

Sumter City-County Planning Commission

May 22, 2024

OA-24-04, Conditional Use & AC District Corrections/Updates (County)

I. THE REQUEST

Applicant: Sumter County

Request: Amend *Articles 3.b.3; 3.c.3; 3.d.3; 3.e.3; 3.f.3; 3.g.3; 3.h.3; 3.i.3; 3.k.3; 3.l.3; 3.n.3; 3.o.3; 3.b.4; 3.c.4; 3.d.4; 3.e.4; 3.f.4; 3.g.4; 3.h.4; 3.i.4; 3.k.4; 3.l.4; 3.n.4; 3.o.4; 3.n.2; Article 3, Exhibit 5; Article 5.a.1.; and Add Article 5.a.5.* of the Sumter County Zoning & Development Standards Ordinance (the “Ordinance”) to make needed corrections and updates pertaining Conditional Use, Special Exception, and Agricultural Conservation (AC) zoning district requirements.

II. BACKGROUND

This proposed text amendment addresses needed corrections and updates pertaining to Conditional Use, Special Exception, and Agricultural Conservation zoning district requirements. No substantive changes are proposed. Rather, this text amendment is primarily addressing “housekeeping” items related to cross references and other corrections or modifications that need to be made to carry out the intent of the Ordinance. The revisions proposed are summarized as follows:

- *Article 3.b.3; 3.b.3; 3.c.3; 3.d.3; 3.f.3; 3.g.3; 3.h.3; 3.i.3; 3.k.; 3.l.3; 3.n.3; 3.o.3:* Amend the conditional use provisions found within each *Article 3* zoning district section to provide more precise cross references to other applicable sections of the Ordinance.
- *Article 3.b.4; 3.c.4; 3.d.4; 3.e.4; 3.f.4; 3.g.4; 3.h.4; 3.i.4; 3.k.4; 3.l.4; 3.n.4; 3.o.4:* Amend the special exception use provisions found within each *Article 3* zoning district section to provide more precise cross references to other applicable sections of the Ordinance.
- *Article 3.n.2:* Correct a mistaken reference to the RMF district.
- *Article 5, Exhibit 5:* Amend the use table to reference Conditional Use-Distance (C-300, C-500, etc.) requirements and amend the use table to provide more precise cross references to other applicable sections of the Ordinance.
- *Article 5.a.1.:* Remove reference to flood hazards.
- Add *Article 5.a.5.* – Add section detailing Conditional Use-Distance requirements to Article 5. These requirements were previously included in the Ordinance as notes at the

end of Article 3, Exhibit 5. The requirements were subsequently left out of the recent use table adopted with the NAICS update and are to be reinstated in a more appropriate location.

Proposed Text Amendment

A strike-through of the proposed text amendment is attached as Exhibit 1.

III. STAFF RECOMMENDATION

Staff recommends approval of this request.

Approval of the request will correct mistaken cross references, provide a greater level of clarity pertaining to Ordinance administration, and move certain requirements to more appropriate locations within the Ordinance.

IV. PLANNING COMMISSION – May 22, 2024

Exhibit 1

OA-24-04, Article 3 & Article 5

Conditional Use & Special Exception Requirements

&

AC Zoning District

Corrections & Updates

Ordinance Amendment

Strike-Thru

Amend Articles

3.b.3 - (R-15 & R-9 District Conditional Uses)

3.c.3 - (R-6 District Conditional Uses)

3.d.3 - (GR District Conditional Uses)

3.e.3 - (RMF District Conditional Uses)

3.f.3 - (PO District Conditional Uses)

3.g.3 - (NC District Conditional Uses)

3.h.3 – (LC District Conditional Uses)

3.i.3 – (GC District Conditional Uses)

3.k.3 – (LI-W District Conditional Uses)

3.l.3 – (HI District Conditional Uses)

3.n.3 – (AC District Conditional Uses)

3.o.3 – (CP District Conditional Uses)

as follows:

3.b.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the R-15 or R-9 column of *Exhibit 5* of this Ordinance.

3.c.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the R-6 column of *Exhibit 5* of this Ordinance.

3.d.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the GR column of *Exhibit 5* of this Ordinance.

3.e.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the RMF column of *Exhibit 5* of this Ordinance.

3.f.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the PO column of *Exhibit 5* of this Ordinance.

3.g.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the NC column of *Exhibit 5* of this Ordinance.

3.h.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the LC column of *Exhibit 5* of this Ordinance.

3.i.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the GC column of *Exhibit 5* of this Ordinance.

3.k.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the LI-W column of *Exhibit 5* of this Ordinance.

3.l.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C', or 'C-#' on the HI column of *Exhibit 5* of this Ordinance.

3.n.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C', or 'C-#', 'C-300', 'C-500', or 'C-1000' on the AC column of *Exhibit 5* of this Ordinance.

3.o.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with Article 5.a. and Article 5.b.1. ~~shall be a prerequisite to the issuance of a building permit for any conditional~~ is required for any use identified by a 'C' or 'C-#' on the CP column of *Exhibit 5* of this Ordinance.

Amend Articles

3.b.4 - (R-15 & R-9 District Special Exception Uses)

3.c.4 - (R-6 District Special Exception Uses)

3.d.4 - (GR District Special Exception Uses)

3.e.4 - (RMF District Special Exception Uses)

3.f.4 - (PO District Special Exception Uses)

3.g.4 - (NC District Special Exception Uses)

3.h.4 – (LC District Special Exception Uses)

3.i.4 – (GC District Special Exception Uses)

3.k.4 – (LI-W District Special Exception Uses)

3.l.4 – (HI District Special Exception Uses)

3.n.4 – (AC District Special Exception Uses)

3.o.4 – (CP District Special Exception Uses)

as follows:

3.b.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before is required for~~ any uses identified by an ‘S’ on the R-15 or R-9 column of *Exhibit 5* of this Ordinance.

