

# Sumter City-County Planning Commission

October 22, 2025

## RZ-25-18 100 E Liberty Street (City)

### I. THE REQUEST

|   |  |
|---|--|
| <b>Applicant:</b>                             | South Carolina Educational Television (SCETV)  |
| <b>Status of the Applicant:</b>               | Authorized Agent   |
| <b>Request:</b>                               | A request to rezone 3 parcels which are a combined +/- 1.28 acres from General Commercial (GC) to Central Business District (CBD).   |
| <b>County Council Ward:</b>                   | Ward 3   |
| <b>Location:</b>                              | 100 E. Liberty St., 108 E. Liberty St., 11 S. Harvin St.   |
| <b>Size of Property:</b>                      | +/- 1.28 acres   |
| <b>Present Use/Zoning:</b>                    | Developed/ General Commercial (GC)   |
| <b>Proposed Use/Zoning:</b>                   | Commercial/ Central Business District (CBD)  |
| <b>Tax Map Reference:</b>                     | 249-16-01-001, 249-16-01-002, 249-16-01-011  |
| <b>Adjacent Property Land Use and Zoning:</b> | North: Developed / General Commercial (GC)<br>South: Developed / General Commercial (GC)<br>East: Developed / General Commercial (GC)<br>West: Developed / Central Business District (CBD) |

### II. BACKGROUND

This is a request to rezone 3 parcels with a combined area of +/- 1.28-acres (TMS# 249-16-01-001, 249-16-01-002, 249-16-01-011) from General Commercial (GC) to Central Business District (CBD).

The subject properties are situated at the corner of Liberty Street and Harvin Street, specifically at 100 E. Liberty St., 108 E. Liberty St., and 11 S. Harvin St. According to the Sumter County Tax Assessor's Office, 100 & 108 E. Liberty St. were previously developed with an old service station dating



back to 1994. In 2008, the City of Sumter acquired the properties. Subsequently, in 2024, ownership was transferred to the State of South Carolina to facilitate the development of the site by South Carolina Educational Television (SCETV).



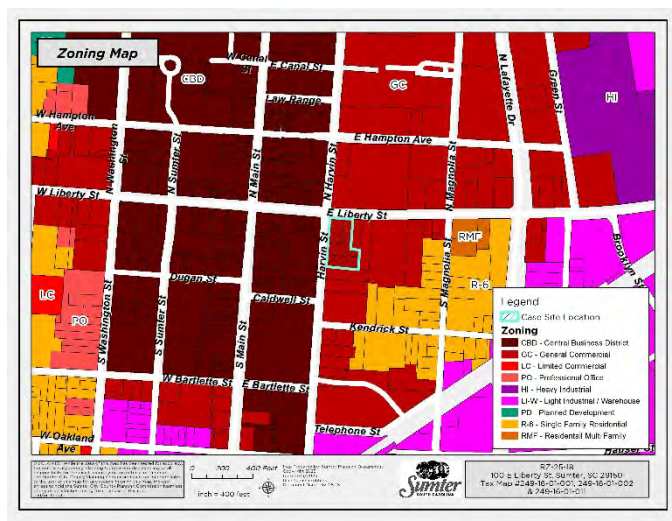
*Figure 1- Existing Site*

The applicant is requesting a rezoning of the subject property to Central Business District (CBD) in order to allow for the development of a new broadcast studio with a development pattern and setbacks similar to other buildings in the CBD. This facility is planned in partnership with the University of South Carolina–Sumter. The proposed development includes a 49,975 square foot facility designed to support media production, educational collaboration, and community engagement.

### **Zoning**

The property is currently zoned General Commercial (GC). Properties to the north, south, and east are also zoned GC. Properties to the west, across Harvin St. are zoned Central Business District (CBD).

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



The purpose of CBD district is to promote the concentration and vitality of commercial and residential development in Downtown Sumter. Multi-storied buildings, retail stores, professional offices, and government and health services characterize the district.

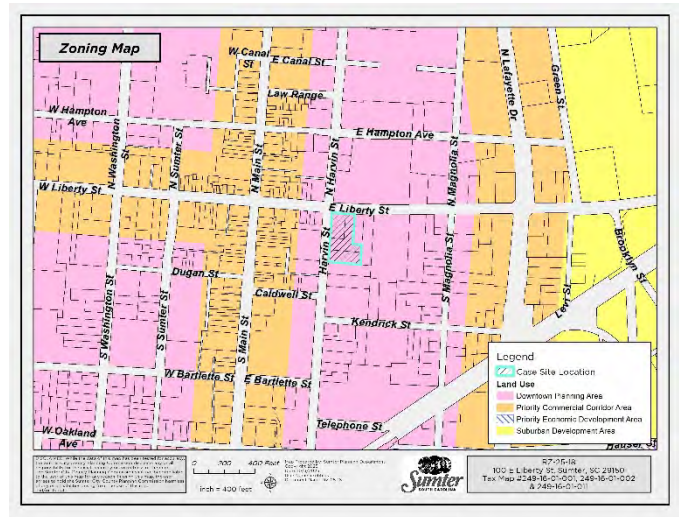
### III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property is in the Downtown Planning Area, specifically the Historic Core of the City.

The primary goal of the Downtown Planning Area is to achieve a city center which promotes and encourages a design focused, flexible urban core dominated by retail, office/institutional, and residential uses.

This designation supports an intentional true mix of residential, commercial, healthcare, and civic land uses at relatively high densities. It includes both the city center area dominated by Main Street, as well as surrounding commercial, industrial and residential areas.

