

Sumter City-County Planning Commission

January 28, 2025

RZ-25-24, 2140 Four Bridges Rd. (County)

I. THE REQUEST

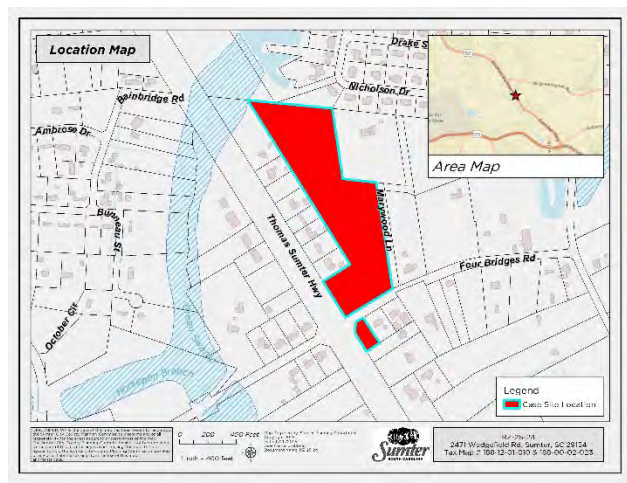
| | |
|---|--|
| Applicant: | Shanda Sumpter and Mark Hurley |
| Status of the Applicant: | Property Owners |
| Request: | A request to rezone two parcels totaling +/- 14.05 acres from Agricultural Conservation (AC) to General Residential (GR) |
| County Council District: | District 5 |
| Location: | 2140 Four Bridges Rd. |
| Size of Property: | +/- 13.49 acres |
| Present Use/Zoning: | Vacant / Agricultural Conservation (AC) |
| Proposed Use/Zoning: | Residential Development |
| Tax Map Reference: | 188-12-01-010 & 188-00-02-023 |
| Adjacent Property Land Use and Zoning: | North: Commercial & Residential / GC, R-9, and AC South: Residential / AC East: Residential / AC West: Residential / AC |

II. BACKGROUND

This is a request to rezone two parcels totaling +/- 14.05 acres parcel (TMS# 188-12-01-010 & 188-00-02-023) from Agricultural Conservation (AC) to General Residential (GR).

The subject property is shown in red on the location map to the right. The property is located at the intersection of Thomas Sumter Hwy (US-521) and Four Bridges Rd (L-1322), occupying the both the northeast and southeast corners of the intersection.

There is residentially zoned property (R-9) adjacent to TMS #188-00-023 to the north.





Above: View of TMS #188-0-02-023 as seen from Thomas Sumter Hwy. *Source: 2025 Google Streetview*

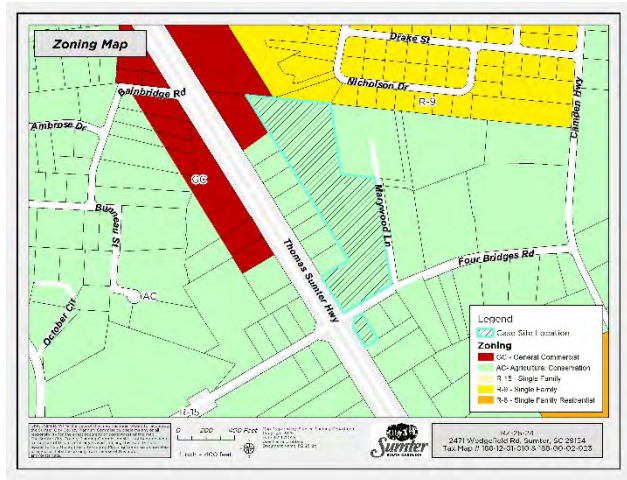


Above: View of TMS #188-12-01-010 Thomas Sumter Hwy. *Source: 2025 Google Streetview*

Zoning

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

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



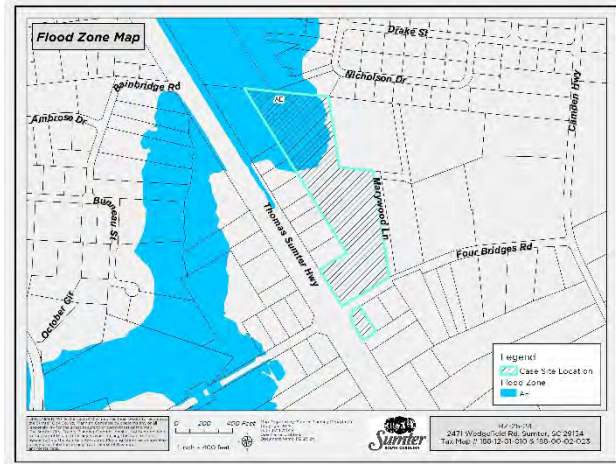
The purpose of the proposed zoning district (GR) is to accommodate higher density residential development and a variety of housing types on small lots.

An applicant is not limited by their stated use of the subject property. If rezoned, the applicant could establish any use allowed in the GR district subject to compliance with all required standards. See attached *Exhibit 1 - Use Table* for the full range of land uses permitted “by right”, via conditional use approval, or via special exception approval.

III. ENVIRONMENTAL CONDITIONS

The property is shown on FEMA Flood Insurance Rate Map (FIRM) Panel: 45085C0281F, effective as of October 27, 2022. A +/- 4.5 acre portion of TMS #188-00-02-023 is in a special flood hazard area (zone AE).

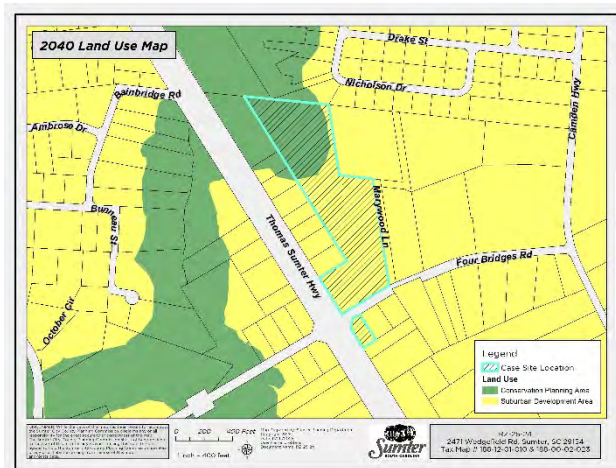
The National Wetland Inventory (NWI) indicates that a +/- 1.5 acre portion of the property identified as Zone AE floodplain is also a potential wetland area.



IV. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan places the property in the Suburban Development Planning Area, with +/- 4.5 acres of TMS #188-00-02-023 also being influenced by the Conservation Planning Area.

The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, identify appropriate locations for new commercial and industrial development, to focus on improvements to the form and design of new development, and to ensure that land is developed in an orderly and efficient manner. The current westerly leap frog approach is discouraged; infill and redevelopment in areas already suited with roads and infrastructure are more strongly encouraged.



Suburban Development Planning Area Policies that should be considered relevant to this request:

1. *New development in the Suburban Planning Area is intended to be served by public utilities. The County supports the extension of public water and sewer within this Planning Area, consistent with applicable utility service boundaries and policies.*
2. *The County will consider establishment of a new low density single family residential zoning district to service areas where public utilities, especially public sewer, are absent.*
4. *New residential development shall incorporate design characteristics including but not limited to:*
 - *Mix of residential housing types and design diversity*
 - *Residential density of 3-4 units per acre (single family); 6-12 units per acre (townhouse; duplex); 12-24 units per acre (multi-family)*
 - *Passive and Active open space developed through the conservation design process*
 - *Pedestrian connectivity with sidewalks and trails*

- *Non-residential components such as institutional, employment, and commercial should be integrated along with residential in larger projects and Planned Developments.*
- 8. *All new development is expected to mitigate its impacts on public services, community facilities, schools, and transportation networks.*
- 10. *The County supports design improvements along Sumter's major corridors. The County will consider changes to the Highway Corridor design review district in an effort to strengthen implementation tools and ensure quality design related to architecture, signage and landscaping.*

Designated Conservation Planning Areas are intended to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial and commercial encroachment. Throughout the County, these areas should be preserved to ensure the protection of environmentally sensitive natural resources including floodplains, streams, wetlands, water bodies, state parks, historical buildings and sites, gardens, woodlands, and established natural recreational areas. Protection of these natural and agricultural resources contributes to the community's overall health and sustainability. Commercial agricultural activities and family farming are encouraged in this planning area.

While rezoning the subject properties from AC to a residential zoning district is generally consistent with the 2040 Comprehensive Plan, the GR district requested is incompatible with the Comprehensive Plan's policies for the Suburban Development Area in this location. Specifically, lack of current or planned public sewer service restricts the effective density of development via the size of residential lots that could be developed. Rezoning to the R-15 or possibly R-9 zoning district would be in better alignment with the 2040 Comprehensive Plan's stated objective of single-family residential density at 3-4 units per acre.

