Services
6114	Business Schools and Computer and Management Training								P	P	C	P	C				61 - Educational Services
6115	Technical and Trade Schools								P	P		C	P	C			61 - Educational Services
61161	Fine Arts Schools (inc. Dance Studios)							C	P	P	P	C					61 - Educational Services
61162	Sports and Recreation Instruction								P	P	P	C		C			61 - Educational Services
61163	Language Schools							C	P	P	P	C					61 - Educational Services
61169	All Other Schools and Instruction							C	P	P	P	C		C			61 - Educational Services
611691	Exam Preparation and Tutoring			S*			P	P	P	P	C	C	P	C		*Ref: Article 5. Max 48 students per day or 16 at one time	61 - Educational Services
611699	All Other Miscellaneous Schools and Instruction			S			P		P	P		C	C			Ref. Article 5	61 - Educational Services
6117	Educational Support Services			S					P	P		C	P	C		Ref. Article 5	61 - Educational Services
6211	Offices of Physicians						P	C	P	P	P	C					62 - Health Care and Social Assistance
6212	Offices of Dentists						P	C	P	P	P	C					62 - Health Care and Social Assistance
6213	Offices of Other Health Practitioners						P	C	P	P	P	C					62 - Health Care and Social Assistance
621399	Massage therapists' offices (e.g., centers, clinics)						C		C	C	C	C					62 - Health Care and Social Assistance
6214	Outpatient Care Centers						P			P	P	C					62 - Health Care and Social Assistance
6215	Medical and Diagnostic Laboratories									P	P	C					62 - Health Care and Social Assistance

# Exhibit 3-5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use

*\*Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present*

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
6216	Home Health Care Services						P		P	P	P	C					62 - Health Care and Social Assistance
6221	General Medical and Surgical Hospitals									P	P	C					62 - Health Care and Social Assistance
6222	Psychiatric and Substance Abuse Hospitals									P		C					62 - Health Care and Social Assistance
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals								C	P	P	C					62 - Health Care and Social Assistance
6231	Nursing Care Facilities (Skilled Nursing Facilities)					P	P	P	P	P		C					62 - Health Care and Social Assistance
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities)						P	P	P	P							62 - Health Care and Social Assistance
6232	Group Homes as defined in Article 10.b.1.	P*	P*	P*	P*											*Subject to definition in Article 10.b.1. and supplemental review criteria in Article 4.p.1.	62 - Health Care and Social Assistance
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly					P		C	P	P	C	C					62 - Health Care and Social Assistance
6239	Other Residential Care Facilities							P	P	P							62 - Health Care and Social Assistance
6241	Individual & Family Services		C				P	C	P	P		C					62 - Health Care and Social Assistance
6242	Community Food and Housing, and Emergency and Other Relief Services							C	P	P	C	P					62 - Health Care and Social Assistance
6243	Vocational Rehabilitation Services								P	P		C					62 - Health Care and Social Assistance
6244	Child Care Services		C	C	C	C			P	P	C	P	P	C			62 - Health Care and Social Assistance