The request to rezone this property from GC to CBD is in general alignment with the 2040 Plan. The request is also consistent with CBD zoning recommendations outlined in the 2019 Downtown Master Plan.



### IV. TRANSPORTATION REVIEW

The site has direct frontage on Liberty St. and Harvin St., both are SCDOT owned/maintained roadways. The segment of Liberty St., directly in front of the subject property is a paved 4 lane section that is functionally classified as a Principal Arterial roadway. The segment of Harvin St., directly in front of the subject property is a paved 4 lane section that is functionally classified as a Major Collector roadway. Per SCDOT traffic count data from Station ID # 43-0175, the annual average number of daily trips near the subject property was 8,000 in 2024.

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

### V. STAFF RECOMMENDATION

Staff recommends **approval** of this request.

### VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend **approval** of RZ-25-18, rezoning 3 parcels for a combined +/-1.28 acers (TMS# 249-16-01-001 249-16-01-002,249-16-01-011) from General Commercial (GC) to Central Business District (CBD).

- 2) I move that the Planning Commission recommend **denial** of RZ-25-18, rezoning 3 parcels for a combined +/-1.28 acers (TMS# 249-16-01-001 249-16-01-002,249-16-01-011) from General Commercial (GC) to Central Business District (CBD).
- 3) I move an alternate motion.

**VII. PLANNING COMMISSION – October 22, 2025**



# Exhibit 1

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

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

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

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

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

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

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

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

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

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

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

| NAICS Code | NAICS Description   | R-15 | R-9 | R-6 | GR | RMF | PO | NC | LC | GC | CBD | LI-W | HI | AC | CP | Notes  | NAICS Sector (2 Digit)                                |
|------------|---|------|-----|-----|----|-----|----|----|----|----|-----|------|----|----|----|--|---|
| 45993      | Manufactured home dealers   |      |     |     |    |     |    |    |    | C  |     | C    |    |    |    |  | 44-45 - Retail Trade                                  |
| 459991     | Tobacco stores  |      |     |     |    |     |    | P  | P  | P  | P   | C    |    |    |    |  | 44-45 - Retail Trade                                  |
| 459999     | Fireworks shops (i.e., permanent location)  |      |     |     |    |     |    |    |    | P  |     | P    | P  |    |    |  | 44-45 - Retail Trade                                  |
| 481        | Air Transportation  |      |     |     |    |     |    |    |    |    |     |      | P  | C  |    |  | 48-49 - Transportation and Warehousing                |
| 482        | Rail Transportation   |      |     |     |    |     |    |    |    | C  | C   | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 483        | Water Transportation  |      |     |     |    |     |    |    |    | P  |     | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 484        | Truck Transportation  |      |     |     |    |     |    |    |    | C* |     | P    | P  |    |    | *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    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 485991     | Non-emergency medical transportation services (except ambulance services)               |      |     |     |    |     |    |    |    | C  |     | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 486        | Pipeline Transportation   |      |     |     |    |     |    |    |    |    |     | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 487        | Scenic and Sightseeing Transportation   |      |     |     |    |     |    |    |    | P  |     | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 488        | Support Activities for Transportation   |      |     |     |    |     |    |    |    | P  | P   | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 48841      | Motor Vehicle Towing  |      |     |     |    |     |    |    |    | P  | C   | C    |    |    |    |  | 48-49 - Transportation and Warehousing                |
| 491        | Postal Service  |      |     |     |    |     | P  | P  | P  | P  | P   | P    | P  | P  |    |  | 48-49 - Transportation and Warehousing                |
| 492        | Couriers and Messengers   |      |     |     |    |     | P  | P  | P  | P  | P   | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 493        | Warehousing and Storage   |      |     |     |    |     |    |    |    | P  |     | P    | P  |    |    |  | 48-49 - Transportation and Warehousing                |
| 5121       | Motion Picture and Video Industries   |      |     |     |    |     |    |    |    | P  | P   | C    |    |    |    |  | 51 - Information                                      |
| 5122       | Sound Recording Industries  |      |     |     |    |     |    |    | P  | P  | P   | C    |    |    |    |  | 51 - Information                                      |
