

Sumter City-County Planning Commission

July 22, 2026

RZ-26-05, 933 S. Main St. (City)

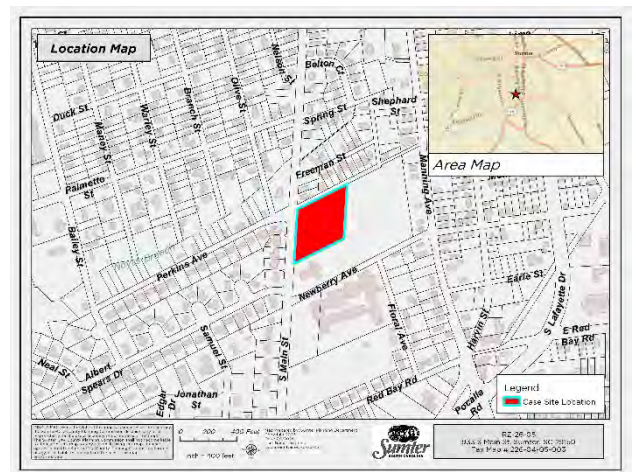
I. THE REQUEST

Applicant:	Michael A. Walters
Status of the Applicant:	Property Owner
Request:	A request to rezone +/- 3.01 acres of land from General Residential (GR) to Professional Office (PO).
City Council Ward	3
Location:	933 S. Main St.
Size of Property:	+/- 3.01 acres
Present Use/Zoning:	Undeveloped / GR
Proposed Use of Property:	Residential Care Facility
Tax Map Reference:	226-04-05-003
Adjacent Property Land Use and Zoning:	North – Residential / R-6 South – Institutional / R-6 East – Institutional / R-6 West – Residential / R-6

II. BACKGROUND

This is a request is to rezone +/- 3.01 acres of land located at 933 S. Main St. (herein referred to as the property) from General Residential (GR) to Professional Office (PO). As shown by the location map to the right, the property is located at the southeast corner of S. Main St. and Perkins Ave.

The applicant has stated that long term plans include the development of a commercial scale residential care facility on the property. The GR zoning designation does not permit the establishment of



residential care uses that do not meet specific, narrowly defined, exceptions outlined in the City of Sumter Zoning & Development Standards Ordinance (the Ordinance). These same narrowly defined exceptions carry over to the pending UDO, thus necessitating a need to rezone the property to carry out the applicant's planned use of the property.

As shown by the aerial map to the right, the property is adjacent to residential uses to the north and west, an institutional use (church) to the south, and undeveloped land owned by the church to the east. The property is within a city block that is bounded by S. Main St., W. Newberry Ave., Manning Ave, and Perkins Ave. The block contains no existing residential uses. Additionally, the adjacent block to the south is the site of Wilder Elementary School and associated school grounds.



The applicant has requested PO zoning for the property in the past under Case# RZ-21-13. This request was denied first reading approval on August 17, 2021, after a formal public hearing was held concerning the case on July 20, 2021.



Above: Site Picture – From Perkins St. facing south (Google Streetview 2025)

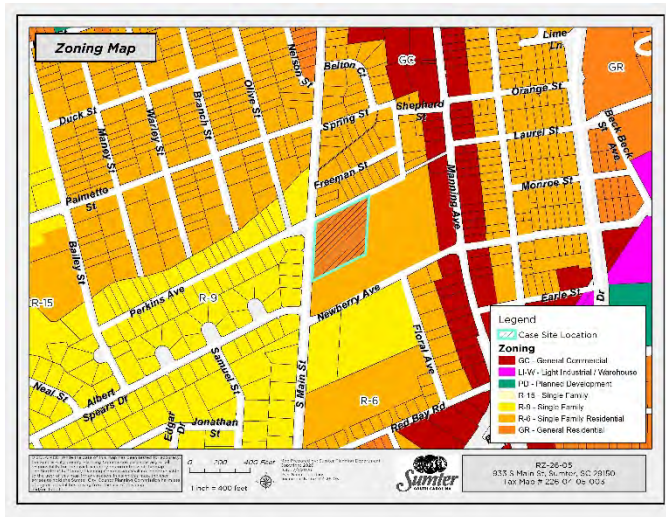


Above: Site Picture –S. Main St. facing east (Google Streetview 2025)

Zoning

As shown by the zoning map to the right, the property is currently within the GR zoning district and is adjacent to R-6 zoning to the east, north, and south, with R-9 zoning to the west.

The City of Sumter is in the final stages of developing a new Unified Development Ordinance (UDO). It is anticipated that the development contemplated for this site will be subject to the new UDO requirements. As such, a zoning analysis of this request has been conducted using both the existing Ordinance and the proposed new UDO.



Current Ordinance Analysis

The purpose of the PO zoning district is to accommodate offices, institutional uses and residential uses in areas whose character is neither commercial nor exclusively residential in nature. It is intended principally for areas along major streets.