7111	Performing Arts Companies						P	P	P	P	P	P					71 - Arts, Entertainment, and Recreation
711211	Sports Teams and Clubs								C	P		C					71 - Arts, Entertainment, and Recreation
711212	Racetracks									S		S				Ref. Article 5	71 - Arts, Entertainment, and Recreation
7113	Promoters of Performing Arts, Sports, and Similar Events								C	P		C					71 - Arts, Entertainment, and Recreation
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures						P		P	P	P	C					71 - Arts, Entertainment, and Recreation
7115	Independent Artists, Writers, and Performers								P	P	P	C					71 - Arts, Entertainment, and Recreation
7121	Museums	C	C	C	C		P		P	P	P	C					71 - Arts, Entertainment, and Recreation
71213	Zoos and Botanical Gardens	C	C	C	C		P		P	P	P	C		P			71 - Arts, Entertainment, and Recreation
71311	Amusement and Theme Parks									P		P					71 - Arts, Entertainment, and Recreation
71312	Amusement Arcades									P	P	P					71 - Arts, Entertainment, and Recreation
7132	Gambling Industries (i.e. Bingo Parlors, Pool Halls)									S		S				Ref. Article 5	71 - Arts, Entertainment, and Recreation
7132	Card rooms (e.g., poker rooms)									C		C				Ref. Article 5	71 - Arts, Entertainment, and Recreation
7139	Other Amusement and Recreation Industries						S	S	S	S	S	S				Ref. Article 5	71 - Arts, Entertainment, and Recreation
71391	Golf Courses and Country Clubs	C	C	C	C					P	C	P		C			71 - Arts, Entertainment, and Recreation
71393	Marinas									P		P	P	P			71 - Arts, Entertainment, and Recreation
71394	Physical Fitness Facilities						C	C	P	P	P	P					71 - Arts, Entertainment, and Recreation
71395	Bowling Alleys									P	P	C					71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Indoor)									S		S	S	S		Ref. Article 5	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Outdoor)											S	S	S		Ref. Article 5	71 - Arts, Entertainment, and Recreation
72111	Hotels (except Casino Hotels) and Motels								C	P	C	C					72 - Accommodation and Food Services
72111	Organization Hotels and Lodges			C	C	P					P	P	C				72 - Accommodation and Food Services
721191	Bed and Breakfast Inns	S	S	S	S		C	C	C	C						Ref. Article 5	72 - Accommodation and Food Services
7212	Recreational Vehicle Parks and Recreational Camps									C		C		C	C		72 - Accommodation and Food Services
7213	Rooming and Boarding Houses, Dormitories, and Workers' Camps									P		C					72 - Accommodation and Food Services
7223	Special Food Services						C*	C*	P*	P*	P*	P*	P*			*Excluding food trucks (see Article 5.c.6)	72 - Accommodation and Food Services
7224	Drinking Places (Alcoholic Beverages)							S	S	S	S	S				Ref. Article 5	72 - Accommodation and Food Services
7225	Restaurants and Other Eating Places						C	P	P	P	P	P	C				72 - Accommodation and Food Services
8111	Automotive Repair and Maintenance									C		C	P				81 - Other Services (except Public Administration)
811191	Automotive Oil Change and Lubrication Shops								C	P	C	C	P				81 - Other Services (except Public Administration)
811192	Car Washes							C	P	P		P					81 - Other Services (except Public Administration)