| 513        | Publishing Industries   |      |     |     |    |     | P* | P* | P* | P* | P** | P*   | P* |    |    | *Not including manufacturing/printing of published materials   | 51 - Information                                      |
| 516        | Broadcasting and Content Providers  | S    | S   | S   | S  | S   | P  | P  | P  | P  | P   | P    | P  | P  | P  | Ref. Article 5   | 51 - Information                                      |
| 517        | Communications Towers   | S    | S   | S   | S  | S   | S  | S  | S  | S  | S   | S    | S  | S  | S  | Ref. Article 5   | 51 - Information                                      |
| 517        | Telecommunications  | S    | S   | S   | S  | S   |    |    |    | P  | P   | P    | P  | C  |    |  | 51 - Information                                      |
| 518        | Data Processing, Hosting, and Related Services  |      |     |     |    |     | P  |    | P  | P  | P   | C    | C  |    |    |  | 51 - Information                                      |
| 519        | Libraries and Archives  | C    | C   | C   | C  | C   | P  | C  | P  | P  | C   | C    |    |    |    |  | 51 - Information                                      |
| 51929      | Web Search Portals and All Other Information Services                                   |      |     |     |    |     |    |    | P  | P  | P   | C    |    |    |    |  | 51 - Information                                      |
| 521        | Monetary Authorities-Central Bank   |      |     |     |    |     | P  | P  | P  | P  | P   | C    |    |    |    |  | 52 - Finance and Insurance                            |
| 522        | Credit Intermediation and Related Activities  |      |     |     |    |     | P  | P  | P  | P  | P   | C    |    |    |    |  | 52 - Finance and Insurance                            |
| 522299     | Pawn Shops  |      |     |     |    |     |    |    |    | P  |     | C    |    |    |    |  | 52 - Finance and Insurance                            |
| 523        | Securities, Commodity Contracts, and Other Financial Investments and Related Activities |      |     | S   |    |     | P  |    | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 52 - Finance and Insurance                            |
| 524        | Insurance Carriers and Related Activities   |      |     | S   |    |     | P  | C  | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 52 - Finance and Insurance                            |
| 525        | Funds, Trusts, and Other Financial Vehicles   |      |     | S   |    |     | P  | C  | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 52 - Finance and Insurance                            |
| 531        | Real Estate   |      |     | S   |    |     | P  |    | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 53 - Real Estate and Rental and Leasing               |
| 53113      | Lessors of Mini-Warehouses and Self-Storage Units                                       |      |     |     |    |     |    |    |    | P  |     | P    | P  |    |    | Ref. Article 4   | 53 - Real Estate and Rental and Leasing               |
| 53132      | Real Estate Appraisers' Offices   |      |     |     |    |     | P  |    | P  | P  | P   | C    |    |    |    |  | 53 - Real Estate and Rental and Leasing               |
| 5321       | Automotive Equipment Rental and Leasing   |      |     |     |    |     |    |    |    | P  | P   | C    |    |    |    |  | 53 - Real Estate and Rental and Leasing               |
| 5322       | Consumer Goods Rental   |      |     |     |    |     |    | C  | P  | P  | P   | C    |    |    |    |  | 53 - Real Estate and Rental and Leasing               |
| 5323       | General Rental Centers  |      |     |     |    |     |    |    |    | P  |     | P    | P  |    |    |  | 53 - Real Estate and Rental and Leasing               |
| 5324       | Commercial and Industrial Machinery and Equipment Rental and Leasing                    |      |     |     |    |     |    |    |    |    |     | P    | P  |    |    |  | 53 - Real Estate and Rental and Leasing               |
| 533        | Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)                    |      |     |     |    |     | P  |    | P  | P  | P   | P    |    |    |    |  | 53 - Real Estate and Rental and Leasing               |
| 5411       | Legal Services  |      |     | S   |    |     | P  | P  | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 54 - Professional, Scientific, and Technical Services |
| 5412       | Accounting, Tax Preparation, Bookkeeping, and Payroll Services                          |      |     | S   |    |     | P  | P  | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 54 - Professional, Scientific, and Technical Services |
| 5413       | Architectural, Engineering, and Related Services  |      |     | S   |    |     | P  | P  | P  | P  | P   | C    | P  | P  |    | Ref. Article 5   | 54 - Professional, Scientific, and Technical Services |
| 54135      | Building Inspection Services  |      |     |     |    |     | P  |    | P  | P  | P   | C    |    |    |    |  | 54 - Professional, Scientific, and Technical Services |
| 5414       | Specialized Design Services   |      |     | S   |    |     | P  | P  | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 54 - Professional, Scientific, and Technical Services |

