

Sumter City-County Planning Commission

June 25, 2025

RZ-25-08, 2825 Camden Hwy. (County)

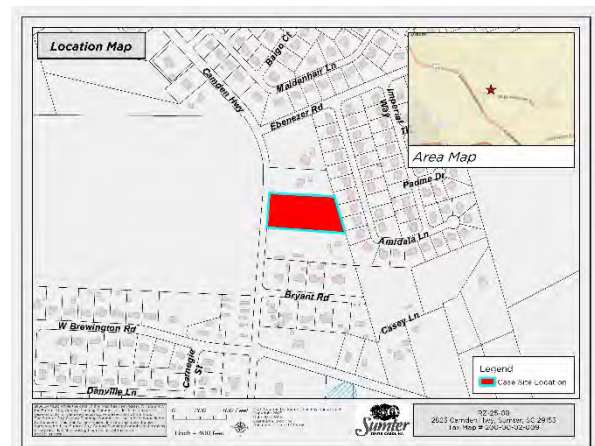
I. THE REQUEST

Applicant:	Vanessa Simmons
Status of the Applicant:	Property Owner
Request:	A request to rezone a +/- 3.26-acre parcel (TMS# 200-00-02-009) from Agricultural Conservation (AC) to General Residential (GR).
Location:	2825 Camden Hwy.
County Council District:	District 5
Size of Property:	+/- 3.26 acres
Present Use/Zoning:	Agriculture/Residential / AC
Proposed Use of Property:	Subdivision for Duplex Residential Development
Tax Map Reference:	200-00-02-009
Adjacent Property Land Use and Zoning:	<i>North</i> – Residential / AC <i>South</i> – Residential / AC <i>East</i> – Undeveloped & Agricultural / R-9; <i>West</i> – Residential / R-15

II. BACKGROUND

This is a request to rezone a +/- 3.26-acre parcel from Agricultural Conservation (AC) to General Residential (GR). The parcel is shown on the map to the right.

The applicant has stated a desire to develop duplexes on the property, which would require that the lot be re-zoned to the GR district, in which duplex development is a conditionally permitted use.



Available data indicates that public water is available to the subject property, but public sewer is not. The area required to accommodate a private septic system on each lot will be the primary determinant for lot size, which would likely result in lots of at +/- 0.4 acres or larger.

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

III. ENVIRONMENTAL CONDITIONS

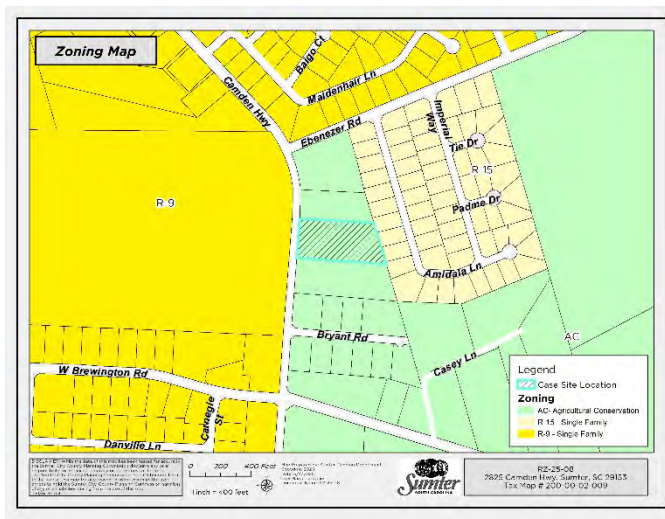
The property is shown on FEMA Flood Insurance Rate Map (FIRM) Panel: 45085C0282F, with an Effective Date of October 27, 2022. No part of the property is within a special flood hazard area (SFHA).

National Wetland Inventory (NWI) data suggests that no areas of wetland are present on the property.

IV. ZONING

The property is currently zoned Agricultural Conservation (AC). Property to the north is zoned AC, property to south is zoned AC, property to the east is zoned Residential-9 (R-9), and property to west is zoned Residential-15 (R-15).

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 (GR) is to accommodate higher density residential development and a variety of housing types on small lots.

The applicant's stated desire is to develop duplex housing on the property. The only residential district of the County that allows duplexes (as well as patio homes, triplexes, quadruplexes, and townhomes) is the GR district. It is noted that if this rezoning request is successful, future subdivision and site improvements will be required to fully meet Ordinance requirements.

