

ARTICLE THREE

ZONING AND DEVELOPMENT DISTRICT REGULATIONS

SECTION A: GENERAL

3.a.1. No building, structure, parking lot, or land shall hereafter be used and no building, structure, parking lot or part thereof shall be erected, reconstructed, converted, enlarged, moved, or structurally altered unless in compliance with applicable district regulations set forth in this Ordinance.

SECTION B: R-15 AND R-9 LARGE AND MEDIUM SINGLE-FAMILY LOT RESIDENTIAL DISTRICTS

3.b.1. Purpose: The purpose of these 2 districts is to recognize the essential suburban living character of significant portions of the City of Sumter where low and medium density single-family residential development is the predominant living environment of the existing and future population. Also, changing patterns of work and home environments create incentives to view the single-family dwelling as a center of work and residential living activities.

3.b.2. Permitted Uses: Within the R-15 and R-9 Districts a building, structure or premise shall be used only for the purposes identified by a ‘P’ on the R-15 or R-9 column of *Exhibit 3-5* of this Ordinance:

3.b.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the R-15 or R-9 column of *Exhibit 3-5* of this Ordinance.

3.b.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the R-15 or R-9 column of *Exhibit 3-5* of this Ordinance.

3.b.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply with the R-15 and R-9 Zoning Districts. See Development Standards – *Exhibit 3-1(A)* and *Exhibit 3-1(B)*

3.b.6. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are established in *Article 8.i.*

3.b.7. Landscaping Requirements: Landscaping requirements for the uses permitted or conditionally allowed herein are set forth in *Article 9.*

EXHIBIT 3-1(A)
DEVELOPMENT STANDARDS FOR USES IN R-15 DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings
Minimum Lot Area Per Individual Unit¹	N/A	15,000 sq. ft. <i>(per structure)</i>
Minimum Lot Width	100 ft.	100 ft.
Minimum Lot Depth ²	120 ft.	120 ft.
Minimum Yards, Per Structure:		
Front ³	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>
Side	50 ft.	12 ft.
Rear	50 ft.	25 ft.
Maximum Impervious Surface Percentage	40%	40%
Maximum Density (units per gross acre)	N/A	2.9
Maximum Height of Buildings	45 ft.	35 ft.

¹ Refer to *Article 6.d.1.* if non-conforming lot of record.

² Measured in linear feet from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lines, at rear angles to front lot line, every 10 ft. and average the length of these lines.

³ Refer to *Article 4.f.a.* for alternate method of determining the front setback.

EXHIBIT 3-1(B)

DEVELOPMENT STANDARDS FOR USES IN R-9 DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings	Single Family Attached Dwellings	Patio Home Dwellings	Suburban Townhome Dwellings ¹
Minimum Lot Area Per Individual Unit ²	9,000 sq. ft.	9,000 sq. ft. <i>(per structure)</i>	7,000 sq. ft. <i>(per unit)</i>	5,000 sq. ft. <i>(per structure)</i>	2,000 sq. ft. <i>(per unit)</i>
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres
Minimum Lot Width	75 ft.	75 ft.	50 ft.	45 ft.	16 ft.
Minimum Lot Depth	100 ft.	100 ft.	100 ft.	100 ft.	N/A
Minimum Yards, Per Structure:					
Front ³	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. ⁴ <i>(local/collector)</i> 35 ft. ⁴ <i>(arterial)</i>
Side	50 ft.	10 ft.	0 ft. / 10 ft. ⁵	0 ft. / 10 ft. ⁶	0 ft. / 15 ft. ⁷
Rear	50 ft.	25 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	30 ft.
Maximum Impervious Surface Percentage	40%	40%	45%	45%	65%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	20% ⁸
Maximum Density (units per gross acre)	N/A	4.8	6.2	6.2	14
Maximum Height of Buildings	45 ft	35 ft.	35 ft.	35 ft.	35 ft.

¹ Townhome buildings shall not exceed 8 contiguous units.

² Refer to *Article 6.d.1.* if non-conforming lot of record for nonresidential and single-family detached dwelling uses. All other development types identified on this table must meet minimum lot area requirements upon establishment.

³ Refer to *Article 4.f.a.* for alternate method of determining the front setback.

⁴ The front setback for townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.

⁵ 0 ft. setback between units, 10 ft. setback between end of structure and side property line.

⁶ Minimum 10 ft. setback required on 1 side only.

⁷ 0 ft. setback between units, 15 ft. setback between end of structure and side property line.

⁸ For projects with 10 or fewer units, no common open space is required.

SECTION C: R-6, SMALL LOT RESIDENTIAL DISTRICT

3.c.1. Purpose: The purpose of this district is to provide for a variety of housing on small lots to meet market demands for smaller lot developments. It is also the intent of this district to balance higher densities with common open space.

3.c.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a 'P' on the R-6 column of *Exhibit 3-5* of this Ordinance.

3.c.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a 'C' on the R-6 column of *Exhibit 3-5* of this Ordinance.

3.c.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an 'S' on the R-6 column of *Exhibit 3-5* of this Ordinance.

3.c.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the R-6 Zoning Districts. See Development Standards - *Exhibit 3-2.*

3.c.6. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in *Article 8.i.*

3.c.7. Landscaping Requirements: Landscaping requirements for uses permitted or conditionally allowed herein are set forth in *Article 9.*

EXHIBIT 3-2 DEVELOPMENT STANDARDS FOR USES IN R-6 DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings	Single Family Attached Dwellings	Duplex Dwellings ¹	Patio Home Dwellings	Urban Townhome Dwellings ²	Suburban Townhome Dwellings	Triplex and Quadruplex Dwellings ³
Minimum Lot Area ⁴	N/A	6,000 sq. ft. <i>(per structure)</i>	3,000 sq. ft. <i>(per unit)</i>	8,000 sq. ft. <i>(per structure)</i>	5,000 sq. ft. <i>(per structure)</i>	2,000 sq. ft. <i>(per unit)</i>	2,000 sq. ft. <i>(per unit)</i>	10,000 sq. ft. <i>(per structure)</i>
Minimum Site Area	N/A	N/A	N/A	N/A	1 acre	N/A	2 acres	N/A
Minimum Lot Width	N/A	60 ft.	30 ft.	80 ft.	45 ft.	16 ft.	16 ft.	100 ft.
Minimum Setback, Per Structure:								
Front ⁵	35 ft.	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	15 ft. <i>(local/collector)</i> 15 ft. <i>(arterial)</i>	35 ft. ⁶ <i>(local/collector)</i> 45 ft. ⁶ <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>
Side	25 ft.	8 ft.	0 ft. / 8 ft. ⁷	8 ft.	0 ft. / 8 ft. ⁸	0 ft. / 7.5 ft. ⁹	0 ft. / 7.5 ft. ⁹	12 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	N/A	15 ft.	15 ft.	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	45%	65%	65%	60%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	N/A	N/A	20% ¹⁰	25% ¹⁰
Maximum Density (units per gross acre)	N/A	7.2	14	10	8	20	14	16
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

¹ Existing residential structures that have received Certificate of Occupancy approval on or prior to November 7, 2023, may be converted to a duplex dwelling provided that the lot of record and existing structure meet all required development standards for a Single-Family Detached Dwelling.

² Townhome buildings shall not exceed 8 contiguous units.

³ Existing residential structures that have received Certificate of Occupancy approval on or prior to November 7, 2023, may be converted to a triplex or quadruplex dwelling provided that the lot of record and existing structure meet all required development standards for a Single-Family Detached Dwelling.

⁴ Refer to *Article 6.d.1.* if non-conforming lot of record for non-residential and by-right residential uses. All other development types identified on this table must meet minimum lot area requirements upon establishment.

⁵ Refer to *Article 4.f.a.* for alternate method of determining front setback.

⁶ The front setback for suburban townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of the townhome units.

⁷ 0 ft. setback between units, 8 ft. setback between end of structure and side property line.

⁸ Minimum 8 ft. setback required on 1 side only.

⁹ 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.

¹⁰ For townhome and triplex/quadruplex projects with 10 or fewer units, no common open space is required.

SECTION D: GENERAL RESIDENTIAL (GR) DISTRICT

3.d.1. Purpose: The purpose of this district is to accommodate higher density residential development and a variety of housing types on small lots. This district is primarily intended to support the provision of housing in older, established areas of the city. It is not intended to support new large acreage residential tract development.

3.d.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the GR column of *Exhibit 3-5* of this Ordinance.