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

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

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

| NAICS Code | NAICS Description   | R-15 | R-9 | R-6 | GR | RMF | PO | NC | LC | GC | CBD | LI-W | HI | AC | CP | Notes  | NAICS Sector (2 Digit)  |
|------------|---|------|-----|-----|----|-----|----|----|----|----|-----|------|----|----|----|--|---|
| 5415       | Computer Systems Design and Related Services              |      |     |     |    |     | P  | P  | P  | P  | P   | C    |    |    |    |  | 54 - Professional, Scientific, and Technical Services                         |
| 5416       | Management, Scientific, and Technical Consulting Services |      |     |     |    |     | P  | P  | P  | P  | P   | P    | P  |    |    |  | 54 - Professional, Scientific, and Technical Services                         |
| 54169      | Horticultural Consulting services                         |      |     |     |    |     | P  |    |    | P  |     | P    | P  | P  | P  |  | 54 - Professional, Scientific, and Technical Services                         |
| 5417       | Scientific Research and Development Service               |      |     |     |    |     | P  |    | P  | P  | P   | P    |    |    |    |  | 54 - Professional, Scientific, and Technical Services                         |
| 5418       | Advertising, Public Relations, and Related Services       |      |     |     |    |     | P  | P  | P  | P  | P   | C    |    |    |    |  | 54 - Professional, Scientific, and Technical Services                         |
| 54186      | Direct Mail Advertising                                   |      |     |     |    |     |    |    | P  | P  | P   | C    |    |    |    |  | 54 - Professional, Scientific, and Technical Services                         |
| 5419       | Other Professional, Scientific, and Technical Service     |      |     | S   |    |     | P  | P  | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 54 - Professional, Scientific, and Technical Services                         |
| 54194      | Veterinary Services                                       |      |     |     |    |     | C  |    | P  | P  |     | P    |    | P  |    |  | 54 - Professional, Scientific, and Technical Services                         |
| 5611       | Office Administrative Services                            |      |     |     |    |     | P  |    | P  | P  | P   | P    | P  |    |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5612       | Facilities Support Services                               |      |     |     |    |     | P  |    | P  | P  | P   | P    | P  |    |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 561210     | Privately Operated Jails and Prisons                      |      |     |     |    |     |    |    |    |    |     |      | S  |    |    | Ref. Article 5   | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5613       | Employment Services                                       |      |     | S   |    |     | P  |    | P  | P  | P   | C    |    |    |    | Ref. Article 5   | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5614       | Business Support Services                                 |      |     |     |    |     | P  |    | P  | P  | P   | C    |    |    |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 561491     | Repossession services                                     |      |     |     |    |     |    |    | P  | P  | P   | C    |    |    |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5615       | Travel Arrangement and Reservation Services               |      |     |     |    |     | P  |    | P  | P  | P   | P    | P  |    |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5616       | Investigation and Security Services                       |      |     |     |    |     | P  |    | P  | P  | P   | C    |    |    |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5617       | Services to Buildings and Dwellings                       |      |     |     |    |     |    |    | P  | P  |     | P    | P  | C  |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5619       | Other Support Services                                    |      |     |     |    |     | P  | P  | P  | P  | P   | C    |    |    |    |  | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5621       | Waste Collection  |      |     |     |    |     |    |    | S  | S  |     | S    | S  | S  |    | Ref. Article 5   | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5622       | Waste Treatment and Disposal                              |      |     |     |    |     |    |    |    |    |     |      | S  |    |    | Ref. Article 5   | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5629       | Remediation and Other Waste Management Services           |      |     |     |    |     |    |    |    |    |     |      | S  |    |    | Ref. Article 5   | 56 - Administrative and Support and Waste Management and Remediation Services |
| 6111       | Elementary Schools  | C    | C   | C   | C  | C   | C  | C  | C  | C  |     |      |    | C  |    |  | 61 - Educational Services   |
| 6111       | Secondary Schools   | C    | C   |     |    | C   | C  | C  | C  | C  |     |      |    | C  |    |  | 61 - Educational Services   |
| 6112       | Junior Colleges   | C    | C   |     |    | C   | C  | C  | C  | C  | C   | C    |    | C  |    |  | 61 - Educational Services   |
| 6113       | Colleges, Universities, and Professional Schools          | C    | C   | C   | C  | C   | C  | C  | C  | C  | C   | C    |    | C  |    |  | 61 - Educational Services   |
| 6114       | Business Schools and Computer and Management Training     |      |     |     |    |     |    |    | P  | P  | C   | P    | C  |    |    |  | 61 - Educational Services   |
| 6115       | Technical and Trade Schools                               |      |     |     |    |     |    |    | P  | P  |     | C    | P  | C  |    |  | 61 - Educational Services   |
| 61161      | Fine Arts Schools (inc. Dance Studios)                    |      |     |     |    |     | C  | P  | P  | P  | P   | C    |    |    |    |  | 61 - Educational Services   |
| 61162      | Sports and Recreation Instruction                         |      |     |     |    |     |    |    | P  | P  | P   | C    |    | C  |    |  | 61 - Educational Services   |
| 61163      | Language Schools  |      |     |     |    |     | C  | P  | P  | P  | P   | C    |    |    |    |  | 61 - Educational Services   |
| 61169      | All Other Schools and Instruction                         |      |     |     |    |     | C  | P  | P  | P  | P   | C    |    | C  |    |  | 61 - Educational Services   |
| 611691     | Exam Preparation and Tutoring                             |      |     | S*  |    |     | P  | P  | P  | P  | C   | C    | P  | C  |    | *Ref: Article 5. Max 48 students per day or 16 at one time | 61 - Educational Services   |
| 611699     | All Other Miscellaneous Schools and Instruction           |      |     | S   |    |     | P  |    | P  | P  |     | C    | C  |    |    | Ref. Article 5   | 61 - Educational Services   |
| 6117       | Educational Support Services                              |      |     | S   |    |     |    |    | P  | P  |     | C    | P  | C  |    | Ref. Article 5   | 61 - Educational Services   |
| 6211       | Offices of Physicians                                     |      |     |     |    |     | P  | C  | P  | P  | P   | C    |    |    |    |  | 62 - Health Care and Social Assistance  |
| 6212       | Offices of Dentists                                       |      |     |     |    |     | P  | C  | P  | P  | P   | C    |    |    |    |  | 62 - Health Care and Social Assistance  |
| 6213       | Offices of Other Health Practitioners                     |      |     |     |    |     | P  | C  | P  | P  | P   | C    |    |    |    |  | 62 - Health Care and Social Assistance  |
| 621399     | Massage therapists' offices (e.g., centers, clinics)      |      |     |     |    |     | C  |    | C  | C  | C   | C    |    |    |    |  | 62 - Health Care and Social Assistance  |
| 6214       | Outpatient Care Centers                                   |      |     |     |    |     | P  |    |    | P  | P   | C    |    |    |    |  | 62 - Health Care and Social Assistance  |
| 6215       | Medical and Diagnostic Laboratories                       |      |     |     |    |     |    |    |    | P  | P   | C    |    |    |    |  | 62 - Health Care and Social Assistance  |