Ultimately, the applicant wishes to develop a residential care use on the property. This use is permitted “by right” in the PO zoning district, subject to all applicable development standards. However, if the request is approved, the applicant would be permitted to develop all uses indicated for the PO zoning district as shown on the use table found at *Article 3, Exhibit 3-5* of the Ordinance in accordance with indicated process. 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. The property meets the size threshold required to establish a free-standing zoning area as outlined in *Article 2, Section 2.a.2* of the Ordinance.

Pending Unified Development Ordinance (UDO) Analysis

The PO district has the same principal purpose as the PO district in the current Ordinance. Residential Care uses are permitted in the PO district, subject to all applicable development standards of the new UDO. However, if the request is approved, the applicant would be permitted to develop all uses indicated for the PO zoning district as shown on the use table found at Chapter B: Table B.8.1: Permitted Use Table of the UDO. This use table is attached to this report as Exhibit 2. 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.

Environmental

The property is not located within a special flood hazard area (SFHA), nor does it appear to contain areas of wetland.

III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property is within the Downtown Planning Area. This area represents the historic core of the city and includes a separated mix of commercial, industrial, and residential uses that are representative of the city's pre-1950's development. It is the home of the Central Business District and also includes surrounding residential neighborhoods and commercial corridors.



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

While not expressly stated by a specific policy, staff finds that the application of the PO zoning designation to the property is generally consistent with the intent of applicable Sumter 2040 Comprehensive Plan policies. If approved, it would allow for the development of office, institutional, healthcare, and other supportive uses intended to have less land use impacts on surrounding established residential neighborhoods than compared to the more intensive retail and service uses permitted in other non-residential zoning districts.

IV. TRAFFIC REVIEW

The property has direct frontage on S. Main St. and Perkins Ave. S. Main St. is two-lane paved roadway functionally classified as a major collector road. Perkins Ave. is a two-lane paved roadway functionally classified as local road. S. Main St. is owned and maintained by SCDOT, while Perkins Ave. is owned and maintained by the City of Sumter.

There were 1,200 annual average daily trips (AADT) on S. Main St. near the property, per trip the latest trip generation data collected from SCDOT Count Station # 43-0676. No traffic count data is available for Perkins Ave.

Any proposed development at the subject property will have its transportation impacts evaluated at time of site plan approval with appropriate mitigation measures required.

V. STAFF RECOMMENDATION

The property has direct frontage on a major collector road and is located on a section of S. Main St. where land use characteristics are not commercial, nor exclusively residential, in nature. Therefore, the characteristics of the property generally align with the purpose statement of the PO

district found in the current Ordinance and the proposed UDO. It is noted that the site is in close proximity to residential uses on the opposite side of S. Main St. and Perkins Ave.

The PO zoning designation is the least intensive zoning district that allows for the establishment of a residential care use, which is what the applicant has expressed as the long-term plans for the property.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend approval of RZ-26-05, rezoning +/- 3.01 acres from General Residential (GR) to Professional Office (PO).
- 2) I move that the Planning Commission recommend denial of RZ-26-05, rezoning +/- 3.01 acres from General Residential (GR) to Professional Office (PO).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – July 22, 2026

