

# Sumter City-County Planning Commission

February 25, 2026

## RZ-26-01 1259 N Main St (County)

### I. THE REQUEST

**Applicant:** Miles Franzen

**Status of the Applicant:** Authorized Agent for Property Owner

**Request:** A request to rezone a +/- 8.8-acres parcel from General Residential (GR) to General Commercial (GC).

**County Council District:** District 2

**Location:** 1259 N Main St, Sumter, SC, 29153

**Size of Property:** +/- 8.8 acres

**Present Use/Zoning:** Mobile Home Park / General Residential (GR)

**Proposed Use/Zoning:** Mobile Home & RV Park / Residential-15 (R-15)

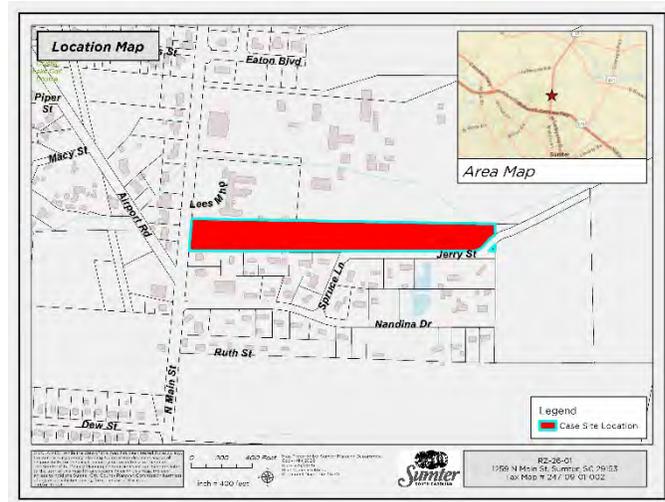
**Tax Map Reference:** 247-09-01-002

**Adjacent Property Land Use and Zoning:**  
North: Residential / Agricultural Conservation (AC)  
South: Residential / General Residential (GR)  
East: Residential / General Residential (GR) & Agricultural Conservation (AC)  
West: Residential / Residential-9 (R-9)

### II. BACKGROUND

This is a request to rezone a +/- 8.8-acres parcel (TMS# 247-09-01-002) from General Residential (GR) to General Commercial (GC).

The subject property is shown in red on the location map to the right. The property is located on the east side of N. Main St. and to the north of the Jerry St., which is a private road. The property is the location on a non-conforming mobile home park accessed from N. Main St.



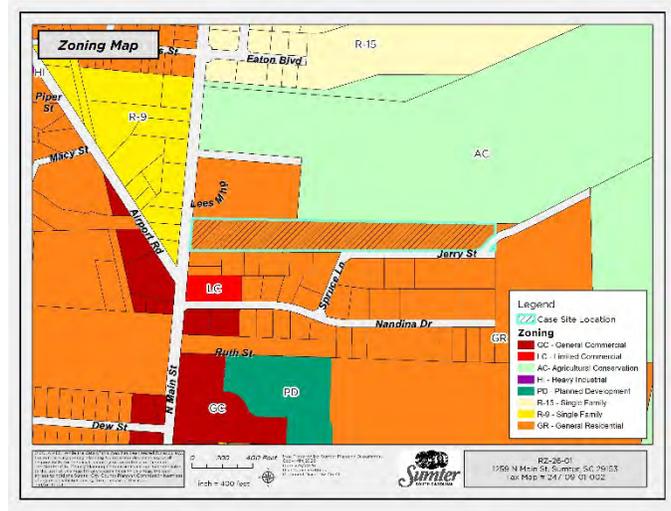
The mobile park was originally developed in 1998 as Lee’s MHP and was recently sold in 2025, after which it was renamed North Mobile Home Park.



**Zoning**

The property is currently zoned GR. Property to the north is zoned Agricultural Conservation (AC). Property to the west, across N. Main St., is zoned Residential-9 (R-9). Property to the south is zoned GR, and property to the east is a combination of GR & AC.

The purpose of the GR district is to accommodate higher density residential development and a variety of housing types on small lots.



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 applicant is requesting a rezoning to allow the placement of recreational vehicles and campers on the property. This use is not permitted in the GR district but is allowed as a conditional use in the GC district. The applicant also intends to retain a portion of the existing mobile home park on the site.

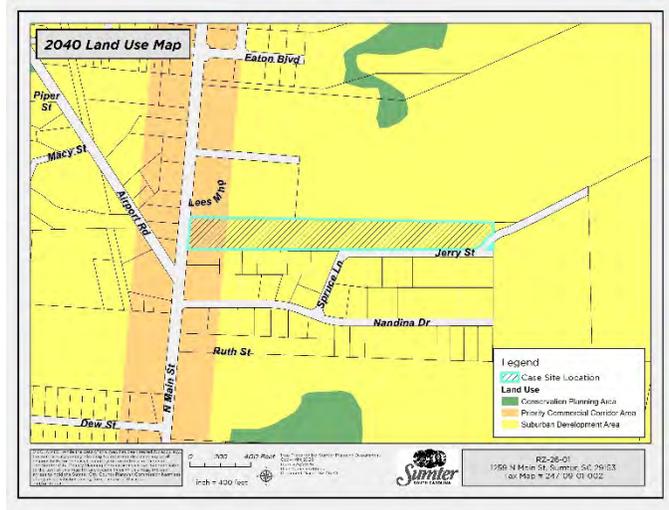
**Permitted and Conditional Uses:**

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.