3.d.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the GR column of *Exhibit 3-5* of this Ordinance.

3.d.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the GR column of *Exhibit 3-5* of this Ordinance.

3.d.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance; the following minimum requirements shall apply with the GR District. See Development Standards - *Exhibit 3-3.*

3.d.6. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in *Article 8.i.*

3.d.7. Landscaping Requirements: Landscaping requirements for uses permitted or conditionally allowed are set forth in *Article 9.*

EXHIBIT 3-3 DEVELOPMENT STANDARDS FOR USES IN GR DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings ¹	Single Family Attached Dwellings	Duplex Dwellings ²	Patio Home Dwellings	Urban Townhome Dwellings ³	Suburban Townhome Dwellings ³	Triplex and Quadruplex Dwellings ⁴	Manufactured Home Park ⁵
Minimum Lot Area ⁶	N/A	5,000 sq. ft. (per structure)	3,000 sq. ft. (per unit)	8,000 sq. ft. (per structure)	5,000 sq. ft. (per structure)	2,000 sq. ft. (per unit)	2,000 sq. ft. (per unit)	10,000 sq. ft. (per structure)	5,000 sq. ft. (per structure)
Minimum Site Area	N/A	N/A	N/A	N/A	1 acre	N/A	2 acres	N/A	5 acres
Minimum Lot Width	N/A	50 ft.	30 ft.	80 ft.	45 ft.	16 ft.	16 ft.	100 ft.	45 ft.
Minimum Setback, Per Structure:									
Front ⁷	35 ft.	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	15 ft. (local/collector) 15 ft. (arterial)	35 ft. ⁸ (local/collector) 45 ft. ⁸ (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)
Side	25 ft.	8 ft.	0 ft. / 8 ft. ⁹	8 ft.	0 ft. / 8 ft. ¹⁰	0 ft. / 7.5 ft. ¹¹	0 ft. / 7.5 ft. ¹¹	12 ft.	25 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	25 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	N/A	15 ft.	15 ft.	N/A	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	45%	65%	65%	60%	45%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	N/A	N/A	20% ¹²	25% ¹²	10%
Maximum Density (units per gross acre)	N/A	8	14	10	8	20	14	16	8
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

¹ A manufactured home meeting the supplementary manufactured home requirements outlined in *Article 4.q.1.* shall be considered a detached dwelling. However, an accessory apartment shall not be established on a lot where a manufactured home is the principal use.

² Existing residential structures that have received Certificate of Occupancy approval on or prior to November 7, 2023, may be converted to a duplex dwelling provided that the lot of record and existing structure meet all required development standards for a Single-Family Detached Dwelling.

³ Townhome buildings shall not exceed 8 contiguous units.

⁴ Existing residential structures that have received Certificate of Occupancy approval on or prior to November 7, 2023, may be converted to a triplex or quadruplex dwelling provided that the lot or record and structure meet all required development standards for a Single-Family Detached Dwelling.

⁵ Manufactured home parks must comply with the manufactured home park supplementary development standards outlined in *Article 4.q.2.* All individual manufactured homes in such parks must comply with the manufactured home supplementary development standards outlined in *Article 4.q.1.*

⁶ Refer to Article 6.d.1. if non-conforming lot of record for non-residential and by-right residential uses. All other development types identified on this table must meet minimum lot area requirements upon establishment.

⁷ Refer to *Article 4.f.a.* for alternate method for determining the front setback.

⁸ The front setback for suburban townhome dwellings can be reduced to 15 ft. if no off-street parking is located to the front of townhome units.

⁹ 0 ft. setback between units, 8 ft. setback between end of structure and side property line.

¹⁰ Minimum setback is required on 1 side only.

¹¹ 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.

¹² For projects with ten (10) or fewer units, no common open space is required.

SECTION E: RESIDENTIAL MULTI-FAMILY (RMF) DISTRICT

3.e.1. Purpose: The purpose of this district is to accommodate multi-family development within areas appropriately suited and compatible with surrounding development.

3.e.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a 'P' on the RMF column of *Exhibit 3-5* of this Ordinance.

3.e.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a 'C' on the RMF column of *Exhibit 3-5* of this Ordinance.

3.e.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an 'S' on the RMF column of *Exhibit 3-5* of this Ordinance.

3.e.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the entire RMF Zoning District. See Development Standards - *Exhibit 3-4.*

3.e.6. Off Street Parking: Off street parking requirements for the uses permitted or conditionally allowed herein are set forth in *Article 8.i.*

3.e.7. Landscaping Requirements: Landscaping requirements for uses permitted or conditionally allowed herein are set forth in *Article 9.*

EXHIBIT 3-4 DEVELOPMENT STANDARDS FOR USES IN RMF DISTRICT

	Non-Residential Uses	Single Family Detached Dwellings	Single Family Attached Dwellings	Duplex Dwellings	Patio Home Dwellings	Suburban Townhome Dwellings ¹	Triplex and Quadruplex Dwellings	Suburban Multi-Family Apartments	Urban Multi Family Apartments
Minimum Lot Area ²	N/A	5,000 sq. ft. (per structure)	3,000 sq. ft. (per unit)	8,000 sq. ft. (per structure)	5,000 sq. ft. (per structure)	2,000 sq. ft. (per unit)	10,000 sq. ft. (per structure)	N/A	N/A
Minimum Site Area	N/A	2 acres	N/A	2 acres	2 acres	2 acres	2 acres	2 acres	N/A
Minimum Lot Width	N/A	60 ft.	30 ft.	80 ft.	45 ft.	16 ft.	150 ft.	200 ft.	N/A
Minimum Yards, Per Structure:									
Front ³	35 ft.	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. (local/collector) 45 ft. (arterial)	35 ft. ⁴ (local/collector) 45 ft. ⁴ (arterial)	35 ft. (local/collector) 45 ft. (arterial)	50 ft. (local, collector, arterial)	10 ft. (local, collector, arterial)
Side	25 ft.	8 ft.	0 ft. / 8 ft. ⁵	8 ft.	0 ft. / 8 ft. ⁶	0 ft. / 7.5 ft. ⁷	30 ft.	50 ft.	10 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	50 ft.	15 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	N/A	15 ft.	40 ft.	30 ft.	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	45%	65%	60%	60%	95%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	N/A	20% ⁸	25% ⁸	25% ⁸	N/A
Maximum Density (units per gross acre)	N/A	8	14	10	8	14	16	16	38
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	60 ft.

¹ Townhome buildings shall not exceed 8 contiguous units.

² Refer to *Article 6.d.1* if non-conforming lot of record for non-residential and by-right residential uses. All other development types identified on this table must meet minimum lot area requirements upon establishment.

³ Refer to *Article 4.f.a.* for alternate method for determining the front setback.

⁴ The front setback for townhome buildings can be reduced to 15 ft. if no off-street parking is located to the front of the townhome units.

⁵ 0 ft. setback between units, 8 ft. setback between end of structure and side property line.

⁶ Minimum 8 ft. setback required on 1 side only.

⁷ 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.

⁸ For projects with 10 or fewer units, no common open space is required.

SECTION F: PROFESSIONAL OFFICE (PO) DISTRICT

3.f.1. Purpose: The purpose of this 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.

3.f.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the PO column of *Exhibit 3-5* of this Ordinance.

3.f.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the PO column of *Exhibit 3-5* of this Ordinance.

3.f.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the PO column of *Exhibit 3-5* of this Ordinance.

3.f.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the PO District.

a. **Lot Requirements (Minimum)**

Width: 40 ft for commercial development (*Lot width measured at the building setback line*)

Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

	<u>Front Yard Setback</u>
From Local/Collector Streets	35 ft.

(Note: 20 ft. is the required front yard setback from arterial streets when off-street parking is located on the side or rear of the building(s). 45 ft. is the required front yard setback from arterial streets if parking is located in front of the building(s).

	<u>Side Yard Setback</u>
From abutting Residential Districts	30 ft.

(Note: 5 feet from non-residential districts).

	<u>Rear Yard Setback</u>
From all types of abutting Districts	25 ft.

c. **Building Requirements (Maximum)**

Building Height	35 ft.
Impervious Surface Ratio	75%
Floor Area Ratio	.65

- d. **Off-street Parking Requirement:** Off-street parking requirements for the uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 8.i*.
- e. **Landscaping Requirements:** Landscape requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 9*.

