

Sumter City-County Planning Commission

July 23, 2025

RZ-25-12, 2385, 2395, and 2415 Cuda Way (County)

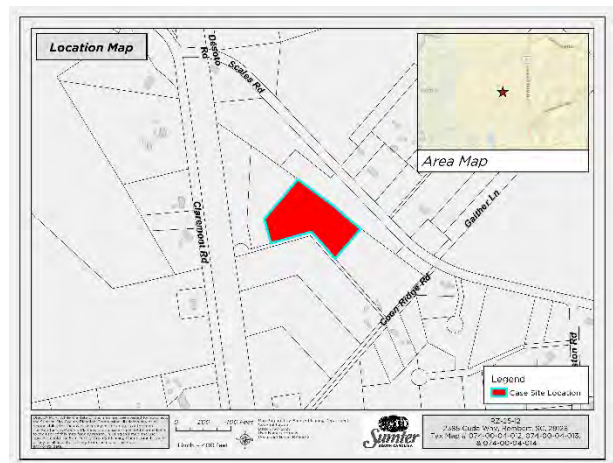
I. THE REQUEST

Applicant:	Amelia Taylor
Status of the Applicant:	Property Owner
Request:	A request to rezone 3 parcels totaling +/- 4.69 acres from Agricultural Conservation (AC) to Residential Multifamily (RMF)
Location:	2385, 2395, 2415 Cuda Way
County Council District:	District 1
Size of Property:	+/- 4.69 acres
Present Use/Zoning:	Undeveloped / Agricultural Conservation (AC)
Proposed Use of Property:	Subdivision for Tiny Home Residential Development
Tax Map Reference:	074-00-04-012; 074-00-04-013; 074-00-04-014
Adjacent Property Land Use and Zoning:	<i>North</i> – Undeveloped / Agricultural Conservation (AC) <i>South</i> – Undeveloped / Agricultural Conservation (AC) <i>East</i> – Undeveloped / Agricultural Conservation (AC) <i>West</i> – Undeveloped / Agricultural Conservation (AC)

II. BACKGROUND

This is a request to rezone three parcels totaling +/- 4.69-acres from Agricultural Conservation (AC) to Residential Multifamily (RMF). The parcels are shown on the map to the right.

The applicant has stated a desire to develop a tiny house community on the property, which would require that the lot be re-zoned to the RMF district, in which multifamily development is a permitted use.



It is unknown whether public water service is available to the subject property. The property is located in the High Hills Rural Water Company service area, but staff does not have access to detailed service line data for that agency. Public sewer service is not available.

It is noted that no site development or subdivision plans have been submitted or reviewed for conformance with RMF district development requirements. If the requested rezoning is approved, then the applicant must submit site plans for full review and approval prior to any land disturbance or construction activity.

III. ENVIRONMENTAL CONDITIONS

The property is shown on FEMA Flood Insurance Rate Map (FIRM) Panel: 45085C0256E, with an Effective Date of September 28, 2018. No part of the property is within a special flood hazard area (SFHA).

National Wetland Inventory (NWI) data suggests that approximately 52% of TMS #074-00-04-012, 97% of TMS #074-00-04-013, and 7% of TMS #074-00-04-014 could be wetlands. A full wetland delineation by a private expert and jurisdictional determination by the US Army Corps of Engineers would be required to verify the exact percentage of wetland and its jurisdictional status prior to any development.

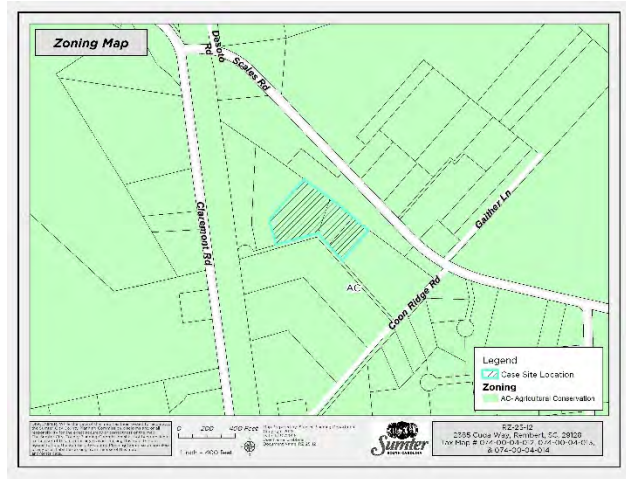


Figure 1 -National Wetland Inventory (NWI) Approximate Wetland Boundary

IV. ZONING

The property is currently zoned Agricultural Conservation (AC). All parcels adjacent to the subject site are zoned Agricultural Conservation (AC). The nearest non-Agricultural Conservation (AC) zoning is an area zoned Residential-15 (R-15) located approximately 1.04 miles to the west.

The purpose of the current zoning district (AC) is to protect and preserve areas of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use. Where urban development is permitted within the district, strict quality standards should be required.



The purpose of the proposed zoning district (RMF) is to accommodate multi-family development within areas appropriately suited and compatible with surrounding development.