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

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

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NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
45993	Manufactured home dealers									C		C					44-45 - Retail Trade
459991	Tobacco stores							P	P	P	P	C					44-45 - Retail Trade
459999	Fireworks shops (i.e., permanent location)									P		P	P				44-45 - Retail Trade
481	Air Transportation												P	C			48-49 - Transportation and Warehousing
482	Rail Transportation									C	C	P	P				48-49 - Transportation and Warehousing
483	Water Transportation									P		P	P				48-49 - Transportation and Warehousing
484	Truck Transportation									C*		P	P			*No trucking operations involving waste materials, especially hazardous waste, or activities involving offense odors or excessive noise, shall be allowed in the GC District	48-49 - Transportation and Warehousing
485	Transit and Ground Passenger Transportation									C	P	P	P				48-49 - Transportation and Warehousing
485991	Non-emergency medical transportation services (except ambulance services)									C		P	P				48-49 - Transportation and Warehousing
486	Pipeline Transportation											P	P				48-49 - Transportation and Warehousing
487	Scenic and Sightseeing Transportation									P		P	P				48-49 - Transportation and Warehousing
488	Support Activities for Transportation									P	P	P	P				48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing									P	C	C					48-49 - Transportation and Warehousing
491	Postal Service						P	P	P	P	P	P	P	P			48-49 - Transportation and Warehousing
492	Couriers and Messengers						P	P	P	P	P	P	P				48-49 - Transportation and Warehousing
493	Warehousing and Storage									P		P	P				48-49 - Transportation and Warehousing
5121	Motion Picture and Video Industries									P	P	C					51 - Information
5122	Sound Recording Industries						P		P	P	P	C					51 - Information
513	Publishing Industries						P*	p*	p*	p*	p**	p*	p*			*Not including manufacturing/printing of published materials	51 - Information
516	Broadcasting and Content Providers	S	S	S	S	S	P	P	P	P	P	P	P	P	P	Ref. Article 5	51 - Information
517	Communications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref. Article 5	51 - Information
517	Telecommunications	S	S	S	S	S				P	P	P	P	C			51 - Information
518	Data Processing, Hosting, and Related Services						P		P	P	P	C	C				51 - Information
519	Libraries and Archives	C	C	C	C	C	P	C	P	P	C	C					51 - Information
51929	Web Search Portals and All Other Information Services								P	P	P	C					51 - Information
521	Monetary Authorities-Central Bank						P	P	P	P	P	C					52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	P	C					52 - Finance and Insurance
522299	Pawn Shops									P		C					52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities			S			P		P	P	P	C				Ref. Article 5	52 - Finance and Insurance
524	Insurance Carriers and Related Activities			S			P	C	P	P	P	C				Ref. Article 5	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles			S			P	C	P	P	P	C				Ref. Article 5	52 - Finance and Insurance
531	Real Estate			S			P		P	P	P	C				Ref. Article 5	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units									P		P	P			Ref. Article 4	53 - Real Estate and Rental and Leasing
53132	Real Estate Appraisers' Offices						P		P	P	P	C					53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing									P	P	C					53 - Real Estate and Rental and Leasing
5322	Consumer Goods Rental							C	P	P	P	C					53 - Real Estate and Rental and Leasing
5323	General Rental Centers									P		P	P				53 - Real Estate and Rental and Leasing
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing											P	P				53 - Real Estate and Rental and Leasing
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)						P		P	P	P	P					53 - Real Estate and Rental and Leasing
5411	Legal Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services			S			P	P	P	P	P	C	P	P		Ref. Article 5	54 - Professional, Scientific, and Technical Services
54135	Building Inspection Services						P		P	P	P	C					54 - Professional, Scientific, and Technical Services
5414	Specialized Design Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 2

TABLE B.8.1 PERMITTED USE TABLE																	
Key:	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
P = Permitted Use; C = Conditional Use; S = Special Exception																	
Agricultural Uses																	
Farming – Crop Production	B.9.1(A)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Livestock	B.9.1(B)															P	
Personal Use Livestock	B.9.1(C)	P	P	P	P	P	P	P	P	P				P	P	P	P
Stockyards, Poultry Houses, Pig/Hog Farming, slaughterhouses, and Animal Auction Houses	B.9.1(D)															S	
Forestry and Logging (Exempt Activities Under SC Code Law Section 48-23-205 Only)	B.9.1(E)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery, Plant & Landscaping	B.9.1(F)								C	P				P		C	
Residential Uses																	
Single Family Detached Dwelling	B.9.2(A)	P	P	P	P	C	C				C	C	C			P	S
Single Family Attached Dwelling * R-9 District – Residential Infill Overlay District Only	B.9.2(B)		C*	C	C	C	C				C	C	C				
Suburban Townhomes * R-9 District – Residential Infill Overlay District Only	B.9.2(C)		C*	C	C	C	C	C	C	C			C				
Urban Townhomes (All Districts - Residential Infill Overlay District Only)	B.9.2(D)		C	C	C	C	C	C	C	C	C	C	C				
Duplex Dwelling * R-9 District – Residential Infill Overlay District Only	B.9.2(E)		C*	C	C	C	C					C	C				
Triplex and Quadplex Dwelling * R-9 District – Residential Infill Overlay District Only	B.9.2(F)		C*	C	C	C	C	C	C	C	C	C	C				
Suburban Multi-Family	B.9.2(G)					P			P	P		P	P				

