

Sumter City-County Planning Commission

June 24, 2026

RZ-26-03, 1420 Pinewood Rd. (County)

I. THE REQUEST

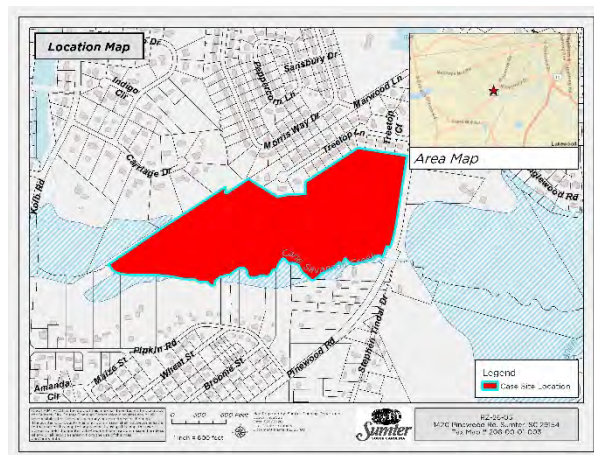
Applicant:	Michael C. Carson
Status of the Applicant:	Property Owner
Request:	A request to rezone a +/- 60.56-acres from Residential-15 (R-15) to Agricultural Conservation (AC).
County Council District:	District 3
Location:	1420 Pinewood Rd.
Size of Property:	+/- 60.56-acres
Present Use/Zoning:	Specialty Contractor/ Residential-15 (R-15)
Proposed Use/Zoning:	Specialty Contractor / AC
Tax Map Reference:	208-00-01-003
Adjacent Property Land Use and Zoning:	North: Residential / R-15 South: Residential / General Residential (GR) East: Commercial / GC West: Residential & Undeveloped / R-15

II. BACKGROUND

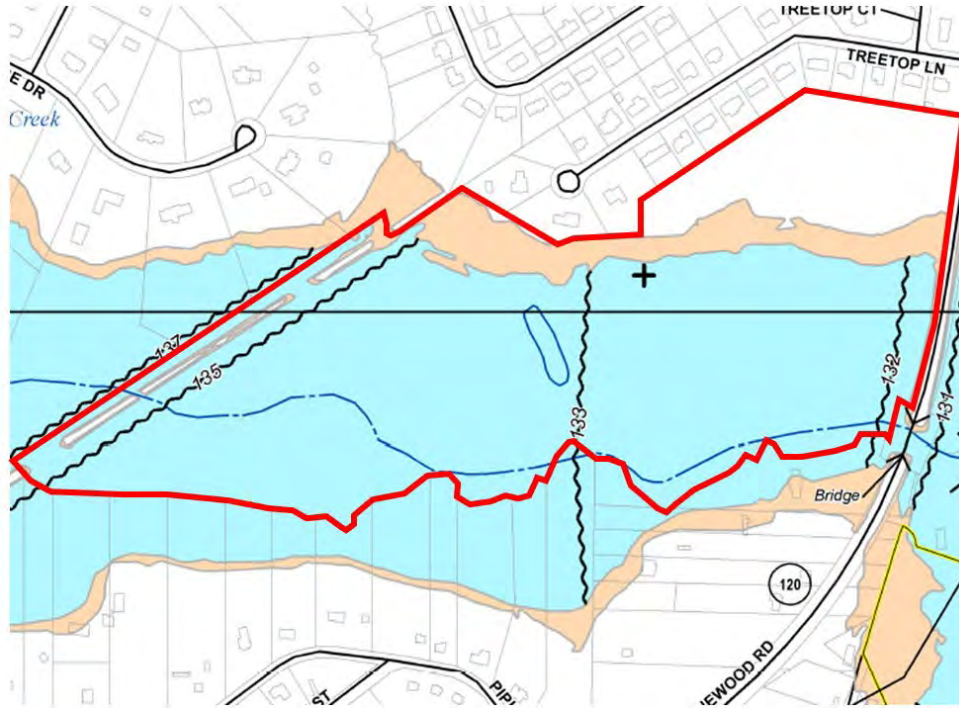
This is a request to rezone a +/- 60.56-acre parcel (TMS# 208-00-01-003) from Residential-15 (R-15) to Agricultural Conservation (AC).

The subject property is shown in red on the location map to the right. The property is located on the west of Pinewood Rd, just south of the intersection of Pinewood Rd. and Treetop Ln.

The property is significantly impacted by the Cane Savannah Creek tributary, with approximately 77% of the parcel area being within a Zone AE special flood hazard area (SFHA). The remaining portion of the property, outside of the SFHA, has direct frontage on Pinewood Rd. This area of the property is generally



characterized as residential, with single family detached homes being the prominent existing development type.



Per discussions with staff, the applicant is requesting this rezoning in order to establish a specialty contractor business on the portion of land outside of the SFHA. The applicant has taken steps to develop the property in the absence of required approvals, including the establishment of a metal storage building. The applicant's plans for the property were determined via meetings held to address a notice of zoning violation issued to the applicant concerning this property.



Zoning

The property is currently zone R-15. Property to the north, west, and east is also zoned R-15. Property to the south is zoned General Residential (GR).