The applicant's stated desire is to develop multiple "tiny house" units on the property. The only residential district of the County that could allow this form of development is the Residential Multifamily (RMF) district. It is noted that if this rezoning request is successful, a major site plan application and corresponding site improvements would be required to meet development requirements as outlined in the Ordinance.

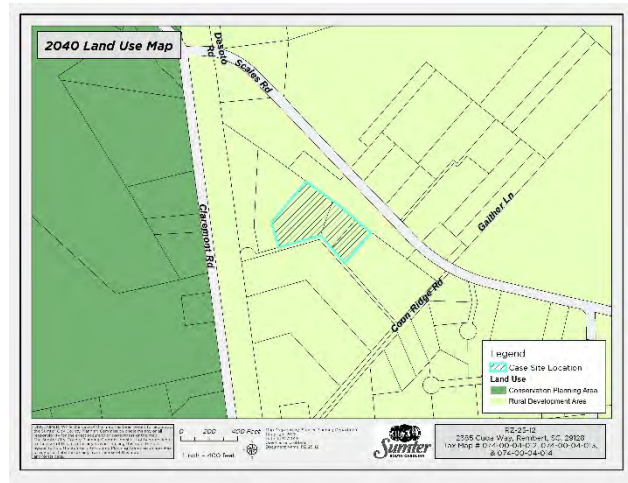
Permitted and Conditional Uses:

Approval of this request does not bind the applicant to establish the specific future use identified as part of the rezoning process. Rather, the applicant could establish any use allowed in the requested zoning districts, as indicated by the use table found at *Article 3, Exhibit 5* of the Ordinance, in accordance with the use review process indicated and all applicable Ordinance development standards contained in *Article 3.e., Article 3, Exhibit 3*, and *Article 8*. The *Article 3, Exhibit 5* use table is attached to this report as Exhibit 1. Uses with a "P" are allowed by-right, uses with a "C" require conditional use approval, uses with an "S" require special exception approval by the Sumter City-County Board of Zoning Appeals (BZA), and uses with no letter are not permitted. *Article 3.e. Residential Multi-Family (RMF) District* and *Article 3, Exhibit 3* are attached to this report as Exhibit 2.

V. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows the property as being within the Rural Development Planning Area.

The Rural Development Planning Area is intended to support low-density residential development and selected non-residential and agricultural uses in a relaxed regulatory climate. As such, the current development of large lots (1.0 acre or more) located on rural roads and private drives is extended in the Sumter 2040 Comprehensive Plan.



One Rural Development Planning Area Policy should be considered in relation to this request:

- Residential densities shall be supported at 1 unit per acre or more. However, in an effort to consider steps toward a more environmentally sustainable community, the County will consider zoning ordinance amendments designed to encourage cluster development - the practice of allowing smaller lot sizes clustered more closely together, yet achieving the balance of the development in preserved open space.

While the policy objective noted above does provide a path for smaller lot sizes clustered together, the plan narrative provides additional context for this policy objective, namely that the focus of such zoning changes should be tied to the County's existing enclaves, including Pinewood, Mayesville, Wedgefield, Rembert, and Dalzell. The subject site is not located in proximity to any existing residential enclave where its development could be considered an extension of the rural village pattern.

Policy guidance is provided for the development of property served by private well and septic in Rural Development Planning Areas. While it is unclear whether the subject property can be served by public water, the site cannot be served by public sewer.

The Comprehensive Plan is not supportive of an RMF designation for this property. The area is not located in or adjacent to an existing rural residential enclave where consideration of additional residential density would be appropriate.

VI. TRAFFIC REVIEW

The three parcels contained in this request have no public road frontage. The site is accessed by a series of private dirt drives (Cuda Way and Coon Ridge Rd), ultimately connecting to Scales Rd., which is an SCDOT owned and maintained two-lane roadway. The distance from the nearest portion of the combined site to the public right-of-way is approximately 0.20 miles.

The site's lack of public road frontage is a significant concern for development of additional residential units. The site would not have clear access for first responder vehicles, which would increase the burden on public services to provide critical support in both emergency and non-emergency situations.

VII. STAFF RECOMMENDATION

Due to the request's incompatibility with the Sumter 2040 Comprehensive Plan's Future Land Use Element, lack of public water/sewer service availability to the subject property, likely presence of wetlands on a large portion of the site, and lack of public street access to the property, staff recommends **denial** of this request.

VIII. DRAFT MOTION

- 1) I move the Planning Commission to recommend **denial** of RZ-25-12, request to rezone three parcels totaling +/- 4.69-acres TMS# 074-00-04-012; 074-00-04-013; and 074-00-04-014 from Agricultural Conservation (AC) to Residential Multifamily (RMF).
- 2) I move the Planning Commission to recommend **approval** of RZ-25-12, request to rezone three parcels totaling +/- 4.69-acres TMS# 074-00-04-012; 074-00-04-013; and 074-00-04-014 from Agricultural Conservation (AC) to Residential Multifamily (RMF).
- 3) I move an alternate motion.