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

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

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

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

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

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

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

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

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

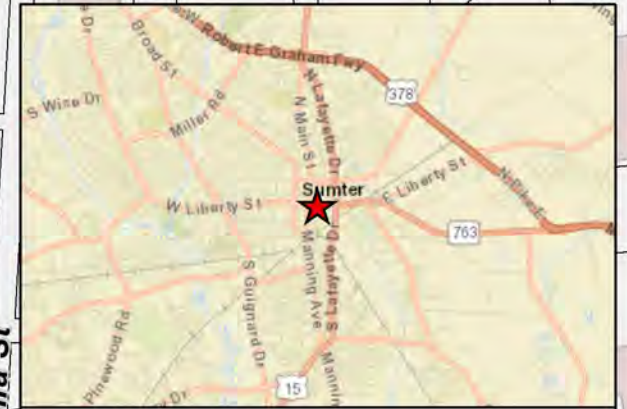
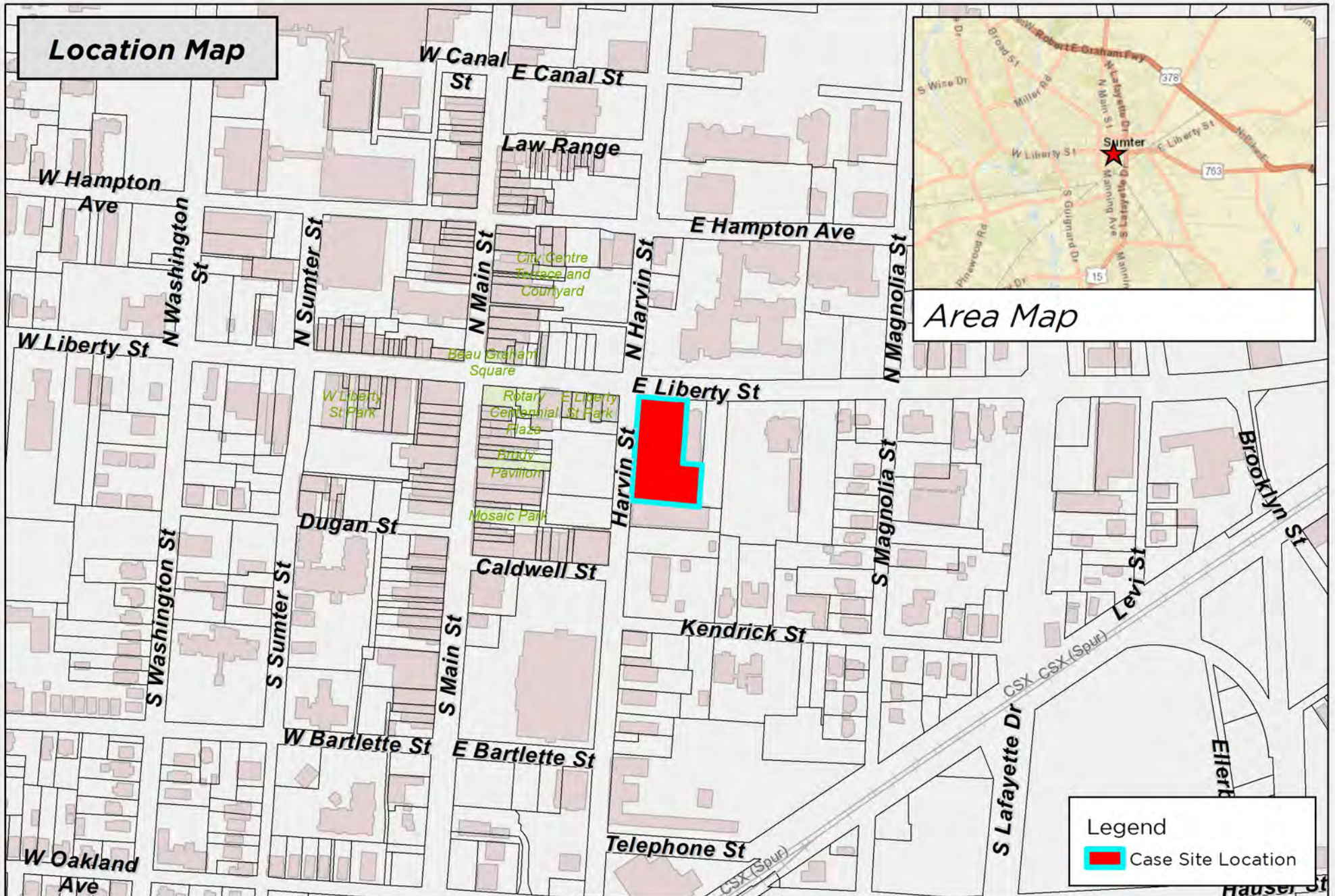
Key: P: Permitted Use – C: Conditional Use – S: Special Exception Use

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

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




## Location Map

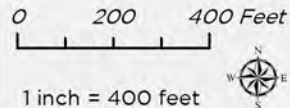


## Area Map

### Legend

 Case Site Location

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.