The purpose of the R-15 district is to recognize the essential suburban living character of significant portions of Sumter County where low and medium density single-family residential development is the predominant living environment of the existing and future population.

The purpose of the proposed AC district is to protect 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.

Permitted and Conditional Uses:

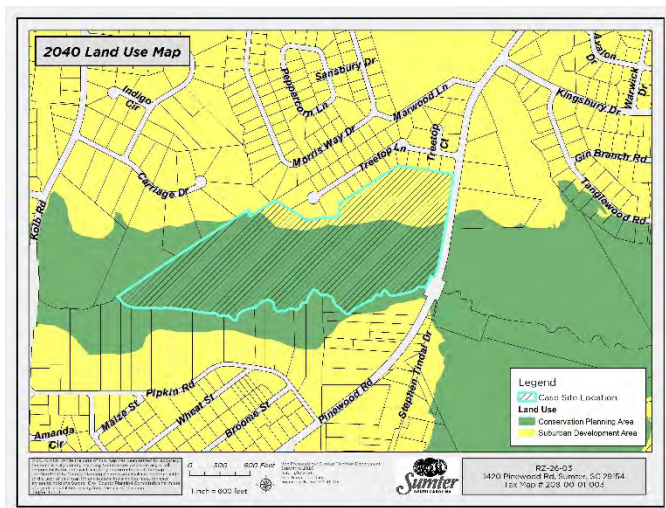
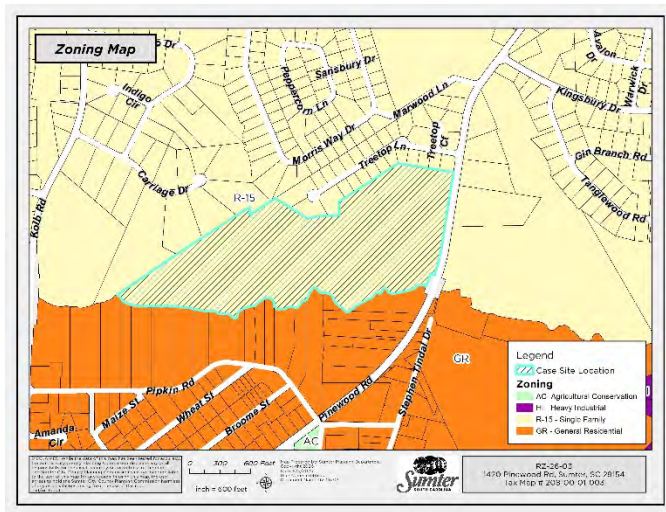
Approval of this request does not bind the applicant to establish any future use identified as part of the rezoning process. Rather, the applicant could establish any use allowed in the requested zoning district, as indicated by the use table found at *Article 3, Exhibit 5* of the Ordinance, in accordance with the use review process indicated and all applicable Ordinance requirements. This use table is attached to this report as Exhibit 1. Uses with a “P” are allowed by-right, uses with a “C” require conditional use approval, uses with an “S” require special exception approval by the Sumter City-County Board of Zoning Appeals (BZA), and uses with no letter are not permitted.

The applicant is seeking the rezoning to establish a specialty contractor use (concrete) on the property. Pursuant to the Ordinance, this requires Conditional Use-500 (C-500) approval. Thus, in addition demonstrating the proposed use will satisfy the conditional use criteria found in *Article 5.b.1.a – 5.b.1.f.*, the applicant must also obtain consent signatures for the use from property owners within 500 ft. of the proposed use area.

III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property is primarily influenced by the Conservation Planning Area and the Suburban Development Planning Area.

The Conservation Planning Area is intended to protect and preserve environmentally sensitive areas and prime agricultural lands from residential, industrial, and commercial encroachment.



Sumter 2040 Comprehensive Plan policies support this request.

The primary goal of the Suburban Development Planning Area is to scrutinize and manage existing development patterns, foster intentional mixed-use development, and identify new commercial and industrial locations where form and design are a focus.

The Comprehensive Plan supports protection and preservation of land within the Conservation Planning Area. The AC district somewhat achieves this by significantly reducing the amount of residential density that could potentially be established from 2.9 units per acre to 1 unit per acre. Considering that the portion of the property within the Conservation Planning Area is also within the SFHA, the AC district aligns more with the Conservation Planning Area than the R-15 district does. The trade-off between R-15 zoning vs. AC zoning, with respect to the Conservation Planning Area, is that the AC allows a number of non-residential uses. However, most of the non-residential uses that could be established in the AC district require conditional use approval in some shape, form, or fashion. Development within the SHFA would not likely satisfy the conditional use criteria in *Article 5.b.1.a – 5.b.1.f* of the Ordinance that pertain to site suitability.

The Comprehensive Plan supports the management of existing development patterns and the identification of new commercial and industrial locations where form and design are focus in the Suburban Planning Area. The portion of the property outside of the SFHA that is influenced by this planning area has direct frontage onto a minor arterial roadway where traffic counts have increased in recent years. The establishment of a small business that has sufficient screening and other safeguards in place to mitigate external impact could align with Suburban Planning Area policies. Due to low density residential character of the surrounding area, the AC district is best suited in this context to mitigate non-residential use impacts due applicable conditional use requirements.