**III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN**

The Sumter 2040 Comprehensive Plan shows that the property is in the Suburban Development Planning Area and along the Priority Commercial Corridor.

Suburban Development Areas are 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.



Priority Commercial Corridors are a host to a diversity of uses from large, destination retail uses to more base industrial outdoor storage uses. Many formerly prosperous commercial corridors have struggled in recent years, such as Broad St. (from Wesmark Dr. to Church St.) or Manning Avenue in the City. Many corridors are trending toward higher levels of vacancy, or marginalization of retail uses. They are visually uninviting and face outright abandonment.

**IV. TRANSPORTATION REVIEW**

The site has direct frontage onto N. Main St., a SCDOT owned and maintain roadway. The segment of N. Main St. directly in front of the subject property is a paved 2 lane road that is functionally classified as a Principal Arterial Roadway. The AADT on N. Main St. is 7,700.

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

**V. STAFF RECOMMENDATION**

The property is located in the Priority Commercial Corridor Planning Area. Commercial zoning is supported in these areas by the Sumter 2040 Comprehensive Plan. However, the parcel is primarily surrounded by existing residential development, with the exception of the north side where a commercial residential care facility and the Sumter County Sherriff’s Office complex are located. The parcel also has excessive depth, far beyond the extent of the Priority Commercial Corridor

boundary. Rezoning would impact the entirety of the parcel. The GC district is the only district that permits both mobile home parks and RV parks.

**VI. DRAFT MOTION**

- 1) I move that the Planning Commission recommend **approval** of RZ-26-01, rezoning a +/- 8.8-acres parcel (TMS# 247-09-01-002) from General Residential (GR) to General Commercial (GC).
- 2) I move that the Planning Commission recommend **denial** of RZ-26-01 rezoning a +/- 1.0 acre parcel (TMS# 247-09-01-002) from General Residential (GR) to General Commercial (GC).
- 3) I move an alternate motion.

**VII. PLANNING COMMISSION – February 25, 2026**

## Exhibit 5: Permitted Uses in All Zoning Districts

**Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use**  
*\*Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present.*