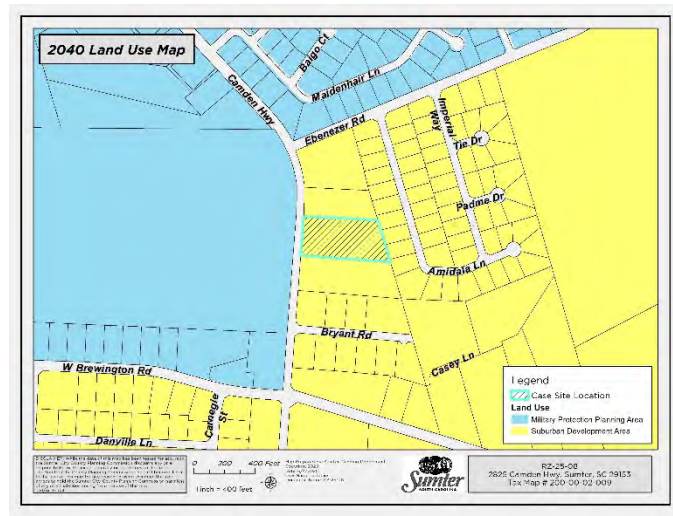
Permitted and Conditional Uses:

Approval of this request does not bind the applicant to establish any 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 requirements. This 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.

V. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows the property as being within the Suburban Development Planning Area, and is further influenced by adjacency to the Military Protection Planning Area.

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



The Military Protection Planning Area is intended to protect Shaw AFB and Poinsett Electronic combat Range from encroachment of incompatible land uses and to reduce the accident and noise potential to citizens in areas adjacent to these two critical military installations.

Policies related to residential development in the Suburban Development Planning Area are more permissive than the Military Protection Planning Area. The Military Protection Planning Area does not support densities greater than 1 unit per acre, while the Suburban Development Area supports much higher residential densities.

In situations where a property or site is influenced by multiple planning areas with differing policies, the context of the site is important for determining a rezoning requests compatibility with the Comprehensive Plan.

Policy guidance is provided for the development of property served by private well and septic in Suburban Development Planning Areas adjacent to the Military Protection Planning Areas. Available data indicates that the subject property can be served by public water, but not public sewer. In this situation, residential densities greater than 1 unit per acre are appropriate. However, development at GR maximum densities given the close proximity to the Military Protection Planning Area may not be.

The Comprehensive Plan is more supportive of the R-15 zoning designation than GR or R-9 zoning designation for this property. However, the area required to accommodate private septic systems on each lot will be the primary determinant for lot size. Due to the area required for private septic, any new lots established must have a lot area well above the lot size minimums for both the R-9 and R-15 districts.

VI. TRAFFIC REVIEW

The site has direct frontage on Camden Hwy. (S-1342), an SCDOT owned and maintained two-lane roadway. Camden Hwy. is functionally classified as a Major Collector along the section of roadway where the subject site is located. SCDOT data indicates that there are 6,000 average annual daily trips (AADT) along the section of roadway in front of the subject site.

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

VII. STAFF RECOMMENDATION

Due to the lack of public sewer service availability to the subject property, staff recommends that the Planning Commission consider recommending the less intensive R-15 zoning designation vs. the GR designation. The R-15 district does not permit duplex development, which is the preferred end use identified by the applicant. However, the R-15 district does permit more residential density than is afforded under the AC designation. The R-15 zoning designation is more compatible given the utility considerations, the predominant development pattern of the area, and the adopted Suburban Development Area policies within the Sumter 2040 Comprehensive Plan.

VIII. DRAFT MOTION

- 1) I move the Planning Commission to recommend approval of RZ-25-08, a request to rezone a +/- 3.26-acre portion of TMS# 200-00-02-009 from Agricultural Conservation (AC) to General Residential (GR).
- 2) I move the Planning Commission to recommend denial of RZ-25-08, a request to rezone a +/- 3.26-acre portion of TMS# 200-00-02-009 from Agricultural Conservation (AC) to General Residential (GR).
- 3) I move an alternate motion.