V. TRANSPORTATION REVIEW

Both parcels have direct frontage on both Thomas Sumter Hwy (US-521) and Four Bridges Rd (L-1322). Thomas Sumter Hwy is owned and maintained by SCDOT, while Four Bridges Rd. is owned and maintained by Sumter County. The segment of Thomas Sumter Hwy directly in front of the subject property is a paved 4-lane divided highway functionally classified as a principal arterial roadway. Four Bridges Rd. is unpaved and functionally classified as a local access street. Per SCDOT traffic count data from Station ID# 43-0228, the annual average number of daily trips on Thomas Sumter Hwy. near the subject property was 14,500 in 2024. There is no traffic count available for Four Bridges Rd.

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

VI. STAFF RECOMMENDATION

While rezoning the subject properties from AC to a residential zoning district is generally compatible with future land use policies and the general development pattern in the area of the site, the GR district requested is incompatible with the 2040 Comprehensive Plan's policies for the Suburban Development Area in this location. Rezoning to the R-15 or possibly R-9 zoning district would be in better alignment with the 2040 Comprehensive Plan's stated objective of single-family residential density at 3-4 units per acre.

VII. DRAFT MOTION

- 1) I move that the Planning Commission recommend **approval** of RZ-25-24, rezoning two parcels totaling +/- 14.05 acres parcel (TMS# 188-12-01-010 & 188-00-02-023) from Agricultural Conservation (AC) to General Residential (GR).
- 2) I move that the Planning Commission recommend **denial** of RZ-25-24, rezoning two parcels totaling +/- 14.05 acres parcel (TMS# 188-12-01-010 & 188-00-02-023) from Agricultural Conservation (AC) to General Residential (GR).
- 3) I move an alternate motion.

VIII. PLANNING COMMISSION – December 17, 2025

The Sumter City – County Planning Commission at its meeting on Wednesday, October 17, 2025, voted to defer the request to rezone a +/- 0.19-acre portion of a larger 3.2-acre parcel from Light Industrial-Warehouse (LI-W) to General Residential (GR). The property is located at 250 Progress St. and is represented by TMS# 249-00-06-004 until the next Planning Commission meeting on Wednesday, January 28, 2026.

IV. PLANNING COMMISSION – JANUARY 28, 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 | | All - Ref: Article 3.x.1, & Conditional Use Only – Ref: Article 5.b.1. | 11 - Agriculture, Forestry, Fishing and Hunting |
| 112112 | Beef Cattle Feedlots | | | | | | | | | | S | S | S | | Ref: Article 1.h.4.c. & Article 5.b.3. | 11 - Agriculture, Forestry, Fishing and Hunting |
| 112210 | Hog and Pig Farming | | | | | | | | | | | | S | S | Ref: Article 1.h.4.c. & Article 5.b.3. | 11 - Agriculture, Forestry, Fishing and Hunting |
| 1123 | Poultry and Egg Production | | | | | | | | | | | | S | | Ref: Article 1.h.4.c. & Article 5.b.3. | 11 - Agriculture, Forestry, Fishing and Hunting |
| 11299 | Kennels, Breeding and Raising Stock for Sale | | | | | | | | | S | S | S | S | | Ref: Article 1.h.4.c. & Article 5.b.3. | 11 - Agriculture, Forestry, Fishing and Hunting |
| 113 | Forestry and Logging | | | | | | | | | | P | P | P | P | | 11 - Agriculture, Forestry, Fishing and Hunting |
| 114 | Fishing, Hunting, and Trapping | | | | | | | | | | P | P | P | P | | 11 - Agriculture, Forestry, Fishing and Hunting |
| 1151 | Support Activities for Crop Production | | | | | | | | | P | P | P | C* | P | Ref: Article 5.b.1. | 11 - Agriculture, Forestry, Fishing and Hunting |
| 11511 | Soil Preparation, Planting, and Cultivating | | | | | | | | | P | P | P | P | P | | 11 - Agriculture, Forestry, Fishing and Hunting |
| 1152 | Support Activities for Animal Production | | | | | | | | | C* | C* | | C* | P | Ref: Article 5.b.1. | 11 - Agriculture, Forestry, Fishing and Hunting |
| 211 | Oil and Gas Extraction | | | | | | | | | | | P | C-1000* | | Ref: Article 5.a.5. & Article 5.b.1. | 21 - Mining, Quarrying, and Oil and Gas Extraction |
| 2122 | Metal Ore Mining | | | | | | | | | | | S | S | | Ref: Article 1.h.4.c. & Article 5.b.3. | 21 - Mining, Quarrying, and Oil and Gas Extraction |
| 2123 | Nonmetallic Mineral Mining and Quarrying | | | | | | | | | | | C | C | | Ref: Article 5.b.1. & Article 5.b.1.r. | 21 - Mining, Quarrying, and Oil and Gas Extraction |
| 213 | Support Activities for Mining | | | | | | | | | | | * | C | | Article 5.b.1. | 21 - Mining, Quarrying, and Oil and Gas Extraction |
| 22112 | Electric Power Substations | S | S | S | S | S | S | S | S | S | S | S | S | S | Ref: Article 1.h.4.c. & Article 5.b.3. | 22 - Utilities |
| 2212 | Natural Gas Distribution | P | P | P | P | P | P | P | P | P | P | P | P | P | | 22 - Utilities |
| 22111 | Electric Power Generation | S | S | S | S | S | | | | S | S | S | S | | Ref: Article 1.h.4.c. & Article 5.b.3. | 22 - Utilities |
| 221114 | Primary – Solar Electric Power Generation (Photovoltaic Solar Energy System) | | | | | | | | | | S | S | S | S | Ref: Article 1.h.4.c. & Article 5.b.3.f. & Article 10 Definition | 22 - Utilities |
| 221114 | Accessory – Solar Electric Power Generation (Photovoltaic Solar Energy System) | | | | | | | | | | C | C | C | C | Ref: Article 5.b.1. & Article 5.b.1.m. & Article 10 Definition | 22 - Utilities |
| 22112 | Electric Power Transmission, Control, and Distribution | P | P | P | P | P | P | P | P | P | P | P | P | P | | 22 - Utilities |
| 2212 | Natural Gas Distribution | P | P | P | P | P | P | P | P | P | P | P | P | P | | 22 - Utilities |
| 22131 | Water Supply and Irrigation Systems | P | P | P | P | P | P | P | P | P | P | P | P | P | | 22 - Utilities |
| 22132 | Sewage Treatment Facilities | P | P | P | P | P | P | P | P | S | S | S | S | S | Ref: Article 1.h.4.c. & Article 5.b.3. | 22 - Utilities |
| 236 | Construction of Buildings | | | | | | | | C* | P* | P | P | C-500* | | Conditional Use Only – Ref: Article 5.b.1. C-500 Only – Ref: Article 5.a.5. LC & GC Districts Only - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks. | 23 - Construction |
| 237 | Heavy and Civil Engineering Construction | | | | | | | | | | P | P | C-500* | | Ref: Article 5.a.5 & Article 5.b.1. | 23 - Construction |
| 238 | Specialty Trade Contractors | | | | | | | | | C* | P | P | C-500* | | Conditional Use Only – Ref: Article 5.b.1. C-500 Only – Ref: Article 5.a.5. GC District Only - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks. | 23 - Construction |
| 311 | Food Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 3113 | Sugar and Confectionary Product Manufacturing | | | | | | | | | | C* | P | C* | | Ref: Article 5.b.1. & Article 5.b.1.s. | 31-33 - Manufacturing |
| 3114 | Fruit and Vegetable Preserving and Specialty Foods Manufacturing | | | | | | | | | | C* | P | C* | | Ref: Article 5.b.1. & Article 5.b.1.s. | 31-33 - Manufacturing |
| 3115 | Dairy Product Manufacturing | | | | | | | | | | C* | P | C* | | Ref: Article 5.b.1. & Article 5.b.1.s. | 31-33 - Manufacturing |
| 3116 | Animal Slaughtering and Processing | | | | | | | | | | | S | | | Ref: Article 5.b.1. & Article 5.b.1.s. | 31-33 - Manufacturing |
| 3118 | Bakeries and Tortilla Manufacturing | | | | | | | | | | C* | P | C* | | Ref: Article 5.b.1. & Article 5.b.1.s. | 31-33 - Manufacturing |
| 3119 | Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.) | | | | | | | | | | C* | P | C* | | Ref: Article 5.b.1. & Article 5.b.1.s. | 31-33 - Manufacturing |
| 312 | Beverage and Tobacco Product Manufacturing | | | | | | | | | | C* | P | | | Ref: Article 5.b.1. & Article 5.b.1.s. | 31-33 - Manufacturing |
| 313 | Textile Mills | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 314 | Textile Product Mills | | | | | | | | | | | P | | | | 31-33 - Manufacturing |