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
111	Crop Production	P	P	P	P	P	C	C	C	C	P	P	P	P*	All - Ref: Article 3.x.1. & Conditional Use Only - Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
112	Animal Production and Aquaculture	P	P	P	P	P	C	C	C	C	P	P	P	P	All - Ref: Article 3.x.1. & Conditional Use Only - Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
11212	Beef Cattle Feedlots										S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
112210	Hog and Pig Farming														Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
1123	Poultry and Egg Production										S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
11299	Kenels, Breeding and Raising Stock for Sale										S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
113	Forestry and Logging										P	P	P	P	11 - Agriculture, Forestry, Fishing and Hunting	11 - Agriculture, Forestry, Fishing and Hunting
114	Fishing, Hunting, and Trapping										P	P	P	P	11 - Agriculture, Forestry, Fishing and Hunting	11 - Agriculture, Forestry, Fishing and Hunting
1151	Support Activities for Crop Production										P	P	P	C*	Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
11511	Soil Preparation, Planting, and Cultivating										P	P	P	P	Ref: Article 5.b.1.	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*	Ref: Article 5.a.5. & Article 5.b.1.	21 - Mining, Quarrying, and Oil and Gas Extraction
2122	Metal Ore Mining													S	Ref: Article 1.h.4.c. & Article 5.b.3.	21 - Mining, Quarrying, and Oil and Gas Extraction
213	Nonmetallic Mineral Mining and Quarrying													C	Ref: Article 5.b.1. & Article 5.b.1.r.	21 - Mining, Quarrying, and Oil and Gas Extraction
2133	Support Activities for Mining													C	Article 5.b.1.	21 - Mining, Quarrying, and Oil and Gas Extraction
22112	Electric Power Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
2212	Natural Gas Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P	Ref: Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
22111	Electric Power Generation	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
22114	Primary - Solar Electric Power Generation (Photovoltaic Solar Energy System)										S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3. & Article 10	22 - Utilities
22114	Accessory - Solar Electric Power Generation (Photovoltaic Solar Energy System)										C	C	C	C	Ref: Article 5.b.1. & Article 5.b.1.m. & Article 10	22 - Utilities
2212	Electric Power Transmission, Control, and Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P	Definition	22 - Utilities
2212	Natural Gas Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P	22 - Utilities	22 - Utilities
22131	Water Supply and Irrigation Systems	P	P	P	P	P	P	P	P	P	P	P	P	P	22 - Utilities	22 - Utilities
22132	Sewage Treatment Facilities	P	P	P	P	P	P	P	P	P	S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
236	Construction of Buildings														Conditional Use Only - Ref: Article 5.b.1. C-500 Only - Ref: Article 5.a.5. LC & GC Districts Only - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks.	23 - Construction
237	Heavy and Civil Engineering Construction										P	P	P	C-500*	Ref: Article 5.a.5 & Article 5.b.1.	23 - Construction
238	Specialty Trade Contractors										P	P	P	C-500*	Conditional Use Only - Ref: Article 5.b.1 C-500 Only - Ref: Article 5.a.5. GC District Only - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks.	23 - Construction
311	Food Manufacturing														Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
3113	Sugar and Confectionary Product Manufacturing										C*	P	C*	C*	Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
3114	Fruit and Vegetable Preserving and Specialty Foods Manufacturing										C*	P	C*	C*	Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
3115	Dairy Product Manufacturing										C*	P	C*	C*	Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
3116	Animal Slaughtering and Processing										S				Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
3118	Bakeries and Tortilla Manufacturing										C*	P	C*	C*	Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
3119	Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.)										C*	P	C*	C*	Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
312	Beverage and Tobacco Product Manufacturing										C*	P	C*	C*	Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
313	Textile Mills														Ref: Article 5.b.1. & Article 5.b.1.s	31-33 - Manufacturing
314	Textile Product Mills														Ref: Article 5.b.1. & Article 5.b.1.s	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	CF	Notes	NAICS Sector (2 Digit)
315	Apparel Manufacturing											P				31-33 - Manufacturing
316	Leather and Allied Products Manufacturing											P				31-33 - Manufacturing
321	Wood Product Manufacturing										P	P				31-33 - Manufacturing
322	Paper Manufacturing											P				31-33 - Manufacturing
323	Printing and Related Support Activities									P	P	P	C-500*		Ref Article 5.a.5. & Article 5.b.1.	31-33 - Manufacturing
324	Petroleum and Coal Products Manufacturing											P				31-33 - Manufacturing
325	Chemical Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
326	Plastics and Rubber Products Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
327	Nonmetallic Mineral Product Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
331	Primary Metals Manufacturing										P	P				31-33 - Manufacturing
332	Fabricated Metal Product Manufacturing										P	P			Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332311	Prefabricated Metal Building and Component Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332322	Metal Window and Door Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332322	Sheet Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332323	Ornamental and Architectural Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332999	Miscellaneous Fabricated Metal Product Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
333	Machinery Manufacturing											P				31-33 - Manufacturing
334	Computer and Electronic Product Manufacturing											P				31-33 - Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing										P	P				31-33 - Manufacturing
336	Transportation Equipment Manufacturing											P				31-33 - Manufacturing
336212	Truck Trailer Manufacturing										P	P				31-33 - Manufacturing
337	Furniture and Related Product Manufacturing										P	P				31-33 - Manufacturing
339	Miscellaneous Manufacturing										P	P				31-33 - Manufacturing
423	Merchant Wholesalers, Durable Goods										P	P				42 - Wholesale Trade
42314	Motor Vehicle Parts (Used) Merchant Wholesalers										S*	P			Retail sales of new and/or used parts in conjunction with on-site dismantling of vehicles and/or vehicle storage shall be reviewed in this use category. Special Exception Only – Ref. Article 1.h.4.c. & Article 5.b.3.	42 - Wholesale Trade
4239	Junkyards (as defined in Article 10)											P			Ref. Article 10 Definition	42 - Wholesale Trade
423930	Salvage, Scrap, merchant wholesalers											P			Retail sales of salvage/scrap in conjunction with a salvage or scrap yard is permitted	42 - Wholesale Trade
423990	Recyclable Material Merchant wholesalers											P			Retail sales of recyclable material in conjunction with on-site recyclable materials yard is permitted.	42 - Wholesale Trade
423999	Tombstone merchant wholesalers										P	P	C*		Ref. Article 5.b.1.	42 - Wholesale Trade
424	Merchant Wholesalers, Nondurable Goods										P	P				42 - Wholesale Trade
4245	Farm Product Raw Material Merchant Wholesalers										S	S			Ref. Article 1.h.4.c. & Article 5.b.3.h.	42 - Wholesale Trade
425	Wholesale Trade Agents and Brokers						P	P	P	P	P	P				42 - Wholesale Trade
4411	Automobile Dealers							C*	C*	C*	C*	C*			Ref. Article 5.b.1.	44-45 - Retail Trade
4412	Other Motor Vehicle Dealers							C	C	C	C	C			Ref. Article 5.b.1.	42 - Wholesale Trade
4413	Automotive Parts, Accessories, and Tire Retailers (New and Used)							C*	P*	P*	P*				Uses with on-site dismantling of vehicles and/or outdoor storage of vehicles used for parts removal shall be reviewed under NAICS 42314. Outdoor storage or sales areas must be completely screened. (See NAICS 42314) Conditional Use Only – Ref. Article 5.b.1	44-45 - Retail Trade