3.c.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the R-6 column of *Exhibit 5* of this Ordinance.

3.d.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the GR column of *Exhibit 5* of this Ordinance.

3.e.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the RMF column of *Exhibit 5* of this Ordinance.

3.f.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the PO column of *Exhibit 5* of this Ordinance.

3.g.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the NC column of *Exhibit 5* of this Ordinance.

3.h.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the LC column of *Exhibit 5* of this Ordinance.

3.i.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the GC column of *Exhibit 5* of this Ordinance.

3.k.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3. ~~shall be a requirement before any is required for any~~ uses identified by an ‘S’ on the LI-W column of *Exhibit 5* of this Ordinance.

3.l.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board

of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3., shall be a requirement before any is required for any uses identified by an ‘S’ on the HI column of *Exhibit 5* of this Ordinance.

3.n.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3., shall be a requirement before any is required for any uses identified by an ‘S’ on the AC column of *Exhibit 5* of this Ordinance.

3.o.4. Special Exceptions: Review and approval by the Sumter City–County Zoning Board of Appeals in accordance with Article 1.h.4.c., and where applicable Article 5.b.2. and/or Article 5.b.3., shall be a requirement before any is required for any uses identified by an ‘S’ on the CP column of *Exhibit 5* of this Ordinance.

Amend Article 3.n.2., as follows:

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3.n.2. Permitted: Within the AC District, a building, structure or premise shall be used only for the purposes identified by a ‘P’ on the ~~AC RMF~~ column of *Exhibit 5* of this Ordinance.

Amend Article 3-Exhibit 5, as follows:

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use W/ Consent Required From Property Owners Within Specified # of Feet – S: Special Exception Use

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

If no asterisk exists in a specific use classification row, then the conditions listed apply for each zoning district where a given use classification can be established.

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	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	<i>(All - Ref. Article 3.3v.1.1; & (Conditional Use Only - Ref. Article 5.b.1.1);</i>	11 - Agriculture, Forestry, Fishing and Hunting
112	Animal Production and Aquaculture	P	P	P	P	P	C	C	C	C	P	P	P	P	<i>(All - Ref. Article 3.3v.1.1) & (Conditional Use Only - Ref. Article 5.b.1.1)</i>	11 - Agriculture, Forestry, Fishing and Hunting
112112	Beef Cattle Feedlots										S	S	S		<i>Ref. Article 1.h.4.c. & Article 5.b.3.f.-h.</i>	11 - Agriculture, Forestry, Fishing and Hunting
112210	Hog and Pig Farming												S	S	<i>Ref. Article 1.h.4.c., Article 5.b.3.f., & and Article 5.b.3.g.</i>	11 - Agriculture, Forestry, Fishing and Hunting
1123	Poultry and Egg Production												S		<i>Ref. Article 1.h.4.c. & Article 5.b.3.f.-h.</i>	11 - Agriculture, Forestry, Fishing and Hunting
11299	Kennels, Breeding and Raising Stock for Sale									S	S	S	S		<i>Ref. Article 1.h.4.c. & Article 5.b.3.f.-h.</i>	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	C*	P	<i>Ref. Article 5.b.1.</i>	11 - Agriculture, Forestry, Fishing and Hunting
11511	Soil Preparation, Planting, and Cultivating									P	P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting
1152	Support Activities for Animal Production									C*	C*		C*	P	<i>Ref. Article 5.b.1.</i>	11 - Agriculture, Forestry, Fishing and Hunting
211	Oil and Gas Extraction											P	C-1000*		<i>Ref. Article 5.a.5. & Article 5.b.1.</i>	21 - Mining, Quarrying, and Oil and Gas Extraction
2122	Metal Ore Mining											S	S		<i>Ref. Article 1.h.4.c. & Article 5.b.3.2-e.</i>	21 - Mining, Quarrying, and Oil and Gas Extraction
2123	Nonmetallic Mineral Mining and Quarrying											C	C		<i>Ref. Article 5.b.1. & Ref. Article 5.b.1.r.</i>	21 - Mining, Quarrying, and Oil and Gas Extraction
213	Support Activities for Mining											C	C		<i>Ref. Article 5.b.1.</i>	21 - Mining, Quarrying, and Oil and Gas Extraction
22112	Electric Power Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	<i>Ref. Article 1.h.4.c. & Article 5.b.3.f.-h.</i>	22 - Utilities
2212	Natural Gas Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
22111	Electric Power Generation	S	S	S	S	S				S	S	S	S		<i>Ref. Article 1.h.4.c. & Ref. Article 5.b.3.f.-h.</i>	22 - Utilities
221114	Primary – Solar Electric Power Generation (Photovoltaic Solar Energy System)										S	S	S	S	<i>Ref. Article 1.h.4.c., Ref. Article 5.b.3.f. and Article 10 Definition</i>	22 - Utilities
221114	Accessory – Solar Electric Power Generation (Photovoltaic Solar Energy System)										C	C	C	C	<i>Ref. Article 5.b.1. & Article 5.b.1.m. - and Article 10 Definition</i>	22 - Utilities
22112	Electric Power Transmission, Control, and Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
2212	Natural Gas Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
22131	Water Supply and Irrigation Systems	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
22132	Sewage Treatment Facilities	P	P	P	P	P	P	P	P	S	S	S	S	S	<i>Ref. Article 1.h.4.c. & Article 5.b.3.f.-h.</i>	22 - Utilities
236	Construction of Buildings								C*	P*	P	P	C-500*		<i>(Conditional Use Only - Ref. Article 5.b.1.1. (C-500 Only - Ref. Article 5.a.5.)*) (LC & GC Districts Only) - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC or GC</i>	23 - Construction
237	Heavy and Civil Engineering Construction										P	P	C-500*		<i>Ref. Article 5.a.5. & Article 5.b.1.1.</i>	23 - Construction
238	Specialty Trade Contractors									C*	P	P	C-500*		<i>(Conditional Use Only - Ref. Article 5.b.1.1. (C-500 Only - Ref. Article 5.a.5.)*) (GC District Only) - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in GC</i>	23 - Construction
311	Food Manufacturing											P				31-33 - Manufacturing
3113	Sugar and Confectionary Product Manufacturing										C*	P	C*		<i>Ref. Article 5.b.1. (Also Ref. Artisan Food and Beverage Production - Article 5.b.1.s.)</i>	31-33 - Manufacturing
3114	Fruit and Vegetable Preserving and Specialty Foods Manufacturing										C*	P	C*		<i>Ref. Article 5.b.1 (Also Ref. Artisan Food and Beverage Production Article 5.b.1.s.)</i>	31-33 - Manufacturing
3115	Dairy Product Manufacturing										C*	P	C*		<i>Ref. Article 5.b.1 (Artisan Food and Beverage Production - & Article 5.b.1.s.)</i>	31-33 - Manufacturing
3116	Animal Slaughtering and Processing											S			<i>Ref. Article 1.h.4.c. & Ref. Article 5.b.3.f.-h.</i>	31-33 - Manufacturing
3118	Bakeries and Tortilla Manufacturing										C*	P	C*		<i>Ref. Article 5.b.1 & (Artisan Food and Beverage Production Article 5.b.1.s.)</i>	31-33 - Manufacturing