Exhibit 5: Permitted Uses in All Zoning Districts

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|------------|--|------|-----|-----|----|-----|----|----|----|----|------|----|--------|----|--|------------------------|
| 315 | Apparel Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 316 | Leather and Allied Products Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 321 | Wood Product Manufacturing | | | | | | | | | | P | P | | | | 31-33 - Manufacturing |
| 322 | Paper Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 323 | Printing and Related Support Activities | | | | | | | | | P | P | P | C-500* | | Ref Article 5.a.5. & Article 5.b.1. | 31-33 - Manufacturing |
| 324 | Petroleum and Coal Products Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 325 | Chemical Manufacturing | | | | | | | | | | C* | P | | | Ref. Article 5.b.1. | 31-33 - Manufacturing |
| 326 | Plastics and Rubber Products Manufacturing | | | | | | | | | | C* | P | | | Ref. Article 5.b.1. | 31-33 - Manufacturing |
| 327 | Nonmetallic Mineral Product Manufacturing | | | | | | | | | | C* | P | | | Ref. Article 5.b.1. | 31-33 - Manufacturing |
| 331 | Primary Metals Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 332 | Fabricated Metal Product Manufacturing | | | | | | | | | | P | P | | | | 31-33 - Manufacturing |
| 3323 | Architectural and Structural Metals Manufacturing | | | | | | | | | | P | P | S* | | Ref. Article 1.h.4.c. & Article 5.b.3. | 31-33 - Manufacturing |
| 332311 | Prefabricated Metal Building and Component Manufacturing | | | | | | | | | | P | P | S* | | Ref. Article 1.h.4.c. & Article 5.b.3. | 31-33 - Manufacturing |
| 332322 | Metal Window and Door Manufacturing | | | | | | | | | | P | P | S* | | Ref. Article 1.h.4.c. & Article 5.b.3. | 31-33 - Manufacturing |
| 332322 | Sheet Metal Work Manufacturing | | | | | | | | | | P | P | S* | | Ref. Article 1.h.4.c. & Article 5.b.3. | 31-33 - Manufacturing |
| 332323 | Ornamental and Architectural Metal Work Manufacturing | | | | | | | | | | P | P | S* | | Ref. Article 1.h.4.c. & Article 5.b.3. | 31-33 - Manufacturing |
| 332999 | Miscellaneous Fabricated Metal Product Manufacturing | | | | | | | | | | P | P | S* | | Ref. Article 1.h.4.c. & Article 5.b.3. | 31-33 - Manufacturing |
| 333 | Machinery Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 334 | Computer and Electronic Product Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 335 | Electrical Equipment, Appliance, and Component Manufacturing | | | | | | | | | | P | P | | | | 31-33 - Manufacturing |
| 336 | Transportation Equipment Manufacturing | | | | | | | | | | | P | | | | 31-33 - Manufacturing |
| 336212 | Truck Trailer Manufacturing | | | | | | | | | | | P | P | | | 31-33 - Manufacturing |
| 337 | Furniture and Related Product Manufacturing | | | | | | | | | | | P | P | | | 31-33 - Manufacturing |
| 339 | Miscellaneous Manufacturing | | | | | | | | | | | P | P | | | 31-33 - Manufacturing |
| 423 | Merchant Wholesalers, Durable Goods | | | | | | | | | | | P | P | | | 42 - Wholesale Trade |
| 42314 | Motor Vehicle Parts (Used) Merchant Wholesalers | | | | | | | | | | S* | P | | | Retail sales of new and/or used parts in conjunction with on-site dismantling of vehicles and/or vehicle storage shall be reviewed in this use category. Special Exception Only – Ref. Article 1.h.4.c. & Article 5.b.3. | 42 - Wholesale Trade |
| | Junkyards (as defined in Article 10) | | | | | | | | | | | P | | | Ref. Article 10 Definition | |
| 4239 | Salvage, Scrap, merchant wholesalers | | | | | | | | | | | P | | | Retail sales of salvage/scrap in conjunction with a salvage or scrap yard is permitted. | 42 - Wholesale Trade |
| 423930 | Recyclable Material Merchant wholesalers | | | | | | | | | | | P | | | Retail sales of recyclable material in conjunction with on-site recyclable materials yard is permitted. | 42 - Wholesale Trade |
| 42399 | Tombstone merchant wholesalers | | | | | | | | | P | P | P | C* | | Ref. Article 5.b.1. | 42 - Wholesale Trade |
| 424 | Merchant Wholesalers, Nondurable Goods | | | | | | | | | | P | P | | | | 42 - Wholesale Trade |
| 4245 | Farm Product Raw Material Merchant Wholesalers | | | | | | | | | | S | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3.h. | 42 - Wholesale Trade |
| 425 | Wholesale Trade Agents and Brokers | | | | | | P | P | P | P | P | P | | | | 42 - Wholesale Trade |
| 4411 | Automobile Dealers | | | | | | | C* | C* | P | C* | | | | Ref. Article 5.b.1. | 44-45 - Retail Trade |
| 4412 | Other Motor Vehicle Dealers | | | | | | | | | C | C | | | | Ref. Article 5.b.1. | 42 - Wholesale Trade |
| 4413 | Automotive Parts, Accessories, and Tire Retailers (New and Used) | | | | | | | C* | P* | P* | P* | | | | Uses with on-site dismantling of vehicles and/or outdoor storage of vehicles used for parts removal shall be reviewed under NAICS 42314. Outdoor storage or sales areas must be completely screened. (See NAICS 42314) Conditional Use Only – Ref. Article 5.b.1. | 44-45 - Retail Trade |

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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.

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

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use

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

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

| NAICS Code | NAICS Description | R-15 | R-9 | R-6 | GR | RMF | PO | NC | LC | GC | LI-W | HI | AC | CP | Notes | NAICS Sector (2 Digit) |
|------------|---|------|-----|-----|----|-----|----|----|----|----|------|----|--------|----|--|---|
| | | | | | | | | | | | | | | | <i>District.</i> | |
| 485 | Transit and Ground Passenger Transportation | | | | | | | | | C* | P | P | | | <i>Ref. Article 5.b.1.</i> | 48-49 - Transportation and Warehousing |
| 485991 | Non-emergency medical transportation services (except ambulance services) | | | | | | | | P | P | P | | | | | 48-49 - Transportation and Warehousing |
| 486 | Pipeline Transportation | | | | | | | | | C* | P | P | | | <i>Ref. Article 5.b.1.</i> | 48-49 - Transportation and Warehousing |
| 487 | Scenic and Sightseeing Transportation | | | | | | | | | P | P | P | | | | 48-49 - Transportation and Warehousing |
| 488 | Support Activities for Transportation | | | | | | | | | | P | P | C-500* | | <i>Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.</i> | 48-49 - Transportation and Warehousing |
| 48841 | Motor Vehicle Towing | | | | | | | | P | P | P | | C* | | <i>Ref. Article 5.b.1.</i> | 48-49 - Transportation and Warehousing |
| 491 | Postal Service | | | | | | P | P | P | P | P | P | P | | | 48-49 - Transportation and Warehousing |
| 492 | Couriers and Messengers | | | | | | P | P | P | P | P | P | | | | 48-49 - Transportation and Warehousing |
| 493 | Warehousing and Storage | | | | | | | | | | P | P | | | <i>Mini-Warehouses covered under NAICS 53113</i> | 48-49 - Transportation and Warehousing |
| 5121 | Motion Picture and Video Industries | | | | | | | | | P | P | | | | | 51 - Information |
| 5122 | Sound Recording Industries | | | | | | | | P | P | P | | | | | 51 - Information |
| 513 | Publishing Industries | | | | | | P* | P* | P* | P* | P | P | | | <i>Not including manufacturing/printing of published materials.</i> | 51 - Information |
| 516 | Broadcasting and Content Providers | P | P | P | P | P | P | P | P | P | P | P | P | P | | 51 - Information |
| 517 | Communications Towers | S | S | S | S | S | S | S | S | S | S | S | S | S | <i>Ref. Article 1.h.4.c. & Article 5.b.4.</i> | 51 - Information |
| 517 | Telecommunications | P | P | P | P | P | P | P | P | P | P | P | C* | | <i>Ref. Article 5.b.1.</i> | 51 - Information |
| 518 | Data Processing, Hosting, and Related Services | | | | | | | | P | | P | P | | | | 51 - Information |
| 519 | Libraries and Archives | C* | C* | C* | C* | C* | P | | P | P | P | | C* | | <i>Ref. Article 5.b.1.</i> | 51 - Information |
| 51929 | Web Search Portals, and All Other Information Services | | | | | | | | P | | P | P | | | | 51 - Information |
| 521 | Monetary Authorities-Central Bank | | | | | | P | P | P | P | C* | | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 52 - Finance and Insurance |
| 522 | Credit Intermediation and Related Activities | | | | | | P | P | P | P | C* | | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 52 - Finance and Insurance |
| 522299 | Pawn Shops | | | | | | | | | P | C* | | | | <i>Ref. Article 5.b.1.</i> | 52 - Finance and Insurance |
| 523 | Securities, Commodity Contracts, and Other Financial Investments and Related Activities | | | | | | P | P | P | P | C* | | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 52 - Finance and Insurance |
| 524 | Insurance Carriers and Related Activities | | | | | | P | P | P | P | C* | | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 52 - Finance and Insurance |
| 525 | Funds, Trusts, and Other Financial Vehicles | | | | | | P | P | P | P | C* | | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 52 - Finance and Insurance |
| 531 | Real Estate | | | | | | P | P | P | P | C* | | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 53 - Real Estate and Rental and Leasing |
| 53113 | Lessors of Mini-Warehouses and Self-Storage Units | | | | | | | | C* | C* | P* | P* | C* | | <i>All – Ref. Article 4.n.1. Conditional Use Only – Ref. Article 5.b.1. & Article 5.b.1.h.</i> | 53 - Real Estate and Rental and Leasing |
| 5321 | Automotive Equipment Rental and Leasing | | | | | | | | P | P | P | | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 53 - Real Estate and Rental and Leasing |
| 5322 | Consumer Goods Rental | | | | | | | P | P | P | P | | C* | | <i>Ref. Article 5.b.1.</i> | 53 - Real Estate and Rental and Leasing |
| 5323 | General Rental Centers | | | | | | | | | P | P | P | | | | 53 - Real Estate and Rental and Leasing |
| 5324 | Commercial and Industrial Machinery and Equipment Rental and Leasing | | | | | | | | | | P | P | | | | 53 - Real Estate and Rental and Leasing |
| 533 | Lessors of Nonfictional Intangible Assets (except Copyrighted Works) | | | | | | P | | P | P | P | | | | | 53 - Real Estate and Rental and Leasing |
| 5411 | Legal Services | | | | | | P | P | P | P | C* | | C* | | <i>Ref. Article 5.b.1.</i> | 54 - Professional, Scientific, and Technical Services |
| 5412 | Accounting, Tax Preparation, Bookkeeping, and Payroll Services | | | | | | P | P | P | P | C* | | C* | | <i>Ref. Article 5.b.1.</i> | 54 - Professional, Scientific, and Technical Services |
| 5413 | Architectural, Engineering, and Related Services | | | | | | P | P | P | P | P | P | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | 54 - Professional, Scientific, and Technical Services |
| 5414 | Specialized Design Services | | | | | | P | P | P | P | P | P | C-300* | | <i>Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.</i> | |