SECTION G: NEIGHBORHOOD COMMERCIAL (NC) DISTRICT

3.g.1. Purpose: This district is intended to meet the commercial and service needs generated by nearby residential development. Goods and services normally available in this district are of a “convenience variety.” The size of the district should relate to the surrounding residential market area.

3.g.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the NC column of *Exhibit 3-5* of this Ordinance.

3.g.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the NC column of *Exhibit 3-5* of this Ordinance.

3.g.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the NC column of *Exhibit 3-5* of this Ordinance.

3.g.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the NC District.

a. **Lot Requirements (Minimum)**

Width: 40 ft for commercial development (*Lot width measured at the building setback line*)

Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

Front Yard Setback

From Local/Collector Street 35 ft

(*Note: The front yard setback is 45 ft from all other streets.*)

Side Yard Setback

From abutting Residential Districts 30 ft.

(*Note: 5 ft from other districts which are not residential*)

Rear Yard Setback

From all types of abutting Districts 25 ft.

c. **Building Requirements (Maximum)**

Building Height 35 ft

Impervious Surface Ratio 75%

Floor Area Ratio 0.65

- d. **Off-street Parking Requirement:** Off-street parking requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 8.i*.
- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 9*.

SECTION H: LIMITED COMMERCIAL (LC) DISTRICT

3.h.1. Purpose: This district is intended to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

3.h.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the LC column of *Exhibit 3-5* of this Ordinance.

3.h.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the LC column of *Exhibit 3-5* of this Ordinance.

3.h.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the LC column of *Exhibit 3-5* of this Ordinance.

3.h.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the LC District.

a. **Lot Requirement (Minimum)**

Width: 40 ft for commercial development (*Lot width measured at the building setback line*)

Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

Front Yard Setback

From Local/Collector Streets

35 ft.

(Note: The front yard setback is 20 feet if the street is an arterial street when off-street parking is provided on the side or rear of a building; 45 feet if the parking is located in front of the building).

Side Yard Setback

From abutting Residential Districts

30 ft.

(Note: None required when abutting property in non-residential).

Rear Yard Setback

From all types of abutting Districts

35 ft.

c. **Building Requirements**

(Maximum)

Building Height

35 ft.

Impervious Surface Ratio

80%

Floor Area Ratio

0.80

- d. **Off-street Parking Requirement:** Off-street parking requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 8.i*.
- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 9*.

SECTION I: GENERAL COMMERCIAL (GC) DISTRICT

3.i.1. Purpose: This district is to accommodate the broadest possible range of commercial uses, determined principally by market conditions, while protecting the environment from potentially objectionable uses.

3.i.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the GC column of *Exhibit 3-5* of this Ordinance.

3.i.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the GC column of *Exhibit 3-5* of this Ordinance.

3.i.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the GC column of *Exhibit 3-5* of this Ordinance.

3.i.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the GC District.

a. **Lot Requirement (Minimum)**

Width: none for commercial development (*Lot width measured at the building setback line*)

Depth: N/A.

Minimum lot size for residential use is 6,000 sq. ft.

b. **Yard and Building Set Back Requirements (Minimum)**

Front Yard Setback

From Local/Collector Streets

35 ft

(Note: The front yard setback is 20 feet if the street is an arterial street when off-street parking is provided on the side or rear of a building; 45 feet if the parking is located in front of the building).

Side Yard Setback

From abutting Residential Districts

50 ft.

(Note: None required when abutting property is non-residential)

For Residential Uses

8 ft.

Rear Yard Setback

From all types of abutting Districts

20 ft.

(except abutting residential district)

50 ft.

c. **Building Requirements**

(Maximum)

Building Height	60 ft
Impervious Surface Ratio	92%
Floor Area Ratio	N/A

- d. **Off-street Parking Requirements:** Off-street parking requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 8.i*.

- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 9*.

SECTION J: CENTRAL BUSINESS DISTRICT (CBD)

3.j.1. Purpose: The intent of this district is to promote the concentration and vitality of commercial and residential development in Downtown Sumter. Multi-storied buildings, retail stores, professional offices, and government and health services characterize the district.

3.j.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the CBD column of *Exhibit 3-5* of this Ordinance.

3.j.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the CBD column of *Exhibit 3-5* of this Ordinance.

3.j.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the CBD column of *Exhibit 3-5* of this Ordinance.

3.j.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the CBD District.

a. **Lot Requirement (Minimum)**

Width: None (*Lot width measured at the building setback line*)

Depth: N/A

b. **Yard and Building Set Back Requirements (Minimum)**

	<u>Front Yard Setback</u>
From Local/Collector Streets	“None Required”

Note: Buildings in the CBD are intended to directly abut the sidewalk facing each building.

	<u>Side Yard Setback</u>
	“None Required”

Note: Buildings in the CBD are intended to share common walls with adjacent buildings. However, walkways are encouraged between buildings to provide pedestrian access to rear parking lots.

	<u>Rear Yard Setback</u>
	“None Required”

c. **Building Requirements (Maximum)**

Building Height	90 ft
Impervious Surface Ratio	100%
Floor Area Ratio	N/A

- d. Off-street Parking Requirement: Off street parking is not required in the CBD except where residential uses are provided on site. *Article 8.i.3.n.* Off Street Residential Parking, details the parking requirements for each residential type use.
- e. **Landscaping Requirements:** Landscaping requirements are not provided for in the CBD except as part of a 10 ft. Street Landscaping buffer as set forth in *Article 9.b.4.a.* when a parking lot directly abuts a street.

SECTION K. LIGHT INDUSTRIAL-WAREHOUSE (LI-W) DISTRICT

3.k.1. Purpose: The intent of this District is to accommodate wholesaling, distribution, storage, processing and light manufacturing in an environment suited to such uses and operations while promoting land use compatibility both within and beyond the boundaries of such districts.

3.k.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a 'P' on the LI-W column of *Exhibit 3-5* of this Ordinance.

3.k.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a 'C' on the LI-W column of *Exhibit 3-5* of this Ordinance.

3.k.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an 'S' on the LI-W column of *Exhibit 3-5* of this Ordinance.

3.k.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the LI-W District.

a. **Lot Requirement (Minimum)**

Width: 100 ft (*Lot width measured at the building setback line*)

Depth: 250 feet. (*Note: Linear feet is measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lot lines, at right angles to the front lot line, every ten (10) feet and averaging the length of these lines.*)

Lot Area: One (1) acre.

b. **Yard and Building Set Back requirement (Minimum)**

	<u>Front Yard Setback</u>
From local/collector Streets	35 ft.
From all other type Streets	100 ft.
	<u>Side Yard Setback</u>
From abutting Residential Districts	100 ft.
From other Districts not Residential	15 ft.
	<u>Rear Yard Setback</u>
From abutting Residential Districts	100 ft.
From other Districts not Residential	25 ft.

- c. **Building Requirements** **(Maximum)**

Building Height	60 ft.
Impervious Surface Ratio	80%
Floor Area Ratio	N/A

- d. **Off-street Parking Requirements:** Off-street parking requirements for the uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 8.i*.

- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 9*.

SECTION L: HEAVY INDUSTRY (HI) DISTRICT

3.1.1. Purpose: The intent of this district is to concentrate heavy industrial uses in areas where they will flourish without adversely affecting adjacent less intensive uses, and to preserve prime industrial lands for future industrial development. Toward these ends, residential development is not permitted, nor is the establishment of this district on other than a major road or highway.

3.1.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a 'P' on the HI column of *Exhibit 3-5* of this Ordinance.

3.1.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a 'C' on the HI column of *Exhibit 3-5* of this Ordinance.

3.1.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an 'S' on the HI column of *Exhibit 3-5* of this Ordinance.

3.1.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the HI District.

a. **Lot Requirement (Minimum)**

Width: 100 ft (*Lot width measured at the building setback line*)

Depth: 250 feet. (*Note: Linear feet is measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lot lines, at right angles to the front lot line, every ten (10) feet and average the length of these lines.*)

Lot Area: One (1) acre.

b. **Yard and Building Set Back requirements (Minimum)**

	<u>Front Yard Setback</u>
From local/collector Streets	35 ft.
From all other type Streets	100 ft.
	<u>Side Yard Setback</u>
From abutting Residential Districts	100 ft.
From other Districts not Residential	15 ft.
	<u>Rear Yard Setback</u>
From abutting Residential Districts	100 ft.
From other Districts not Residential	25 ft.

c. **Building Requirements** (Maximum)

Building Height	120 ft.
Impervious Surface Ratio	80%
Floor Area Ratio	NA

d. **Off-Street Parking Requirements:** Off-street parking requirements for the uses permitted herein or conditionally allowed by action of the Planning Commission are established in *Article 8.i*.

e. **Landscaping Standards:** Landscaping requirements for uses permitted herein or conditionally allowed are established in *Article 9*.