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – **C-# (200, 300, 500, 1000): Conditional Use W/ Consent Required From Property Owners Within Specified # of Feet** – S: Special Exception Use

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

If no asterisk exists in a specific use classification row, then the conditions listed apply for each zoning district where a given use classification can be established.

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
3119	Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.)										C*	P	C*		Ref Article 5.b.1 & (Artisan Food and Beverage Production - Article 5.b.1.s.)	31-33 - Manufacturing
312	Beverage and Tobacco Product Manufacturing										C*	P			Ref Article 5.b.1 & Artisan Food and Beverage Production - Article 5.b.1.s.)	31-33 - Manufacturing
313	Textile Mills											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	C-500*		Ref. Article 5.a.5. & Ref. Article 5.b.1.	31-33 - Manufacturing
324	Petroleum and Coal Products Manufacturing											P				31-33 - Manufacturing
325	Chemical Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
326	Plastics and Rubber Products Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
327	Nonmetallic Mineral Product Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
331	Primary Metals Manufacturing											P				31-33 - Manufacturing
332	Fabricated Metal Product Manufacturing										P	P				31-33 - Manufacturing
3323	Architectural and Structural Metals Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.a	31-33 - Manufacturing
332311	Prefabricated Metal Building and Component Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.a	31-33 - Manufacturing
332322	Metal Window and Door Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.a	31-33 - Manufacturing
332322	Sheet Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.a	31-33 - Manufacturing
332323	Ornamental and Architectural Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.a	31-33 - Manufacturing
332999	Miscellaneous Fabricated Metal Product Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.a	31-33 - Manufacturing
333	Machinery Manufacturing											P				31-33 - Manufacturing
334	Computer and Electronic Product Manufacturing											P				31-33 - Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing										P	P				31-33 - Manufacturing
336	Transportation Equipment Manufacturing											P				31-33 - Manufacturing
336212	Truck Trailer Manufacturing										P	P				31-33 - Manufacturing
337	Furniture and Related Product Manufacturing										P	P				31-33 - Manufacturing
339	Miscellaneous Manufacturing										P	P				31-33 - Manufacturing
423	Merchant Wholesalers, Durable Goods										P	P				42 - Wholesale Trade
42314	Motor Vehicle Parts (Used) Merchant Wholesalers										S*	P*			Retail sales of new and/or used parts in conjunction with on-site dismantling of vehicles and/or vehicle storage shall be reviewed in this use category. (Special Exception Only - Ref. Article 1.h.4.c. & Ref. Article 5.b.3.)Ref Article 5.b.3. in LI-W District.	42 - Wholesale Trade
	Junkyards (as defined in Article 10)											P			Ref. Article 10 Definition	
4239	Salvage, Scrap, merchant wholesalers											P			Retail sales of salvage/scrap in conjunction with a salvage or scrap yard is permitted.	42 - Wholesale Trade
423930	Recyclable Material Merchant wholesalers											P			Retail sales of recyclable material in conjunction with on-site recyclable materials yard is permitted.	42 - Wholesale Trade
42399	Tombstone merchant wholesalers									P	P	P	C*		Ref. Article 5.b.1.	42 - Wholesale Trade
424	Merchant Wholesalers, Nondurable Goods										P	P				42 - Wholesale Trade
4245	Farm Product Raw Material Merchant Wholesalers										S	S	S		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.a	42 - Wholesale Trade
425	Wholesale Trade Agents and Brokers						P	P	P	P	P	P				42 - Wholesale Trade
4411	Automobile Dealers							C*	C*	P	C*				Ref. Article 5.b.1.	44-45 - Retail Trade

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use W/ Consent Required From Property Owners Within Specified # of Feet – S: Special Exception Use

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

If no asterisk exists in a specific use classification row, then the conditions listed apply for each zoning district where a given use classification can be established.