Exhibit 5: Permitted Uses in All Zoning Districts

Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use

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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.

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|------------|--|------|-----|-----|----|-----|----|----|----|----|------|----|--------|----|---|---|
| 5415 | Computer Systems Design and Related Services | | | | | | P | P | P | P | P | | | | | 54 - Professional, Scientific, and Technical Services |
| 5416 | Management, Scientific, and Technical Consulting Services | | | | | | P | P | P | P | P | P | P | C* | Ref. Article 5.b.1. | 54 - Professional, Scientific, and Technical Services |
| 5417 | Scientific Research and Development Service | | | | | | P | P | P | P | P | P | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 54 - Professional, Scientific, and Technical Services |
| 5418 | Advertising, Public Relations, and Related Services | | | | | | P | P | P | P | C* | | | | Ref. Article 5.b.1. | 54 - Professional, Scientific, and Technical Services |
| 5419 | Other Professional, Scientific, and Technical Services | | | | | | P | P | P | P | P | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 54 - Professional, Scientific, and Technical Services |
| 54194 | Veterinary Services | | | | | | C* | | C* | P* | P* | P | P | | Ref. Article 5.b.1. & Article 5.b.1.q. Veterinary facilities specializing in large animals require conditional use approval in PO, LC, GC, & LI-W Districts | 54 - Professional, Scientific, and Technical Services |
| 5611 | Office Administrative Services | | | | | | P | P | P | P | P | P | C-200* | | Ref. Article 5.b.1. & C-200 Only – Ref. Article 5.a.5. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5612 | Facilities Support Services | | | | | | P | | P | P | P | P | | | | 56 - Administrative and Support and Waste Management and Remediation Services |
| 561210 | Privately Operated Jails and Prisons | | | | | | | | | | | S | S | | Ref. Article 5.b.1. & Article 5.b.3. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5613 | Employment Services | | | | | | P | | P | P | C* | | | | Ref. Article 5.b.1. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5614 | Business Support Services | | | | | | P | P | P | P | C* | | | | Ref. Article 5.b.1. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 561491 | Repossession Services | | | | | | | | | C* | P | | | | *No on-site storage of repossessed vehicles permitted in LC or GC Districts. Conditional Use Only – Ref. Article 5.b.1. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5615 | Travel Arrangement and Reservation Services | | | | | | P | P | P | P | | | | | | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5616 | Investigation and Security Services | | | | | | | | P | P | | | | | Except rental of dog for protective service & armored car services. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5617 | Services to Buildings and Dwellings | | | | | | | | P | P | P | P | C* | | Ref. Article 5.b.1. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 56171 | Exterminating and Pest Control Services | | | | | | | | | P | P | P | | | | 56 - Administrative and Support and Waste Management and Remediation Services |
| 56172 | Janitorial Services | | | | | | | | | P | P | P | | | | 56 - Administrative and Support and Waste Management and Remediation Services |
| 56173 | Landscaping Services | | | | | | | | | P | P | P | C* | | Ref. Article 5.b.1. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 56174 | Carpet cleaning plants | | | | | | | | | P | P | P | C-300 | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5619 | Other Support Services | | | | | | P | P | P | P | C | | | | Ref. Article 5.b.1. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5621 | Waste Collection | | | | | | | | | C | C | C | C | | Ref. Article 5.b.1. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 562211 | Hazardous Waste (including Nuclear Waste) Transfer, Storage, Treatment, and/or Disposal Facilities | | | | | | | | | | | S | | | Ref. Article 1.h.4.c. & Article 5.b.3. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 562212 | Solid Waste Landfills | | | | | | | | | | | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 562213 | Solid Waste Combustors and Incinerators | | | | | | | | | | | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 562213 | Poultry Incinerators | | | | | | | | | | | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 5629 | Remediation and Other Waste Management Services | | | | | | | | | | | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 56 - Administrative and Support and Waste Management and Remediation Services |
| 6111 | Elementary and Secondary Schools | C | C | C | C | C | C | C | C | C | | | C | | Ref. Article 5.b.1. | 61 - Educational Services |
| 6112 | Junior Colleges | C | C | | | C | C | C | C | C | C | | C | | Ref. Article 5.b.1. | 61 - Educational Services |
| 6113 | Colleges, Universities, and Professional Schools | | | C | C | C | C | C | C | C | C | | C | | Ref. Article 5.b.1. | 61 - Educational Services |
| 6114 | Business Schools and Computer and Management Training | | | | | | | | P | P | P | P | | | | 61 - Educational Services |
| 6115 | Technical and Trade Schools | | | | | | C* | C* | P | P | P | P | C* | | Ref. Article 5.b.1. | 61 - Educational Services |

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|------------|---|------|-----|-----|----|-----|----|----|----|----|------|----|--------|----|---|--|
| 6116 | Other Schools and Instruction (including Dance Schools) | | | | | | | C* | P | P | C* | | C* | | Ref. Article 5.b.1. | 61 - Educational Services |
| 6117 | Educational Support Services | | | | | | C* | C* | P | P | P | P | C* | | Ref. Article 5.b.1. | 61 - Educational Services |
| 6211 | Offices of Physicians | | | | | | P | C* | P | P | C* | | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6212 | Offices of Dentists | | | | | | P | C* | P | P | C* | | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6213 | Offices of Other Health Practitioners | | | | | | P | C* | P | P | C* | | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 621399 | Massage therapists' offices (e.g., centers, clinics) | | | | | | C | C | C | C | C | | | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6214 | Outpatient Care Centers | | | | | | P | C* | P | P | C* | | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6215 | Medical and Diagnostic Laboratories | | | | | | | | | P | P | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 62 - Health Care and Social Assistance |
| 6216 | Home Health Care Services | | | | | | P | | P | P | P | C* | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 621910 | Ambulance Services | | | | | | C* | C* | P | P | P | P | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6221 | General Medical and Surgical Hospitals | | | | | | | | | P | C* | | | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6222 | Psychiatric and Substance Abuse Hospitals | | | | | | | | | C | C | | | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6223 | Specialty (except Psychiatric and Substance Abuse) Hospitals | | | | | | | | C* | P | P | | | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6231 | Nursing Care Facilities (Skilled Nursing Facilities) | C* | C* | C* | P | P | P | P | P | P | C* | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 62 - Health Care and Social Assistance |
| 6232 | Residential Intellectual and Developmental Disability, Mental Health, and Substance Abuse Facilities | P* | P* | P* | P* | P* | P* | P* | P* | P* | | S* | P* | C* | Special Exception Only – Ref. Article 1.h.4.c. Conditional Use Only – Ref. Article 5.b.1. All – Ref. Article 10 | 62 - Health Care and Social Assistance |
| 6233 | Continuing Care Retirement Communities and Assisted Living Facilities for the Elderly (Residential Care Only) | P | P | P | P | P | P | C | P | P | | S | P | C | Conditional Use Only – Ref. Article 5.b.1. & All – Ref. Article 10 Definitions Note: Facilities Providing Nursing Care are classified under NAICS 6231 | 62 - Health Care and Social Assistance |
| 6239 | Other Residential Care Facilities | | | | | | | | P | P | | | | | | 62 - Health Care and Social Assistance |
| 6241 | Individual and Family Services | | C* | C* | C* | | P | | P | P | C* | | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6242 | Community Food & Housing and Emergency & Other Relief Services | | | | | | C* | C* | P | P | P | | | | Ref Article 5.b.1. | 62 - Health Care and Social Assistance |
| 6243 | Vocational Rehabilitation Services | | | | | | P | P | P | P | P | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 62 - Health Care and Social Assistance |
| 6244 | Child Care Services | | C* | C* | C* | C* | P | P | P | P | P | P | C* | | Ref. Article 5.b.1. | 62 - Health Care and Social Assistance |
| 7111 | Performing Arts Companies | | | | | | | P | P | P | P | | | | | 71 - Arts, Entertainment, and Recreation |
| 711211 | Sports Teams and Clubs | | | | | | | | | P | P | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 71 - Arts, Entertainment, and Recreation |
| 711212 | Racetracks | | | | | | | | | S | S | | | | Ref. Article 1.h.4.c. & Article 5.b.3. | 71 - Arts, Entertainment, and Recreation |
| 7113 | Promoters of Performing Arts, Sports, and Similar Events | | | | | | | | | P | P | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 71 - Arts, Entertainment, and Recreation |
| 7114 | Agents and Managers for Artists, Athletes, Entertainers, and Other Public Figures | | | | | | | P | P | P | P | | | | | 71 - Arts, Entertainment, and Recreation |
| 7115 | Independent Artists, Writers, and Performers | | | | | | | P | P | P | P | | | | | 71 - Arts, Entertainment, and Recreation |
| 7121 | Museums | C | C | C | C | | P | | P | P | C | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 71 - Arts, Entertainment, and Recreation |
| 71213 | Zoos and Botanical Gardens | C | C | C | C | | P | | P | P | C | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 71 - Arts, Entertainment, and Recreation |
| 71311 | Amusement and Theme Parks | | | | | | | | | P | P | | | | | 71 - Arts, Entertainment, and Recreation |
| 71312 | Amusement Arcades | | | | | | | C | C | P | P | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 71 - Arts, Entertainment, and Recreation |
| 7132 | Gambling Industries (i.e. Bingo Parlors, Pool Halls) | | | | | | | | | S | S | | | | Ref. Article 1.h.4.c. & Article 5.b.3. | 71 - Arts, Entertainment, and Recreation |
| 7132 | Electronic Gaming Establishments (Gambling) | | | | | | | | | S | S | | | | Ref. Article 1.h.4.c. & Article 5.b.3. | 71 - Arts, Entertainment, and Recreation |
| 7139 | Other Amusement and Recreation Industries | | | | | | | S | S | S | S | | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 71 - Arts, Entertainment, and Recreation |
| 71391 | Golf Courses and Country Clubs | C* | C* | C* | | | | | | P | P | | C* | C* | Ref. Article 5.b.1. | 71 - Arts, Entertainment, and Recreation |
| 71393 | Marinas | | | | | | | | | | | | P | C* | Ref. Article 5.b.1. | 71 - Arts, Entertainment, and Recreation |