IX. PLANNING COMMISSION – July 23, 2025

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*	All - Ref: Article 3.x.1, & Conditional Use Only – Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
112	Animal Production and Aquaculture	P	P	P	P	P	C	C	C	C	P	P	P		All - Ref: Article 3.x.1, & Conditional Use Only – Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
112112	Beef Cattle Feedlots										S	S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
112210	Hog and Pig Farming												S	S	Ref. Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
1123	Poultry and Egg Production												S		Ref. Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
11299	Kennels, Breeding and Raising Stock for Sale									S	S	S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	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	Ref: Article 5.b.1.	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	Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
211	Oil and Gas Extraction											P	C-1000*		Ref. Article 5.a.5. & Article 5.b.1.	21 - Mining, Quarrying, and Oil and Gas Extraction
2122	Metal Ore Mining											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	21 - Mining, Quarrying, and Oil and Gas Extraction
2123	Nonmetallic Mineral Mining and Quarrying											C	C		Ref. Article 5.b.1. & Article 5.b.1.r.	21 - Mining, Quarrying, and Oil and Gas Extraction
213	Support Activities for Mining											*	C		Article 5.b.1.	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	Ref. Article 1.h.4.c. & Article 5.b.3.	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	P		Ref. Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
221114	Primary – Solar Electric Power Generation (Photovoltaic Solar Energy System)										S	S	S	S	Ref. Article 1.h.4.c. & Article 5.b.3.f. & Article 10 Definition	22 - Utilities
221114	Accessory – Solar Electric Power Generation (Photovoltaic Solar Energy System)										C	C	C	C	Ref. Article 5.b.1. & Article 5.b.1.m. & Article 10 Definition	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	Ref Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
236	Construction of Buildings								C*	P*	P	P	C-500*		Conditional Use Only – Ref: Article 5.b.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.	23 - Construction
237	Heavy and Civil Engineering Construction										P	P	C-500*		Ref. Article 5.a.5 & Article 5.b.1.	23 - Construction
238	Specialty Trade Contractors									C*	P	P	C-500*		Conditional Use Only – Ref: Article 5.b.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.	23 - Construction
311	Food Manufacturing											P				31-33 - Manufacturing
3113	Sugar and Confectionary Product Manufacturing										C*	P	C*		Ref Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3114	Fruit and Vegetable Preserving and Specialty Foods Manufacturing										C*	P	C*		Ref Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3115	Dairy Product Manufacturing										C*	P	C*		Ref Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3116	Animal Slaughtering and Processing											S			Ref Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3118	Bakeries and Tortilla Manufacturing										C*	P	C*		Ref Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3119	Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.)										C*	P	C*		Ref Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
312	Beverage and Tobacco Product Manufacturing										C*	P			Ref Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
313	Textile Mills											P				31-33 - Manufacturing
314	Textile Product Mills											P				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)
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. & 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. & Article 5.b.3.	31-33 - Manufacturing
332311	Prefabricated Metal Building and Component Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332322	Metal Window and Door Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332322	Sheet Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332323	Ornamental and Architectural Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332999	Miscellaneous Fabricated Metal Product Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	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. & Article 5.b.3.	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. & Article 5.b.3.h.	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
4412	Other Motor Vehicle Dealers									C	C				Ref. Article 5.b.1.	42 - Wholesale Trade
4413	Automotive Parts, Accessories, and Tire Retailers (New and Used)							C*	P*	P*	P*				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.	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)
444	Building Material and Garden Equipment and Supplies Dealers									P	P	P	C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
44414	Hardware Retailers							P	P	P	P	P	C-300*		Ref. Article 5.b.1. C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4442	Lawn and Garden Equipment and Supplies Retailers								P	P	P		C*		Ref. Article 5.b.1.	44-45 - Retail Trade
445	Food and Beverage Retailers							P	P	P	P	C*	C*		Ref. Article 5.b.1.	44-45 - Retail Trade
44511	Grocery Stores							P	P	P	C*		C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
44513	Convenience Retailers without Fueling Service							P	P	P	P	P	C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
445132	Automatic Merchandising Machine Operators							C	C	C	C	C	C		Ref. Article 5.b.1. & Article 5.b.1.i.	44-45 - Retail Trade
4452	Specialty Food Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
445230	Produce Stands, permanent							C	C	C			C		Ref. Article 5.b.1. & Article 5.b.1.k.	44-45 - Retail Trade
445230	Produce stands, temporary							C	C	C			C		Ref. Article 5.b.1.	44-45 - Retail Trade
4453	Beer, Wine, and Liquor Retailers							S	S	S	S				Ref. Article 1.h.4.c. & Article 5.b.3.	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45411	Electronic Shopping and Mail Order Houses							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4551	Department Stores							C*	C*	P*	C*		C-500*		All – Any uses in this category that are greater than 11,000 sq. ft. GFA are reviewed under NAICS 4552 Conditional Use Only – Ref. Article 5.b.1. & Article 5.b.1.o.	44-45 - Retail Trade
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
456	Health and Personal Care Retailers						P	P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45711	Gasoline and Alternative Motor Fuels Service Stations with Convenience Stores							C*	C*	P	P	P	C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45712	Gasoline and Alternative Motor Fuels Service Stations without Convenience Stores									C*	P	P			Ref. Article 5.b.1.	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*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4595	Used Merchandise Retailers									P	C*				Ref. Article 5.b.1.	44-45 - Retail Trade
4595	Used Merchandise Retailers (Flea Markets)									C*	C*		C-300*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45993	Manufactured home dealers									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
459991	Tobacco Stores									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
459999	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	48-49 - Transportation and Warehousing