SECTION M: AGRICULTURAL CONSERVATION (AC) DISTRICT

3.m.1. Purpose: The intent of this district is to protect and preserve areas of the City 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.

3.m.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the AC column of *Exhibit 3-5* of this Ordinance.

3.m.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the AC column of *Exhibit 3-5* of this Ordinance.

3.m.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the AC column of *Exhibit 3-5* of this Ordinance.

3.m.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply within the AC District:

a. **Lot Requirement (Minimum)**

Width: 60 ft.

Depth: N/A

Lot Area: 1.0 acre minimum

b. **Yard and Building Set Back Requirements (Minimum)**

	<u>Front Yard Setback</u>
From local/collector Streets	35 ft.
From all other type Streets	45 ft.
	<u>Side Yard Setback</u>
For Residential Uses	12 ft.
For Non-Residential Uses	50 ft.
	<u>Rear Yard Setback</u>
From abutting Residential Districts	50 ft.
From Non-Residential Districts	50 ft.

- c. **Building Requirements** **(Maximum)**

Building Height	35 ft.
Impervious Surface Ratio	80%
Residential Density (Gross Acreage)	0.5
Floor Area Ratio (Non-residential)	0.15

- d. **Off-Street Parking:** Off-street parking requirements for uses permitted herein or conditionally allowed are established in *Article 8.i*.

- e. **Landscaping Requirements:** Landscaping requirements permitted herein or conditionally allowed are established in *Article 9*.

SECTION N: CONSERVATION PRESERVATION (CP) DISTRICT

3.n.1. Purpose: The intent of this district is to recognize, preserve and protect environmentally sensitive areas for future generations.

3.n.2. Permitted Uses: A building or a premise shall be used only for the purposes identified by a ‘P’ on the CP column of *Exhibit 3-5* of this Ordinance.

3.n.3. Conditional Uses: Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.3.* shall be a prerequisite to the issuance of a building permit for any conditional use identified by a ‘C’ on the CP column of *Exhibit 3-5* of this Ordinance.

3.n.4. Special Exceptions: Review and approval by the Sumter City-County Board of Zoning Appeals in accordance with *Article 5.b.* shall be a requirement before any uses identified by an ‘S’ on the CP column of *Exhibit 3-5* of this Ordinance.

3.n.5. Development Standards: Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply with the CP, Conservation Preservation District.

a. **Lot Requirement (Minimum)**

Minimum lot area is 5.0 acres.

Note: Provided, however, notwithstanding any other provision of this ordinance to the contrary, the usual lot size restrictions applicable for CP Districts shall not be applicable to the transfer by conveyance, devise, inheritance, or court order from or on behalf of the owner(s) thereof to any child, stepchild, son-in-law, daughter-in-law, grandchild, niece, nephew, sister, brother, parent, stepparent, uncle, aunt, or grandparent of the said owner(s) (inclusive of a transfer pursuant to partition deed or court order) where the lot transferred contains at least two (2) acres of land, where it is demonstrated that there is a good faith intention that the said lot shall be used as the personal residence of the transferee(s) AND where the transferee(s) has/have not previously been transferred any other real property under the provisions of this provision that would have otherwise been prohibited by this ordinance except being permitted by this provision.

b. **Yard Building Set Back Requirements (Minimum)**

	<u>Front Yard Setback</u>
From local/collector Streets	35 ft.
From all other type streets	45 ft.
	<u>Side Yard Setback</u>
From abutting Residential Districts	50 ft.
From Non-Residential Districts	50 ft.

	<u>Rear Yard Setback</u>
From abutting Residential Districts	80 ft.
From Non-Residential Districts	80 ft.
c. Building Requirements	(Maximum)
Building Height	35 ft.
Impervious Surface Ratio	10%
Maximum Residential Density (Gross Acreage)	0.2
Floor Area Ratio	0.05
d. Off-Street Parking:	Off-Street Parking requirements for uses permitted herein or conditionally allowed are established in <i>Article 8.i</i> .
e. Landscaping Requirements:	Landscaping requirements permitted herein or conditionally allowed are established in <i>Article 9</i> .

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)	
111	Crop Production	P	P	P	P	P	C	C	C	C		P	P	P	P	Ref. Article 3.u.1.	11 - Agriculture, Forestry, Fishing and Hunting	
112	Animal Production and Aquaculture	P	P	P	P	P	C	C	C	C		P	P	P	P	Ref. Article 3.u.1.	11 - Agriculture, Forestry, Fishing and Hunting	
112112	Beef Cattle Feedlots											S	S	S		Ref. Article 5	11 - Agriculture, Forestry, Fishing and Hunting	
1123	Poultry and Egg Production													S		Ref. Article 5	11 - Agriculture, Forestry, Fishing and Hunting	
11299	Kennels, breeding and raising stock for sale										S	S	S	S		Ref. Article 5	11 - Agriculture, Forestry, Fishing and Hunting	
113	Forestry and Logging											P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting	
114	Fishing, Hunting, and Trapping											P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting	
1151	Support Activities for Crop Production									P		P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting	
1152	Support Activities for Animal Production									C		C		C			11 - Agriculture, Forestry, Fishing and Hunting	
211	Oil and Gas Extraction												P				21 - Mining, Quarrying, and Oil and Gas Extraction	
212	Mining (except Oil and Gas)												S	S		Ref. Article 5	21 - Mining, Quarrying, and Oil and Gas Extraction	
213	Support Activities for Mining						P	P	P	P		P	P				21 - Mining, Quarrying, and Oil and Gas Extraction	
221	Utilities	S	S	S	S	S	S	S	S	S	S	S	S	S	S		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	