IV. TRANSPORTATION REVIEW

The site has direct frontage onto Pinewood Rd, which is owned and maintained by SCDOT, and is functionally classified as a Minor Arterial Roadway. Based trip data collected by SCDOT (Station ID# 43-0249), the section of Pinewood Rd. in front of the property has a 2025 annual average daily trip (AADT) of 7,100 trips. It is noted that this an approximately 12% increase in traffic on this roadway compared to the 2023 AADT of 6,200 trips.

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

V. STAFF RECOMMENDATION

Staff is supportive of this request for the following reasons:

- AC zoning reduces the amount of potential residential development in the SFHA.
- AC zoning allows certain non-residential uses via a conditional use review process. Conditional use review allows for increased flexibility in requiring mitigation for external impacts. For instance, increased screening adjacent to residential uses could be required as part the use review if determined such improvements were needed to meet applicable criteria.

- The property is not suited for R-15 scale major subdivision development, including the portion outside of the SFHA. As such, residential subdivision of the property under the current zoning could lead to a number of new residential driveway encroachments onto Pinewood Rd.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend **approval** of RZ-26-03, rezoning a +/- 60.56-acre parcel from Residential-15 (R-15) to Agricultural Conservation (AC).
- 2) I move that the Planning Commission recommend **denial** of RZ-26-03, rezoning a +/- 60.56-acre acre parcel from Residential-15 (R-15) to Agricultural Conservation (AC).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – May 27, 2026

The Sumter City-Council Planning Commission at its meeting on Wednesday, May 27, 2026, deferred the request until the next Planning Commission meeting on Wednesday, June 24, 2026.

VIII. PLANNING COMMISSION – JUNE 24, 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	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

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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.

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)
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.1.1.	44-45 - Retail Trade
4452	Specialty Food Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
445230	Produce Stands, permanent							C	C	C			C		Ref. Article 5.b.1. & Article 5.b.1.k.	44-45 - Retail Trade
445230	Produce stands, temporary							C	C	C			C		Ref. Article 5.b.1.	44-45 - Retail Trade
4453	Beer, Wine, and Liquor Retailers							S	S	S	S				Ref. Article 1.h.4.c. & Article 5.b.3.	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45411	Electronic Shopping and Mail Order Houses							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4551	Department Stores							C*	C*	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

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															<i>District.</i>	
485	Transit and Ground Passenger Transportation									C*	P	P			Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
485991	Non-emergency medical transportation services (except ambulance services)								P	P	P					48-49 - Transportation and Warehousing
486	Pipeline Transportation									C*	P	P			Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
487	Scenic and Sightseeing Transportation									P	P	P				48-49 - Transportation and Warehousing
488	Support Activities for Transportation										P	P	C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	48-49 - Transportation and Warehousing
48841	Motor Vehicle Towing								P	P	P		C*		Ref. Article 5.b.1.	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			Mini-Warehouses covered under NAICS 53113	48-49 - Transportation and Warehousing
493190	Boat/RV/Camper/ Non-Commercial Trailer Storage Only									C*	P	P	C*		Refer to Article 5.b.1. & Article 5.b.1.t.	48-49 - Transportation and Warehousing
5121	Motion Picture and Video Industries									P	P					51 - Information
5122	Sound Recording Industries								P	P	P					51 - Information
513	Publishing Industries						P*	P*	P*	P*	P	P			Not including manufacturing/printing of published materials.	51 - Information
516	Broadcasting and Content Providers	P	P	P	P	P	P	P	P	P	P	P	P	P		51 - Information
517	Communications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref. Article 1.h.4.c. & Article 5.b.4.	51 - Information
517	Telecommunications	P	P	P	P	P	P	P	P	P	P	P	C*		Ref. Article 5.b.1.	51 - Information
518	Data Processing, Hosting, and Related Services									P	P	P				51 - Information
519	Libraries and Archives	C*	C*	C*	C*	C*	P		P	P	P		C*		Ref. Article 5.b.1.	51 - Information
51929	Web Search Portals, and All Other Information Services								P		P	P				51 - Information
521	Monetary Authorities-Central Bank						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
522299	Pawn Shops									P	C*				Ref. Article 5.b.1.	52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
524	Insurance Carriers and Related Activities						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	52 - Finance and Insurance
531	Real Estate						P	P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units								C*	C*	P*	P*	C*		All – Ref. Article 4.n.1. Conditional Use Only – Ref. Article 5.b.1. & Article 5.b.1.h.	53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing								P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	53 - Real Estate and Rental and Leasing
5322	Consumer Goods Rental								P	P	P		C*		Ref. Article 5.b.1.	53 - Real Estate and Rental and Leasing
5323	General Rental Centers									P	P	P				53 - Real Estate and Rental and Leasing
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing										P	P				53 - Real Estate and Rental and Leasing
533	Lessors of Nonfictional Intangible Assets (except Copyrighted Works)						P		P	P	P					53 - Real Estate and Rental and Leasing
5411	Legal Services						P	P	P	P	C*		C*		Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services						P	P	P	P	C*		C*		Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services						P	P	P	P	P		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	54 - Professional, Scientific, and Technical Services

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5414	Specialized Design Services						P	P	P	P	P	P	C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	
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	C*	Ref. Article 5.b.1.	54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						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		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					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								P	P	P	P				61 - Educational Services