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)
															<i>District.</i>	
485	Transit and Ground Passenger Transportation									C*	P	P			<i>Ref. Article 5.b.1.</i>	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			<i>Ref. Article 5.b.1.</i>	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*		<i>Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.</i>	48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing								P	P	P		C*		<i>Ref. Article 5.b.1.</i>	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			<i>Mini-Warehouses covered under NAICS 53113</i>	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			<i>Not including manufacturing/printing of published materials.</i>	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	<i>Ref. Article 1.h.4.c. & Article 5.b.4.</i>	51 - Information
517	Telecommunications	P	P	P	P	P	P	P	P	P	P	P	C*		<i>Ref. Article 5.b.1.</i>	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*		<i>Ref. Article 5.b.1.</i>	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*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	C*		C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	52 - Finance and Insurance
522299	Pawn Shops									P	C*				<i>Ref. Article 5.b.1.</i>	52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities						P	P	P	P	C*		C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	52 - Finance and Insurance
524	Insurance Carriers and Related Activities						P	P	P	P	C*		C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles						P	P	P	P	C*		C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	52 - Finance and Insurance
531	Real Estate						P	P	P	P	C*		C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units								C*	C*	P*	P*	C*		<i>All – Ref. Article 4.n.1. Conditional Use Only – Ref. Article 5.b.1. & Article 5.b.1.h.</i>	53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing								P	P	P		C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	53 - Real Estate and Rental and Leasing
5322	Consumer Goods Rental							P	P	P	P		C*		<i>Ref. Article 5.b.1.</i>	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*		<i>Ref. Article 5.b.1.</i>	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services						P	P	P	P	C*		C*		<i>Ref. Article 5.b.1.</i>	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services						P	P	P	P	P	P	C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	54 - Professional, Scientific, and Technical Services
5414	Specialized Design Services						P	P	P	P	P	P	C-300*		<i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i>	

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)
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. & Article 5.b.1.q. Veterinary facilities specializing in large animals 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. & C-200 Only – 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 5.b.1. & Article 5.b.3.	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. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
562212	Solid Waste Landfills											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
562213	Solid Waste Combustors and Incinerators											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
562213	Poultry Incinerators											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	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. & Article 5.b.3.	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

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)
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. Article 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. Article 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. All – Ref. Article 10	62 - Health Care and Social Assistance
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly (Residential Care Only)	P	P	P	P	P	P	C	P	P		S	P	C	Conditional Use Only – Ref. Article 5.b.1. & All – Ref. 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. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
7113	Promoters of Performing Arts, Sports, and Similar Events									P	P		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	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 5.a.5.	71 - Arts, Entertainment, and Recreation
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. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
7132	Electronic Gaming Establishments (Gambling)									S	S				Ref. Article 1.h.4.c. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
7139	Other Amusement and Recreation Industries							S	S	S	S		S		Ref. Article 1.h.4.c. & Article 5.b.3.	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

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)
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. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Outdoor)							S	S	S	S	S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	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 Article 5.c.6.	72 - Accommodation and Food Services
7224	Drinking Places/Night Clubs/Bottle Shops							S	S	S	S		S		Ref. Article 1.h.4.c., Article 5.b.3. & 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	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. & C-300 Only – 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. & Article 5.b.3.	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-300	C	C	C	C							C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81231	Coin-Operated Laundries and Drycleaners							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)
81232	Drycleaning and Laundry Services (except Coin-Operated)								C*	C*	P	P	C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81232	Laundry and drycleaning agents							P	P	P	P	P	C*		Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81233	Linen and Uniform Supply									C*	P	P			Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
8129	All Other Personal Services, except Non-veterinary Pet Care Services)						C*	P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	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*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
812910	Animal Shelters, Dog Pounds, Overnight Pet Boarding/Kenneling/Sitting Services									S	S	S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	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)
81293	Commercial Truck and Trailer Parking									C*	P	P	C-500*		Ref. Article 5.b.1., Article 5.b.1.n., & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81293	Parking Lots and Garages									C*	P	P			Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81299	Bondsperson Services						P		P	P	C*				Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81299	Special Event Facilities								C	C	C		C-300*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8131	Religious Organizations	C	C	C	C	C	C	C	C	C	C		C		Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
8132	Grantmaking and Grant Services						P		P	P	C*				Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
8133	Social Advocacy Organizations						P		P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8134	Civic and Social Organizations						P		P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8139	Business, Professional, Labor, Political, and Similar Organizations	C*	C*	C*	C*		P		P	P	P		C*		Ref. Article 5.b.1.	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		Ref. Article 5.b.1.	92 - Public Administration
921	Executive, Legislative, and Other General Government Support						P	P	P	P	P	C*	C*		Ref. Article 5.b.1.	92 - Public Administration
921	Parks and Playgrounds	P	P	P	P	P	P	C*	P	P			P	P	Ref. Article 5.b.1.	92 - Public Administration
922	Justice, Public Order, and Safety Activities	C*	C*	P	P	P	P	P	P	P	P	P	P		Ref. Article 5.b.1.	92 - Public Administration
92214	Correctional Institutions								S	S	S	S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	92 - Public Administration
923	Administration of Human Resource Programs						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
924	Administration of Environmental Quality Programs						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
925	Administration of Housing Programs, Urban Planning, and Community Development						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
926	Administration of Economic Programs						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
927	Space Research and Technology						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
928	National Security and International Affairs									P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
N/A	Sexually Oriented Businesses/Adult Uses									S					Ref. Article 5.b.3.i.	
N/A	Off Premise Advertising (Billboards)						C*	C*	C*	C*	P	P	C*		Ref. Article 5.b.1., Article 8.i.8., and Article 10 Definition.	
N/A	Single Family Detached Dwelling	P	P	P	P		C*	C*	C*	P			P	P	Ref. Article 5.b.1.	
N/A	Single Family Attached Dwelling	C*	P	P	P	P	C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Duplex Dwelling				C*		C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Patio Home Dwellings				C*	C*	C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Triplex and Quadplex Dwellings				C*	P	C*	C*	C*	C*					Ref. Article 5.b.1.	
N/A	Townhouse Dwellings	C*	C*	C*	C*	C	C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Suburban Multi-Family Apartments					P	C*	C*	C*	C*					Ref. Article 5.b.1.	
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 (Bathroom, 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.	