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444	Building Material and Garden Equipment and Supplies Dealers									P	P	P	C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
44414	Hardware Retailers							P	P	P	P	P	C-300*		Ref. Article 5.b.1. C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4442	Lawn and Garden Equipment and Supplies Retailers							P	P	P	P	C*	C*		Ref. Article 5.b.1.	44-45 - Retail Trade
445	Food and Beverage Retailers							P	P	P	P	C*	C*		Ref. Article 5.b.1.	44-45 - Retail Trade
44511	Grocery Stores							P	P	P	C*		C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
44513	Convenience Retailers without Fueling Service							P	P	P	P	P	C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
445132	Automatic Merchandising Machine Operators							C	C	C	C	C	C		Ref. Article 5.b.1. & Article 5.b.1.1	44-45 - Retail Trade
4452	Specialty Food Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
445230	Produce Stands, permanent							C	C	C			C		Ref. Article 5.b.1. & Article 5.b.1.k.	44-45 - Retail Trade
445230	Produce stands, temporary							C	C	C			C		Ref. Article 5.b.1.	44-45 - Retail Trade
4453	Beer, Wine, and Liquor Retailers							S	S	S	S				Ref. Article 1.h.4.c. & Article 5.b.3.	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45411	Electronic Shopping and Mail Order Houses							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4551	Department Stores							C*	C*	C*	C*		C-500*		All – Any uses in this category that are greater than 11,000 sq. ft. GFA are reviewed under NAICS 4552 Conditional Use Only – Ref. Article 5.b.1. & Article 5.b.1.o.	44-45 - Retail Trade
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
456	Health and Personal Care Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45711	Gasoline and Alternative Motor Fuels Service Stations with Convenience Stores						P	C*	C*	P	P		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45712	Gasoline and Alternative Motor Fuels Service Stations without Convenience Stores									C*	P				Ref. Article 5.b.1.	44-45 - Retail Trade
4572	Fuel Dealers									C*	P				Ref. Article 5.b.1.	44-45 - Retail Trade
45721	Firewood dealers, direct selling									P	P					44-45 - Retail Trade
458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers									P	P					44-45 - Retail Trade
459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4595	Used Merchandise Retailers							P	P	P	C*		C-300*		Ref. Article 5.b.1.	44-45 - Retail Trade
4595	Used Merchandise Retailers (Flea Markets)									C*	C*		C-300*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45993	Manufactured home dealers									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
459991	Tobacco Stores									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
459999	Fireworks shops (permanent location)									P	P		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
481	Air Transportation										P	P	C*		Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
482	Rail Transportation									C*	P	P			Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
483	Water Transportation												P*		Permitted only in AC	48-49 - Transportation and Warehousing
484	Truck Transportation									C*	P	P			Ref. Article 5.b.1. & No trucking operations involving waste materials, especially hazardous waste, or activities involving odors or excessive noise, shall be allowed in the GC	48-49 - Transportation and Warehousing

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485	Transit and Ground Passenger Transportation									C*	P	P			District. 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	P	C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing								P	P	P	P	C*		Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
491	Postal Services									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	P	P		Mini-Warehouses covered under NAICS 53113	48-49 - Transportation and Warehousing
493190	Boat/RV/Camper/ Non-Commercial Trailer Storage Only									C*	P	P	C*		Refer to Article 5.b.1. & Article 5.b.1.1.	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			Not including manufacturing/printing of published materials.	51 - Information
516	Broadcasting and Content Providers	P	P	P	P	P	P	P	P	P	P	P	P	P		51 - Information
517	Communications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref. Article 1.h.4.c. & Article 5.b.4.	51 - Information
517	Telecommunications	P	P	P	P	P	P	P	P	P	P	P	C*		Ref. Article 5.b.1.	51 - Information
518	Data Processing, Hosting, and Related Services									P	P	P				51 - Information
519	Libraries and Archives	C*	C*	C*	C*	C*	P	P	P	P	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	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
522	Credit Intermediation and Related Activities							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
522299	Pawn Shops									P	C*				Ref. Article 5.b.1.	52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
524	Insurance Carriers and Related Activities							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
531	Real Estate							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units								C*	C*	P*	P*	C*		All – Ref. Article 4.n.1. Conditional Use Only – Ref. Article 5.b.1. & Article 5.b.1.h.	53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing								P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	53 - Real Estate and Rental and Leasing
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					Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5411	Legal Services							P	P	P			C*		Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services							P	P	P			C*		Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services							P	P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	54 - Professional, Scientific, and Technical Services

## Exhibit 5: Permitted Uses in All Zoning Districts

**Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use**  
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NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
5414	Specialized Design Services						P	P	P	P	P	P	C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	54 - Professional, Scientific, and Technical Services
5415	Computer Systems Design and Related Services						P	P	P	P	P	P				54 - Professional, Scientific, and Technical Services
5416	Management, Scientific, and Technical Consulting Services						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P	P	P	P	P	P	C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	C*				Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Services						P	P	P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C*	C*	C*	P*	P*	P	P		Ref. Article 5.b.1. & Article 5.b.1.q. Veterinary facilities specializing in large animals require conditional use approval in PO, LC, GC, & LI-W Districts	54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P	P	P	P	P	P	C-200*		Ref. Article 5.b.1. & C-200 Only – Ref. Article 5.a.5.	56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P	P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons											S	S		Ref. Article 5.b.1. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services						P	P	P	P	C*				Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P	P	P	P	C*				Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession Services									C*	P				*No on-site storage of repossessed vehicles permitted in LC or GC Districts. Conditional Use Only – Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P	P	P	P					Except rental of dog for protective service & armored car services.	56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services								P	P					Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings							P	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	P				56 - Administrative and Support and Waste Management and Remediation Services
56172	Janitorial Services								P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
56173	Landscaping Services								P	P	P	P	C*		Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
56174	Carpet cleaning plants								P	P	P	P	C-300		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	C				Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection								C	C	C	C	C		Ref. Article 5.b.1.	56 - Administrative and Support and Waste Management and Remediation Services
562211	Hazardous Waste (including Nuclear Waste) Transfer, Storage, Treatment, and/or Disposal Facilities											S			Ref. Article 1.h.4.c. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
562212	Solid Waste Landfills											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
562213	Solid Waste Combustors and Incinerators											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
562213	Poultry Incinerators											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services											S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary and Secondary Schools	C	C	C	C	C	C	C	C	C					Ref. Article 5.b.1.	61 - Educational Services
6112	Junior Colleges	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				Ref. Article 5.b.1.	61 - Educational Services
6114	Business Schools and Computer and Management							P	P	P	P	P			61 - Educational Services	61 - Educational Services