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
45993	Manufactured home dealers									C		C					44-45 - Retail Trade
459991	Tobacco stores						P	P	P	P	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*				*Not including manufacturing/printing of published materials	51 - Information
516	Broadcasting and Content Providers	S	S	S	S	S	P	P	P	P	P	P	P	P	P	Ref. Article 5	51 - Information
517	Communications Towers	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref. Article 5	51 - Information
517	Telecommunications	S	S	S	S	S				P	P	P	P	C			51 - Information
518	Data Processing, Hosting, and Related Services						P		P	P	P	C	C				51 - Information
519	Libraries and Archives	C	C	C	C	C	P	C	P	P	C	C					51 - Information
51929	Web Search Portals and All Other Information Services								P	P	P	C					51 - Information
521	Monetary Authorities-Central Bank						P	P	P	P	P	C					52 - Finance and Insurance
522	Credit Intermediation and Related Activities						P	P	P	P	P	C					52 - Finance and Insurance
522299	Pawn Shops									P		C					52 - Finance and Insurance
523	Securities, Commodity Contracts, and Other Financial Investments and Related Activities			S			P		P	P	P	C				Ref. Article 5	52 - Finance and Insurance
524	Insurance Carriers and Related Activities			S			P	C	P	P	P	C				Ref. Article 5	52 - Finance and Insurance
525	Funds, Trusts, and Other Financial Vehicles			S			P	C	P	P	P	C				Ref. Article 5	52 - Finance and Insurance
531	Real Estate			S			P		P	P	P	C				Ref. Article 5	53 - Real Estate and Rental and Leasing
53113	Lessors of Mini-Warehouses and Self-Storage Units									P		P	P			Ref. Article 4	53 - Real Estate and Rental and Leasing
53132	Real Estate Appraisers' Offices						P		P	P	P	C					53 - Real Estate and Rental and Leasing
5321	Automotive Equipment Rental and Leasing									P	P	C					53 - Real Estate and Rental and Leasing
5322	Consumer Goods Rental							C	P	P	P	C					53 - Real Estate and Rental and Leasing
5323	General Rental Centers									P		P	P				53 - Real Estate and Rental and Leasing
5324	Commercial and Industrial Machinery and Equipment Rental and Leasing											P	P				53 - Real Estate and Rental and Leasing
533	Lessors of Nonfinancial Intangible Assets (except Copyrighted Works)						P		P	P	P	P					53 - Real Estate and Rental and Leasing
5411	Legal Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
5412	Accounting, Tax Preparation, Bookkeeping, and Payroll Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
5413	Architectural, Engineering, and Related Services			S			P	P	P	P	P	C	P	P		Ref. Article 5	54 - Professional, Scientific, and Technical Services
54135	Building Inspection Services						P		P	P	P	C					54 - Professional, Scientific, and Technical Services
5414	Specialized Design Services			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
5415	Computer Systems Design and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
5416	Management, Scientific, and Technical Consulting Services						P	P	P	P	P	P	P				54 - Professional, Scientific, and Technical Services
54169	Horticultural Consulting services						P			P		P	P	P	P		54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P		P	P	P	P					54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
54186	Direct Mail Advertising								P	P	P	C					54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Service			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C		P	P		P		P			54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services			S			P		P	P	P	C				Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession services								P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings								P	P		P	P	C			56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection								S	S		S	S	S		Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5622	Waste Treatment and Disposal												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary Schools	C	C	C	C	C	C	C	C	C					C		61 - Educational Services
6111	Secondary Schools	C	C			C	C	C	C	C					C		61 - Educational Services
6112	Junior Colleges	C	C			C	C	C	C	C	C	C		C			61 - Educational Services
6113	Colleges, Universities, and Professional Schools	C	C	C	C	C	C	C	C	C	C	C		C			61 - Educational Services
6114	Business Schools and Computer and Management Training								P	P	C	P	C				61 - Educational Services
6115	Technical and Trade Schools								P	P		C	P	C			61 - Educational Services
61161	Fine Arts Schools (inc. Dance Studios)						C	P	P	P	P	C					61 - Educational Services
61162	Sports and Recreation Instruction								P	P	P	C		C			61 - Educational Services
61163	Language Schools						C	P	P	P	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*											<i>*Subject to definition in Article 10.b.1. and supplemental review criteria in Article 4.p.1.</i>	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				<i>Ref. Article 5</i>	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				<i>Ref. Article 5</i>	71 - Arts, Entertainment, and Recreation
7132	Card rooms (e.g., poker rooms)									C		C				<i>Ref. Article 5</i>	71 - Arts, Entertainment, and Recreation
7139	Other Amusement and Recreation Industries						S	S	S	S	S	S				<i>Ref. Article 5</i>	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		<i>Ref. Article 5</i>	71 - Arts, Entertainment, and Recreation
71399	Shooting Ranges (Outdoor)											S	S	S		<i>Ref. Article 5</i>	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						<i>Ref. Article 5</i>	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*			<i>*Excluding food trucks (see Article 5.c.6)</i>	72 - Accommodation and Food Services
7224	Drinking Places (Alcoholic Beverages)							S	S	S	S	S				<i>Ref. Article 5</i>	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

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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)
8112	Electronic and Precision Equipment Repair and Maintenance									P	P	C	P				81 - Other Services (except Public Administration)
8113	Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance									P	P	C	P				81 - Other Services (except Public Administration)
8114	Personal and Household Goods Repair and Maintenance						P	C	P	P	P	C	P	P			81 - Other Services (except Public Administration)
812112	Beauty and barber shops, combined						P	P	P	P	P	C					81 - Other Services (except Public Administration)
812113	Nail Salons						P	P	P	P	P	P					81 - Other Services (except Public Administration)
812199	Tattoo Parlors									S		S				<i>Ref. Article 5</i>	81 - Other Services (except Public Administration)
812199	Massage wellness spas/centers						C		C	C	C	C					81 - Other Services (except Public Administration)
81221	Funeral Homes and Funeral Services						C		P	P		C	P				81 - Other Services (except Public Administration)
81222	Cemeteries		C	C*	C*		C		P	P		C	P	P	P	<i>*Only permitted adjacent to or as part of a consecrated facility in R-6 and GR</i>	81 - Other Services (except Public Administration)
81222	Ash Gardens	C	C	C	C	C	C	C	C	C		C		C	C		81 - Other Services (except Public Administration)
81231	Coin-Operated laundries and Drycleaners							P	P	P		P					81 - Other Services (except Public Administration)
81232	Drycleaning plants (except rug cleaning plants)							C	C	P		P	P				81 - Other Services (except Public Administration)
81232	Drycleaning and Laundry Services (except Coin-Operated)							P	P	P	P	P	P				81 - Other Services (except Public Administration)
81233	Linen and Uniform Supply										P	P	P	P			81 - Other Services (except Public Administration)
8129	All Other Personal Services						C	P	P	P	P	C					81 - Other Services (except Public Administration)
81293	Parking Lots and Garages										C	C	C	P			81 - Other Services (except Public Administration)
81299	Special Event Facilities								C	C	C	C			C	<i>Ref. Article 5</i>	81 - Other Services (except Public Administration)
81299	Bondsperson services						P		P	P	P	C					81 - Other Services (except Public Administration)
8131	Religious Organizations	C	C	C	C	C	C	C	C	C	C				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	S		<i>Ref. Article 5</i>	92 - Public Administration
928	National Security and International Affairs									P		P	P	C			92 - Public Administration
N/A	Sexually Oriented Businesses											p*	p*			<i>*Subject to Definition in Article 10.b.1. and supplemental review criteria in Article 4.o</i>	N/A
N/A	Single Family Detached Dwelling	P	P	P	P	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A
N/A	Single Family Attached Dwelling		C	C	C	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A
N/A	Duplex Dwelling			P	P	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A
N/A	Patio Home Dwellings		C	C	C	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A
N/A	Triplex and Quadplex Dwellings			C	C	C	C	C	C	C	C					<i>Ref. Article 5</i>	N/A
N/A	Urban Townhouse Dwellings			C	C											<i>Ref Article 5 (general and use specific criteria)</i>	N/A

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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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)
N/A	Suburban Townhome Dwellings		C	C	C	C	C	C	C	C	C					Ref Article 5	
N/A	Suburban Multi-Family Apartments					P	C	C	C	C						Ref. Article 5	N/A
N/A	Urban Multi-Family Apartments					C	C	C	C	C	C						N/A
N/A	Manufactured Homes				P									P	P	Ref. Article 4.q.1.	N/A
N/A	Manufactured Home Parks				C					C				C		Ref. Article 4.q.2.	N/A
N/A	In-Home Day Care as Home Occupation	C	C	C	C	C	C	C	C	C	C					Ref. Article 5	N/A
N/A	Residential Accessory Uses (Bath houses, Cabanas, Non-Commercial Greenhouses, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop)	P	P	P	P	P	C*	C*	C*	C*	C*			P	P	Ref: Article 4.g.2. *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 3-6

DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL DISTRICTS

	Singe Family Detached Dwellings	Single Family Attached Dwellings	Duplex Dwellings	Patio Home Dwellings	Suburban Townhome Dwellings ¹	Triplex and Quadruplex Dwellings	Suburban Multi-Family Apartments	Urban Multi-Family Apartments	Manufactured Home Park ²
Minimum Lot Area Per Structure	6,000 sq. ft. <i>(per structure)</i>	3,000 sq. ft. <i>(per unit)</i>	8,000 sq. ft. <i>(per structure)</i>	5,000 sq. ft. <i>(per structure)</i>	5,000 sq. ft. <i>(per unit)</i>	10,000 sq. ft. <i>(per structure)</i>	N/A	N/A	5,000 sq. ft. <i>(per structure)</i>
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres	2 acres	2 acres	N/A	5 acres
Minimum Lot Width	60 ft.	40 ft.	80 ft.	45 ft.	16 ft.	150 ft.	200 ft.	N/A	45 ft.
Minimum Setback, Per Structure:									
Front ³	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>	10 ft. <i>(local, collector, arterial)</i>	35 ft. <i>(local/collector)</i> 45 ft. <i>(arterial)</i>
Side	8 ft.	0 ft. / 8 ft. ⁴	8 ft.	0 ft. / 8 ft. ⁵	0 ft. / 7.5 ft. ⁶	30 ft.	50 ft.	10 ft.	25 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	50 ft.	15 ft.	25 ft.
Minimum Distance Between Buildings	N/A	N/A	N/A	N/A	15 ft.	40 ft.	30 ft.	N/A	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	65%	60%	60%	95%	45%
Common Open Space Ratio (% project area)	N/A	N/A	N/A	N/A	20% ⁷	25% ⁷	25% ⁷	N/A	10% ⁷
Maximum Density (units per gross acre)	7.2	14	10	8	14	16	16	38	8
Maximum Height of Buildings	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	60 ft.	35 ft.