SECTION E: RESIDENTIAL MULTI-FAMILY (RMF) DISTRICT

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

3.e.2. Permitted Uses: Within the RMF District, a building, structure or premise shall be used only for the purposes identified by a 'P' on the RMF 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.* is required for any use identified by a 'C' or 'C-#' on the RMF 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.* is required for any use identified by an 'S' on the RMF column of *Exhibit 5* of this Ordinance.

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

3.e.6. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in *Article 8.j.*

3.e.7. Landscaping Requirements: Landscaping requirements for uses permitted or conditionally allowed herein are set forth in *Article 8.d.*

EXHIBIT 3

DEVELOPMENT STANDARDS FOR USES IN RMF DISTRICT

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

* Minimum Side Yard Setback required on one side only.

** 0 ft. between units, 7.5 ft. between end structure and side property line.

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

**** Townhouse buildings shall not exceed 8 continuous units.

Location Map

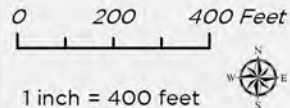


Area Map

Legend

 Case Site Location

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

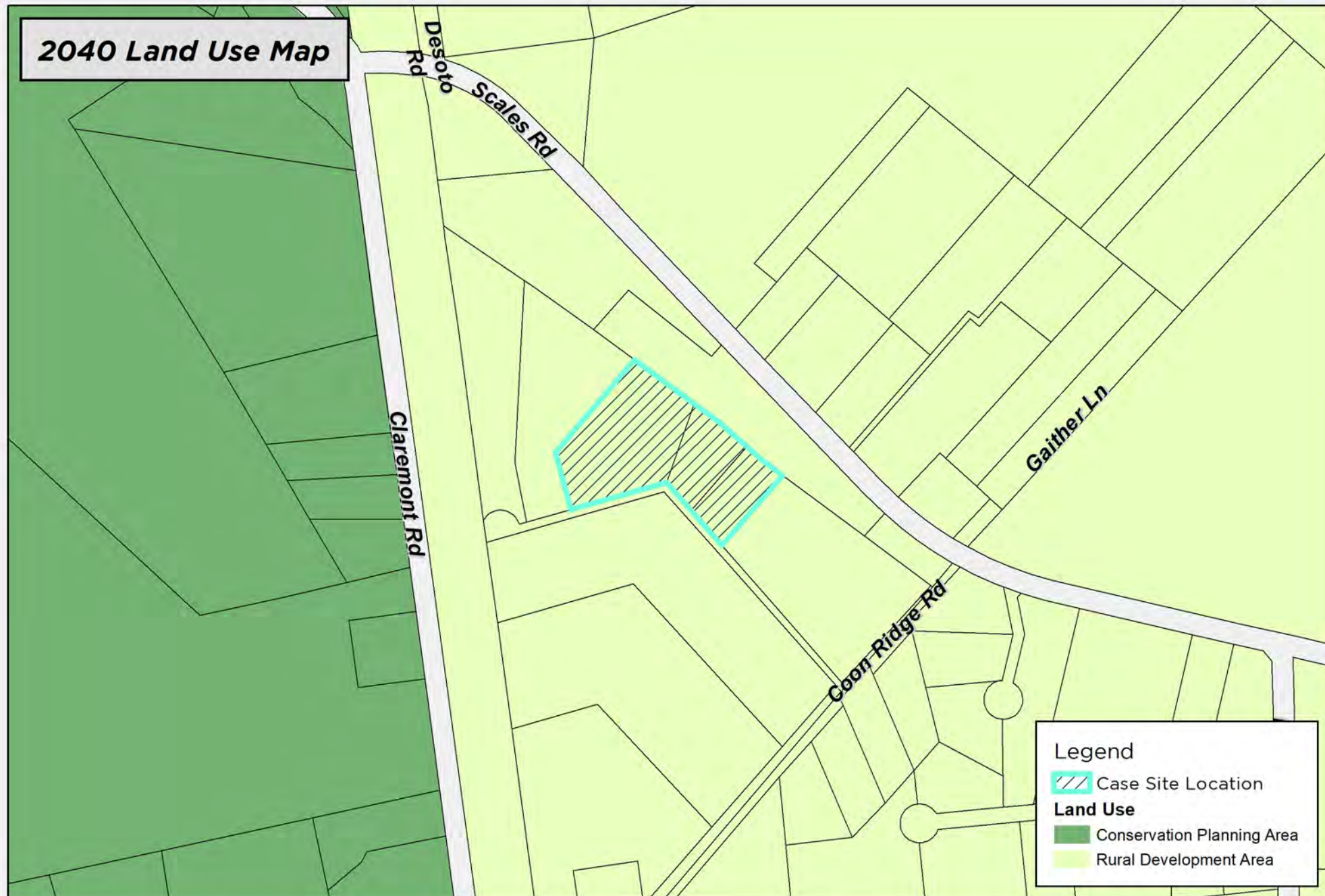


Map Prepared by: Sumter Planning Department
Copyright 2025
Date: 6/30/2025
User Name: crobbs
Document Name: RZ-25-12

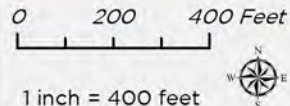


RZ-25-12
2385 Cuda Way, Rembert, SC, 29128
Tax Map # 074-00-04-012, 074-00-04-013,
& 074-00-04-014

2040 Land Use Map



DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

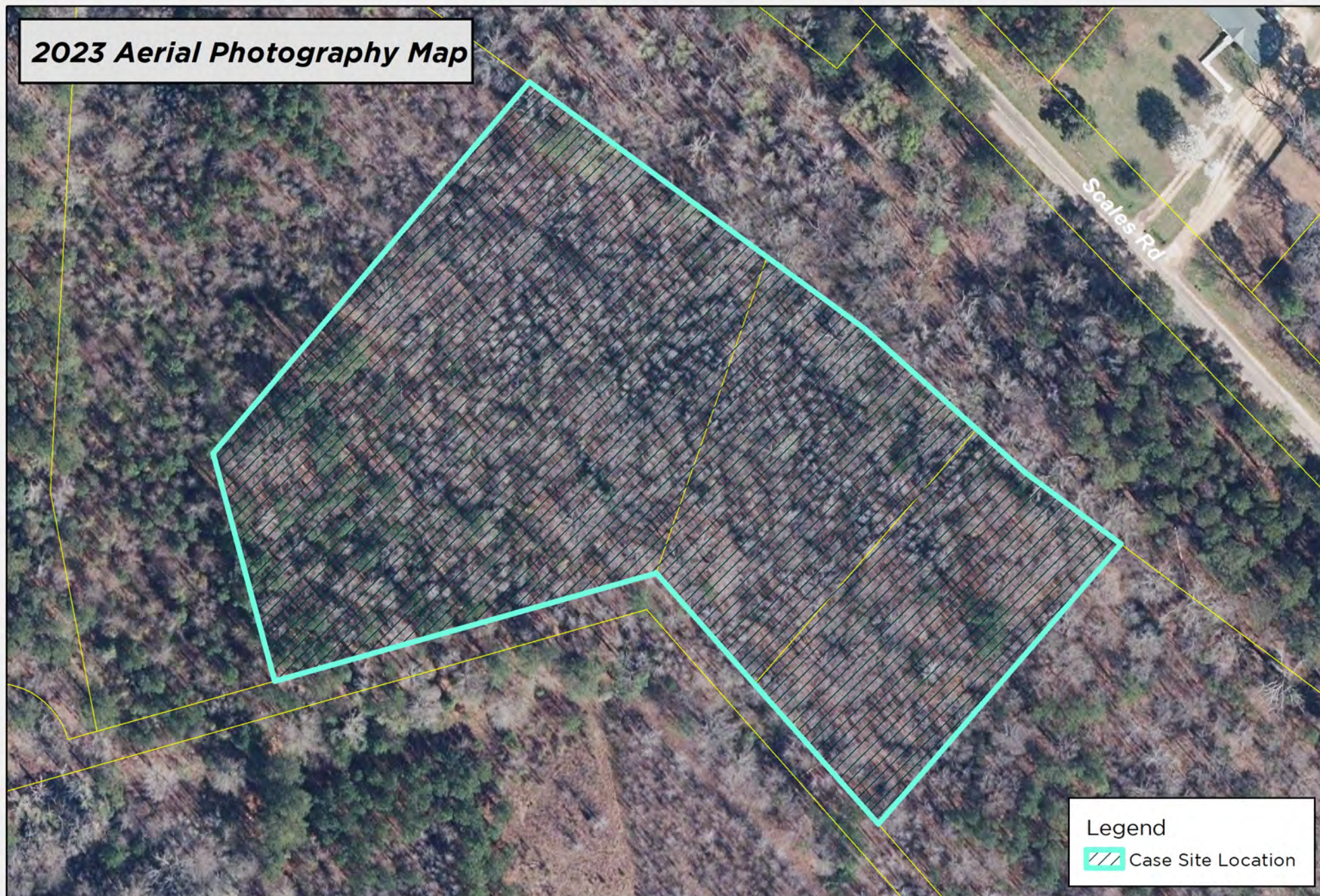


Map Prepared by: Sumter Planning Department
Copyright 2025
Date: 6/30/2025
User Name: crobbs
Document Name: RZ-25-12