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	Training															
6115	Technical and Trade Schools						C*	C*	P	P	P	P	C*		Ref. Article 5.b.1.	61 - Educational Services
6116	Other Schools and Instruction (including Dance Schools)							C*	P	P	C*		C*		Ref. Article 5.b.1.	61 - Educational Services
6117	Educational Support Services						C*	C*	P	P	P	P	C*		Ref. Article 5.b.1.	61 - Educational Services
6211	Offices of Physicians						P	C*	P	P	P		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

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71391	Golf Courses and Country Clubs	C*	C*	C*						P	P		C*	C*	Ref. Article 5.b.1.	71 - Arts, Entertainment, and Recreation
71393	Marinas												P	C*	Ref. Article 5.b.1.	71 - Arts, Entertainment, and Recreation
71394	Physical Fitness Facilities							P	P	P	P	C*	C-300*		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						C*	P	P	P	C*		C-300*		Ref. Article 5.b.1. &	81 - Other Services (except Public Administration)

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

Exhibit 5: Permitted Uses in All Zoning Districts

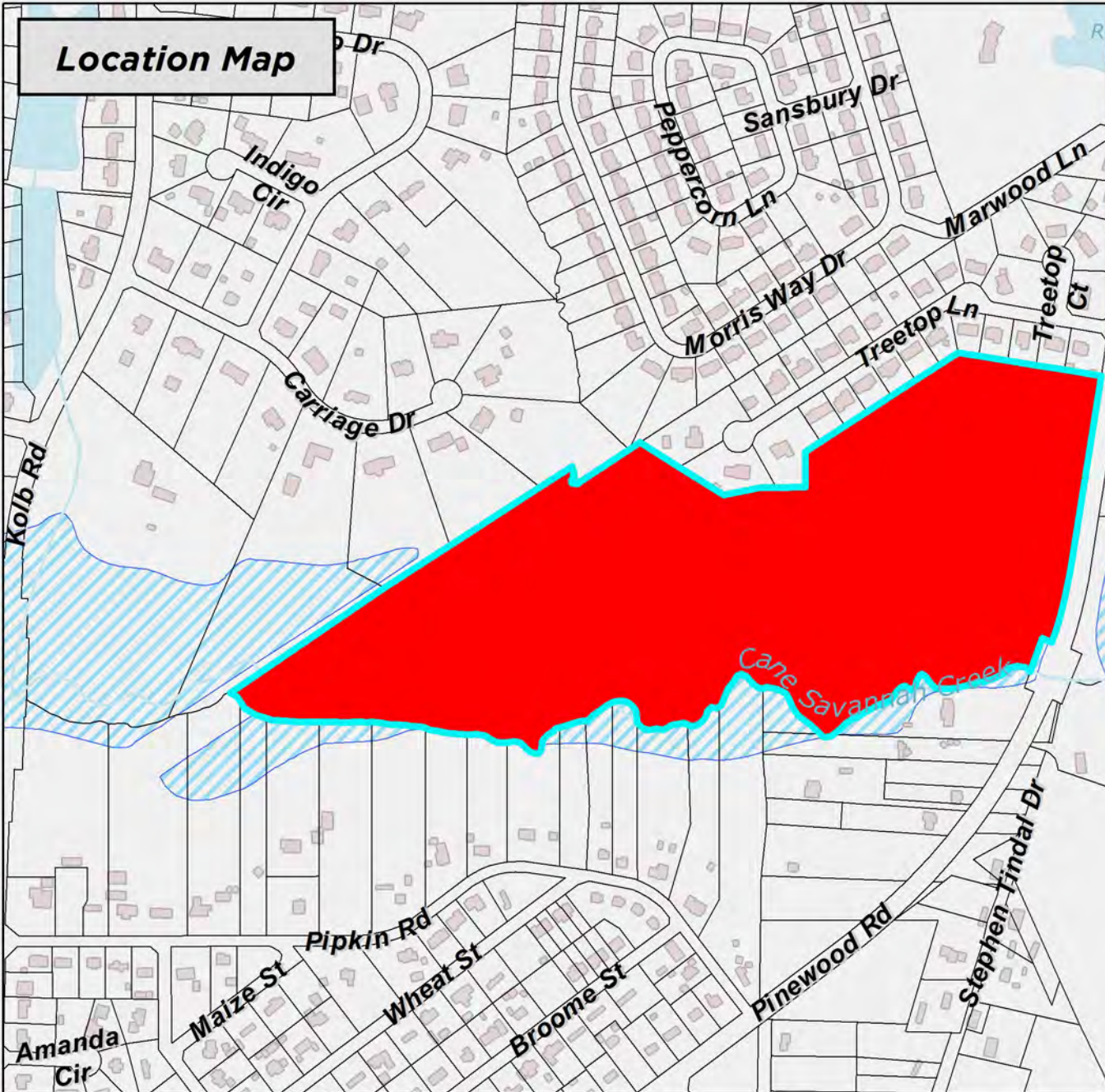
Key: P: Permitted Use – C: Conditional Use – C-# (200, 300, 500, 1000): Conditional Use w/Consent required from property owners within specified # of feet – S: Special Exception Use