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
4412	Other Motor Vehicle Dealers									C	C				<u>Ref. Article 5.b.1.</u>	42 - Wholesale Trade
4413	Automotive Parts, Accessories, and Tire Retailers (New and Used)							C*	P*	P*	P*				<u>Ref. Article 5.b.1. - Uses with on-site dismantling of vehicles and/or outdoor storage of vehicles used for parts removal shall be reviewed under NAICS 42314. Outdoor storage or sales areas must be completely screened. (See NAICS 42314). (Conditional Use Only – Ref. Article 5.b.1.)</u>	44-45 - Retail Trade
444	Building Material and Garden Equipment and Supplies Dealers									P	P	P	C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
44414	Hardware Retailers							P	P	P	P	P	C-300*		<u>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
4442	Lawn and Garden Equipment and Supplies Retailers								P	P	P		C*		<u>Ref. Article 5.b.1.</u>	44-45 - Retail Trade
445	Food and Beverage Retailers							P	P	P	P	C*	C*		<u>Ref. Article 5.b.1.</u>	44-45 - Retail Trade
44511	Grocery Stores							P	P	P	C*		C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
44513	Convenience Retailers without Fueling Service							P	P	P	P	P	C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
445132	Automatic Merchandising Machine Operators							C	C	C	C	C	C		<u>Ref. Article 5.b.1. & Article 5.b.1.l.</u>	44-45 - Retail Trade
4452	Specialty Food Retailers							P	P	P	C*		C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
445230	Produce Stands, permanent							C	C	C			C		<u>Ref. Article 5.b.1. & Article 5.b.1.k.</u>	44-45 - Retail Trade
445230	Produce stands, temporary							C	C	C			C		<u>Ref. Article 5.b.1.</u>	44-45 - Retail Trade
4453	Beer, Wine, and Liquor Retailers							S	S	S	S				<u>Ref. Article 1.h.4.c. & Ref. Article 5.b.3.#</u>	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	C*		C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	C*		C-300*		<u>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
45411	Electronic Shopping and Mail Order Houses							P	P	P	C*		C-300*		<u>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
4551	Department Stores							C*	C*	P*	C*		C-500*		<u>(All - Any uses in this category that are greater than 11,000 SF GFA are reviewed under NAICS 4552) (Conditional Use Only – Ref. Article 5.b.1. - (Less than or equal to 11,000 SF GFA) & Ref. Article 5.b.1.o. (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P	C*		C-500*		<u>Ref. Article 5.b.1. & - (Greater than 11,000 SF GFA) & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
456	Health and Personal Care Retailers						P	P	P	P	C*		C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
45711	Gasoline and Alternative Motor Fuels Service Stations with Convenience Stores							C*	C*	P	P	P	C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
45712	Gasoline and Alternative Motor Fuels Service Stations without Convenience Stores									C*	P	P			<u>Ref. Article 5.b.1.</u>	44-45 - Retail Trade
4572	Fuel Dealers									P	P	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	C*		C-500*		<u>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers							P	P	P	C*		C-300*		<u>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade
4595	Used Merchandise Retailers									P	C*				<u>Ref. Article 5.b.1.</u>	44-45 - Retail Trade
4595	Used Merchandise Retailers (Flea Markets)									C*	C*		C-300*		<u>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</u>	44-45 - Retail Trade

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45993	Manufactured home dealers									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
45991	Tobacco Stores									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
45999	Fireworks shops (permanent location)									P	P	P	C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	44-45 - Retail Trade
481	Air Transportation											P	C*		Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
482	Rail Transportation									C*	P	P			Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
483	Water Transportation												P*		*Permitted only in AC	48-49 - Transportation and Warehousing
484	Truck Transportation									C*	P	P			Ref. Article 5.b.1. & *No trucking operations involving waste materials, especially hazardous waste, or activities involving offense odors or excessive noise, shall be allowed in the GC District.	48-49 - Transportation and Warehousing
485	Transit and Ground Passenger Transportation									C*	P	P			Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
485991	Non-emergency medical transportation services (except ambulance services)								P	P	P					48-49 - Transportation and Warehousing
486	Pipeline Transportation									C*	P	P			Ref. Article 5.b.1.	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	C-500*		Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)	48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing								P	P	P		C*		Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
491	Postal Service						P	P	P	P	P	P	P			48-49 - Transportation and Warehousing
492	Couriers and Messengers						P	P	P	P	P	P				48-49 - Transportation and Warehousing
493	Warehousing and Storage										P	P			Mini-Warehouses covered under NAICS 53113	48-49 - Transportation and Warehousing
5121	Motion Picture and Video Industries									P	P					51 - Information
5122	Sound Recording Industries								P	P	P					51 - Information
513	Publishing Industries						P*	P*	P*	P*	P	P			*Not including manufacturing/printing of published materials.	51 - Information
516	Broadcasting and Content Providers	P	P	P	P	P	P	P	P	P	P	P	P	P		51 - Information
517	Communications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref. Article 1.h.4.c. & Ref. Article 5.b.4.	51 - Information
517	Telecommunications	P	P	P	P	P	P	P	P	P	P	P	C*		Ref. Article 5.b.1.	51 - Information
518	Data Processing, Hosting, and Related Services								P		P	P				51 - Information
519	Libraries and Archives	C*	C*	C*	C*	C*	P		P	P	P		C*		Ref. Article 5.b.1.	51 - Information
51929	Web Search Portals, and All Other Information Services								P		P	P				51 - Information
521	Monetary Authorities-Central Bank						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	52 - Finance and Insurance
522299	Pawn Shops									P	C*				Ref. Article 5.b.1.	52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	52 - Finance and Insurance
524	Insurance Carriers and Related Activities						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	52 - Finance and Insurance
531	Real Estate						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units									C*	C*	P*	P*	C*	(All – Ref. Article 4.n.1.) (Conditional Use Only – Ref. Article 5.b.1. & Ref. Article 5.b.1.h.) Use Review in accordance with Article 5.b.1.h.	53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing								P	P	P		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	53 - Real Estate and Rental and Leasing