TABLE B.8.1 PERMITTED USE TABLE

Key:																	
	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
P = Permitted Use;																	
C = Conditional Use;																	
S = Special Exception																	
Dwelling																	
Urban Multi-Family Dwelling (<i>All Districts - Residential Infill Overlay District Only</i>)	B.9.2 (H)					P			P	P	P	P	P				
Cottage Courts (<i>In Residential Infill Overlay District Only</i>)	B.9.2(I)		C	C	C	C											
Manufactured Home	B.9.2(J)				P											P	
Manufactured Home Park	B.9.2(K)				C					C							
Group Home	B.9.2(L)	P	P	P	P	P											
Home Occupation	B.9.2(M)	P	P	P	P	P	P	P	P	P	P	P	P			P	
Upper story Residential	B.9.2(N)									P	P	P					
Group Dwelling	B.9.2(O)			S	S	S	C	C	C	C	C	C	P				
Fraternity/Sorority Dwellings	B.9.2(P)		S	S	S	C	C	C	C	C		C	P				
Public and Institutional Uses																	
Post Office (Mail and Packages)	B.9.3(A)					C	P	P	P	P	P	P	P	P	P	P	
Elementary/Primary Schools	B.9.3(B)	C	C	C	C	C	C	C	C	C		P	P			C	
Secondary Schools	B.9.3(C)	C	C				C	C	C	C		P	P			C	
Higher Education (<i>College, Junior College, University, Technical</i>)	B.9.3(D)		C	C	C	C		C	C	C	P	P	P			C	
Other Educational Facilities	B.9.3(E)						C	C	C	C	P	P	P			C	
Commercial Cemetery	B.9.3(F)	C	C	C	C		C		P	P				C	P	P	P
Religious Cemetery	B.9.3(G)	C	C	C	C		C		P	P				C	P	P	P
Private Cemetery	B.9.3(H)	C	C	C	C		C		P	P				C	P	P	P
Religious Institutions	B.9.3(I)	C	C	C	C	C	P	P	P	P	P	P	P	C		C	
Cultural, Library and Museum Facility	B.9.3(J)	C	C	C	C		P	P	P	P	P	P	P	C			
Government Offices	B.9.3(K)	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	
Public Safety	B.9.3(L)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

TABLE B.8.1 PERMITTED USE TABLE

Key:																	
	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
<i>P = Permitted Use;</i>																	
<i>C = Conditional Use;</i>																	
<i>S = Special Exception</i>																	
Correctional Facility	B.9.3(M)													S	S	S	
Mobile Classrooms	B.9.3(N)	C	C	C	C	C	C	C	C	C		C	C			C	
Charitable, Professional, Fraternal, Veteran & Social Advocacy Organizations	B.9.3 (O)		C	C	C		P	P	P	P	P	P	P	P			
Commercial Retail Uses																	
Animal Kennels	B.9.4(A)								C	C				C	C	C	
Vehicle Sales and Rental Services	B.9.4(B)								C	P		C		C			
General Equipment Rental Services (No Outside Storage)	B.9.4(C)								P	P		P		P	P		
General Equipment Rental Services (w/Outside Display Areas)	B.9.4(C)									P				P	P		
Bar/Tavern/Night Club/Private Club	B.9.4(D)								S	S	S	S		S			
Bed and Breakfast Inn	B.9.4(E)	S	S	S	S		C	C	C	C	C	C					
Broadcast Facility	B.9.4(F)				S	S	P	P	P	P	P	P	P	P	P	P	P
Convenience Store w/ Fuel Sales	B.9.4(G)								C	C		C		C	C		
Convenience Store w/o Fuel Sales	B.9.4(H)							C	P	P	P	P		C	C		
Crematorium	B.9.4(I)						C		P	P	C	P		P	P		
Funeral Home	B.9.4(J)						C		P	P	C	P		P	P		
Grocery	B.9.4(K)							P	P	P	P	P	P	P	C	C	
Hotel/Motel	B.9.4(L)							C	C	P	P	P		C			
Extended Stays	B.9.4(M)						C	C	C	P	C	P		C			
Liquor Store	B.9.4(N)								S	S	S	S		S			
Major Vehicle Service	B.9.4(O)									C		C		C	P		
Minor Vehicle Service and New Vehicle Part Sales	B.9.4(P)								C	P	C	C		C	P		
Motor Vehicle Fuel Dealers	B.9.4(Q)									P				P	P		

TABLE B.8.1 PERMITTED USE TABLE

Key:	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
P = Permitted Use;																	
C = Conditional Use;																	
S = Special Exception																	
Outdoor Storage	B.9.4(R)													C	P		
Pawn Shop	B.9.4(S)								C	P		C		C			
Restaurant, Full Service	B.9.4(T)						C	P	P	P	P	P		P			
Restaurant, Fast Casual	B.9.4(U)							C	C	P	P	P		C			
Restaurant, w/Drive Through	B.9.4(V)								C	P		P		C			
Sexually Oriented Business	B.9.4(W)													P	P		
Special Events Facilities	B.9.4(X)								S	S	C	S		S			
Towing Service	B.9.4(Y)									C				C	C		
Tobacco/Vape Shop	B.9.4(Z)								S	S		S		S			
Retail, Neighborhood (Maximum 5,000 sq. ft)	B.9.4(AA)							P	P	P	P	P	P	P			
Retail, General (5,000 sq. ft to 20,000 sq. ft)	B.9.4(BB)								P	P	P	P					
Retail, General (20,000 sq. ft. to 250,000 sq. ft. sq. ft)	B.9.4(CC)								C	P	C	C					
Retail, General (more than 250,000 sq. ft.)	B.9.4(DD)									S							
Wholesale Trade	B.9.4(EE)									C				P	P		
Automatic Merchandising Machine Operators	B.9.4(FF)									C				P	P		
Industrial and Manufacturing Uses																	
Artisanal Manufacturing	B.9.5(A)								C	C	C	C		P	P		
Brewery	B.9.5(B)													S	P		
Brewery, Micro	B.9.5(C)									C	C	C		P	P		
Distillery	B.9.5(D)													S	P		
Distillery, Micro	B.9.5(E)									C	C	C		P	P		
Flex Facility	B.9.5(F)										C	C		P	P		
Industrial- Light	B.9.5(G)													P	P		
Industrial- Heavy	B.9.5(H)														P		
Manufacturing	B.9.5(I)													C	P		
Sanitary Land Fills, Inert Dump Sites	B.9.5(J)														S		