¹ Townhome buildings shall not exceed 8 contiguous units.

² Manufactured home parks must comply with the manufactured home park supplementary development standards outlined in *Article 4.q.2*. All individual manufactured homes in such parks must comply with the manufactured home supplementary development standards outlined in *Article 4.q.1*.

³ Refer to *Article 4.f.a.* for alternate method of determining front setback for infill development.

⁴ 0 ft. setback between units, 8 ft. setback between end of structure and side property line.

⁵ Minimum setback of 8 ft. required on 1 side only.

⁶ 0 ft. setback between units, 7.5 ft. setback between end of structure and side property line.

⁷ For projects with 10 or fewer units, no common open space is required.

SECTION O: RESERVED

SECTION P: PLANNED DEVELOPMENT (PD) DISTRICT

3.p.1. Purpose: The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its appropriate use; to improve the design, character and quality of new development; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features of open space. The principal feature of a Planned Development is to accommodate mixed uses.

3.p.2. Area and Ownership: In order to qualify as a Planned Development District a project request shall meet the following requirements:

- a. The site shall be in single ownership or control, or if in several ownerships, the application for amendment to the Zoning Ordinance shall be filed jointly by all of the owners.

3.p.3. Map Designation: A PD District may be established on the Official Zoning Map for the City of Sumter in the same manner and in the same form prescribed in *Article 1.t.* for other zoning districts. The general development plan and administrative review requirements of this section shall not be required for a map amendment. However, such requirements and all additional requirements of this section and *Article 1.t.* shall be addressed prior to the issuance of a building or development permit.

3.p.4. Planning Requirements: A General Development Plan shall be submitted as a prerequisite to the consideration of all multi-phase development projects. In addition to this requirement, a detailed site plan or subdivision plat (preliminary and final) shall be required prior to a request for a building or development permit. The requirements are specified in *Article 7.f.3.c.*

3.p.5. Permitted Uses: Any use proposed by the developer and considered by the Planning Commission as being compatible to other nearby uses within and beyond the proposed PD District may be permitted in such district, upon approval of the Sumter City-County Planning Commission and the City Council. A listing of proposed uses including type and number of dwelling units within a particular PD District shall be adopted as part of the regulations applying to that District. After approval by the Planning Commission and the City Council, the list of permitted uses (or portion thereof) shall be adopted as part of the regulations applying to that particular PD District. Thereafter, the uses permitted in the District shall be restricted to those listed, approved and adopted.

3.p.6. Private Streets: Private streets may be permitted in an approved PD District, provided such streets meet the design and construction standards for public streets as required in *Article 8.d., Guidelines for Utility, Roadway, and Drainage Construction*, and approved by the Engineering Department for the City of Sumter.

3.p.7. General Design Criteria and Development Standards:

- a. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, streets and street patterns, and use relationships.

- b. To encourage the use of this district and permit flexibility in urban form, the development standards are set forth as parameters. The following are used as a guideline beyond which development flexibility is not permitted. The guidelines are applicable to the aggregate project site, not to individual parcels or buildings. However, when the total project is completed, the defined items in this section shall have been achieved, unless a variance on any particular criteria is granted by the Planning Commission in writing and recorded in the minutes of the Planning Commission.

Development Standards

Maximum Height	45 feet, except otherwise permitted by the Comprehensive Plan.
Maximum Density	16 residential units per gross acre
Required Open Space	25 percent of project area*
Maximum Imperious Surface Ratio	60 percent of project area
Front Property Line Setback	40 feet
Other Property Line Setback	30 feet from residential district 10 feet from all other districts

* Street rights of way (ROW) which provide street trees, sidewalks and landscaped areas may count the accumulated acreage therein to help off-set the open space requirements listed in *Article 3.o.7.b*. Notwithstanding this provision, the open space percentage shall not fall below 25%.

- c. Parking requirements for each PD District shall comply with the requirements of *Article 8.i*. Areas designated for parking shall be physically separated from public streets by suitable barriers against unchanneled motor vehicle ingress and egress. All uses should be located at least 50 ft. from the intersection of any street line and shall be designated in a manner conducive to safe ingress and egress. Access points to public streets shall be no less than 300 ft. apart.
- d. Landscaping and bufferyards between uses in this district and adjacent uses shall meet the minimum requirements for and between such uses prescribed by *Article 9*. Landscaping and bufferyards may be required by the Sumter City-County Planning Commission between uses within any PD District.

3.p.8. Administrative Procedures:

- a. **Application Stage:** An applicant or owner shall submit his/her plans twenty-two (22) days prior to a regular scheduled meeting of the Sumter City-County Planning Commission. The staff shall review the proposal for compliance and completeness with the Comprehensive Plan and the regulations herein. The applicants are strongly

encouraged to coordinate their entire request with the staff at least 60 days prior to the Planning Commission meeting. Due to the potential complexity of Planned Developments, a recommendation for denial will be forwarded to the Planning Commission and Council if all required items are not submitted by the twenty-two (22) day suspense.

During such study, the applicant shall be notified of any discrepancies, and advised of the willingness of the staff to confer with the applicant for the purpose of assisting in bringing the material submitted into conformity with the requirements of this Ordinance or the Comprehensive Plan.

In the course of such conferences any recommendation for change shall be recorded in writing, with reasons cited, and shall then become part of the record in the application process. Applicants shall indicate, in writing, their disagreements and reasons and such response by the applicant shall be included in the record.

At the conclusion of the review stage, the planning staff shall report to the Planning Commission as to:

1. The type of PD proposed, physical characteristics of the land, relation of the proposed development to the surrounding areas and existing and probable future development;
 2. The relationship of the PD proposed to major roads, utilities and other facilities and services;
 3. Adequacy of evidence of unified control and suitability of any proposed agreements, contracts, deed restrictions, sureties, dedications, contributions, guarantees, or other instruments, or the need for such instruments, or for amendments in those proposed;
 4. The suitability of plans proposed, or the desirability of amendments, with reasons therefore;
 5. Desirable specific modifications in regulations or the Comprehensive Plan as applicable in a particular case, based on determinations that such modifications are necessary or justified in the particular case by demonstrating that the public purpose of the PD District or other regulations would be met to at least an equivalent degree by the proposal of the applicant. Based on such findings, the planning staff shall recommend approval of the PD amendment as proposed, approval conditioned on specific stated modifications, or disapproval, with recorded reasons therefore.
- b. **Review Stage:** After the 60 day period for the PD subdivision or site plan application process is concluded, the Planning Commission shall have thirty (30) days from the Planning Commission meeting, at which the PD application is considered, to prepare a report and make a recommendation to the City Council on a PD application. In making its report, the Planning Commission should consider the following factors:
1. The relationship of the request to the Sumter Comprehensive Plan;

2. Whether the request violates or supports the Plan;
 3. Whether the permitted uses would be appropriate in the area concerned;
 4. Whether adequate public facilities such as roads, water & sewer facilities, drainage facilities, and schools and other public services exist or can be provided to serve the needs of the development.
- c. **City Council Action:** Action by the City Council shall be provided by Ordinance generally. City Council shall grant or deny the PD application within 30 days from the receipt of the Planning Commission's recommendation.

Council may grant the application, may include specific modifications to the proposal or other applicable regulations, or may deny the application. If the Ordinance is granted, the City Council shall approve the application as recommended by the Planning Commission or approve the application with modifications, which shall be binding on the applicant. If modifications are required, City Council shall officially state its reasons in the record.

If an amendment to the Comprehensive Plan is involved, neither Council shall proceed on the PD amendment until the Comprehensive Plan amendment is completed.

If the application is granted, the development shall be required to be in accord with the approved PD, meeting the requirements of these and other regulations, as supplemented or modified by the City Council in the particular case as part of the amendment action, and shall conform to any time or priority limitation established by the City Council on the beginning or completion of the development as a whole or in specified stages.

In taking action to amend the Official Zoning Map(s) to establish the approved PD, City Council shall pass upon the adequacy of the application, in form and/or substance relative to any agreements, contracts, deed restrictions, sureties, or other instruments involved, and before development may proceed, such instruments shall be approved by the appropriate city or county officers and departments.

3.p.9. Staff Action on Approved PD Amendments: Once a PD District is established on the official zoning map, no building permit shall be issued therein unless the City of Sumter has approved plans and reports for the development as adopted by the City Council, whole or in stages that are deemed satisfactory in relation to the total development. Upon approval, building permits shall be issued in such manner as for building permits generally. All plans and reports approved shall be binding on the applicant(s) and any successors in title so long as the PD zoning is applicable.