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|------------|---|-------|-----|-----|----|-----|----|----|----|----|------|----|--------|--------|---|--|
| 71394 | Physical Fitness Facilities | | | | | | | P | P | P | P | C* | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 71 - Arts, Entertainment, and Recreation |
| 71395 | Bowling Alleys | | | | | | | | | P | C* | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 71 - Arts, Entertainment, and Recreation |
| 71399 | Shooting Ranges (Indoor) | | | | | | | S | S | S | S | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 71 - Arts, Entertainment, and Recreation |
| 71399 | Shooting Ranges (Outdoor) | | | | | | | S | S | S | S | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 71 - Arts, Entertainment, and Recreation |
| 72111 | Hotels (except Casino Hotels) and Motels | | | | | | | | | P | C* | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 72 - Accommodation and Food Services |
| 72111 | Organization Hotels and Lodges | | | | | | C* | C* | C* | P | | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 72 - Accommodation and Food Services |
| 721191 | Bed and Breakfast Inns | | C | | C | | C | C | C | | | | C | | Ref. Article 5.b.1. | 72 - Accommodation and Food Services |
| 7212 | Recreational Vehicle Parks and Recreational Camps | | | | | | | | | C* | C* | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 72 - Accommodation and Food Services |
| 7213 | Rooming and Boarding Houses, Dormitories, and Workers' Camps | | | C | C | | C | C | C | C | | | | | Ref. Article 5.b.1. | 72 - Accommodation and Food Services |
| 7223 | Special Food Services | | | | | | C* | C* | P* | P* | P* | P* | | | Conditional Use Only – Ref. Article 5.b.1. All – Mobile Vending Food Trucks in Accordance with Article 5.c.6. | 72 - Accommodation and Food Services |
| 7224 | Drinking Places/Night Clubs/Bottle Shops | | | | | | | S | S | S | S | | S | | Ref. Article 1.h.4.c., Article 5.b.3. & Article 10 Definition. | 72 - Accommodation and Food Services |
| 7225 | Restaurants and Other Eating Places | | | | | | | P | P | P | P | | C* | | Ref. Article 5.b.1. | 72 - Accommodation and Food Services |
| 81111 | Automotive Mechanical and Electrical Repair and Maintenance | | | | | | | | | C* | P | P | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81112 | Automotive Body, Paint, Interior, and Glass Repair | | | | | | | | | C* | P | P | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 811191 | Automotive Oil Change and Lubrication Shops | | | | | | | | P | P | P | | C* | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 811192 | Car Washes | | | | | | | C* | P | P | P | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8112 | Electronic and Precision Equipment Repair and Maintenance | | | | | | | | | P | P | P | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8113 | Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance | | | | | | | | | P | P | P | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8114 | Personal and Household Goods Repair and Maintenance | | | | | | | P | P | P | P | P | C-300 | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 812112 | Beauty and barber shops, combined | | | | | | P | P | P | P | P | | C* | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 812113 | Nail Salons | | | | | | P | P | P | P | P | | C* | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 812199 | Massage wellness spas/centers | | | | | | C | | C | C | C | | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 812199 | Tattoo Parlors | | | | | | | | | S | S | | | | Ref. Article 1.h.4.c. & Article 5.b.3. | 81 - Other Services (except Public Administration) |
| 81221 | Funeral Homes and Funeral Services | | | | | | | | P | P | P | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81222 | Ash Gardens | C | C | C | C | C | C | C | C | C | C | | C | C | Ref. Article 5.b.1. | |
| 81222 | Cemeteries | C-300 | C | C | C | C | | | | | | | C-300* | C-300* | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81231 | Coin-Operated Laundries and Drycleaners | | | | | | | P | P | P | P | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81232 | Drycleaning and Laundry Services (except Coin-Operated) | | | | | | | | C* | C* | P | P | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81232 | Laundry and drycleaning agents | | | | | | | P | P | P | P | P | C* | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 81233 | Linen and Uniform Supply | | | | | | | | | C* | P | P | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 8129 | All Other Personal Services, except Non-veterinary Pet Care Services) | | | | | | C* | P | P | P | C* | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 812910 | Pet Training, Sitting, Walking, and Pedigree Record Services (No Overnight Boarding) | | | | | | C* | P | P | P | C* | | C-300* | | Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 812910 | Animal Shelters, Dog Pounds, Overnight Pet Boarding/Kenneling/Sitting Services | | | | | | | | | S | S | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 81 - Other Services (except Public Administration) |

Exhibit 5: Permitted Uses in All Zoning Districts

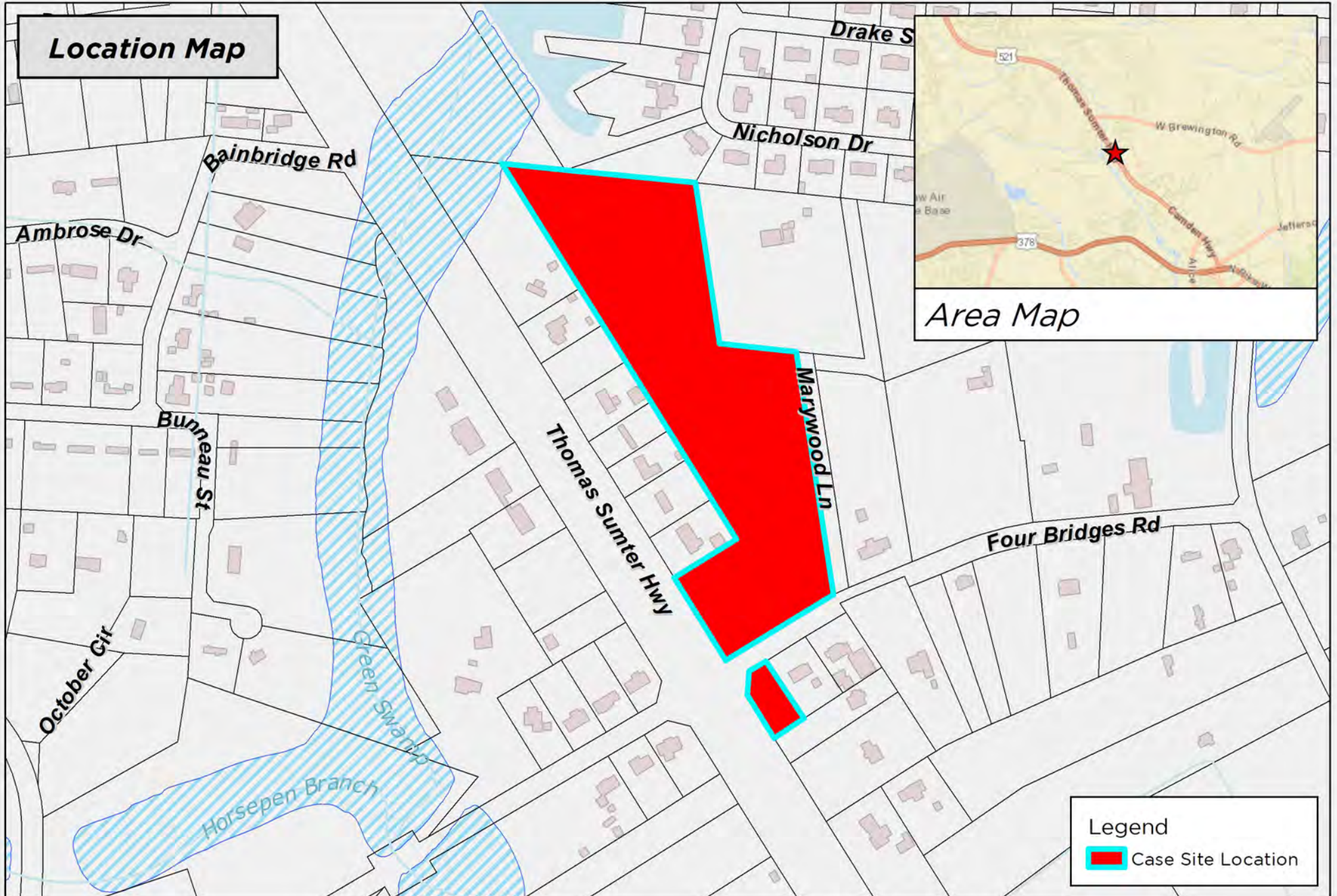
Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use