IX. PLANNING COMMISSION – June 25, 2025

Exhibit 1

Exhibit 5: Permitted Uses in All Zoning Districts

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
111	Crop Production	P	P	P	P	P	C	C	C	C	P	P	P	P	Ref: Article 3.v.1, 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	P	Ref: Article 3.v.1, Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
112112	Beef Cattle Feedlots										S	S	S		Ref: Article 5.b.3.h.	11 - Agriculture, Forestry, Fishing and Hunting
112210	Hog and Pig Farming												S	S	Ref: Article 5.b.3.h. and Article 5.b.3.q.	11 - Agriculture, Forestry, Fishing and Hunting
1123	Poultry and Egg Production												S		Ref: Article 5.b.3.h.	11 - Agriculture, Forestry, Fishing and Hunting
11299	Kennels, Breeding and Raising Stock for Sale									S	S	S	S		Ref: Article 5.b.3.h.	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													C-1000		21 - Mining, Quarrying, and Oil and Gas Extraction
2122	Metal Ore Mining											S	S		Ref: Article 5.b.2.e.	21 - Mining, Quarrying, and Oil and Gas Extraction
2123	Nonmetallic Mineral Mining and Quarrying											C	C		Ref: Article 5.b.1.	21 - Mining, Quarrying, and Oil and Gas Extraction
213	Support Activities for Mining											C	C		Ref: 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 5.b.3.t.	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		Ref Article 5.b.3.t.	22 - Utilities
221114	Primary – Solar Electric Power Generation (Photovoltaic Solar Energy System)										S	S	S	S	Ref: Article 5.b.3.f and Article 10 Definition	22 - Utilities
221114	Accessory – Solar Electric Power Generation (Photovoltaic Solar Energy System)										C	C	C	C	Ref: Article 5.b.1. and 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 5.b.3.s.	22 - Utilities
236	Construction of Buildings								C*	P*	P	P	C-500		Ref: Article 5.b.1. *No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in LC or GC	23 - Construction
237	Heavy and Civil Engineering Construction										P	P	C-500		Ref: Article 5.b.1.	23 - Construction
238	Specialty Trade Contractors									C*	P	P	C-500		Ref: Article 5.b.1. *No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks in GC	23 - Construction
311	Food Manufacturing											P				31-33 - Manufacturing
3113	Sugar and Confectionary Product Manufacturing										C*	P	C*		Ref Article 5.b.1 (Artisan Food and Beverage Production)	31-33 - Manufacturing
3114	Fruit and Vegetable Preserving and Specialty Foods Manufacturing										C*	P	C*		Ref Article 5.b.1 (Artisan Food and Beverage Production)	31-33 - Manufacturing
3115	Dairy Product Manufacturing										C*	P	C*		Ref Article 5.b.1 (Artisan Food and Beverage Production)	31-33 - Manufacturing
3116	Animal Slaughtering and Processing											S			Ref: Article 5.b.3.h.	31-33 - Manufacturing
3118	Bakeries and Tortilla Manufacturing										C*	P	C*		Ref Article 5.b.1 (Artisan Food and Beverage Production)	31-33 - Manufacturing
3119	Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.)										C*	P	C*		Ref Article 5.b.1 (Artisan Food and Beverage Production)	31-33 - Manufacturing
312	Beverage and Tobacco Product Manufacturing										C*	P			Ref Article 5.b.1 (Artisan Food and Beverage Production)	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

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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)
322	Paper Manufacturing											P				31-33 - Manufacturing
323	Printing and Related Support Activities									P	P	P	C-500		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 5.b.3.a	31-33 - Manufacturing
332311	Prefabricated Metal Building and Component Manufacturing										P	P	S		Ref. Article 5.b.3.a	31-33 - Manufacturing
332322	Metal Window and Door Manufacturing										P	P	S		Ref. Article 5.b.3.a	31-33 - Manufacturing
332322	Sheet Metal Work Manufacturing										P	P	S		Ref. Article 5.b.3.a	31-33 - Manufacturing
332323	Ornamental and Architectural Metal Work Manufacturing										P	P	S		Ref. Article 5.b.3.a	31-33 - Manufacturing
332999	Miscellaneous Fabricated Metal Product Manufacturing										P	P	S		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. 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			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 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					44-45 - Retail Trade
4412	Other Motor Vehicle Dealers									C	C					42 - Wholesale Trade
4413	Automotive Parts, Accessories, and Tire Retailers (New and Used)							C	P	P	P				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)	44-45 - Retail Trade
444	Building Material and Garden Equipment and Supplies Dealers									P	P	P	C-500		Ref. Article 5.b.1.	44-45 - Retail Trade
44414	Hardware Retailers							P	P	P	P	P	C-300		Ref. Article 5.b.1.	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.	44-45 - Retail Trade