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

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


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

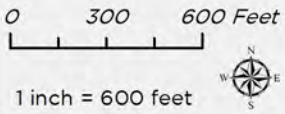


Area Map

Legend

 Case Site Location

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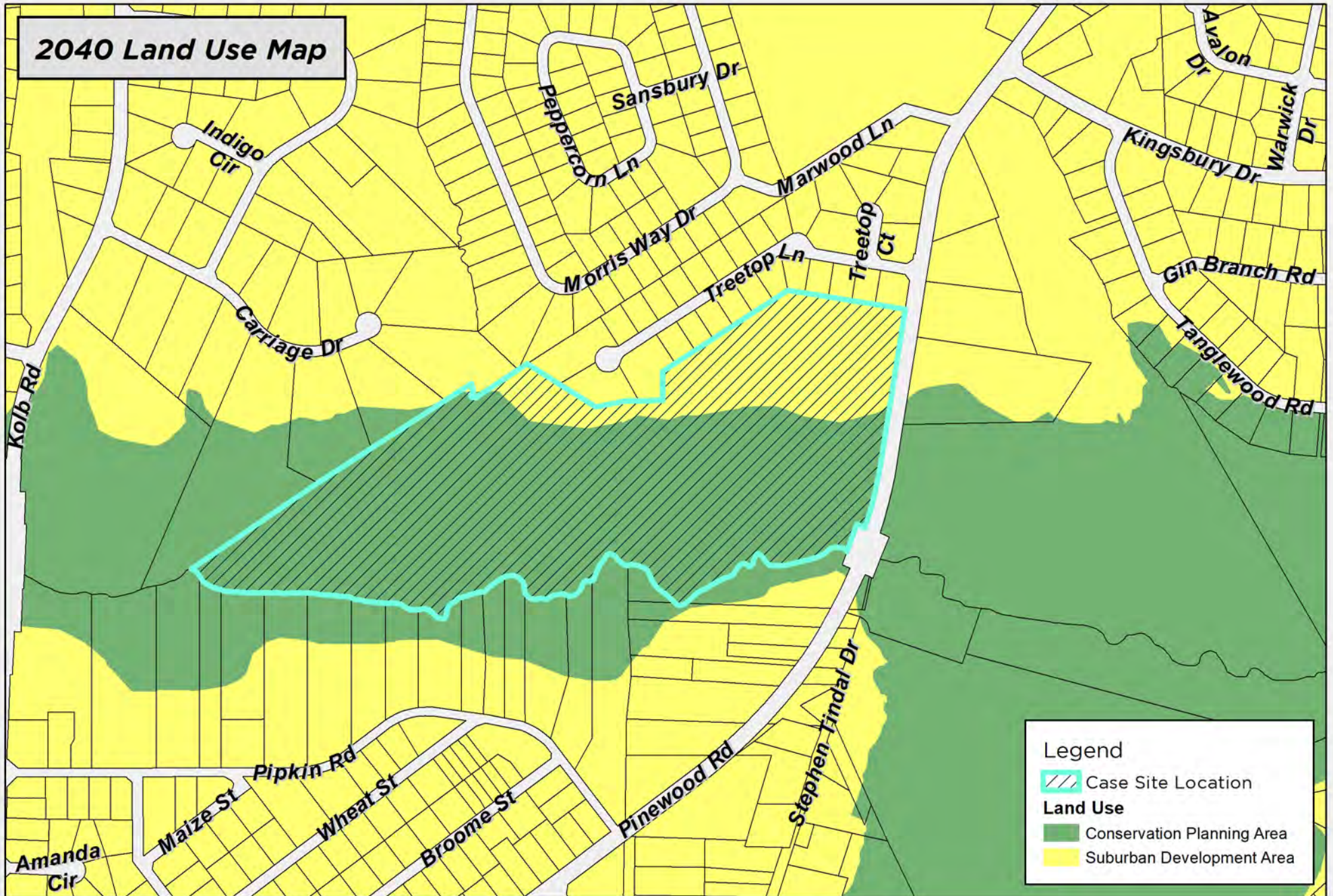


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 1420 Pinewood Rd, Sumter, SC 29154
 Tax Map # 208-00-01-003