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	Training															
6115	Technical and Trade Schools							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*	P	P	P	P	C*		Ref. Article 5.b.1.	61 - Educational Services
	Offices of Physicians							P	P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6212	Offices of Dentists							P	P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6213	Offices of Other Health Practitioners							P	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	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6215	Medical and Diagnostic Laboratories								P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	62 - Health Care and Social Assistance
6216	Home Health Care Services							P	P	P	P	C*	C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
621910	Ambulance Services							C*	P	P	P	P	C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6221	General Medical and Surgical Hospitals								P	P	C*		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6222	Psychiatric and Substance Abuse Hospitals								C*	C	C		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6223	Specialty (except Psychiatric and Substance Abuse) Hospitals								C*	P	P		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6231	Nursing Care Facilities (Skilled Nursing Facilities)							C*	C*	P	P	C*	C-500*		Ref. Article 5.b.1. & C-500 Only - Ref. Article 5.a.5.	62 - Health Care and Social Assistance
6232	Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities							P*	P*	P*		S*	P*	C*	Special Exception Only - Ref. Article 1.h.4.c. Conditional Use Only - Ref. Article 5.b.1. All - Ref. Article 10	62 - Health Care and Social Assistance
6233	Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly (Residential Care Only)							P	P	P	P	S	P	C	Conditional Use Only - Ref. Article 5.b.1. & All - Ref. Article 10 Definitions Note: Facilities Providing Nursing Care are classified under NAICS 631	62 - Health Care and Social Assistance
6239	Other Residential Care Facilities								P	P	P		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6241	Individual and Family Services							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		C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
6243	Vocational Rehabilitation Services							P	P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	62 - Health Care and Social Assistance
6244	Child Care Services							P	P	P	P	P	C*		Ref. Article 5.b.1.	62 - Health Care and Social Assistance
7111	Performing Arts Companies								P	P	P		C*		Ref. Article 5.b.1.	71 - Arts, Entertainment, and Recreation
711211	Sports Teams and Clubs								P	P	P		C-500*		Ref. Article 5.b.1. & C-500 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
711212	Racetracks								S	S			C-500*		Ref. Article 5.b.1. & C-500 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
7113	Promoters of Performing Arts, Sports, and Similar Events								P	P	P		C-500*		Ref. Article 5.b.1. & C-500 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
7114	Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures								P	P	P		C*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
7115	Independent Artists, Writers, and Performers								P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
7121	Museums							C	C	C	C		C-300*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
71213	Zoos and Botanical Gardens							C	C	C	C		C-300*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
71311	Amusement and Theme Parks								P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
71312	Amusement Arcades								C	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only - Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
7132	Gambling Industries (i.e. Bingo Parlors, Pool Halls)								S	S			C*		Ref. Article 1.h.4.c. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
7132	Electronic Gaming Establishments (Gambling)								S	S			C*		Ref. Article 1.h.4.c. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
7139	Other Amusement and Recreation Industries							S	S	S	S		S		Ref. Article 1.h.4.c. & Article 5.b.3	71 - Arts, Entertainment, and Recreation

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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*	C*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
71395	Bowling Alleys							S	S	P	C*		C-500*	C-500*	Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Indoor)							S	S	S	S	S	S	S	Ref. Article 1.h.4.c. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Outdoor)							S	S	S	S	S	S	S	Ref. Article 1.h.4.c. & Article 5.b.3.	71 - Arts, Entertainment, and Recreation
72111	Hotels (except Casino Hotels) and Motels									P	C*		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	72 - Accommodation and Food Services
72111	Organization Hotels and Lodges						C*	C*	C*	P			C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	72 - Accommodation and Food Services
721191	Bed and Breakfast Inns				C		C	C	C				C	C	Ref. Article 5.b.1.	72 - Accommodation and Food Services
7212	Recreational Vehicle Parks and Recreational Camps								C*	C*	C*		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	72 - Accommodation and Food Services
7213	Rooming and Boarding Houses, Dormitories, and Workers' Camps				C		C	C	C						Ref. Article 5.b.1.	72 - Accommodation and Food Services
7223	Special Food Services						C*	C*	P*	P*	P*				Conditional Use Only – Ref. Article 5.b.1. All – Mobile Vending Food Trucks in Accordance with Article 5.c.6.	72 - Accommodation and Food Services
7224	Drinking Places/Night Clubs/Bottle Shops							S	S	S	S		S		Ref. Article 1.h.4.c., Article 5.b.3. & Article 10 Definition.	72 - Accommodation and Food Services
7225	Restaurants and Other Eating Places							P	P	P	P		C*		Ref. Article 5.b.1.	72 - Accommodation and Food Services
81111	Automotive Mechanical and Electrical Repair and Maintenance								C*	C*	P	P	C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81112	Automotive Body, Paint, Interior, and Glass Repair								C*	C*	P	P	C*	C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81191	Automotive Oil Change and Lubrication Shops								P	P	P				Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81192	Car Washes							C*	P	P	P		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8112	Electronic and Precision Equipment Repair and Maintenance								P	P	P		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance								P	P	P		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8114	Personal and Household Goods Repair and Maintenance								P	P	P	P	C-300	C-300	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81212	Beauty and barber shops, combined						P	P	P	P	P		C*	C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81213	Nail Salons						P	P	P	P	P		C*	C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81219	Massage wellness spas/centers						P	P	P	P	P		C*	C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
812199	Tattoo Parlors								S	S	S				Ref. Article 1.h.4.c. & Article 5.b.3.	81 - Other Services (except Public Administration)
81221	Funeral Homes and Funeral Services								P	P	P		C-500*	C-500*	Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81222	Ash Gardens		C	C	C	C	C	C	C	C	C		C	C	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81222	Cemeteries		C-300	C	C	C	C	C	C	C	C		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81231	Coin-Operated Laundries and Drycleaners							P	P	P	P		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81232	Drycleaning and Laundry Services (except Coin-Operated)								C*	C*	P	P	C-500*	C-500*	Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81232	Laundry and drycleaning agents							P	P	P	P		C*	C*	Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81233	Linens and Uniform Supply							P	P	P	P		C*	C*	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*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
812910	Pet Training, Sitting, Walking, and Pedigree Record							P	P	P	C*		C-300*	C-300*	Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)