# Exhibit 3-5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use

*\*Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present*

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
8112	Electronic and Precision Equipment Repair and Maintenance									P	P	C	P				81 - Other Services (except Public Administration)
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance									P	P	C	P				81 - Other Services (except Public Administration)
8114	Personal and Household Goods Repair and Maintenance						P	C	P	P	P	C	P	P			81 - Other Services (except Public Administration)
812112	Beauty and barber shops, combined						P	P	P	P	P	C					81 - Other Services (except Public Administration)
812113	Nail Salons						P	P	P	P	P	P					81 - Other Services (except Public Administration)
812199	Tattoo Parlors										S		S			<i>Ref. Article 5</i>	81 - Other Services (except Public Administration)
812199	Massage wellness spas/centers						C		C	C	C	C					81 - Other Services (except Public Administration)
81221	Funeral Homes and Funeral Services						C		P	P		C	P				81 - Other Services (except Public Administration)
81222	Cemeteries		C	C*	C*		C		P	P		C	P	P	P	<i>*Only permitted adjacent to or as part of a consecrated facility in R-6 and GR</i>	81 - Other Services (except Public Administration)
81222	Ash Gardens	C	C	C	C	C	C	C	C	C		C		C	C		81 - Other Services (except Public Administration)
81231	Coin-Operated laundries and Drycleaners							P	P	P		P					81 - Other Services (except Public Administration)
81232	Drycleaning plants (except rug cleaning plants)							C	C	P		P	P				81 - Other Services (except Public Administration)
81232	Drycleaning and Laundry Services (except Coin-Operated)							P	P	P	P	P	P				81 - Other Services (except Public Administration)
81233	Linen and Uniform Supply										P	P	P	P			81 - Other Services (except Public Administration)
8129	All Other Personal Services (except Non-Veterinary Pet Care Services)						C	P	P	P	P	C				<i>Ref Article 5.b.1.</i>	81 - Other Services (except Public Administration)
812910	Pet Training, Sitting, Walking, and Pedigree Record Services (No Overnight Boarding)						C	P	P	P	P	C					81 - Other Services (except Public Administration)
812910	Animal Shelters, Dog Pounds, Overnight Pet Boarding/Kenneling/Sitting Services									S		S	S	S		<i>Ref. Article 5.b.3.f.</i>	81 - Other Services (except Public Administration)
81293	Parking Lots and Garages									C	C	C	P				81 - Other Services (except Public Administration)
81299	Special Event Facilities								C	C	C	C		C		<i>Ref. Article 5</i>	81 - Other Services (except Public Administration)
81299	Bondsperson services						P		P	P	P	C					81 - Other Services (except Public Administration)
8131	Religious Organizations	C	C	C	C	C	C	C	C	C	C	C		P			81 - Other Services (except Public Administration)
8132	Grantmaking and Giving Services									P	P	P	C				81 - Other Services (except Public Administration)
8133	Social Advocacy Organizations		C	C	C		P	C	P	P	P	C		C			81 - Other Services (except Public Administration)
8134	Civic and Social Organizations		C	C	C		P	C	P	P	P	C		C			81 - Other Services (except Public Administration)
8139	Business, Professional, Labor, Political, and Similar Organizations		C	C	C		P	C	P	P	P	C		C			81 - Other Services (except Public Administration)
814	Private Households (Household Staff)	P	P	P	P	P	P	P	P	P	P						81 - Other Services (except Public Administration)
921	Executive, Legislative, and Other General Government Support		C	C	C	C	P	P	P	P	P	C	P	C			92 - Public Administration
921	Parks and Playgrounds	P	P	P	P	P	P	P	P	P	P	P	P	P	P		92 - Public Administration
921	Community Centers	C	C	C	C	C	C	C	C	C	C			C			92 - Public Administration
922	Justice, Public Order, and Safety Activities	C	C	C	C	C	P	P	P	P	P	P	P	C			92 - Public Administration
923	Administration of Human Resource Programs						P	P	P	P	P	P	P	C			92 - Public Administration
924	Administration of Environmental Quality Programs						P	P	P	P	P	P	P	C			92 - Public Administration
925	Administration of Housing Programs, Urban Planning, and Community Development						P	P	P	P	P	P	P	C			92 - Public Administration
926	Administration of Economic Programs						P	P	P	P	P	P	P	C			92 - Public Administration
927	Space Research and Technology						P	P	P	P	P	P	P	C			92 - Public Administration
92214	Correctional Institutions							S	S	S	S	S	S			<i>Ref. Article 5</i>	92 - Public Administration
928	National Security and International Affairs									P		P	P	C			92 - Public Administration
N/A	Sexually Oriented Businesses											P*	P*			<i>*Subject to Definition in Article 10.b.1. and supplemental review criteria in Article 4.o</i>	N/A
N/A	Single Family Detached Dwelling	P	P	P	P	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A
N/A	Single Family Attached Dwelling		C	C	C	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A
N/A	Duplex Dwelling			P	P	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A