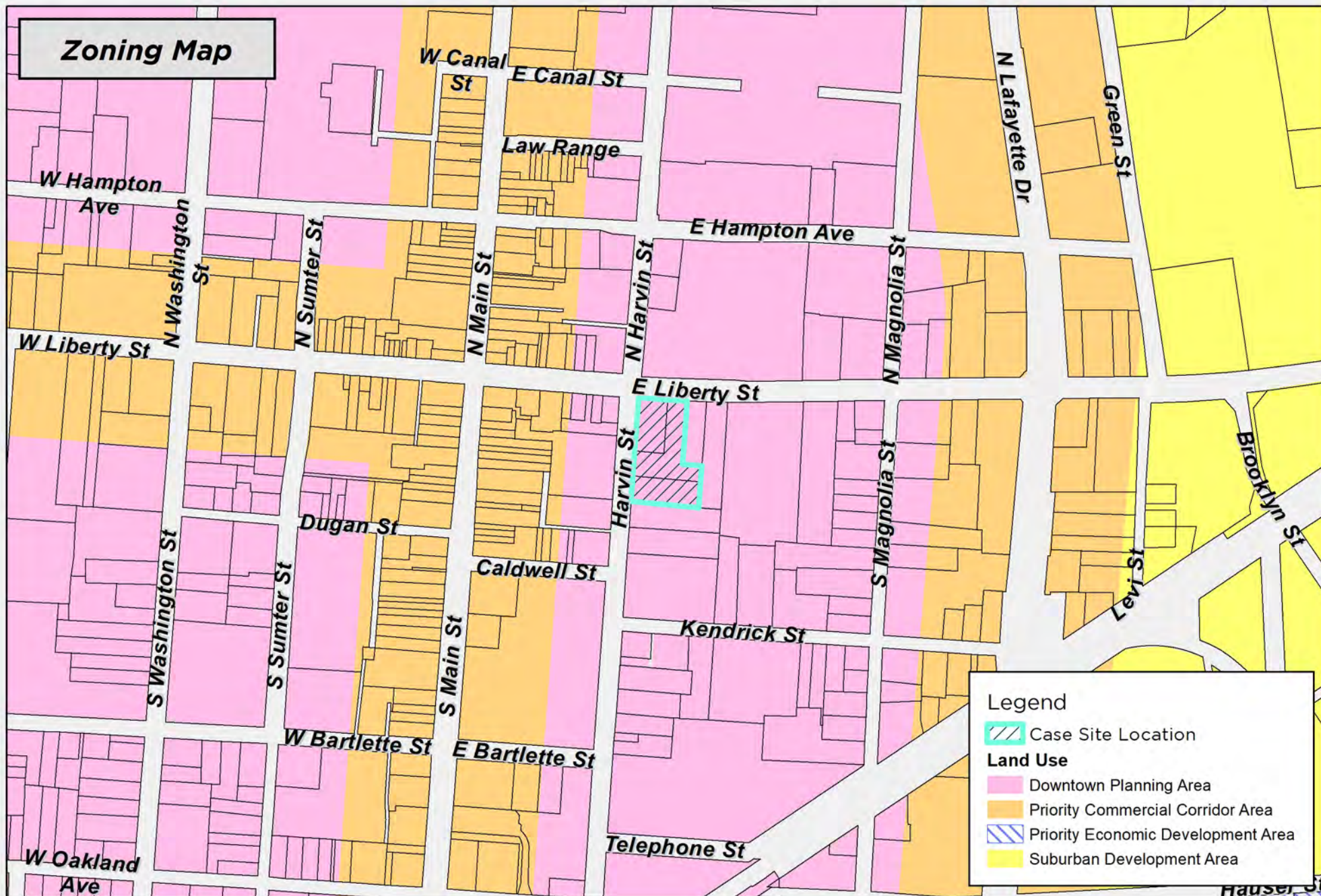
Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 10/3/2025  
User Name: crobbins  
Document Name: RZ-25-18



RZ-25-18  
100 E Liberty St, Sumter, SC 29150  
Tax Map #249-16-01-001, 249-16-01-002  
& 249-16-01-011



# Zoning Map





## Legend

 Case Site Location

## Land Use

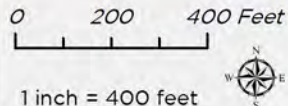
 Downtown Planning Area

 Priority Commercial Corridor Area

 Priority Economic Development Area

 Suburban Development Area

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.



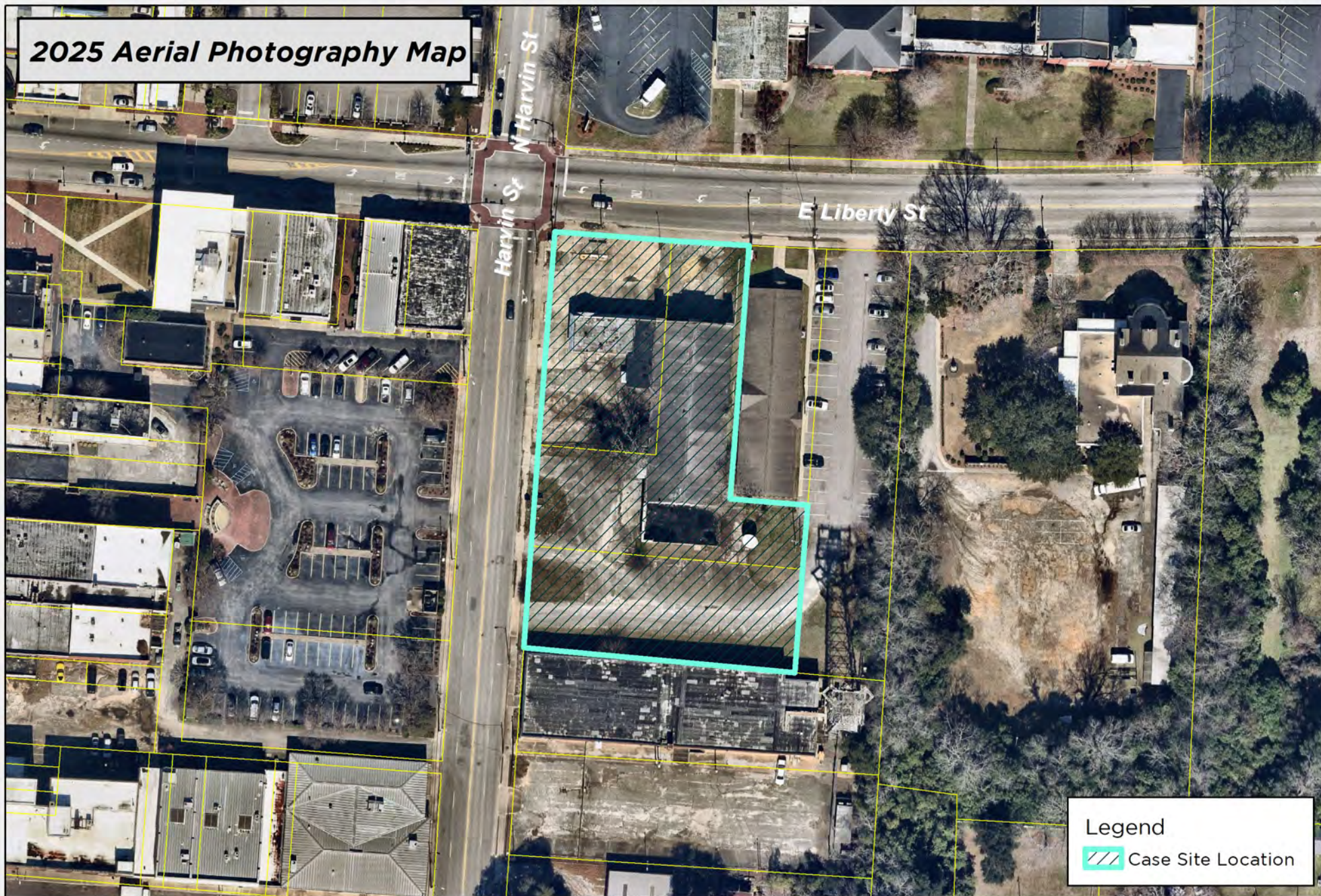
Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 10/3/2025  
User Name: crobbins  
Document Name: RZ-25-18