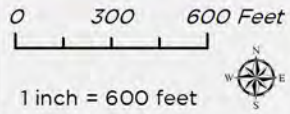
2040 Land Use Map



Legend

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

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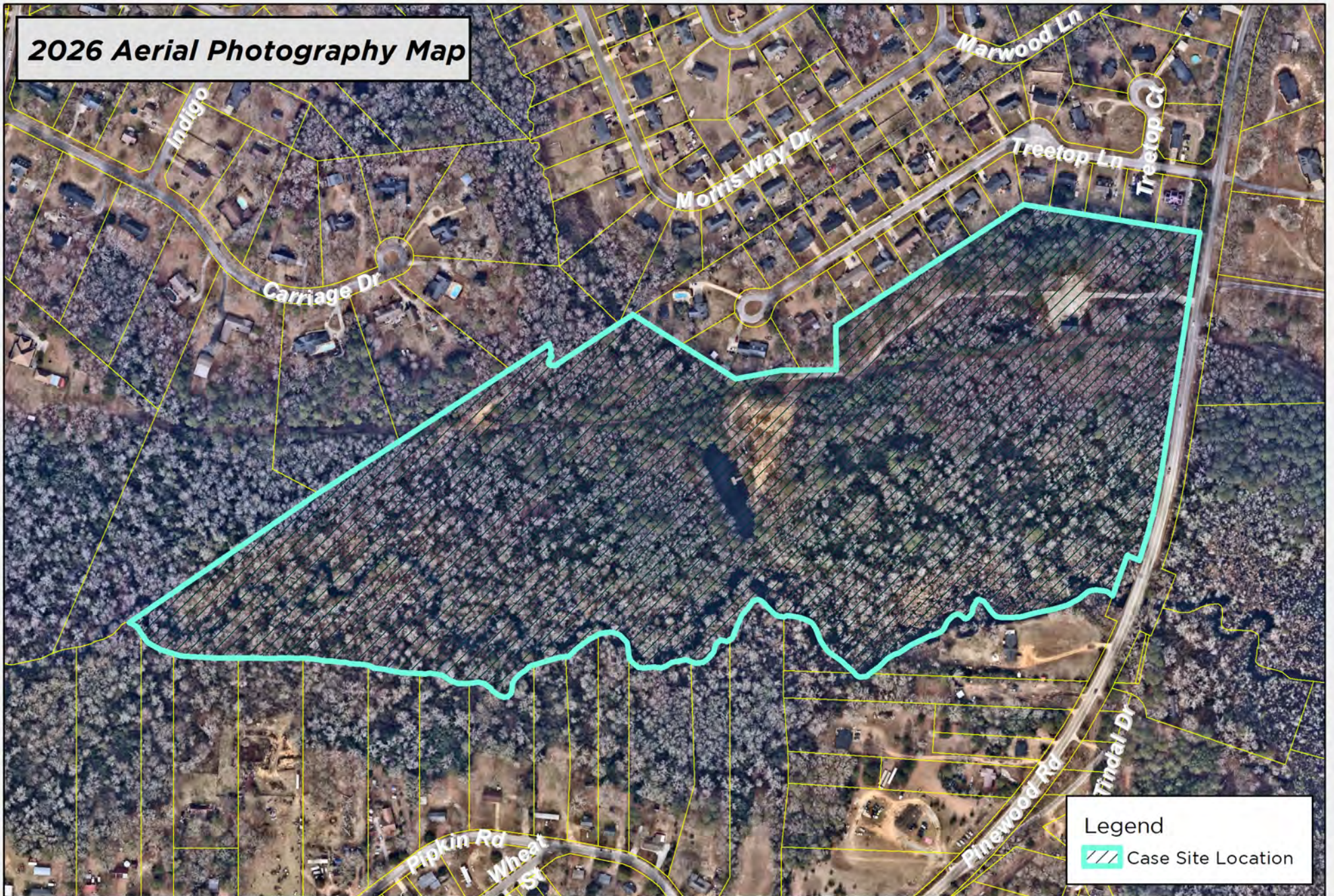



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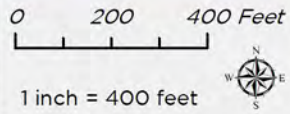
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2026 Aerial Photography Map



Legend
 Case Site Location

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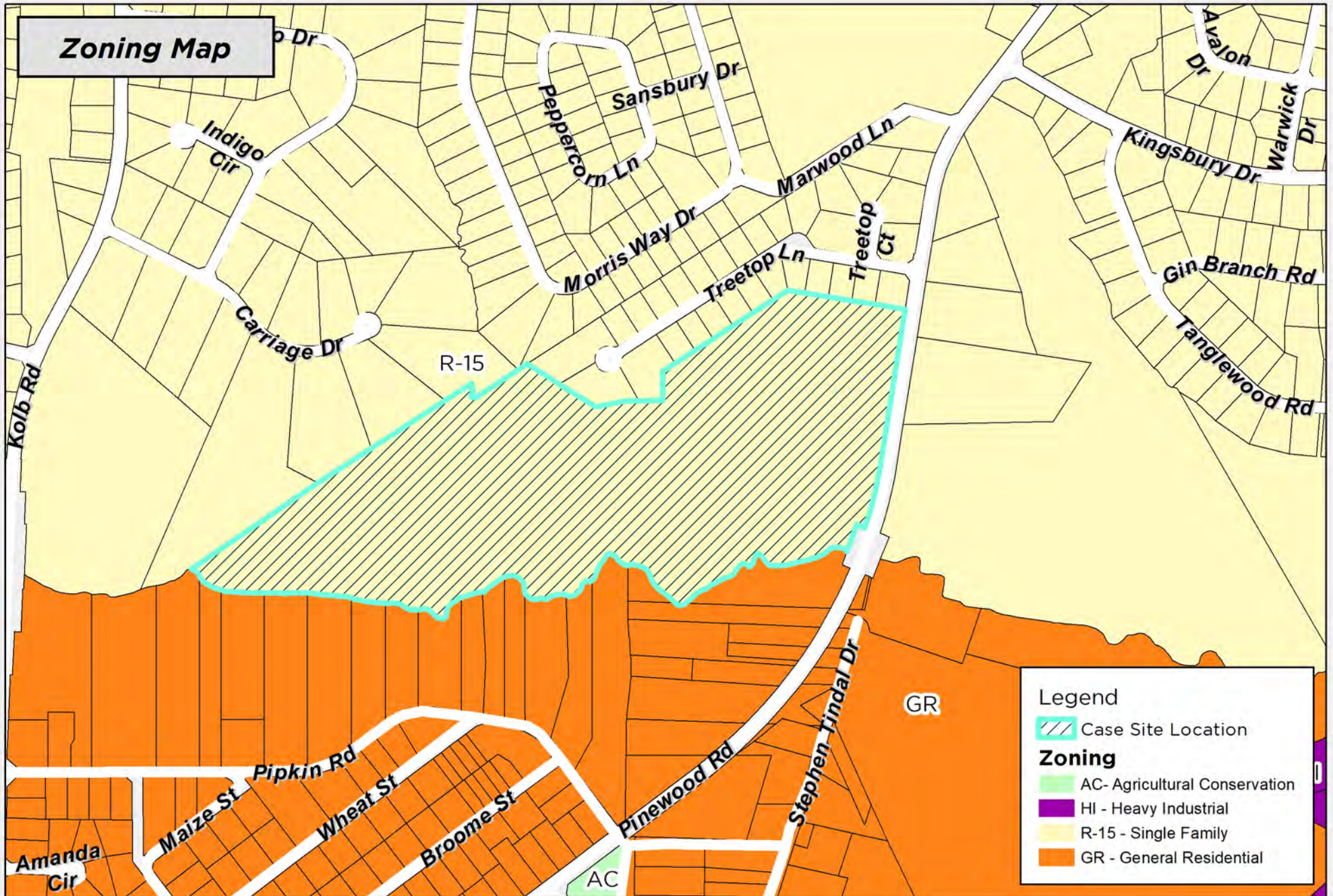