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															<u>5.a.5.)</u>	
5322	Consumer Goods Rental							P	P	P	P		C*		Ref. Article 5.b.1.	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 Nonfictional Intangible Assets (except Copyrighted Works)						P		P	P	P					53 - Real Estate and Rental and Leasing
5411	Legal Services						P	P	P	P	C*		C*		Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services						P	P	P	P	C*		C*		Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services						P	P	P	P	P	P	C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	54 - Professional, Scientific, and Technical Services
5414	Specialized Design Services						P	P	P	P	P	P	C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	
5415	Computer Systems Design and Related Services						P	P	P	P	P					54 - Professional, Scientific, and Technical Services
5416	Management, Scientific, and Technical Consulting Services						P	P	P	P	P	P	P	C*	Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P	P	P	P	P	P	C-500*		Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)	54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	C*				Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Services						P	P	P	P	P		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C*		C*	P*	P*	P	P		Ref. Article 5.b.1. & Ref. Article 5.b.1.g. Veterinary facilities specializing in large animals are subject to Article 5.b.1.g. require conditional use approval in PO, LC, GC, & LI-W Districts.	54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P	P	P	P	P	P	C-200*		Ref. Article 5.b.1. & Ref. Article 5.a.5.	56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P		P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons												S	S	Ref. Article 1.h.4.c. & Ref. Article 5.b.3.p.	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services						P		P	P	C*				Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P	P	P	P	C*				Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession Services									C*	P*				*No on-site storage of repossessed vehicles permitted in LC or GC Districts. (Conditional Use Only – Ref. Article 5.b.1.)	56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P	P	P	P						56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services								P	P					Except rental of dog for protective service & armored car services.	56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings								P	P	P	P	C*		Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
56171	Exterminating and Pest Control Services									P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
56172	Janitorial Services									P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
56173	Landscaping Services									P	P	P	C*		Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
56174	Carpet cleaning plants									P	P	P	C-300*		Ref. Article 5.b.1 & (C-300 Only – Ref. Article 5.a.5.)	56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	C*				Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection									C	C	C	C		Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
562211	Hazardous Waste (including Nuclear Waste) Transfer, Storage, Treatment, and/or Disposal Facilities											S			Ref. Article 1.h.4.c. & Ref Article 5.b.3.e.	56 - Administrative and Support and Waste Management and Remediation Services

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562212	Solid Waste Landfills											S	S		Ref. Article 1.h.4.c. & Ref Article 5.b.3.-b.	56 - Administrative and Support and Waste Management and Remediation Services
562213	Solid Waste Combustors and Incinerators											S	S		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.-j.	56 - Administrative and Support and Waste Management and Remediation Services
562213	Poultry Incinerators											S	S		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.-r.	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services											S	S		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.-j.	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary and Secondary Schools	C	C	C	C	C	C	C	C	C			C		Ref. Article 5.b.1.	61 - Educational Services
6112	Junior Colleges	C	C			C	C	C	C	C	C		C		Ref. Article 5.b.1.	61 - Educational Services
6113	Colleges, Universities, and Professional Schools			C	C	C	C	C	C	C	C		C		Ref. Article 5.b.1.	61 - Educational Services
6114	Business Schools and Computer and Management Training								P	P	P	P				61 - Educational Services
6115	Technical and Trade Schools						C*	C*	P	P	P	P	C*		Ref. Article 5.b.1.	61 - Educational Services
6116	Other Schools and Instruction (including Dance Schools)						C*		P	P	C*		C*		Ref. Article 5.b.1.	61 - Educational Services
6117	Educational Support Services						C*	C*	P	P	P	P	C*		Ref. Article 5.b.1.	61 - Educational Services
6211	Offices of Physicians						P	C*	P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6212	Offices of Dentists						P	C*	P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6213	Offices of Other Health Practitioners						P	C*	P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
621399	Massage therapists' offices (e.g., centers, clinics)						C	C	C	C	C				Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6214	Outpatient Care Centers						P	C*	P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6215	Medical and Diagnostic Laboratories									P	P		C-300*		Ref. Article 5.b.1. & (C-300 Only—Ref. 5.a.5)	62 - Health Care and Social Assistance
6216	Home Health Care Services						P		P	P	P	C*	C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
621910	Ambulance Services								P	P						62 - Health Care and Social Assistance
6221	General Medical and Surgical Hospitals									P	C*				Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6222	Psychiatric and Substance Abuse Hospitals									C	C				Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals								C*	P	P				Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6231	Nursing Care Facilities (Skilled Nursing Facilities)	C*	C*	C*	P	P	P	P	P	P	C*		C-500*		Ref. Article 5.b.1. & (C-500 Only – Ref. 5.a.5.)	62 - Health Care and Social Assistance
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities	P*	P*	P*	P*	P*	P*	P*	P*	P*		S*	P*	C*	(Special Exception Only – Ref. Article 1.h.4.c. & (Conditional Use Only – Ref. Article 5.b.1.)Ref-Article 5, Article 10 (All – Ref. Article 10 Definitions)	62 - Health Care and Social Assistance
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly (Residential Care Only)					P*		C*	P*	P*	C*				(Conditional Use Only - Ref. Article 5.b.1.) & (All – Ref. and Article 10 Definitions). Note: (Facilities Providing Nursing Care are classified under NAICS 6231)	62 - Health Care and Social Assistance
6239	Other Residential Care Facilities								P	P						62 - Health Care and Social Assistance
6241	Individual and Family Services		C*	C*	C*		P		P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6242	Community Food & Housing and Emergency & Other Relief Services						C*	C*	P	P	P				Ref Article 5.b.1.	62 - Health Care and Social Assistance
6243	Vocational Rehabilitation Services						P	P	P	P	P		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	62 - Health Care and Social Assistance
6244	Child Care Services		C*	C*	C*	C*	P	P	P	P	P	P	C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
7111	Performing Arts Companies							P	P	P	P					71 - Arts, Entertainment, and Recreation
711211	Sports Teams and Clubs									P	P		C-500*		Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)	71 - Arts, Entertainment, and Recreation
711212	Racetracks									S	S				Ref. Article 1.h.4.c. & Ref. Article 5.b.3.-d.	71 - Arts, Entertainment, and Recreation
7113	Promoters of Performing Arts, Sports, and Similar Events									P	P		C-500*		Ref. Article 5.a.5. & Ref. Article 5.b.1.	71 - Arts, Entertainment, and Recreation
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures							P	P	P	P					71 - Arts, Entertainment, and Recreation
7115	Independent Artists, Writers, and Performers							P	P	P	P					71 - Arts, Entertainment, and Recreation
7121	Museums	C*	C*	C*	C*		P		P	P	C*		C-300*		Ref. Article 5.b.1. & (C-300 Only – Ref. Article	71 - Arts, Entertainment, and Recreation