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	Services (No Overnight Boarding)														C-300 Only – Ref. Article 3.a.5.	
812910	Animal Shelters, Dog Pounds, Overnight Pet Boarding/Kenneling/Sitting Services								S	S	S	S	S		Ref. Article 1.h.4.c. & Article 3.b.3.	81 - Other Services (except Public Administration)
81293	Commercial Truck and Trailer Parking								C*	P	P	P	C-500*		Ref. Article 3.b.1., Article 3.b.1.n., & C-500 Only – Ref. Article 3.a.5.	81 - Other Services (except Public Administration)
81293	Parking Lots and Garages								C*	P	C*	P			Ref. Article 3.b.1.	81 - Other Services (except Public Administration)
81299	Bondsperson Services						P		P	P	C*				Ref. Article 3.b.1.	81 - Other Services (except Public Administration)
81299	Special Event Facilities								C	C	C		C-300*		Ref. Article 3.b.1. & C-500 Only – Ref. Article 3.a.5.	81 - Other Services (except Public Administration)
8131	Religious Organizations						C	C	C	C	C		C		Ref. Article 3.b.1.	81 - Other Services (except Public Administration)
8132	Grantmaking and Grant Services						P		P	P	C*				Ref. Article 3.b.1.	81 - Other Services (except Public Administration)
8133	Social Advocacy Organizations						P		P	P	C*		C-500*		Ref. Article 3.b.1. & C-500 Only – Ref. Article 3.a.5.	81 - Other Services (except Public Administration)
8134	Civic and Social Organizations (except automobile & motorcycle clubs)						P	C*	P	P	C*		C-500*		Ref. Article 3.b.1. & C-500 Only – Ref. Article 3.a.5.	81 - Other Services (except Public Administration)
8134	Automobile & Motorcycle Clubs								C*	C*	P		C-500*		Ref. Article 3.b.1. & C-500 Only – Ref. Article 3.a.5.	81 - Other Services (except Public Administration)
8139	Business, Professional, Labor, Political, and Similar Organizations						P		P	P	P		C*		Ref. Article 3.b.1.	81 - Other Services (except Public Administration)
814	Private Households (Household Staff)						P	P	P	P	P					81 - Other Services (except Public Administration)
921	Community Centers						C*	C*	P	P	C*					81 - Other Services (except Public Administration)
921	Executive, Legislative, and Other General Government Support						P	P	P	P	P					92 - Public Administration
921	Parks and Playgrounds						P	P	P	P	P					92 - Public Administration
922	Justice, Public Order, and Safety Activities						C*	C*	P	P	P					92 - Public Administration
92214	Correctional Institutions								S	S	S					92 - Public Administration
923	Administration of Human Resource Programs						P	P	P	P	P					92 - Public Administration
924	Administration of Environmental Quality Programs						P	P	P	P	P					92 - Public Administration
925	Administration of Housing Programs, Urban Planning, and Community Development						P	P	P	P	P					92 - Public Administration
926	Administration of Economic Programs						P	P	P	P	P					92 - Public Administration
927	Space Research and Technology						P	P	P	P	P					92 - Public Administration
928	National Security and International Affairs						P	P	P	P	P					92 - Public Administration
N/A	Sexually Oriented Businesses/Adult Uses								S	S						
N/A	Off Premise Advertising (Billboards)						C*	C*	C*	C*	P	P	C*		Ref. Article 3.b.1., Article 8.i.8., and Article 10 Definition.	
N/A	Single Family Detached Dwelling						P	P	C*	C*					Ref. Article 3.b.1.	
N/A	Single Family Attached Dwelling						C*	C*	C*	C*					Ref. Article 3.b.1. & Article 3.b.u.	
N/A	Duplex Dwelling						C*	C*	C*	C*					Ref. Article 3.b.1. & Article 3.b.l.v.	
N/A	Triplex and Quadplex Dwellings						C*	C*	C*	C*					Ref. Article 3.b.1. & Article 3.b.l.w.	
N/A	Townhouse Dwellings						C*	C*	C*	C*					Ref. Article 3.b.1.	
N/A	Multi-Family Apartments						P	C*	C*	C*					Ref. Article 3.b.1. & Article 3.b.l.i.	
N/A	Mobile Homes/Manufactured Homes														Ref. Article 4.o.1.	
N/A	Mobile Home Park						C*	C*	C*	C*					Ref. Article 4.o.2.	
N/A	In-Home Day Care as Home Occupation						C*	C*	C*	C*					Ref. Article 3.b.1. & Article 3.b.l.g.	
N/A	Residential Accessory Uses (Bathroom, Cabana, Non-Commercial Greenhouse, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop)						P	P	P	P					Ref. Article 4.g.2.	
N/A	Home-Based Businesses						P	P	P	P					Subject to Article 10 Definition.	
N/A	Accessory Apartments						P	P	P	P					Ref. Article 4.g.2.c. Not permitted on lots with Manufactured or Mobile Homes	