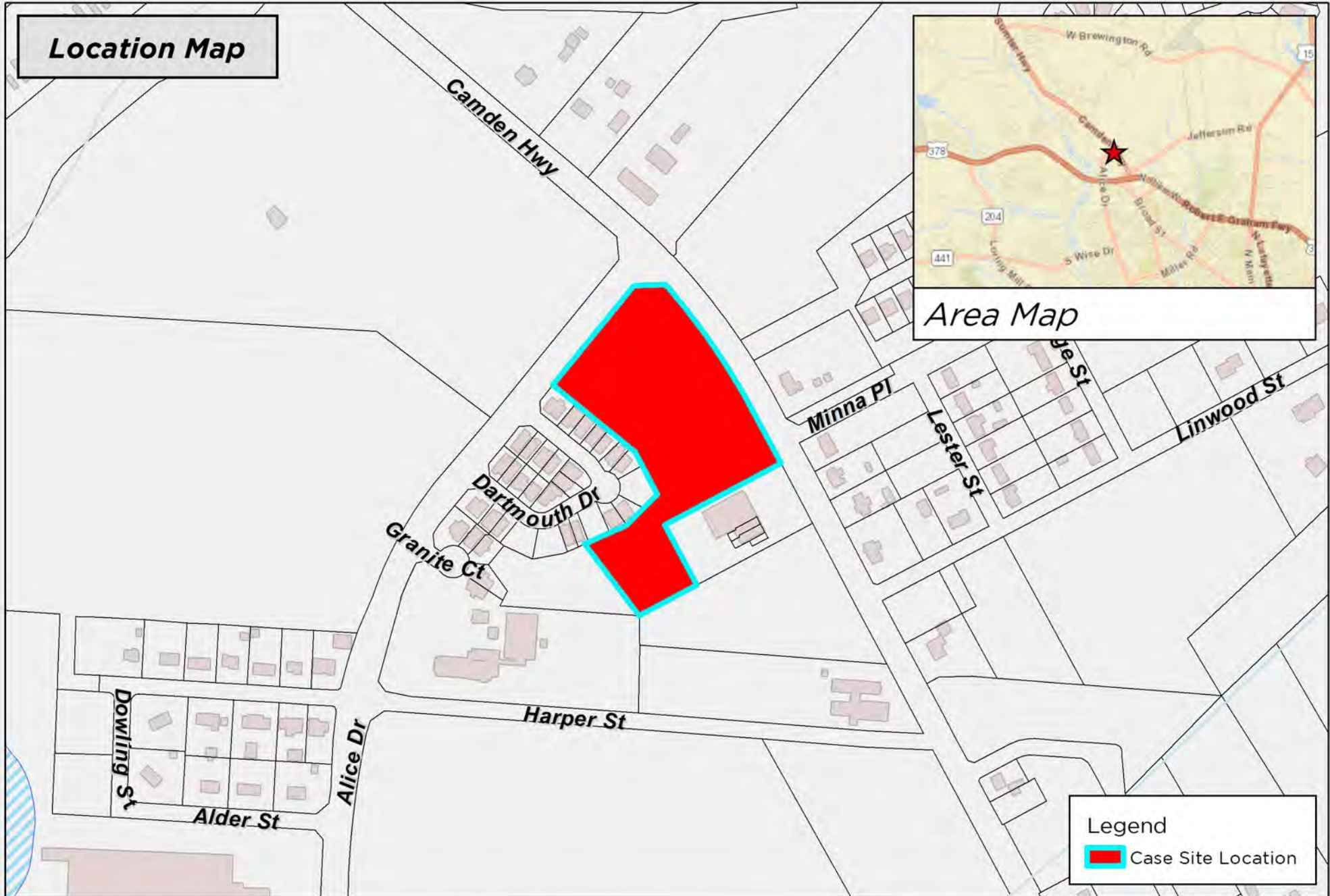
## Exhibit 3-5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use


*\*Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present*

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
N/A	Patio Home Dwellings		C	C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Triplex and Quadplex Dwellings			C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Urban Townhouse Dwellings			C	C											Ref Article 5 (general and use specific criteria)	N/A
N/A	Suburban Townhome Dwellings		C	C	C	C	C	C	C	C	C					Ref Article 5	N/A
N/A	Suburban Multi-Family Apartments					P	C	C	C	C						Ref. Article 5	N/A
N/A	Urban Multi-Family Apartments					C	C	C	C	C	C						N/A
N/A	Manufactured Homes				P									P	P	Ref. Article 4.q.1.	N/A
N/A	Manufactured Home Parks				C					C				C		Ref. Article 4.q.2.	N/A
N/A	In-Home Day Care as Home Occupation	C	C	C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Residential Accessory Uses (Bath houses, Cabanas, Non-Commercial Greenhouses, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop)	P	P	P	P	P	C*	C*	C*	C*	C*			P	P	Ref: Article 4.g.2. *Refer. Article 5 (in addition to Article 4.g.2.)	N/A
N/A	Home-Based Businesses	P	P	P	P	P	P	P	P	P	P					Subject to Definition in Article 10.b.1.	N/A
N/A	Accessory Apartments	P	P	P	P			P	P	P	P					Ref Article 4.g.2. Only permitted on lots where a single-family detached dwelling in the principal use of the lot	N/A