RZ-25-12
2385 Cuda Way, Rembert, SC, 29128
Tax Map # 074-00-04-012, 074-00-04-013,
& 074-00-04-014

2023 Aerial Photography Map



DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 50 100 Feet
1 inch = 100 feet

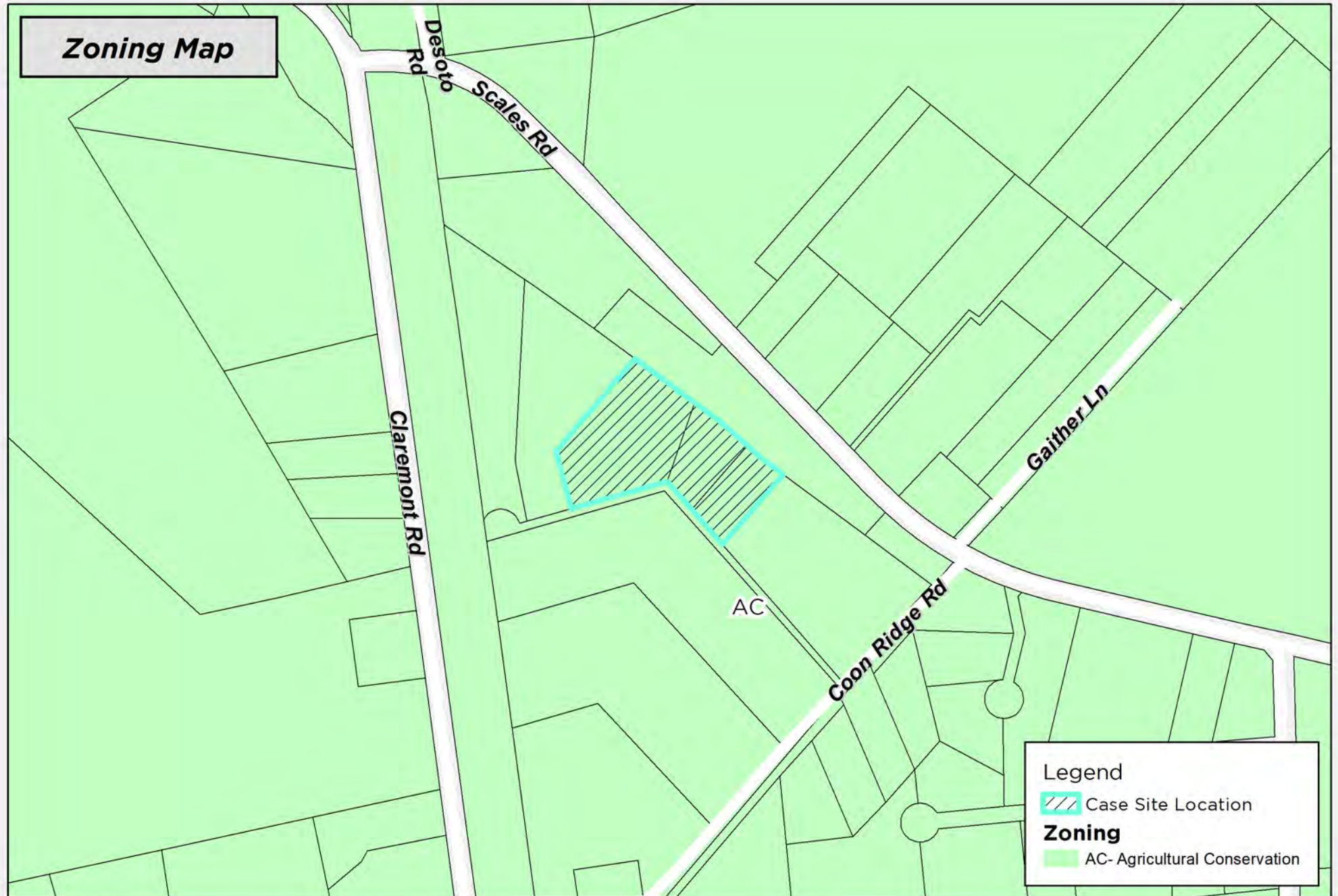


Map Prepared by: Sumter Planning Department
Copyright 2025
Date: 6/30/2025
User Name: crobbins
Document Name: RZ-25-12



RZ-25-12
2385 Cuda Way, Rembert, SC, 29128
Tax Map # 074-00-04-012, 074-00-04-013,
& 074-00-04-014

Zoning Map



Legend

 Case Site Location

Zoning

 AC- Agricultural Conservation

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.