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															<u>5.a.5.)</u>		
71213	Zoos and Botanical Gardens	C*	C*	C*	C*		P		P	P	C*			C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	71 - Arts, Entertainment, and Recreation	
71311	Amusement and Theme Parks									P	P					71 - Arts, Entertainment, and Recreation	
71312	Amusement Arcades							C*	C*	P	P			C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	71 - Arts, Entertainment, and Recreation	
7132	Gambling Industries (i.e. Bingo Parlors, Pool Halls)									S	S				Ref. Article 1.h.4.c. & Ref. Article 5.b.3.f.	71 - Arts, Entertainment, and Recreation	
7132	Electronic Gaming Establishments (Gambling)									S	S				Ref. Article 1.h.4.c. & Ref. Article 5.b.3.f.	71 - Arts, Entertainment, and Recreation	
7139	Other Amusement and Recreation Industries						S	S	S	S	S				Ref. Article 1.h.4.c. & Ref. Article 5.b.3.g.	71 - Arts, Entertainment, and Recreation	
71391	Golf Courses and Country Clubs	C*	C*	C*						P	P			C*	C*	Ref. Article 5.b.1.	71 - Arts, Entertainment, and Recreation
71393	Marinas													P	C*	Ref. Article 5.b.1.	71 - Arts, Entertainment, and Recreation
71394	Physical Fitness Facilities							P	P	P	P	C*		C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	71 - Arts, Entertainment, and Recreation	
71395	Bowling Alleys									P	C*			C-500*	Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)	71 - Arts, Entertainment, and Recreation	
71399	Shooting Ranges (Indoor)							S	S	S	S	S	S		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.g.	71 - Arts, Entertainment, and Recreation	
71399	Shooting Ranges (Outdoor)							S	S	S	S	S	S		Ref. Article 1.h.4.c. & Ref. Article 5.b.3.g.	71 - Arts, Entertainment, and Recreation	
72111	Hotels (except Casino Hotels) and Motels									P	C*			C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	72 - Accommodation and Food Services	
72111	Organization Hotels and Lodges						C*	C*	C*	P				C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	72 - Accommodation and Food Services	
721191	Bed and Breakfast Inns		C		C		C	C	C					C	Ref. Article 5.b.1.	72 - Accommodation and Food Services	
7212	Recreational Vehicle Parks and Recreational Camps									C*	C*			C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	72 - Accommodation and Food Services	
7213	Rooming and Boarding Houses, Dormitories, and Workers' Camps			C	C		C	C	C	C					Ref. Article 5.b.1.	72 - Accommodation and Food Services	
7223	Special Food Services						C*	C*	P*	P*	P*	P*			(Conditional Use Only - Ref. Article 5.b.1.) (All - Mobile Vending Food Trucks in Accordance With Excluding Food Trucks (see Article 5.c.6.j.))	72 - Accommodation and Food Services	
7224	Drinking Places/Night Clubs/Bottle Shops							S	S	S	S			S	Ref. Article 1.h.4.c., Ref. Article 5.b.3.f. and Article 10 Definition.	72 - Accommodation and Food Services	
7225	Restaurants and Other Eating Places							P	P	P	P			C*	Ref. Article 5.b.1.	72 - Accommodation and Food Services	
81111	Automotive Mechanical and Electrical Repair and Maintenance									C*	P	P		C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	81 - Other Services (except Public Administration)	
81112	Automotive Body, Paint, Interior, and Glass Repair									C*	P	P			Ref. Article 5.b.1.	81 - Other Services (except Public Administration)	
811191	Automotive Oil Change and Lubrication Shops									P	P			C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)	
811192	Car Washes							C*	P	P	P			C-300*	Ref. Article 5.b.1. & Ref. Article 5.a.5.)	81 - Other Services (except Public Administration)	
8112	Electronic and Precision Equipment Repair and Maintenance									P	P	P		C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	81 - Other Services (except Public Administration)	
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance									P	P	P		C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	81 - Other Services (except Public Administration)	
8114	Personal and Household Goods Repair and Maintenance							P	P	P	P	P		C-300*	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	81 - Other Services (except Public Administration)	
812112	Beauty and barber shops, combined						P	P	P	P	P			C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)	
812113	Nail Salons						P	P	P	P	P			C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)	
812199	Massage wellness spas/centers						C		C	C	C				Ref. Article 5.b.1.	81 - Other Services (except Public Administration)	
812199	Tattoo Parlors									S	S				Ref. Article 1.h.4.c. & Ref. Article 5.b.3.m.	81 - Other Services (except Public Administration)	
81221	Funeral Homes and Funeral Services								P	P	P			C-500*	Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)	81 - Other Services (except Public Administration)	
81222	Ash Gardens	C	C	C	C	C	C	C	C	C	C			C	C	Ref. Article 5.b.1.	
81222	Cemeteries	C-	C*	C*	C*	C*								C-300*	C-	Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)	81 - Other Services (except Public Administration)

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use W/ Consent Required From Property Owners Within Specified # of Feet – S: Special Exception Use

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

If no asterisk exists in a specific use classification row, then the conditions listed apply for each zoning district where a given use classification can be established.