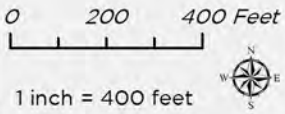
# Location Map



Area Map

**Legend**  
 Case Site Location

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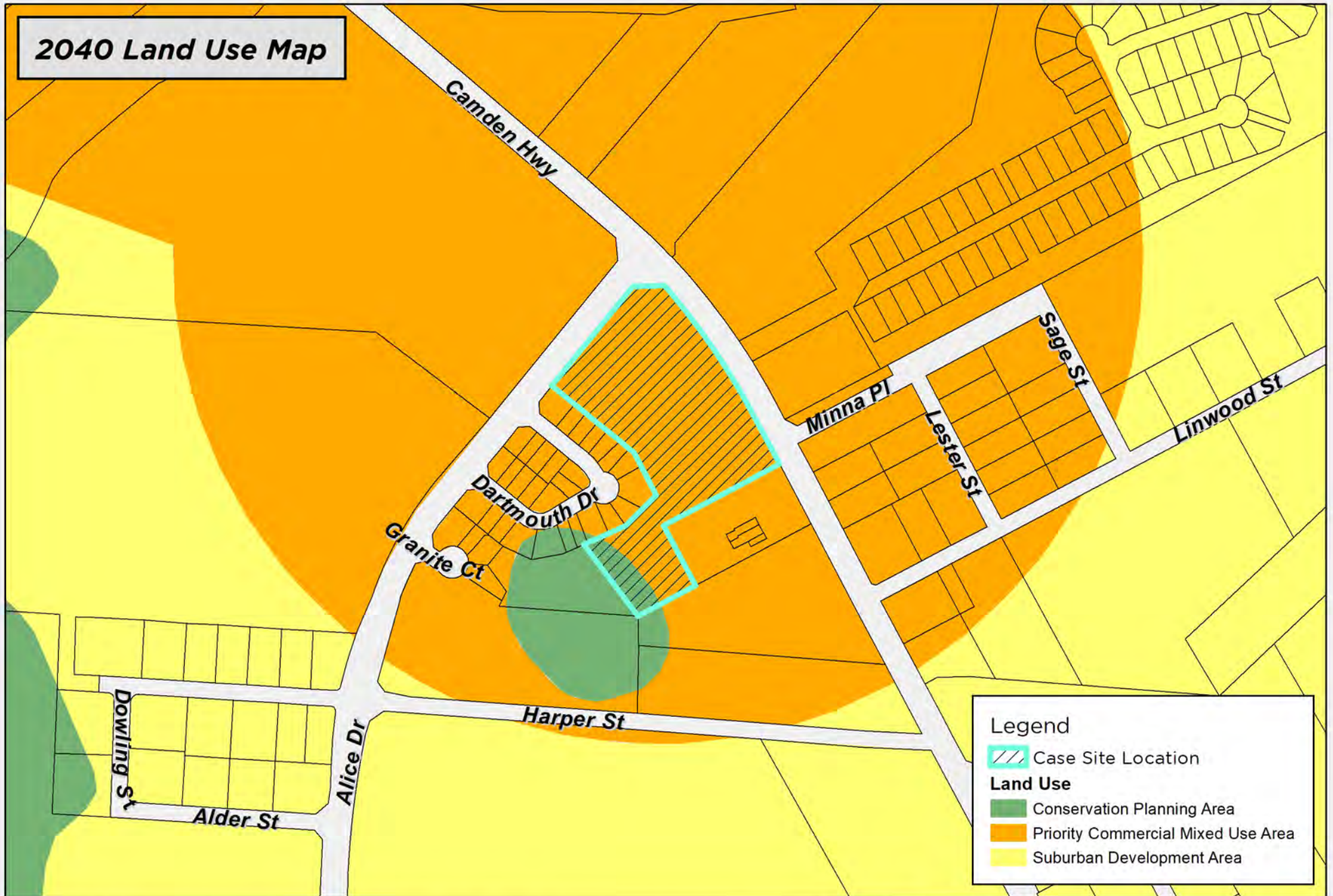


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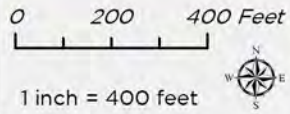
# 2040 Land Use Map



**Legend**

- Case Site Location
- Land Use**
- Conservation Planning Area
- Priority Commercial Mixed Use Area
- Suburban Development Area