RZ-25-18  
100 E Liberty St, Sumter, SC 29150  
Tax Map #249-16-01-001, 249-16-01-002  
& 249-16-01-011



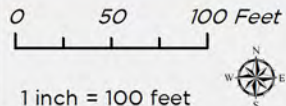
# 2025 Aerial Photography Map



## 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.



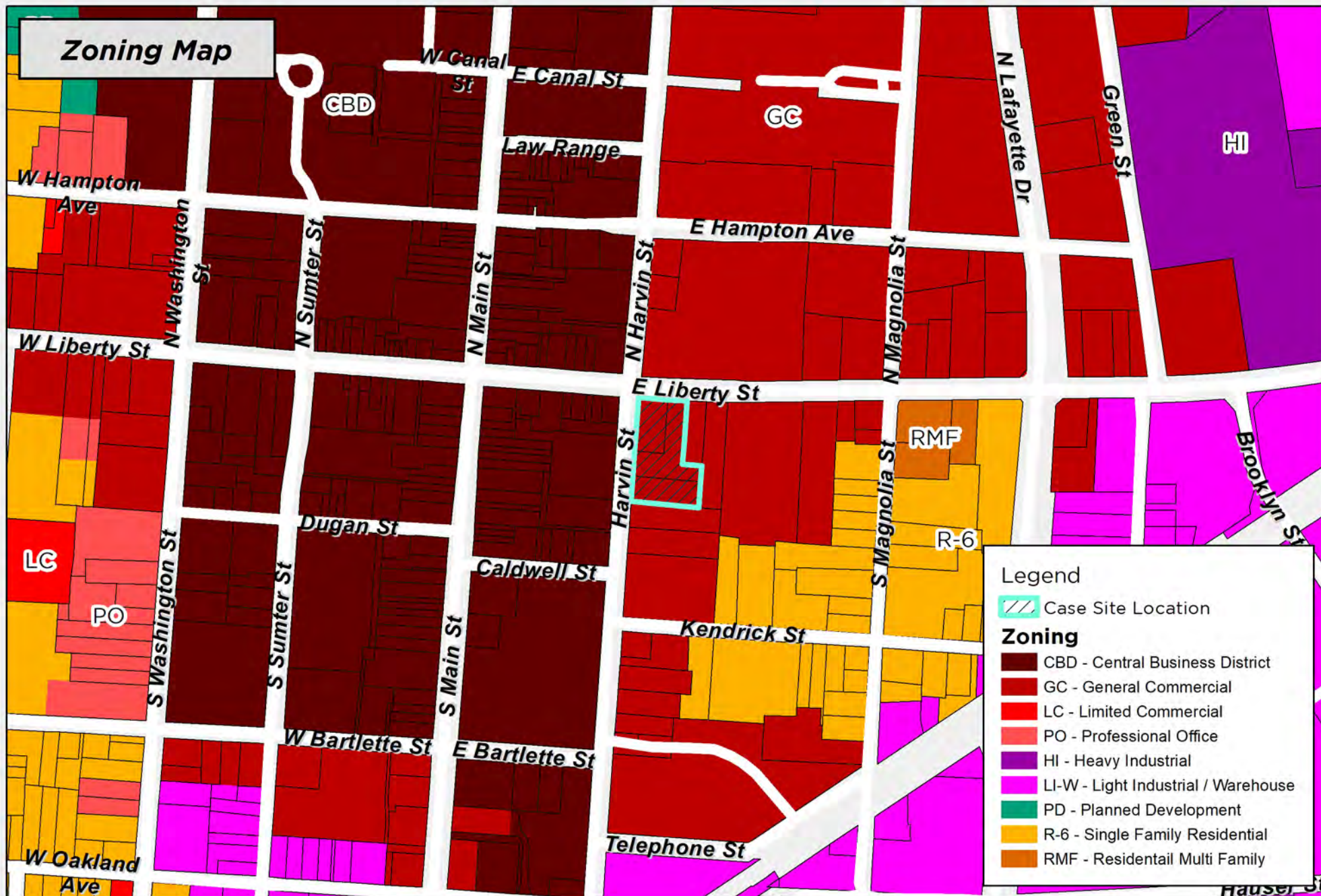
Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 10/3/2025  
User Name: crobbins  
Document Name: RZ-25-18