TABLE B.8.1 PERMITTED USE TABLE

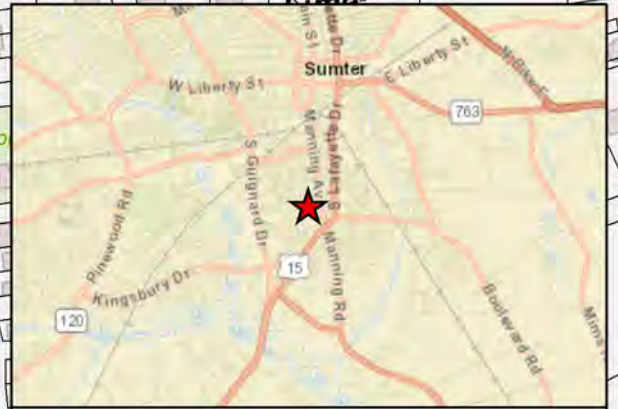
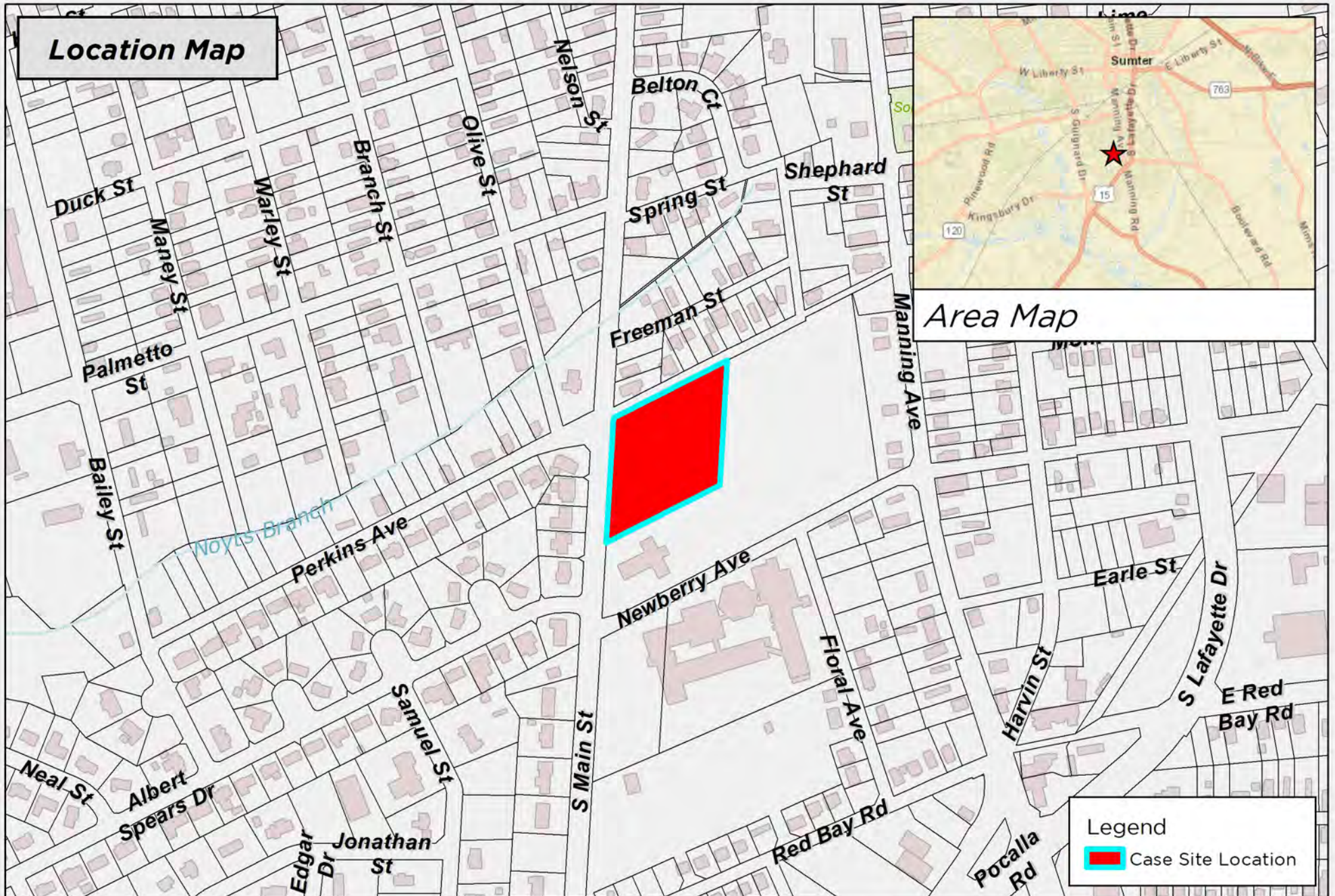
Key:																	
	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
<i>P = Permitted Use;</i> <i>C = Conditional Use;</i> <i>S = Special Exception</i>																	
Hazardous Waste, Nuclear Waste Transfer, Storage, and Treatment and/or Disposal Sites	B.9.5(K)														S		
Resource Recovery Facilities, Solid Waste Storage and Transfer Facilities, Waste Tire and Treatment Sites, Composting Facilities, Manned Convenience Centers, Incinerators, and Recycling Facilities	B.9.5(L)													S	S		
Salvage Yards	B.9.5(M)														S		
Self-Storage Facilities	B.9.5(N)								C	C				P	P		
Data Center (10,000 sf of total structure area or less)	B.9.5(O)								C	C				P	P		
Data Center (more than 10,000 sf of total structure area)	B.9.5(P)														S		
Solar Farms	B.9.5(Q)													S	P		
Warehouse/Distribution	B.9.5(R)													P	P		
Mining and Extraction Operations	B.9.5(S)														S		
Personal Services Uses																	
Bank/Financial Institution	B.9.6(A)						P	P	P	P	P	P	C	C			
Car Wash	B.9.6(B)								C	P		C		P			
In-Home Day Care	B.9.6(C)	P	P	P	P	P	P	P	P	P	P	P				P	
Daycare (Adult and Child)	B.9.6(D)		C	C	C	C	P	P	P	P	C	P	C			C	
Dry Cleaning/Laundromat	B.9.6(E)							P	P	P	P	P		P	P		
Spa, Day/Nail Salon/Hair Salon/Barber Shop	B.9.6(F)						P	P	P	P	P	P		P			
Tattoo Parlor	B.9.6(G)									S				P			