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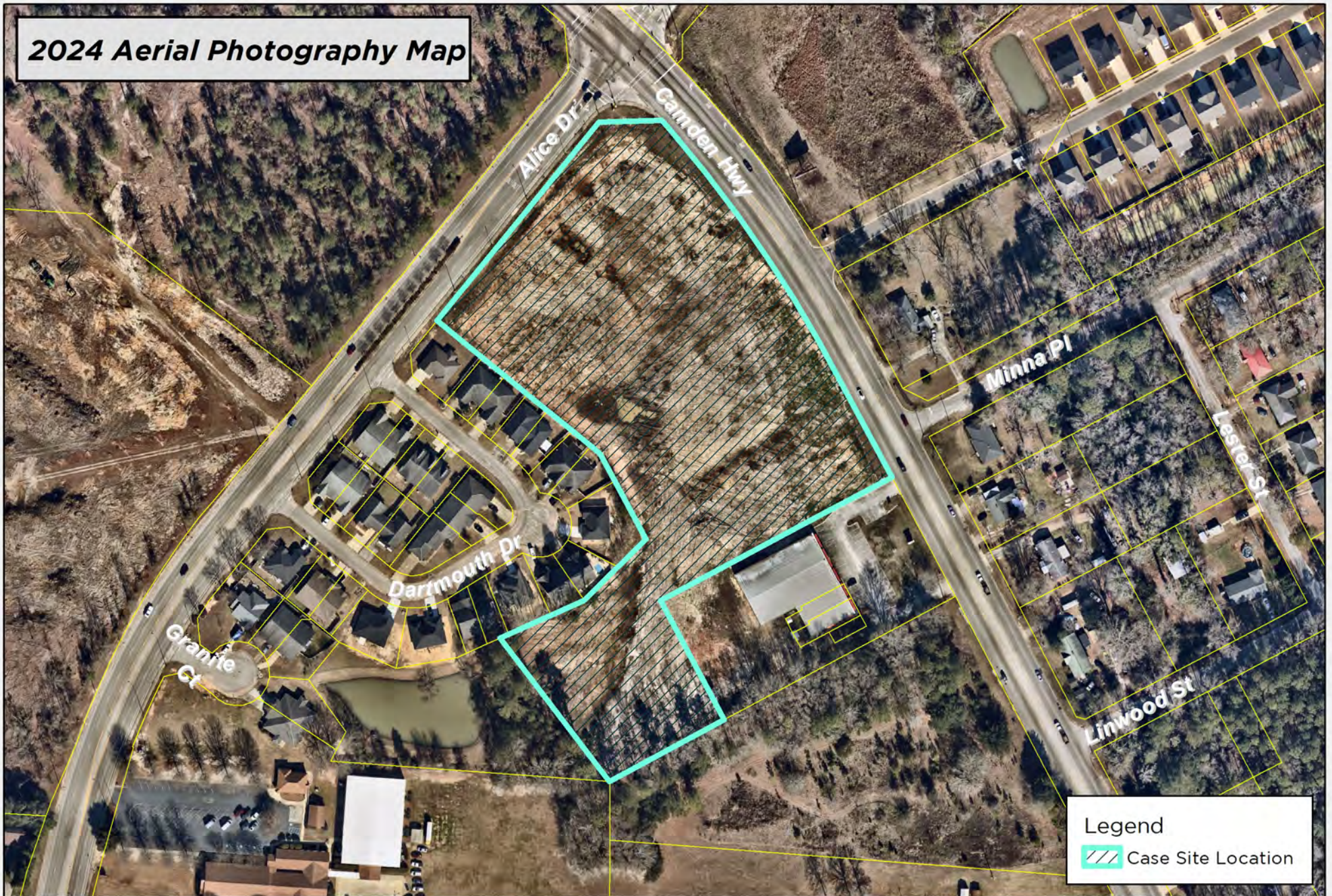


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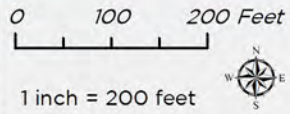
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# 2024 Aerial Photography Map