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
		300*												300*	<i>5.b.1.i.)Use Review in accordance with Article 5.b.1.</i>	
81231	Coin-Operated Laundries and Drycleaners							P	P	P	P			C-300*	<i>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
81232	Drycleaning and Laundry Services (except Coin-Operated)								C*	C*	P	P		C-500*	<i>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
81232	Laundry and drycleaning agents							P	P	P	P	P		C*	<i>Ref. Article 5.b.1.</i>	81 - Other Services (except Public Administration)
81233	Linen and Uniform Supply									C*	P	P			<i>Ref. Article 5.b.1.</i>	81 - Other Services (except Public Administration)
8129	All Other Personal Services, except Non-veterinary Pet Care Services)							C*	P	P	P	C*		C-300*	<i>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
812910	Pet Training, Sitting, Walking, and Pedigree Record Services (No Overnight Boarding)							C*	P	P	P	C*		C-300*	<i>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
812910	Animal Shelters, Dog Pounds, Overnight Pet Boarding/Kenneling/Sitting Services									S	S	S	S		<i>Ref. Article 1.h.4.c. & Ref. Article 5.b.3.f.</i>	81 - Other Services (except Public Administration)
81293	Commercial Truck and Trailer Parking									C*	P	P		C-500*	<i>Ref. Article 5.b.1., Ref. Article 5.b.1.n. & (C-500 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
81293	Parking Lots and Garages									C*	P	P			<i>Ref. Article 5.b.1.</i>	81 - Other Services (except Public Administration)
81299	Bondsperson Services						P		P	P	C*				<i>Ref. Article 5.b.1.</i>	81 - Other Services (except Public Administration)
81299	Special Event Facilities								C*	C*	C*			C-300*	<i>Ref. Article 5.b.1. & (C-300 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
8131	Religious Organizations	C	C	C	C	C	C	C	C	C	C			C	<i>Ref. Article 5.b.1.</i>	81 - Other Services (except Public Administration)
8132	Grantmaking and Grant Services						P		P	P	C*				<i>Ref. Article 5.b.1.</i>	81 - Other Services (except Public Administration)
8133	Social Advocacy Organizations							P		P	P	C*		C-500*	<i>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
8134	Civic and Social Organizations						P		P	P	C*			C-500*	<i>Ref. Article 5.b.1. & (C-500 Only – Ref. Article 5.a.5.)</i>	81 - Other Services (except Public Administration)
8139	Business, Professional, Labor, Political, and Similar Organizations	C*	C*	C*	C*		P		P	P	P			C*	<i>Ref. Article 5.b.1.</i>	81 - Other Services (except Public Administration)
814	Private Households (Household Staff)	P	P	P	P	P	P	P	P	P						81 - Other Services (except Public Administration)
921	Community Centers	C*	C*	P	P	C*	P	P	P	P	P	C*	P		<i>Ref. Article 5.b.1.</i>	92 - Public Administration
921	Executive, Legislative, and Other General Government Support						P	P	P	P	P	C*	C*		<i>Ref. Article 5.b.1.</i>	92 - Public Administration
921	Parks and Playgrounds	P	P	P	P	P	P	C*	P	P			P	P	<i>Ref. Article 5.b.1.</i>	92 - Public Administration
922	Justice, Public Order, and Safety Activities	C*	C*	P	P	P	P	P	P	P	P	P			<i>Ref. Article 5.b.1.</i>	92 - Public Administration
92214	Correctional Institutions								S	S	S	S	S		<i>Ref. Article 1.h.4.c. & Ref. Article 5.b.3.p.</i>	92 - Public Administration
923	Administration of Human Resource Programs						P	P	P	P	P	P		C*	<i>Ref. Article 5.b.1.</i>	92 - Public Administration
924	Administration of Environmental Quality Programs						P	P	P	P	P	P		C*	<i>Ref. Article 5.b.1.</i>	92 - Public Administration
925	Administration of Housing Programs, Urban Planning, and Community Development						P	P	P	P	P	P		C*	<i>Ref. Article 5.b.1.</i>	92 - Public Administration
926	Administration of Economic Programs						P	P	P	P	P	P		C*	<i>Ref. Article 5.b.1.</i>	92 - Public Administration
927	Space Research and Technology						P	P	P	P	P	P		C*	<i>Ref. Article 5.b.1.</i>	92 - Public Administration
928	National Security and International Affairs									P	P	P		C*	<i>Ref. Article 5.b.1.</i>	92 - Public Administration
N/A	Sexually Oriented Businesses/Adult Uses									S					<i>Ref. Article 5.b.3.i.</i>	
N/A	Off Premise Advertising (Billboards)						C*	C*	C*	C*	P	P		C*	<i>Ref. Article 5.b.1., Article 8.i.8, and Article 10 Definition.</i>	
N/A	Single Family Detached Dwelling	P	P	P	P		C*	C*	C*	P				P	<i>Ref. Article 5.b.1.</i>	
N/A	Single Family Attached Dwelling	C*	P	P	P	P	C*	C*	C*	P					<i>Ref. Article 5.b.1.</i>	
N/A	Duplex Dwelling				C*		C*	C*	C*	P					<i>Ref. Article 5.b.1.</i>	
N/A	Patio Home Dwellings				C*	C*	C*	C*	C*	P					<i>Ref. Article 5.b.1.</i>	
N/A	Triplex and Quadplex Dwellings				C*	P	C*	C*	C*	C*					<i>Ref. Article 5.b.1.</i>	
N/A	Townhouse Dwellings	C*	C*	C*	C*	C*	C*	C*	C*	P					<i>Ref. Article 5.b.1.</i>	
N/A	Suburban Multi-Family Apartments					P	C*	C*	C*	C*					<i>Ref. Article 5.b.1.</i>	