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

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

| NAICS Code | NAICS Description | R-15 | R-9 | R-6 | GR | RMF | PO | NC | LC | GC | LI-W | HI | AC | CP | Notes | NAICS Sector (2 Digit) |
|------------|--|------|-----|-----|----|-----|----|----|----|----|------|----|--------|----|---|--|
| 81293 | Commercial Truck and Trailer Parking | | | | | | | | | C* | P | P | C-500* | | Ref. Article 5.b.1., Article 5.b.1.n., & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 81293 | Parking Lots and Garages | | | | | | | | | C* | P | P | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 81299 | Bondsperson Services | | | | | | P | | P | P | C* | | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 81299 | Special Event Facilities | | | | | | | | C | C | C | | C-300* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8131 | Religious Organizations | C | C | C | C | C | C | C | C | C | C | | C | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 8132 | Grantmaking and Grant Services | | | | | | P | | P | P | C* | | | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 8133 | Social Advocacy Organizations | | | | | | P | | P | P | C* | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8134 | Civic and Social Organizations (except automobile & motorcycle clubs) | | | | | | P | C* | P | P | C* | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8134 | Automobile & Motorcycle Clubs | | | | | | | | C* | C* | P | | C-500* | | Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5. | 81 - Other Services (except Public Administration) |
| 8139 | Business, Professional, Labor, Political, and Similar Organizations | C* | C* | C* | C* | | P | | P | P | P | | C* | | Ref. Article 5.b.1. | 81 - Other Services (except Public Administration) |
| 814 | Private Households (Household Staff) | P | P | P | P | P | P | P | P | P | | | | | | 81 - Other Services (except Public Administration) |
| 921 | Community Centers | C* | C* | P | P | C* | P | P | P | P | P | C* | P | | Ref. Article 5.b.1. | 92 - Public Administration |
| 921 | Executive, Legislative, and Other General Government Support | | | | | | P | P | P | P | P | C* | C* | | Ref. Article 5.b.1. | 92 - Public Administration |
| 921 | Parks and Playgrounds | P | P | P | P | P | P | C* | P | P | | | P | P | Ref. Article 5.b.1. | 92 - Public Administration |
| 922 | Justice, Public Order, and Safety Activities | C* | C* | P | P | P | P | P | P | P | P | P | P | | Ref. Article 5.b.1. | 92 - Public Administration |
| 92214 | Correctional Institutions | | | | | | | | S | S | S | S | S | | Ref. Article 1.h.4.c. & Article 5.b.3. | 92 - Public Administration |
| 923 | Administration of Human Resource Programs | | | | | | P | P | P | P | P | P | C* | | Ref. Article 5.b.1. | 92 - Public Administration |
| 924 | Administration of Environmental Quality Programs | | | | | | P | P | P | P | P | P | C* | | Ref. Article 5.b.1. | 92 - Public Administration |
| 925 | Administration of Housing Programs, Urban Planning, and Community Development | | | | | | P | P | P | P | P | P | C* | | Ref. Article 5.b.1. | 92 - Public Administration |
| 926 | Administration of Economic Programs | | | | | | P | P | P | P | P | P | C* | | Ref. Article 5.b.1. | 92 - Public Administration |
| 927 | Space Research and Technology | | | | | | P | P | P | P | P | P | C* | | Ref. Article 5.b.1. | 92 - Public Administration |
| 928 | National Security and International Affairs | | | | | | | | | P | P | P | C* | | Ref. Article 5.b.1. | 92 - Public Administration |
| N/A | Sexually Oriented Businesses/Adult Uses | | | | | | | | | S | | | | | Ref. Article 5.b.3.i. | |
| N/A | Off Premise Advertising (Billboards) | | | | | | C* | C* | C* | C* | P | P | C* | | Ref. Article 5.b.1., Article 8.i.8., and Article 10 Definition. | |
| N/A | Single Family Detached Dwelling | P | P | P | P | C* | C* | C* | C* | C* | | | P | P | Ref. Article 5.b.1. | |
| N/A | Single Family Attached Dwelling | | C* | C* | C* | C* | C* | C* | C* | C* | | | | | Ref. Article 5.b.1. & Article 5.b.u. | |
| N/A | Duplex Dwelling | | C* | C* | C* | C* | C* | C* | C* | C* | | | | | Ref. Article 5.b.1. & Article 5.b.1.v. | |
| N/A | Triplex and Quadplex Dwellings | | | C* | C* | C* | C* | C* | C* | C* | | | | | Ref. Article 5.b.1. & Article 5.b.1.w. | |
| N/A | Townhouse Dwellings | | | C* | C* | C* | C* | C* | C* | C* | | | | | Ref. Article 5.b.1. | |
| N/A | Multi-Family Apartments | | | | | P | C* | C* | C* | C* | | | | | Ref. Article 5.b.1. & Article 5.b.1.t. | |
| N/A | Mobile Homes/Manufactured Homes | | | | P | | | | | | | | P | P | Ref. Article 4.o.1. | |
| N/A | Mobile Home Park | | | | C* | | | | | C* | | | | | Ref. Article 4.o.2. | |
| N/A | In-Home Day Care as Home Occupation | C* | C* | C* | C* | C* | C* | C* | C* | C* | | | C* | C* | Ref. Article 5.b.1. & Article 5.b.1.g. | |
| N/A | Residential Accessory Uses (Bathhouse, Cabana, Non-Commercial Greenhouse, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop) | P | P | P | P | P | P | P | P | P | | | P | P | Ref: Article 4.g.2. | |
| N/A | Home-Based Businesses | P | P | P | P | P | P | P | P | P | | | P | P | Subject to Article 10 Definition. | |
| N/A | Accessory Apartments | P | P | P | P | P | P | P | P | P | | | P | P | Ref Article 4.g.2.c. Not permitted on lots with Manufactured or Mobile Homes. | |