**Legend**  
 Case Site Location

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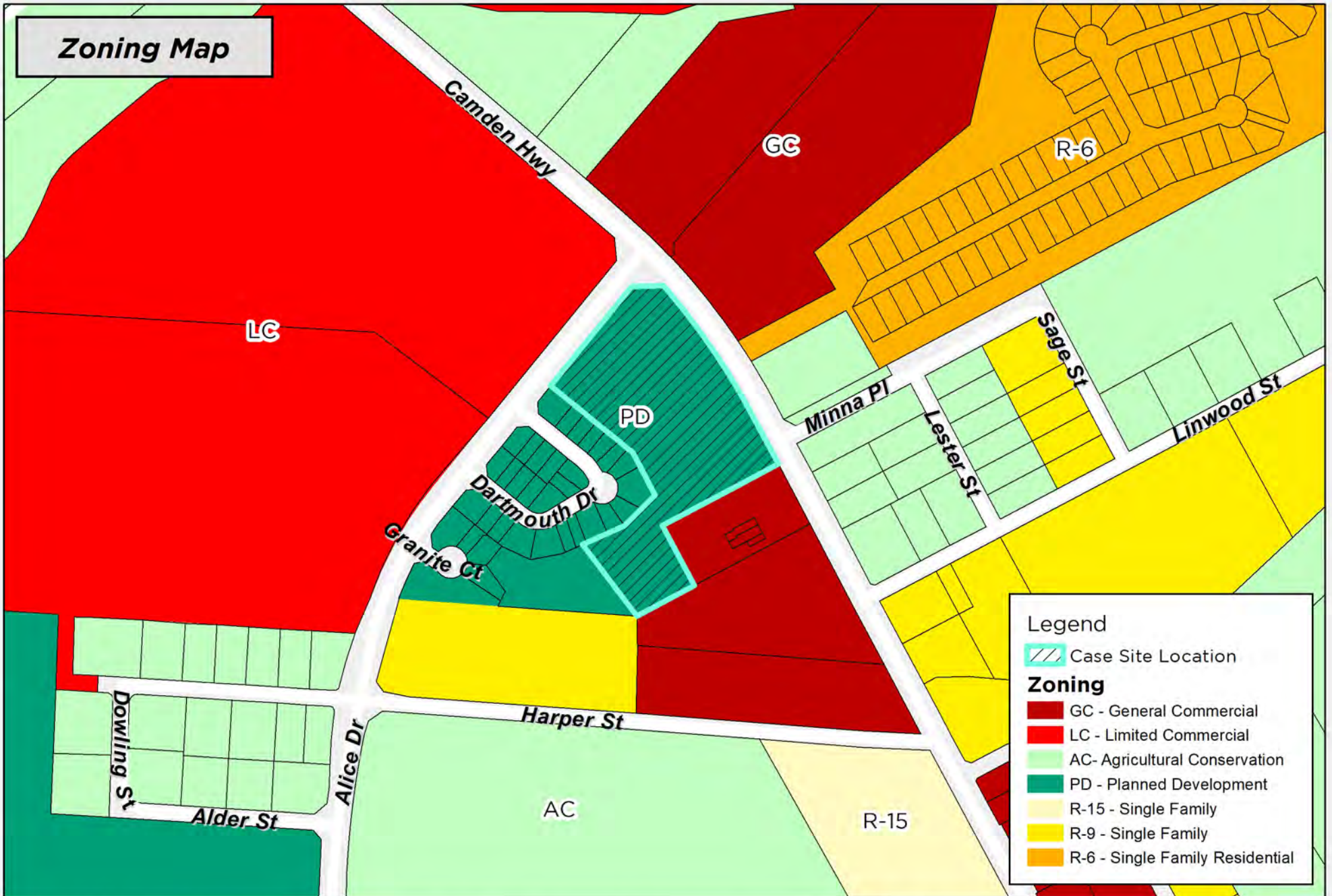


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# Zoning Map



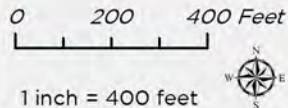
**Legend**

- Case Site Location

**Zoning**

- GC - General Commercial
- LC - Limited Commercial
- AC - Agricultural Conservation
- PD - Planned Development
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential

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


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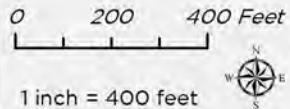
# Flood Zone Map