TABLE B.8.1 PERMITTED USE TABLE

Key:	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
<i>P</i> = Permitted Use;																	
<i>C</i> = Conditional Use;																	
<i>S</i> = Special Exception																	
Personal Services	B.9.6(H)						P	P	P	P	P	P		C			
Bail Bonding	B.9.6(I)									P		P		P			
Medical and Office Uses																	
Animal Care (includes urgent and vet services)	B.9.7(A)						C		P	P		P	P	P		P	
Residential Care	B.9.7(B)					P	P	P	P	P	P	P					
Nursing Home	B.9.7(C)					P	P	P	P	P	P	P					
Hospital	B.9.7(D)									P	P	P	P	C			
Medical/Dental Facility	B.9.7(E)						P	C	P	P	P	P	P	C			
Professional Office	B.9.7(F)			S			P	P	P	P	P	P	P	P	P	C	
Rehabilitative and Mental In-Patient Health Facility	B.9.7(G)								C	C				C			
Urgent Care	B.9.7(H)							C	P	P	C	C	S	C			
Recreation/Open Space + Entertainment Uses																	
Sports Fields	B.9.8(A)	C	C	C	C	P	P			P			P			P	P
Amusement/Theme Parks	B.9.8(B)									S	S			S			
Golf Courses	B.9.8(C)	C	C	C	C					P	C		P	P		C	C
Driving Range	B.9.8(D)	C	C	C	C					P	C		P	P		C	C
Motor Vehicle Race or Testing Track	B.9.8(E)									S				S	S		
Outdoor Concert Venues	B.9.8(F)									S	S	S	C	S	S		
Parks, Public	B.9.8(G)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RV Parks/Recreation Camping Facilities	B.9.8(H)								C	C			C			C	C
Shooting Ranges (Indoor Only)	B.9.8(I)									S			S	S	S		
Botanical Garden	B.9.8(J)	C	C	C	C		P		P	P	P	P	P	C		P	P
Zoo	B.9.8(K)									S			S	S		P	
Bingo Parlor	B.9.8(L)									S				S			
Pool Hall	B.9.8(M)									S				S			
Fairgrounds	B.9.8(N)								S	S			P	S			