Location Map

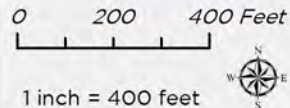


Area Map

Legend

 Case Site Location

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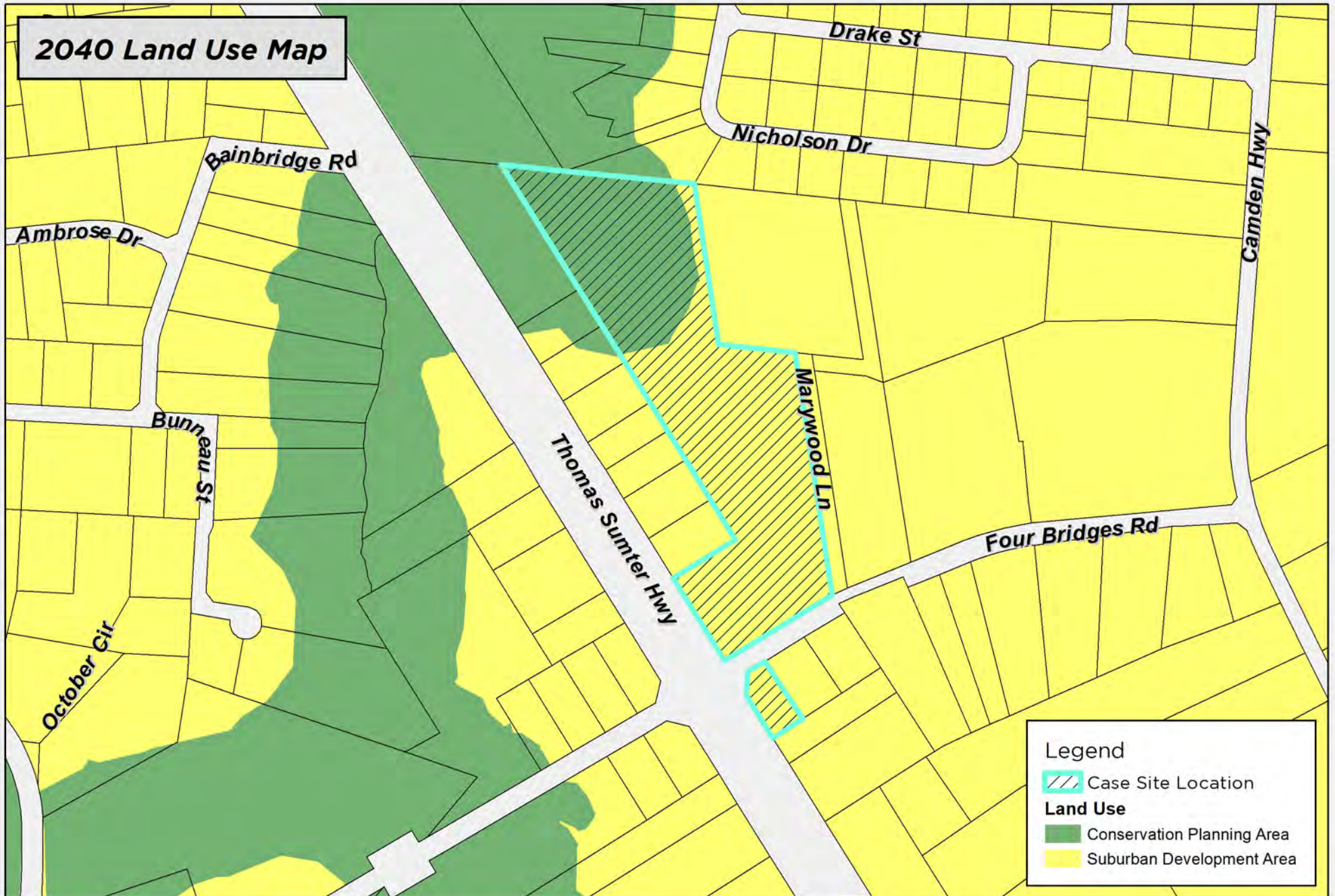


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Tax Map # 188-12-01-010 & 188-00-02-023

2040 Land Use Map



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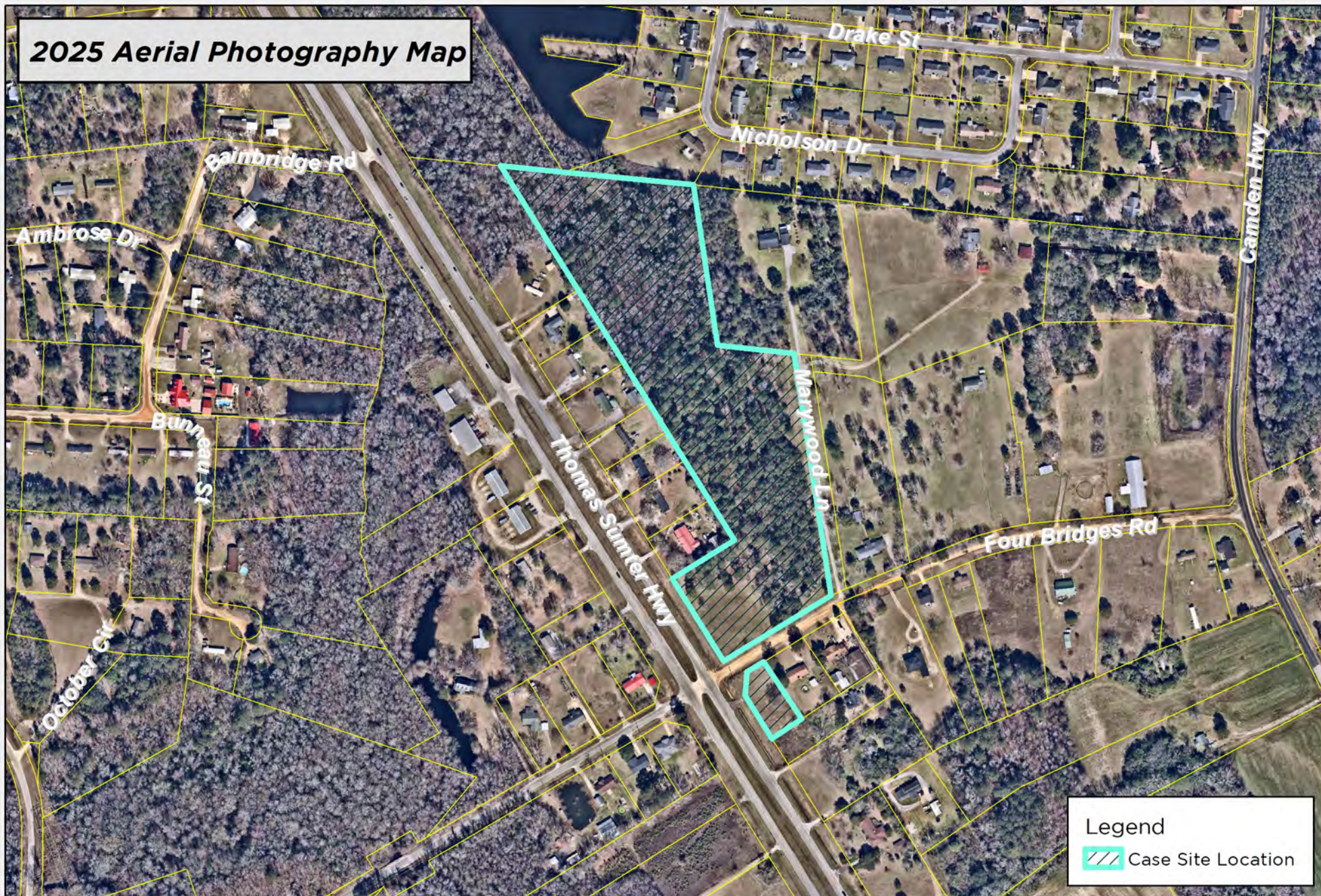
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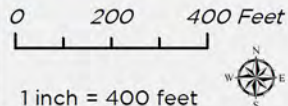
2025 Aerial Photography Map



Legend

▬▬▬ Case Site Location

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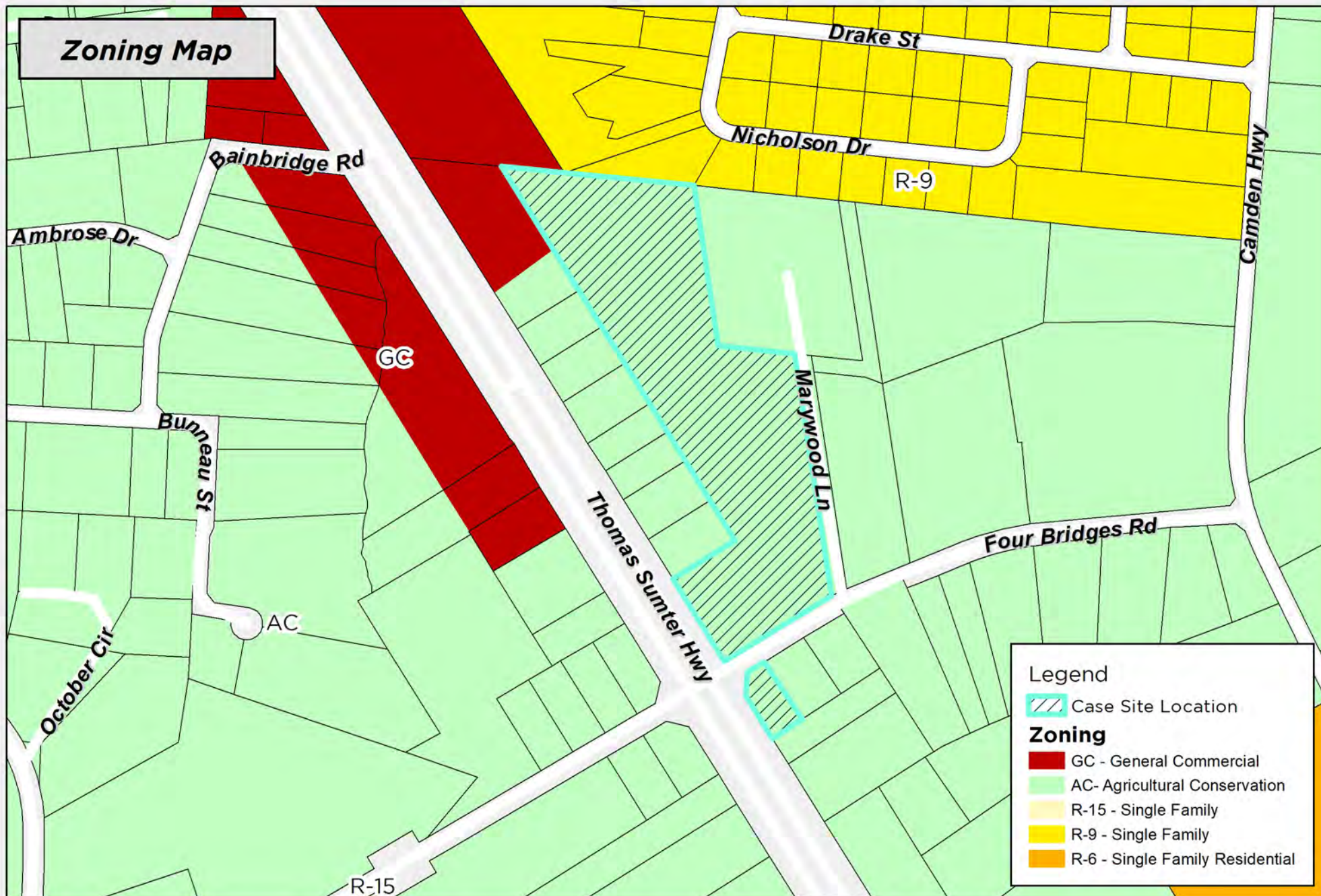