**Legend**

-  Case Site Location
-  Flood Zone
-  AE

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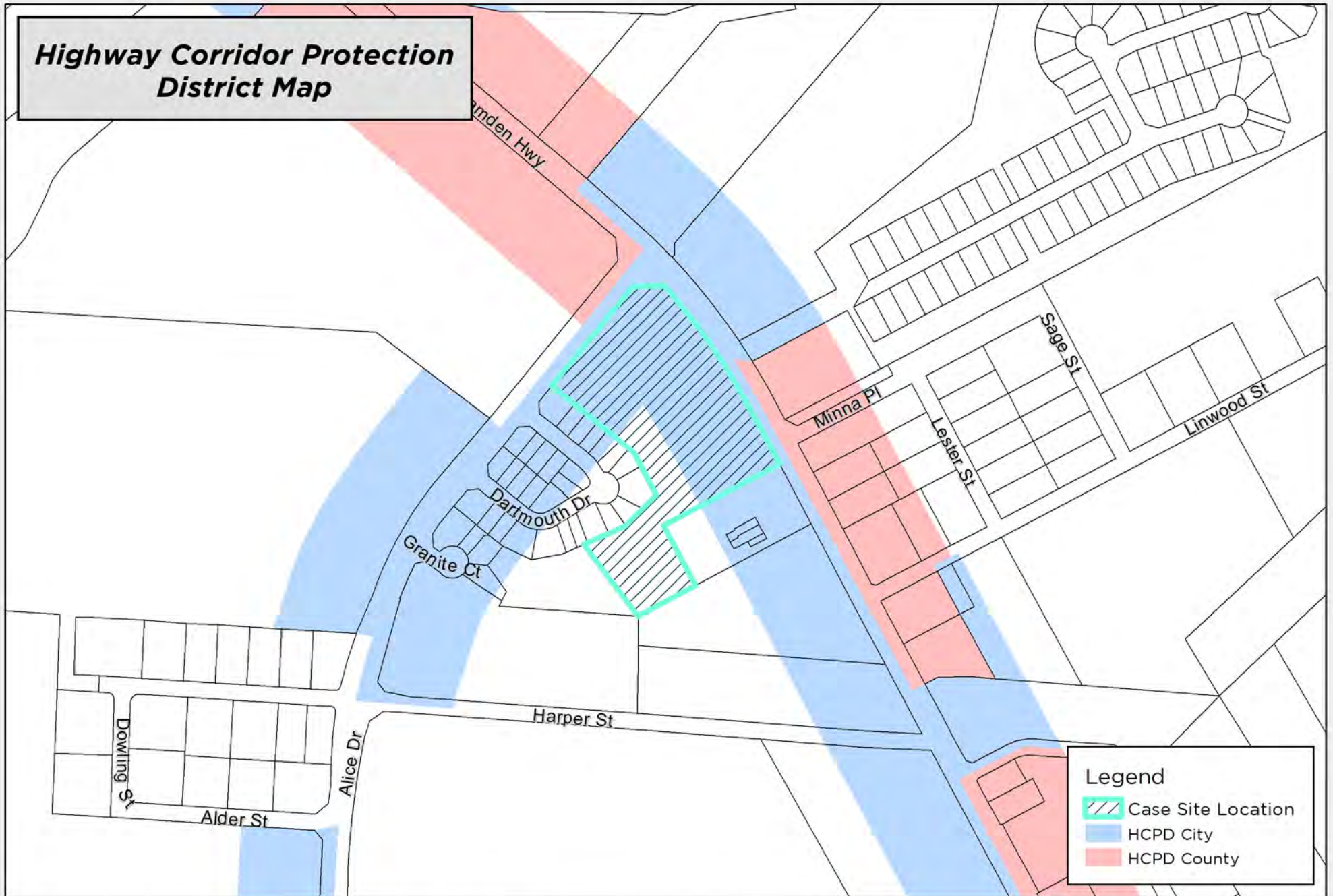


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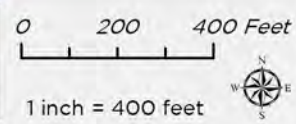
# Highway Corridor Protection District Map



**Legend**

-  Case Site Location
-  HCPD City
-  HCPD County

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