TABLE B.8.1 PERMITTED USE TABLE																	
Key: <i>P = Permitted Use;</i> <i>C = Conditional Use;</i> <i>S = Special Exception</i>	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
	Utilities and Other Uses																
	Airport	B.9.9(A)											P		P		
	Wireless Communication Towers	B.9.9(B)	S	S	S	S	C	C	C	C	S	S	C	C	C	C	
	Transportation Terminals	B.9.9(C)							P	P	P	P	P	P	P		
	Utility Facilities, Government (except Sewer Treatment Plants, & Electrical Substations)	B.9.9(D)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
	Sewer Treatment Plants	B.9.9(E)					S	S	S	S			S	S	S	S	
	Electric Substations	B.9.9(F)	S	S	S	S	S	S	S	S		S	S	S	S	S	
	Parking Lots and Structures	B.9.9(G)					P	P	P	P	C	C	P	P	P		
Key																	
<i>P = Permitted use subject to applicable use specific requirements of Section B.9.</i>																	
<i>C = Conditional use subject to applicable use specific requirements of Section B.9, and the conditional use criteria in Section B.9.10.</i>																	
<i>S = Special exception use subject to applicable use specific requirements of Section B.9, and BZA review and approval pursuant to Chapter A, as is applicable.</i>																	

Location Map

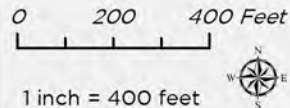


Area Map

Legend

 Case Site Location

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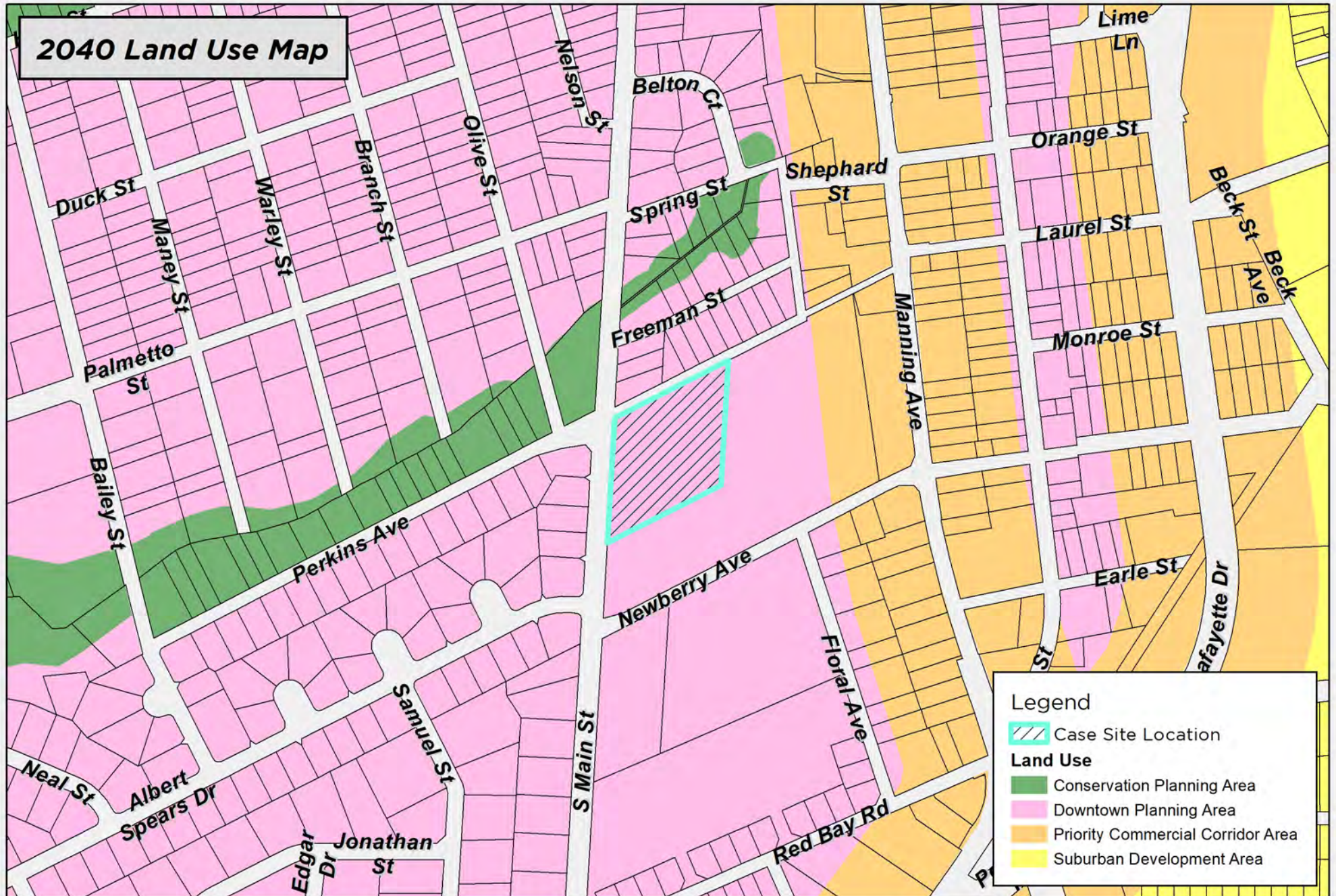