RZ-25-18  
100 E Liberty St, Sumter, SC 29150  
Tax Map #249-16-01-001, 249-16-01-002  
& 249-16-01-011



# Zoning Map



## Legend

Case Site Location

## Zoning

- CBD - Central Business District
- GC - General Commercial
- LC - Limited Commercial
- PO - Professional Office
- HI - Heavy Industrial
- LI-W - Light Industrial / Warehouse
- PD - Planned Development
- R-6 - Single Family Residential
- RMF - Residential Multi Family

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

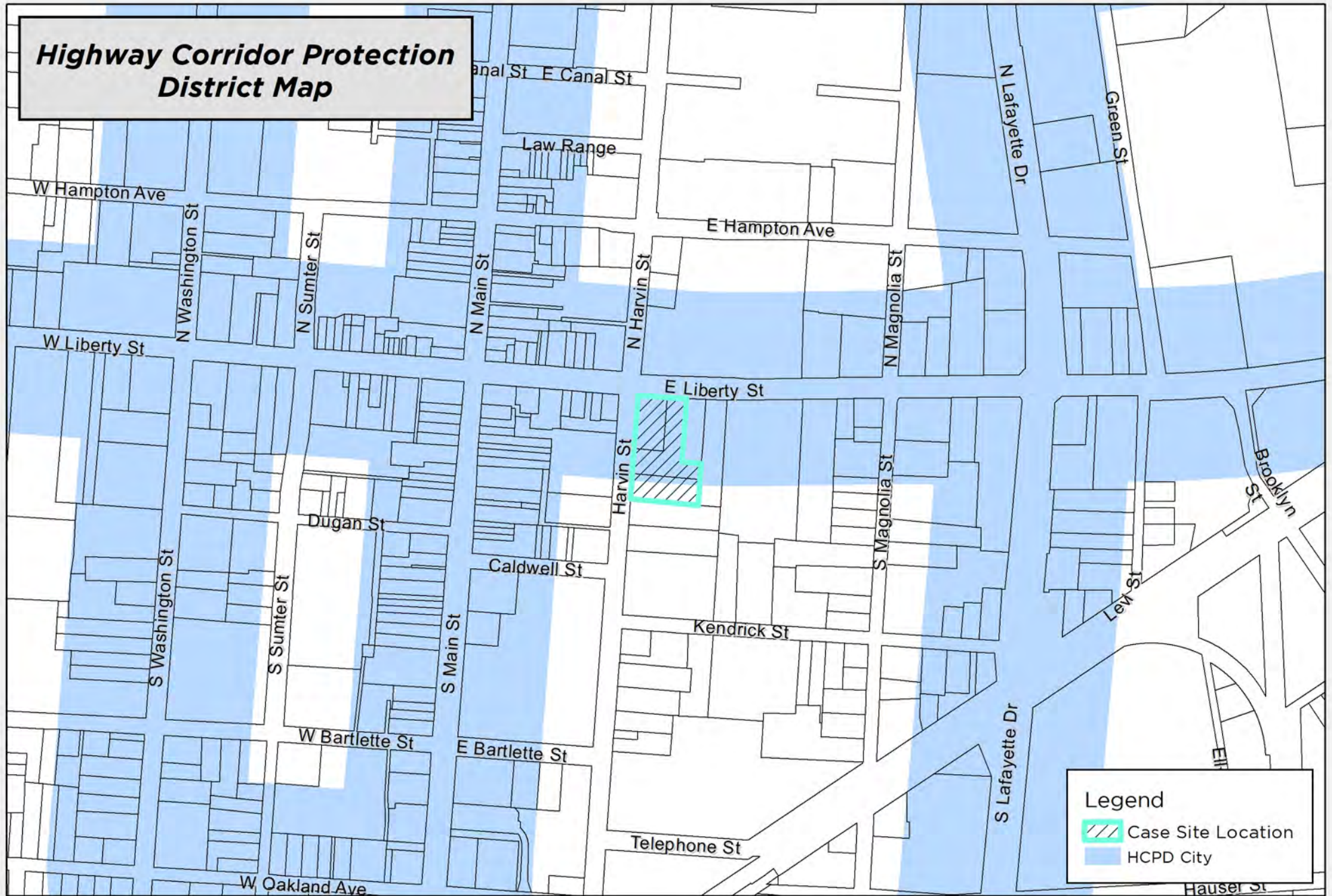
Map Prepared by: Sumter Planning Department  
Copyright 2025  
Date: 10/3/2025  
User Name: crobbins  
Document Name: RZ-25-18



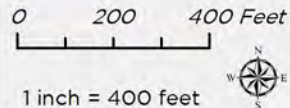
RZ-25-18  
100 E Liberty St, Sumter, SC 29150  
Tax Map #249-16-01-001, 249-16-01-002  
& 249-16-01-011



# Highway Corridor Protection District 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: 10/3/2025  
User Name: crobbins  
Document Name: RZ-25-18



RZ-25-18  
100 E Liberty St, Sumter, SC 29150  
Tax Map #249-16-01-001, 249-16-01-002  
& 249-16-01-011