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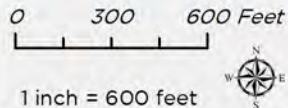


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Tax Map # 208-00-01-003

Zoning Map



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Legend

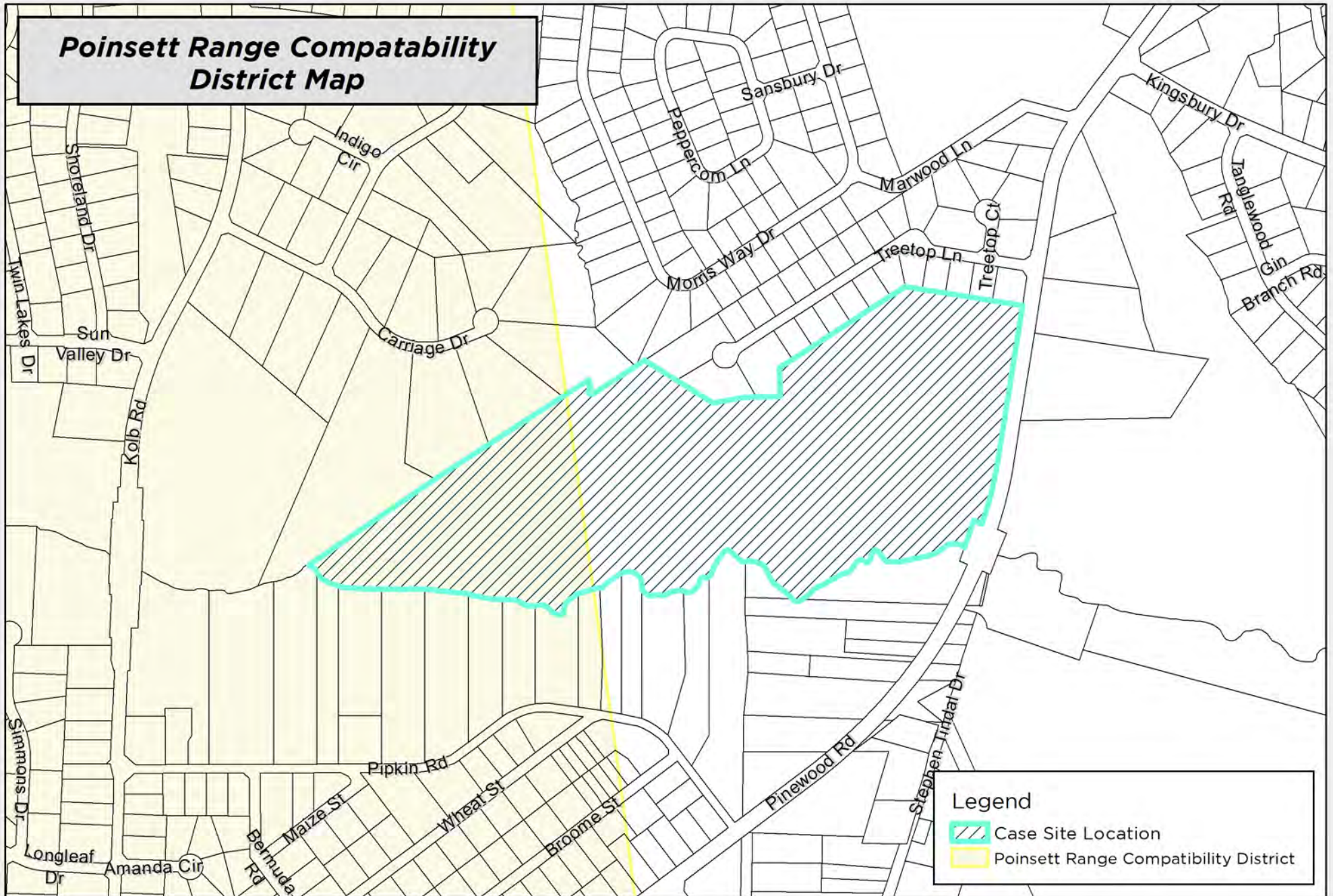
-  Case Site Location
- Zoning**
-  AC - Agricultural Conservation
-  HI - Heavy Industrial
-  R-15 - Single Family
-  GR - General Residential