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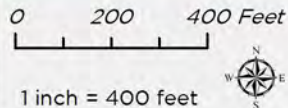


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2040 Land Use Map



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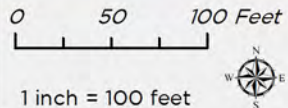
2026 Aerial Photography Map



Legend

 Case Site Location

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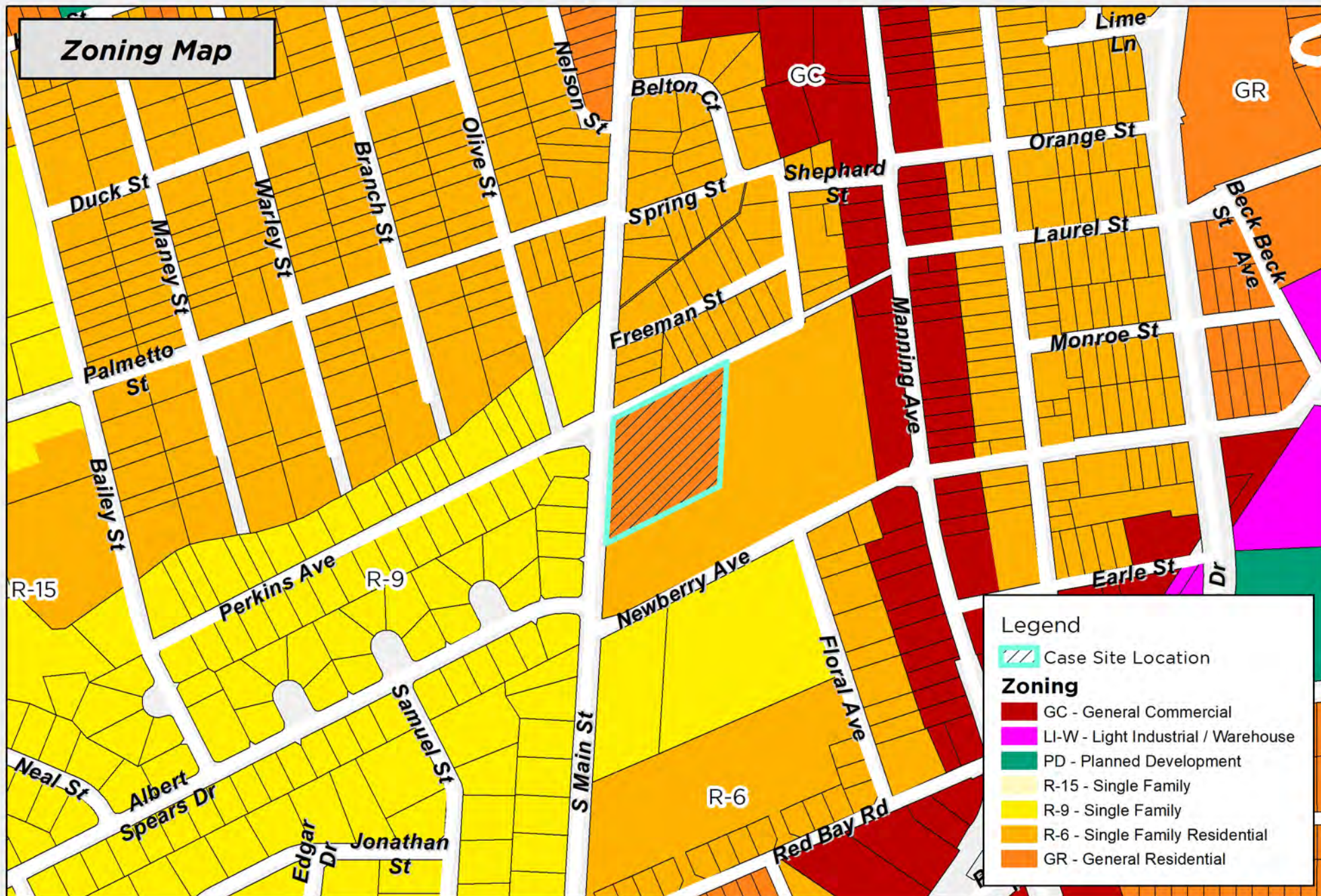


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Zoning Map



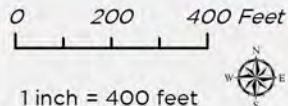
Legend

 Case Site Location

Zoning

-  GC - General Commercial
-  LI-W - Light Industrial / Warehouse
-  PD - Planned Development
-  R-15 - Single Family
-  R-9 - Single Family
-  R-6 - Single Family Residential
-  GR - General Residential

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