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44513	Convenience Retailers without Fueling Service							P	P	P	P	P	C-500		Ref. Article 5.b.1.	44-45 - Retail Trade
445132	Automatic Merchandising Machine Operators							C	C	C	C	C	C		Ref. Article 5.b.1.	44-45 - Retail Trade
4452	Specialty Food Retailers							P	P	P	C		C-500		Ref. Article 5.b.1.	44-45 - Retail Trade
445230	Produce Stands, permanent							C	C	C			C		Ref. Article 5.b.1.	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 5.b.3.n.	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	C		C-500		Ref. Article 5.b.1.	44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	C		C-300		Ref. Article 5.b.1.	44-45 - Retail Trade
45411	Electronic Shopping and Mail Order Houses							P	P	P	C		C-300			44-45 - Retail Trade
4551	Department Stores							C	C	P	C		C-500		Ref. Article 5.b.1. (Less than or equal to 11,000 SF GFA)	44-45 - Retail Trade
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P	C		C-500		Ref. Article 5.b.1. (Greater than 11,000 SF GFA)	44-45 - Retail Trade
456	Health and Personal Care Retailers						P	P	P	P	C		C-500		Ref. Article 5.b.1.	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.	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.	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.	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.	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.	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				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.	48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing								P	P	P		C			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					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 5.b.4.	51 - Information

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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)
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.	52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	C		C-300		Ref. Article 5.b.1.	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.	52 - Finance and Insurance
524	Insurance Carriers and Related Activities						P	P	P	P	C		C-300		Ref. Article 5.b.1.	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles						P	P	P	P	C		C-300		Ref. Article 5.b.1.	52 - Finance and Insurance
531	Real Estate						P	P	P	P	C		C-300		Ref. Article 5.b.1.	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units								C	C	P	P	C		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.	53 - Real Estate and Rental and Leasing
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.	54 - Professional, Scientific, and Technical Services
5414	Specialized Design Services						P	P	P	P	P	P	C-300		Ref. Article 5.b.1.	
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.	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.	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C		C	P*	P*	P	P		Veterinary facilities specializing in large animals are subject to Article 5.b.1.g.	54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P	P	P	P	P	P	C-200		Ref. Article 5.b.1.	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.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.	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

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – 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)
																Remediation Services
56174	Carpet cleaning plants									P	P	P	C-300			56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	C					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 5.b.3.c.	56 - Administrative and Support and Waste Management and Remediation Services
562212	Solid Waste Landfills											S	S		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 5.b.3.j.	56 - Administrative and Support and Waste Management and Remediation Services
562213	Poultry Incinerators											S	S		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 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		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.	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.	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	Ref. Article 5, 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	Ref. Article 5.b.1. and Article 10. (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	62 - Health Care and Social Assistance
6243	Vocational Rehabilitation Services						P	P	P	P	P		C-300		Ref. Article 5.b.1.	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.	71 - Arts, Entertainment, and Recreation
711212	Racetracks									S	S				Ref. Article 5.b.3.d.	71 - Arts, Entertainment, and Recreation
7113	Promoters of Performing Arts, Sports, and Similar									P	P		C-500		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 – S: Special Exception Use

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
	Events															
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.	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.	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.	71 - Arts, Entertainment, and Recreation
7132	Gambling Industries (I.e. Bingo Parlors, Pool Halls)									S	S				Ref. Article 5.b.3.1.	71 - Arts, Entertainment, and Recreation
7132	Electronic Gaming Establishments (Gambling)									S	S				Ref. Article 5.b.3.1.	71 - Arts, Entertainment, and Recreation
7139	Other Amusement and Recreation Industries							S	S	S	S		S		Ref. Article 5.b.3.o.	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.	71 - Arts, Entertainment, and Recreation
71395	Bowling Alleys									P	C		C-500		Ref. Article 5.b.1.	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Indoor)							S	S	S	S	S	S		Ref. Article 5.b.3.g	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Outdoor)							S	S	S	S	S	S		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.	72 - Accommodation and Food Services
72111	Organization Hotels and Lodges						C	C	C	P			C-300		Ref. Article 5.b.1.	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.	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*			Ref. Article 5.b.1. 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 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.	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.	81 - Other Services (except Public Administration)
8112	Electronic and Precision Equipment Repair and Maintenance									P	P	P	C-300		Ref. Article 5.b.1.	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.	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.	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 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.	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	Use Review in accordance with Article 5.b.1.	81 - Other Services (except Public Administration)
81231	Coin-Operated Laundries and Drycleaners							P	P	P	P		C-300		Ref. Article 5.b.1.	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.	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.	81 - Other Services (except Public Administration)

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

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812910	Pet Training, Sitting, Walking, and Pedigree Record Services (No Overnight Boarding)						C	P	P	P	C		C-300		Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
812910	Animal Shelters, Dog Pounds, Overnight Pet Boarding/Kenneling/Sitting Services									S	S	S	S		Ref. Article 5.b.3.j.	81 - Other Services (except Public Administration)
81293	Commercial Truck and Trailer Parking									C	P	P	C-500		Ref. Article 5.b.1.	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.	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.	81 - Other Services (except Public Administration)
8134	Civic and Social Organizations						P		P	P	C		C-500		Ref. Article 5.b.1.	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 5.b.3.p.	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, Article 8 and Article 10 Definition.	
N/A	Single Family Detached Dwelling	P	P	P	P		C	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	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.	
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.	