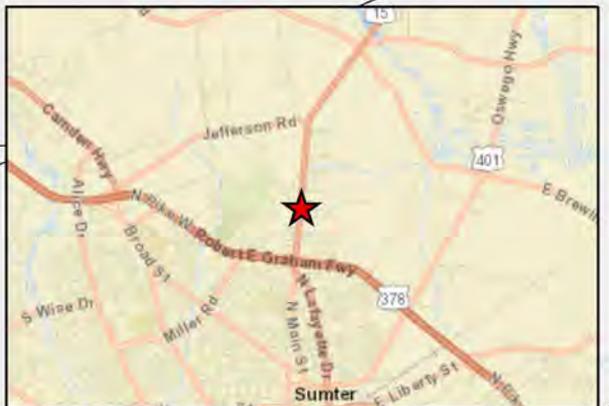
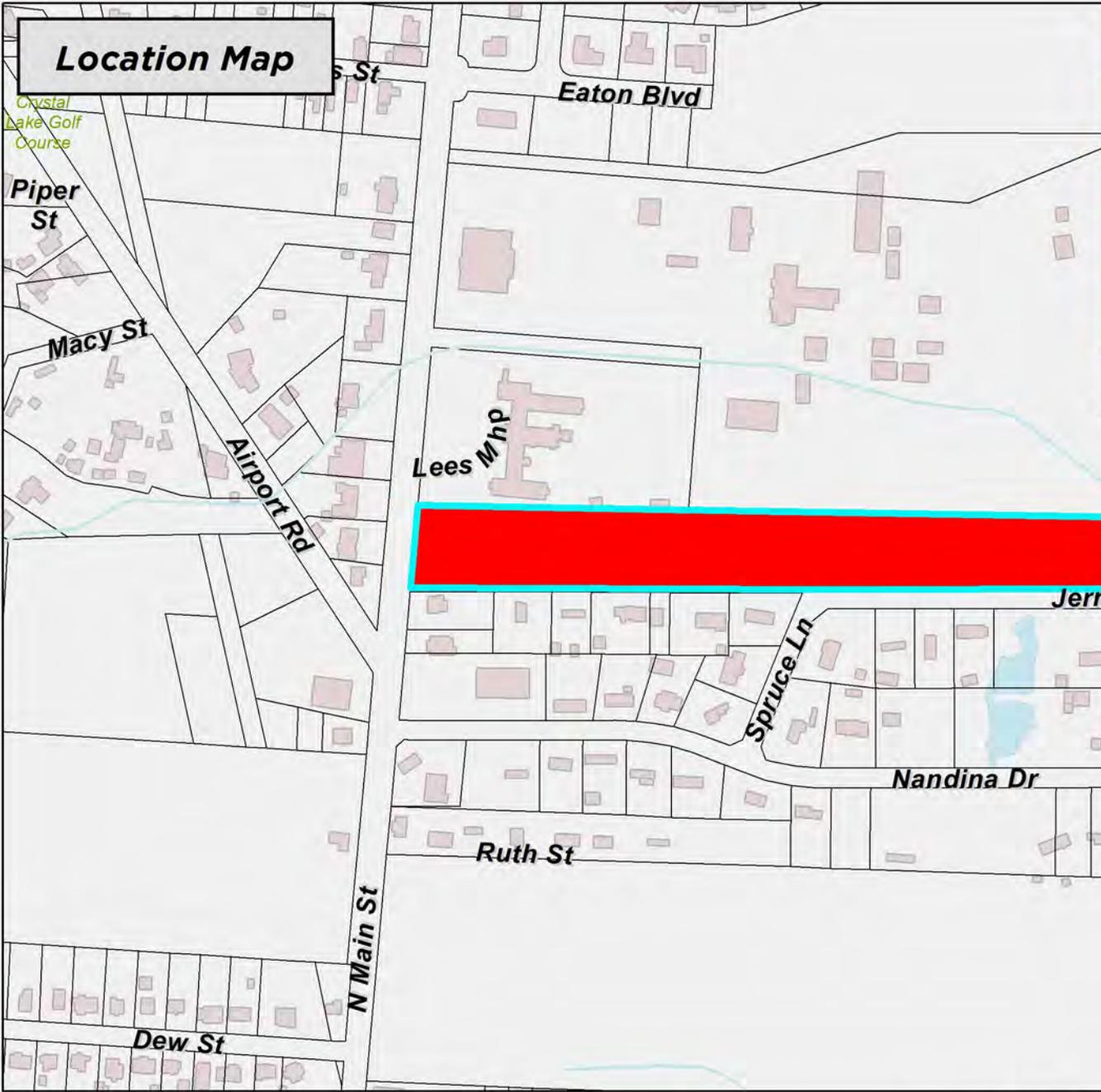
## Exhibit 5: Permitted Uses in All Zoning Districts

**Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use**  
*\* Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present.*

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
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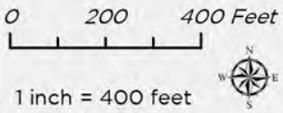
# Location Map



# Area Map

**Legend**  
 Case Site Location

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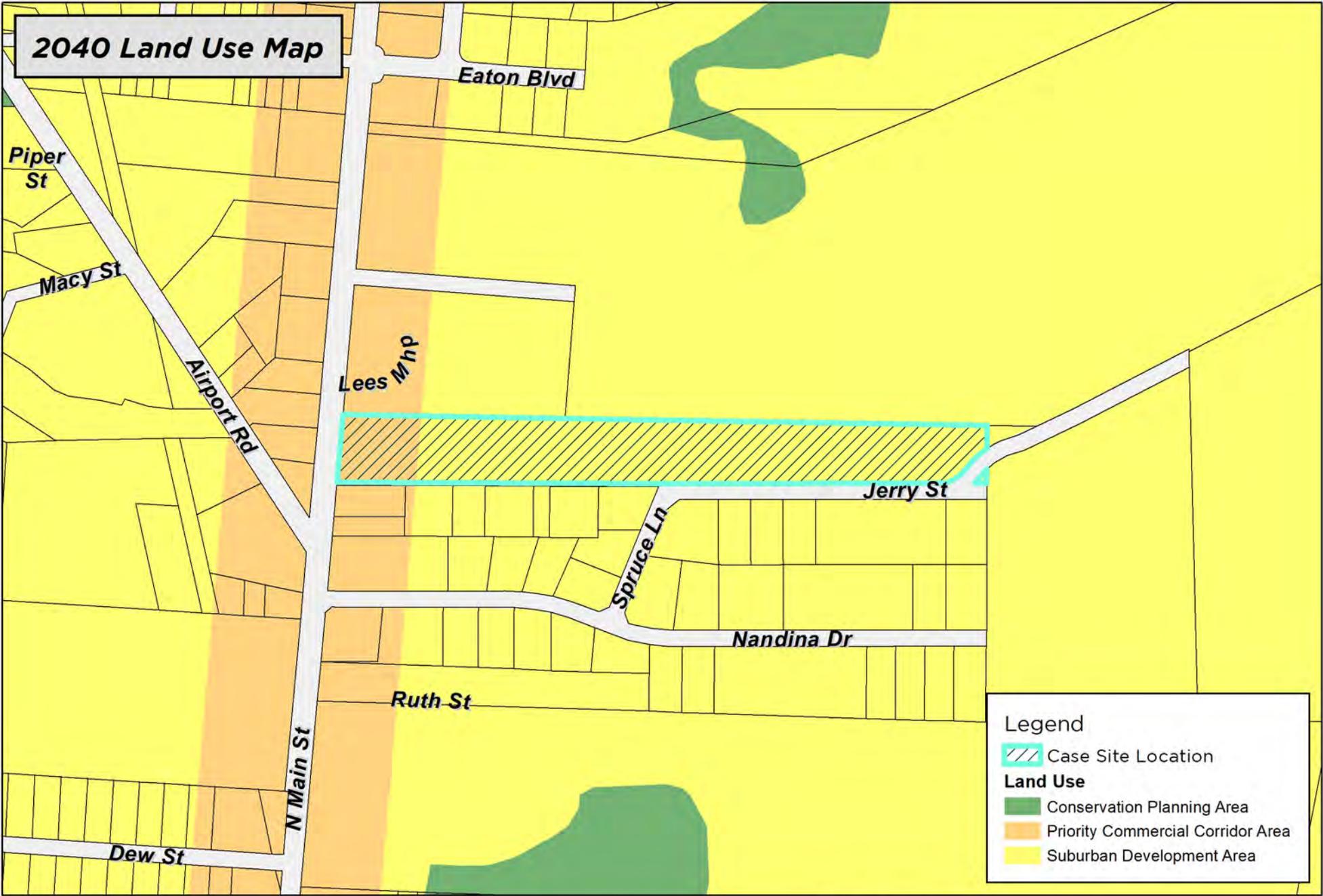


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RZ-26-01  
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Tax Map # 247-09-01-002

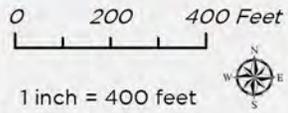
# 2040 Land Use Map



**Legend**

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

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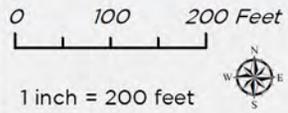
**RZ-26-01**  
 1259 N Main St, Sumter, SC 29153  
 Tax Map # 247-09-01-002

# 2025 Aerial Photography Map



**Legend**  
 Case Site Location

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# Highway Corridor Protection District Map

Eaton Blvd

Piper St

Macy St

Lees Mhp

Alipor Rd

Spruce Ln

Jerry St

Nandina Dr

Ruth St

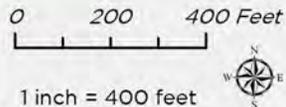
N Main St

Dew St

## Legend

-  Case Site Location
-  HCPD County

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