Exhibit 5: Permitted Uses in All Zoning Districts

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N/A	Mobile Homes/Manufactured Homes				P									P	P	Ref. Article 3.d.6.	
N/A	Mobile Home Park				C					C						Ref. Article 3.d.7.	
N/A	In-Home Day Care as Home Occupation	C	C	C	C	C	C	C	C	C				C	C	Ref. Article 5.b.1. & Article 5.b.1.g.	
N/A	Residential Accessory Uses (Bathhouse, Cabana, Non-Commercial Greenhouse, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop)	P	P	P	P	P	P	P	P	P				P	P	Ref. Article 4.g.2.	
N/A	Home-Based Businesses	P	P	P	P	P	P	P	P	P				P	P	Subject to Article 10 Definition.	
N/A	Accessory Apartments	P	P	P	P	P	P	P	P	P				P	P	Ref Article 4.g.2.c. Not permitted on lots with Manufactured or Mobile Homes.	

Note to Users: The intent of the Notes Section of this table is to provide a general reference to other sections of this Ordinance pertaining to an identified land use category. It is not the intent of the Note Section to list all other applicable requirements pertaining to any identified land use category. Failure to list other applicable sections of this Ordinance in the Note Section in no way limits the applicability of these other Ordinance requirements.

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use W/ Consent Required From Property Owners Within Specified # of Feet – S: Special Exception Use

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NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
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Amend Article 5.a, as follows:

SECTION A: GENERAL:

5.a.1. Uses, Buildings, Projects and Areas Affected by this Article: Due to the potential adverse impacts associated with certain land use developments, the following activities or areas within the unincorporated area of Sumter County shall be guided by additional reviews and standards:

- a. Conditional uses as set forth in *Article 3*, and *Article 5.b.1.*;
- b. Special Exceptions as set forth in *Article 3* and *Article 5.b.2.*;
- c. Telecommunications Towers, as set forth in *Article 3* and *Article 5.b.4.*;
- d. Manufacturing and processing plants, as set forth in *Article 3* and *Article 5.b.5.*;
- e. Certain hazardous and/or potentially disruptive land development activities;

~~f. Flood Hazard Areas.~~

5.a.2. Applications: An application for a permit for any of the above listed uses, buildings or projects shall be accompanied by a plat or site plan as appropriate, in accord with the provisions of *Article 9.c.* The application shall describe the proposed use in sufficient detail to determine compliance with the provisions of these regulations and the standards of the set forth herein.

5.a.3. Review: Review and approval by the Sumter City-County Planning Commission Staff shall be a prerequisite to the issuance of a building permit for any conditional use identified in *Article 3*. If the conditions or standards are met, the zoning administrator may issue a permit for the use without review by the Sumter City-County Zoning Board of Appeals. If the Sumter City-County Zoning Board reviews a case and imposes additional conditions, the use is listed as a permitted special exception after a public hearing.

5.a.4. Public Hearing: The Zoning Administrator shall schedule a public hearing per *Article 1.i.6.* of this Ordinance for all special exceptions derived from conditional use zoning.

5.a.5. Conditional Use - Distance (C-#): Certain uses are identified as ‘C-200’, ‘C-300’, ‘C-500’, and ‘C-1000’ in *Article 3*. The following requirements are applicable to these uses:

- a. Compliance with the conditional use requirements and provisions outlined in *Article 5.a* and *Article 5.b.1.* is required, as applicable.
- b. The number identified represents the distance (measured in feet) completely surrounding the proposed land use area on all sides of a C-# use. The identified land use area shall include all buildings, parking areas, and outdoor storage/activity areas pertaining to a C-# use.
- c. Approval from 67% of surrounding property owners within the identified distance, as described in *Article 5.a.5.b.*, is required.

Note: If a greater percentage of surrounding property owner consent is required by Article 5.b.1. for a specific use, then the percentage required by Article 5.b.1. shall govern.

- d. Any movement or change in the land use area made after an application is submitted requires a reevaluation of the distance and surrounding property owners within said distance.
- e. The applicant is required to contact and secure approval from all affected property owners.

Text Deleted From Article 3, Exhibit 5:

- ~~1. If just a C, then staff review and/or established conditions are used.~~
- ~~2. If C with a distance, the Conditional Use approval is based on the following
 - ~~a. The distances are measured in a straight line from the building walls~~
 - ~~b. Distances are in feet~~
 - ~~c. Any movement of the building/site requires a re-evaluation of the distance.~~
 - ~~d. Any adjacent property that falls within the prescribed distance is an affected property.~~
 - ~~e. Approval from 2/3 or 67 percent of the effected property owners is required~~
 - ~~f. Additionally, if any property is occupied by renters, approval from 2/3 or 67 percent of the effected renters is required.~~
 - ~~g. The applicant is required to contact and secure approval from all effected property owners and/or renters.~~
 - ~~h. The completed approval document should then be attached to the conditional use.~~
 - ~~i. Established fees and administrative procedures will be used to approve the conditional use and issue an approval letter.~~
 - ~~j. A copy of the approval letter will be attached to any associated building permits and business licenses.~~~~