Location Map

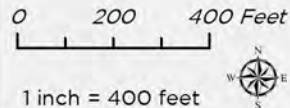


Area Map

Legend

 Case Site Location

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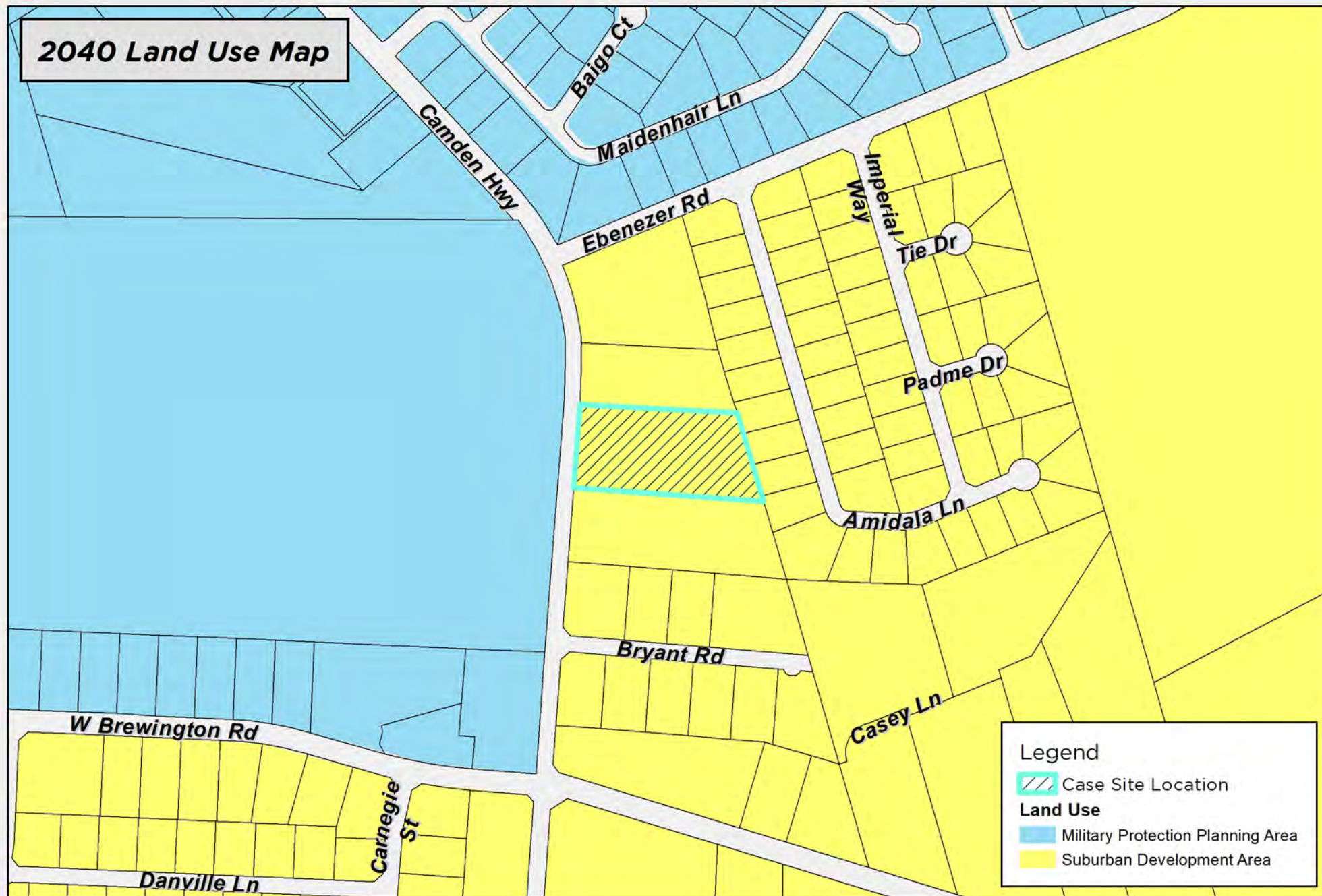