0 200 400 Feet
1 inch = 400 feet

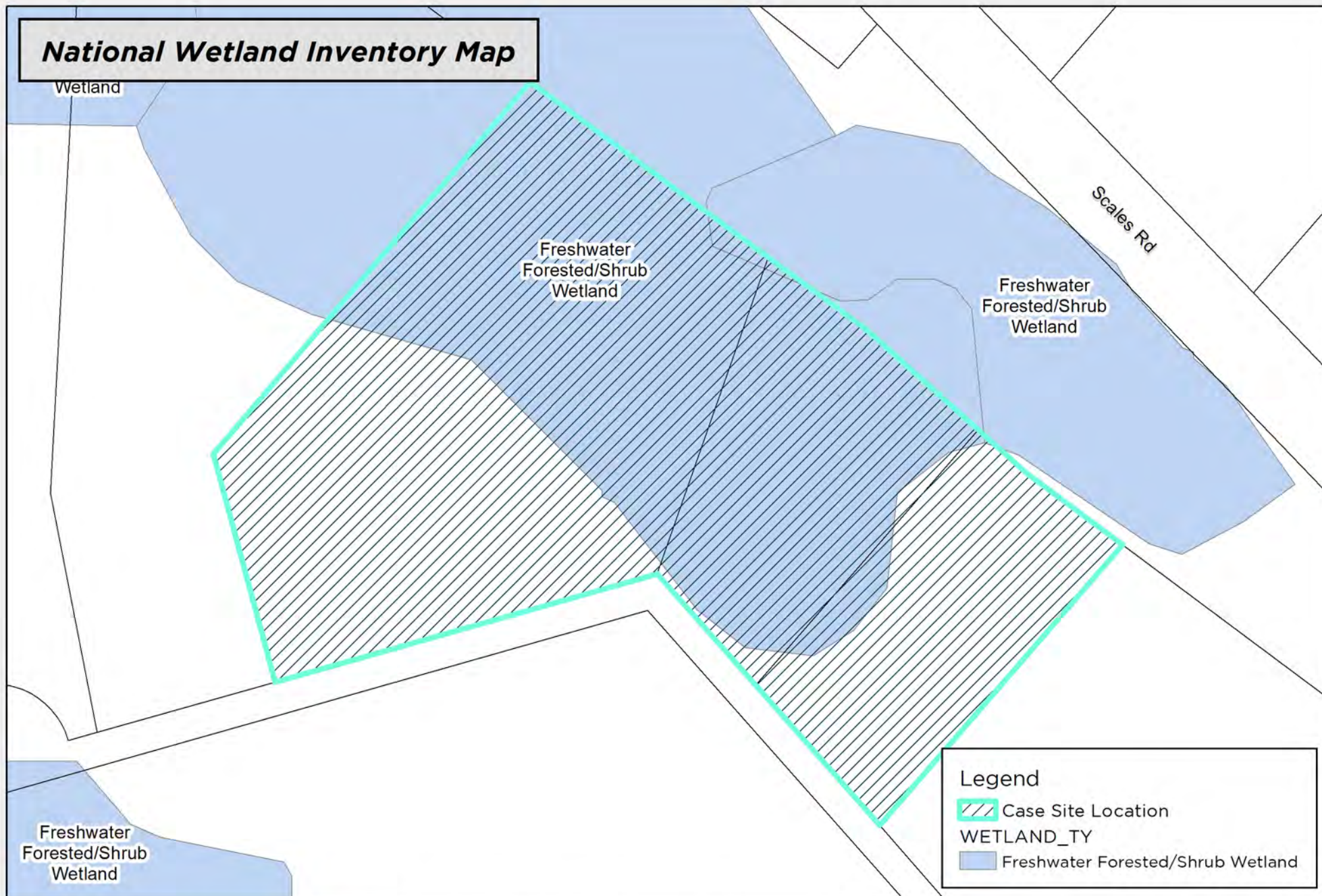


Map Prepared by: Sumter Planning Department
Copyright 2025
Date: 6/30/2025
User Name: crobbins
Document Name: RZ-25-12



RZ-25-12
2385 Cuda Way, Rembert, SC, 29128
Tax Map # 074-00-04-012, 074-00-04-013,
& 074-00-04-014

National Wetland Inventory Map



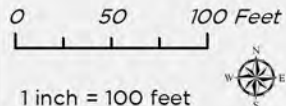
Legend

 Case Site Location

WETLAND_TY

 Freshwater Forested/Shrub Wetland

DISCLAIMER: While the data of this map has been tested for accuracy, the Sumter City-County Planning Commission disclaims any or all responsibility for the exact accuracy or correctness of the map. The Sumter City-County Planning Commission shall not become liable to the user of this map for any reason. In using this map, the user agrees to hold the Sumter City-County Planning Commission harmless of any or all liabilities arising from the use of this map and/or its data.



Map Prepared by: Sumter Planning Department
Copyright 2025
Date: 6/30/2025
User Name: crobbins
Document Name: RZ-25-12



RZ-25-12
2385 Cuda Way, Rembert, SC, 29128
Tax Map # 074-00-04-012, 074-00-04-013,
& 074-00-04-014