3.p.10. Changes in Approved Plans: Minor changes in approved final plans and reports may be approved by the planning staff only upon findings identical to those required for original approval. Major changes shall be subject to further amendatory action by the Planning Commission and City Council.

SECTION Q: AIRFIELD COMPATIBILITY (ACD) DISTRICTS

3.q.1. Purpose: The intent of the ACD is to prevent incompatible land uses or the creation of flight hazards which would impair the utility and public investment of the Shaw Air Force Base and the Sumter Airport.

3.q.2. Types of Districts: With the ACD there are several overlay districts which are shown on the Official Zoning Map(s) as follows:

- a. APZ-1, Accident Potential Zone I;
- b. APZ-2, Accident Potential Zone II;
- c. DNL-1, Day-Night Noise Level Zone I;
- d. DNL-2, Day-Night Noise Level Zone II;
- e. DNL-3, Day-Night Noise Level Zone III;
- f. NA, Noise Attenuation District.

3.q.3. Restrictions Within the Airfield Compatibility Districts: Land designated APZ-1, APZ-2, DNL-1, DNL-2, or DNL-3 may not be used for any purpose other than those indicated by *Exhibit 7*, and under the conditions attached thereto. Property owners or land users should consult both the text of this Section and the Official Zoning Map to determine the location of properties in question and the limitations imposed thereon by this Section.

3.q.4. Land Use: The use of land within these zones shall be subject to the following safety and performance standards and the requirements of *Exhibit 3-8*. Where permitted uses listed in *Exhibit 3-8* are at variance with the applicable residential or non-residential zoning districts within which they are proposed, the more restrictive shall apply.

- a. Safety Standards – the concentration of persons per use shall be in compliance with *Exhibit 3-7*.
 1. Maximum Number of Persons – The maximum number of persons per use shall be a function of the number of hours of operation per day of the use and shall be expressed on an acre per hour basis. Furthermore, a structure or use or contiguous structure or use, shall not accommodate a gathering of individuals, including employees and non-employees, that would result in an average density of greater than twenty-five (25) persons per acre per hour during a 24-hour period or that would exceed fifty (50) persons per acre at any given time.

Such limitations shall be a special condition of the issuance of the building permit and the certificate of occupancy. The occupant of any such premises shall not permit such limitations to be exceeded. The premises shall thereafter

continuously be posted with a form of notice of such limitations, as prescribed by the Sumter City-County Planning Commission.

2. Concentrations of Persons Per Acre Standard

Exhibit 3-7 Concentrations of Persons Per Acre Standards	
Hours of Operation Per Day	Maximum Persons Allowed Per Acre/During the Day
24	25
23	26
22	27
21	28
20	30
19	31
18	33
17	35
16	37
15	40
14	42
13	46
12 or less	59*

*Concentrations of persons per acre cannot exceed 50 persons per acre at any time.

Note: Fractions in the maximum persons allowed column are rounded to the lowest whole number.

3. Formula – The maximum persons per acre per hour for the duration of time that persons are expected to be on site during a 24-hour period may be determined as follows:

- a. Average densities of persons per hour during a 24-hour period are determined by calculating the number of persons per acre expected on a site, multiplying by the number of hours they will be on the site, and dividing the total by 24.

Example #1: One 8-hour shift of 30 workers on a one (1) acre site.

$$30 \text{ persons expected} \times 8 \text{ hours on site} = 240$$

$$\frac{240}{24} = \text{average density of 10 persons per acre per hour during a 24-hour period.}$$

Example #2: Two 8-hour shifts of 30 workers on a one (1) acre site.

$$30 \text{ persons expected} \times 16 \text{ hours on site} = 480$$

$$\frac{480}{24} = \text{average density of 20 persons per acre per hour}$$

during a 24-hour period.

- b. The maximum number of persons allowed per acre per hour is calculated by dividing 24 hours by the number of hours persons will be on the site, and multiplying the results by 25 persons per acre per hour.

Example #3: A use on a one (1) acre site has two 8-hour shifts.

$$\frac{24 \text{ hours}}{16 \text{ hours}} \times 25 \text{ persons} = 37.5 \text{ maximum}$$

3.q.5. Performance Standards: Height and size requirements shall be evaluated in accord with the “Ordinance Regulating the Height of Structures and other Activities in the vicinity of Shaw Air Force Base,” as adopted October 13, 1981.

- a. Setbacks:
 - Front 50 feet
 - Rear 50 feet
 - Side Interior Side – 20 feet
 - Exterior Side – 50 feet
- b. Off-Street Parking: Off-street parking for uses within this district shall comply with *Article 8.i* as appropriate.

3.q.6. Prohibited Uses: All uses indicated by a “**NO**” in the applicable sub-zone column of Exhibit 3-8 are expressly prohibited.

3.q.7. Non-Conforming Uses: The regulations prescribed by this section shall not be construed to require the removal, lowering of the height or other changes or alteration of any structure or use not conforming to the regulations as of December 30, 1991, or otherwise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which has begun or plans or residential plats which have been filed in the Planning Commission Office prior to December 30, 1991.

3.q.8. Permits: Building permits and sign permits shall be required for all construction, in accordance with *Article 1.p.1*.

- a. Future Uses: Each application for a building permit shall indicate the purpose for which the permit is desired, with sufficient information to determine whether the resulting use or structure would conform to the regulations herein prescribed.
- b. Existing Uses: Any existing non-conforming use or structure may be replaced, substantially altered, or rebuilt in accord with the permit requirements in *Article 6.a.*; provided such non-conforming use will not:
 - 1. Create a flight hazard or use not authorized by this Ordinance, or

2. Permit a non-conforming use or structure to be made or become a greater hazard to air navigation or less compatible in use than it was on December 30, 1991, or than it is when the application for a permit is made.

3.q.9. Variance Permits: The Sumter City-County Board of Appeals shall have the power to grant variances to the Safety Requirement Standards and/or the Performance Standards Regulations of this Section and to authorize the issuance of variance permits therefor as defined in *Article 1.h.* of this Ordinance; provided that the Commander of Shaw Air Force Base, or his designee, shall be notified of any variance being requested and shall be asked for comments on such requests.

3.q.10. Other Ordinance: Adoption of this Ordinance shall not invalidate any existing Ordinance, and shall be used in addition to such Ordinances, such as the “*Ordinance Regulating the Height of Structures and other Activities in the Vicinity of Shaw Air Force Base,*” as adopted on October 13, 1981.

EXHIBIT 3-8
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS

LAND USE CATEGORY	APZ-1	APZ-2	DNL-1 65-75 dB	DNL-2 75-80 dB	DNL-3 80+dB
RESIDENTIAL					
Single-Family	NO	NO	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾
Manufactured Homes*	NO	NO	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾
Single-Family **	NO	NO	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾
Multi-Family***	NO	NO	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾
Manufactured Home Parks	NO	NO	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾
Hotels, Motels	NO	NO	30 ⁽¹⁴⁾	35 ⁽¹⁴⁾	35 ⁽¹⁴⁾
INDUSTRIAL/MANUFACTURING					
Food & Kindred Products	NO	YES ¹	(10)	(12)	(13)
Textile Mill Products	NO	YES ¹	(10)	(12)	(13)
Apparel	NO	NO	(10)	(12)	(13)
Lumber & Wood Products	YES ¹	YES ¹	(10)	(12)	(13)
Furniture & Fixtures	YES ¹	YES ¹	(10)	(12)	(13)
Paper & Allied Products	YES ¹	YES ¹	(10)	(12)	(13)
Printing, Publishing	YES ¹	YES ¹	(10)	(12)	(13)
Chemicals & Allied Products	NO	NO	(10)	(12)	(13)
Petroleum Refining & Related Industries	NO	YES ¹	(10)	(12)	(13)
Rubber & Plastics	NO	NO	(10)	(12)	(13)
Stone, Clay & Glass	NO	YES ¹	(10)	(12)	(13)
Primary Metals	NO	YES ¹	(10)	(12)	(13)
Fabricated Metals	NO	YES ¹	(10)	(12)	(13)
Professional, Scientific Control Instruments	NO	NO	(10)	(12)	(13)
Misc. Manufacturing	YES ¹	YES ¹	(10)	(12)	(13)
TRANSPORTATION, COMMUNICATIONS, UTILITIES					
Railroad, Rapid Rail	YES ²	YES	(10)	(12)	(13)
Motor Vehicle Transportation	YES ²	YES	(10)	(12)	(13)
Aircraft Transportation	YES ²	YES	(10)	(12)	(13)
Highway & Street ROW	YES ²	YES	(10)	(12)	(13)
Auto Parking	YES ²	YES	(10)	(12)	(13)