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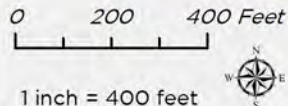


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2040 Land Use Map



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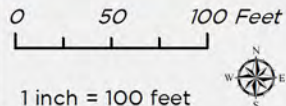


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2025 Aerial Photography Map




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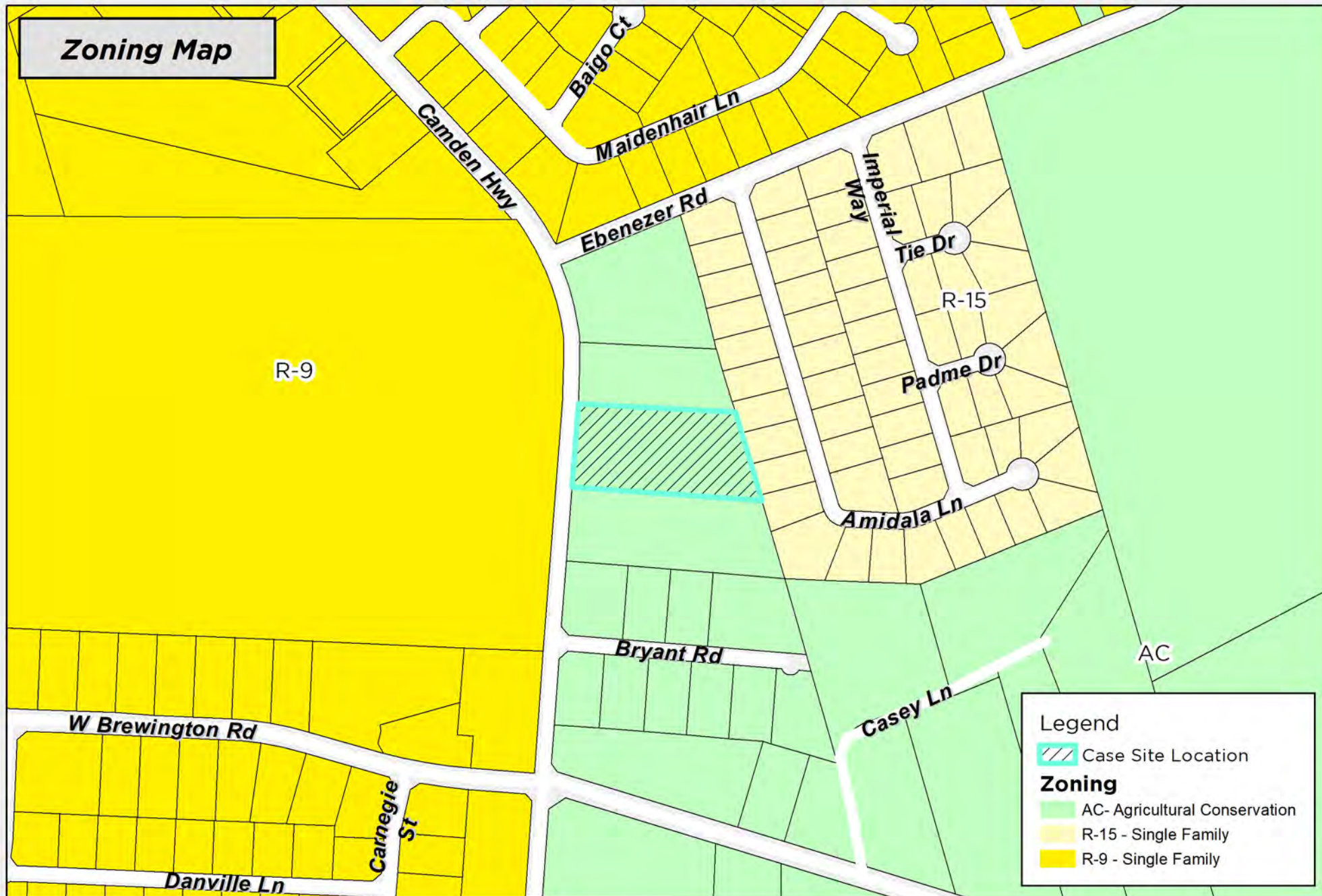


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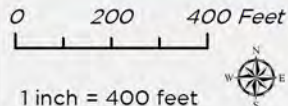
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Zoning Map



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