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Zoning Map



Legend

Case Site Location

Zoning

- GC - General Commercial
- AC - Agricultural Conservation
- R-15 - Single Family
- R-9 - Single Family
- R-6 - Single Family Residential

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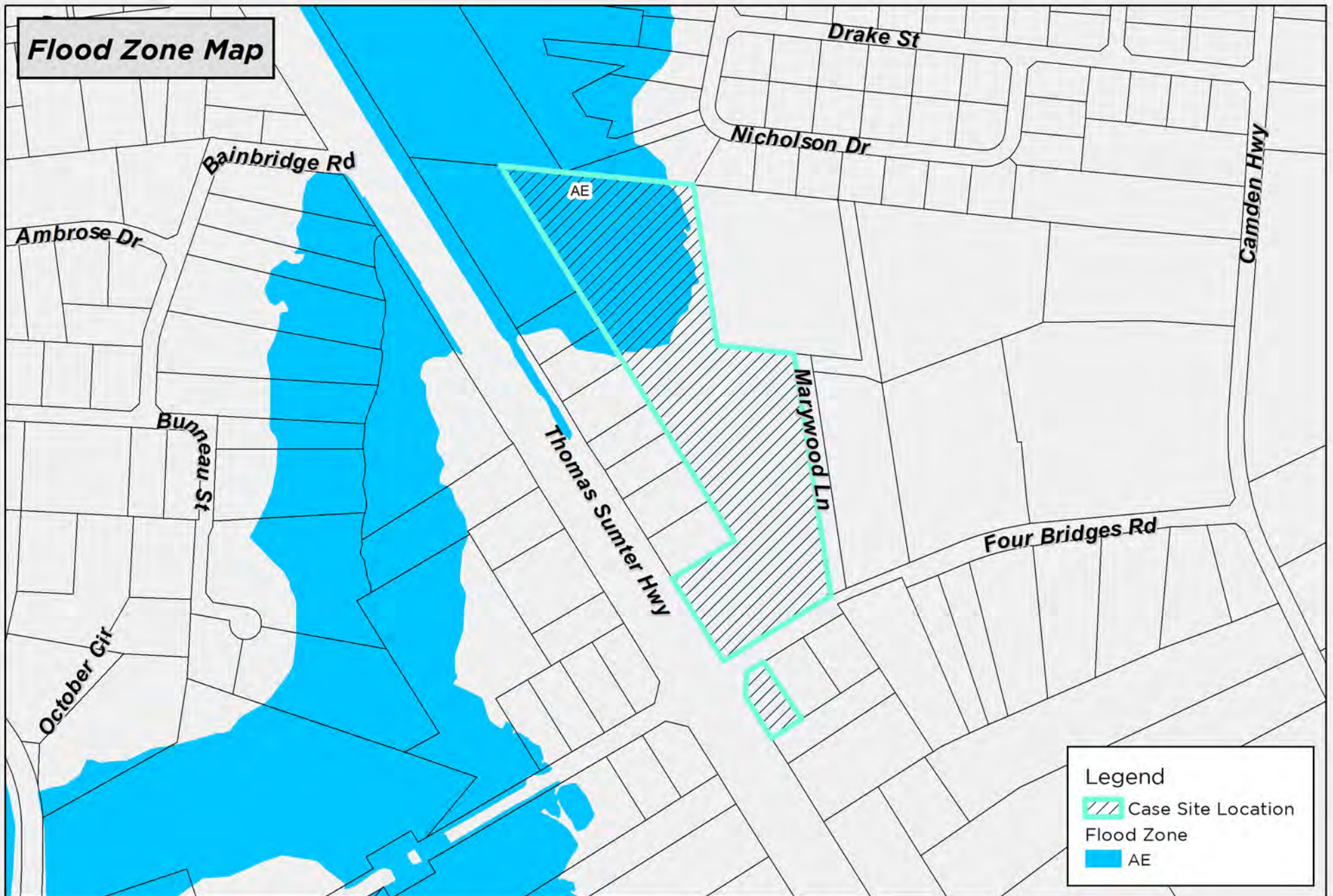
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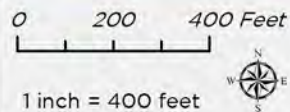
Flood Zone Map



Legend

- Case Site Location
- Flood Zone
- AE

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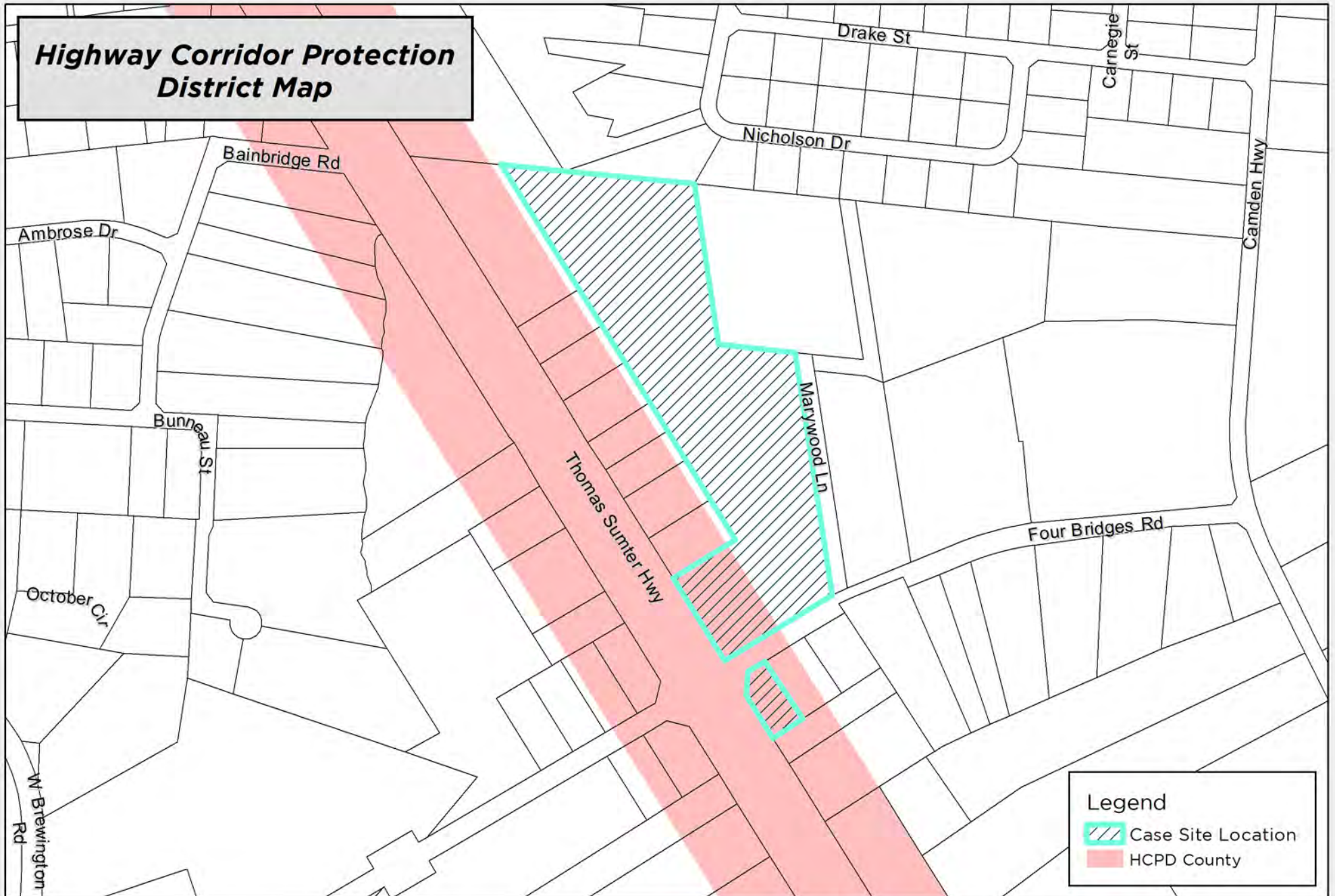


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Highway Corridor Protection District Map



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