GR



AC

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 Tax Map # 208-00-01-003

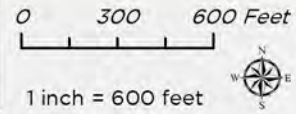
Poinsett Range Compatability District Map



Legend

-  Case Site Location
-  Poinsett Range Compatability District

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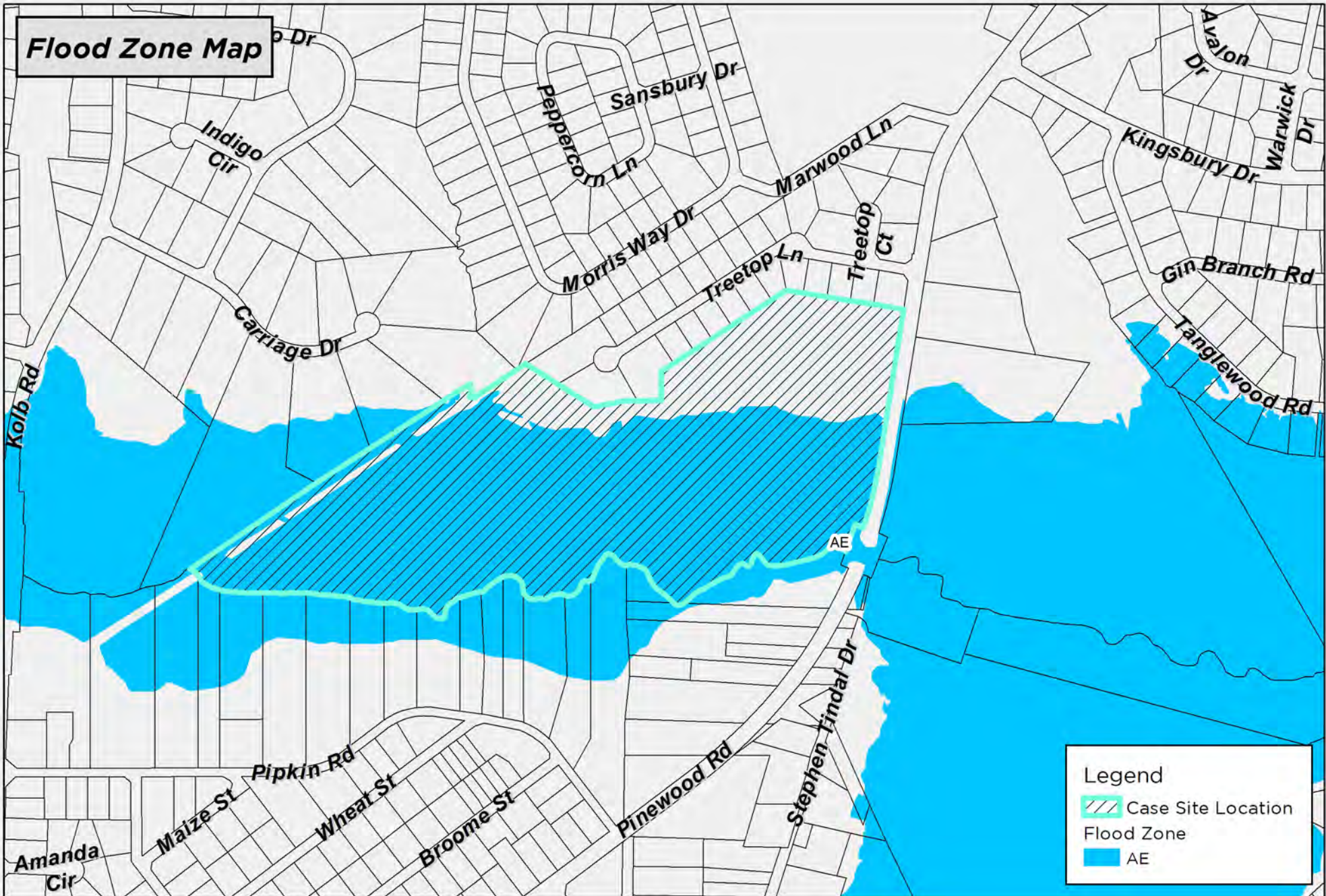


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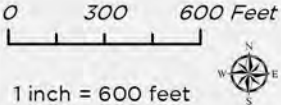
Flood Zone Map



Legend

-  Case Site Location
-  Flood Zone AE

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