EXHIBIT 3-8
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS

LAND USE CATEGORY	APZ-1	APZ-2	DNL-1 65-75 dB	DNL-2 75-80 dB	DNL-3 80+dB
Communications	YES ²	YES	(10)	30 ⁽¹⁴⁾	30 ⁽¹⁴⁾
Utilities	YES ²	YES	(10)	(12)	(13)
Landfills & Hazardous Waste	NO	NO	(10)	(12)	(13)
COMMERCIAL/RETAIL TRADE					
Wholesale Trade	YES ¹	YES ¹	30	(12)	(13)
Building Materials—Retail	YES ¹	YES ¹	30	(12)	(13)
General Merchandise—Retail					
<10,000 sq. ft./acre	YES ^{1, 11}	YES ^{1, 11}	30	(12)	(13)
>10,000 sq. ft./acre	NO	NO	30	(12)	(13)
Food Retail—Groceries	NO	NO	30	(12)	(13)
Other Food Retail	YES ¹	YES ¹	30	(12)	(13)
Automotive, Marine, Aviation--Retail	YES ¹	YES ¹	30	(12)	(13)
Apparel & Accessories—Retail	NO	YES ¹	(10)	(12)	(13)
Furniture—Home	NO	YES ¹	30	(12)	(13)
Furniture—Retail	NO	YES ¹	30	(12)	(13)
Eating & Drinking Places	NO	YES ¹	30	(12)	(13)
SERVICES					
Finance, Insurance, Real Estate	YES ¹	YES ^{1, 3}	30	30	(13)
Personal Services	YES ¹	YES ^{1, 3}	30	30	(13)
Cemeteries	YES ^{1, 3, 4}	YES ^{1, 3, 4}	NA	NA	NA
Business Services	YES ¹	YES ^{1, 3}	30	30	(13)
Warehousing & Storage Services	YES ¹	YES ¹	30	(12)	(13)
Explosive Storage	NO	NO	30	(12)	(13)
Repair Services	YES ^{1, 3}	YES ^{1, 3}	30	(12)	(13)
Medical & Other Health Services	NO	NO	30	25	25
Hospitals	NO	NO	30	25	25
Legal Services	YES ¹	YES ^{1, 3}	30	30	30
Other Professional Services	YES ¹	YES ^{1, 3}	30	30	30
Contract Construction Services	YES ¹	YES ^{1, 3}	30	30	30
Government Services	NO	YES ^{1, 3}	30	30	30

EXHIBIT 3-8
AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS

LAND USE CATEGORY	APZ-1	APZ-2	DNL-1 65-75 dB	DNL-2 75-80 dB	DNL-3 80+dB
Educational Services	NO	NO	30	30	30
Religious Activities	NO	NO	30	30	30
CULTURAL, ENTERTAINMENT AND RECREATION					
Cultural Activities	NO	NO	25	30	30
Nature Exhibition	YES ⁵	YES ⁵	NA	(12)	(13)
Entertainment Facilities Indoor/Outdoor	NO	NO	NA	(12)	(13)
Sports Activities Indoor/Outdoor	NO	YES ^{5, 6, 7}	NA	(12)	(13)
Water & Other Recreation Areas	YES ⁵	YES ⁵	NA	(12)	(13)
Resort & Group Camps	NO	NO	NA	(12)	(13)
Parks & Golf Courses	YES ⁵	YES ⁵	NA	(12)	(13)
RESOURCE PRODUCTION EXTRACTION & OPEN LAND					
Agricultural Related Activities	YES	YES	NA	(12)	(13)
Dairy & Livestock Farms	YES	YES	NA	(12)	(13)
Forestry & Mining	YES	YES	NA	(12)	(13)
Fishing, Hunting, and Water Areas	YES	YES	NA	(12)	(13)
Permanent Open Space	YES	YES	NA	(12)	(13)

SPECIAL NOTE:

- (A) * Less than or equal to two (2) dwelling units per acre
** More than two (2) dwelling units per acre
*** Including duplex, triplex, and quadruplex
- (B) Computations for residential density include road right-of-way
- (C) dB=Decibels
- (D) 25,30 or 35 db – measures to achieve 25, 30, or 35 dB must be incorporated into design and construction of structures in accord with the “*Guidelines for the Sound Insulation of Residences Exposed to Aircraft Operations,*” prepared by the Naval Facilities Engineering Command, Special Advisors for Planning Administration, Office of Environment and Energy; and office of Airport Planning and Programming, Washington, D.C. latest edition.
- (E) NA – not applicable

FOOTNOTES:

- (1) Uses compatible only if they do not result in a large concentration of people. A large concentration of people is defined as a gathering of individuals in an area that would result in an average density of greater than 25 people per acre per hour during a 24-hour period, or a single event that would result in the gathering of 50 persons per acre at any time (See Safety Requirement Standards). In addition, the following factors need to be considered: Labor intensity, structural coverage, explosive characteristics, air pollution, size of establishment, peak period (including shopper/visitor) concentrations.
- (2) No passenger terminals and no major above ground transmission lines.
- (3) Meeting places, auditoriums, etc. not allowed
- (4) Excludes chapels
- (5) Facilities must comply with Safety Requirements Standards and no high-intensity use of facilities, such as structured playgrounds, ballfields, or picnic pavilions.
- (6) Clubhouse not allowed.
- (7) Concentrated rings with large classes not allowed.
- (8) Includes livestock grazing but excludes feedlots and intensive animal husbandry
- (9) Includes feedlots and intensive animal husbandry.
- (10) Measures to achieve Noise Level Reduction (NLR) of 25 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas or where the normal noise level is low.
- (11) General Merchandise – Retail compatible provided that individual shops do not exceed 2,500 sq. ft. and that not more than four (4) shops per acre are allowed.
- (12) Measures to achieve Noise Level Reduction (NLR) of 30 dB must be incorporated into the design and construction of portions of these buildings where the public is received, office areas, noise sensitive areas, or where the normal level is low.
- (13) Measure to achieve Noise Level Reduction (NLR) of 35 dB must be incorporated into the design and construction of portion of these buildings where the public is received, office areas, noise sensitive areas, or where the normal level is low.
- (14) Mitigation measures to reduce noise within structures in noise contour zones.

SECTION R: RANGE COMPATIBILITY DISTRICTS (RCD)

3.r.1. Purpose: The intent of the RCD is to prevent incompatible land uses or the creation of flight hazards, which would impair the utility and public investment of Poinsett Electronic Combat Range (PECR).

3.r.2. Within the RCD, there are several overlay districts, which are shown on the Official Zoning Map as follows:

- a. DNL-1, Day-Night Noise Level Zone 1
- b. DNL-2, Day-Night Noise Level Zone
- c. NA, Noise Attenuation District

3.r.3. Restrictions Within the Range Compatibility Districts: Land designated DNL-1, and DNL-2 may not be used for any purpose other than those indicated by *Exhibit 7* and under the conditions attached thereto. Property owners or land users should consult both the text of this Section and the Official Zoning Map to determine the location of properties in question and the limitations imposed thereon by this Section.

3.r.4. Land Use: The use of land within these zones shall be subject to the safety and performance standards in *Article 3.q.4* and the requirements of *Exhibit 3-8*.

3.r.5. Performance Standards: Height and size requirements shall be evaluated in accord with the “Ordinance Regulating the Height of Structures and other Activities in the vicinity of Shaw Air Force Base,” as adopted October 13, 1981.

- a. Setbacks:

Front	50 feet
Rear	50 feet
Side	(Interior) 20 feet
	(Exterior) 50 feet
- b. Off-Street Parking: Comply with *Article 8.i* as appropriate.
- c. Noise Hazard Signs: Developers for all new major subdivisions will install at their expense a noise notification /warning sign (same as installed by Sumter County on the boundary of the NA Zone) at each entrance to the subdivision before building permits may be issued.

3.r.6. Prohibited Uses: As indicated in *Exhibit 3-8* for appropriate districts.

3.r.7. Non-Conforming Uses: The regulations prescribed by this section shall not be construed to require the removal, lowering of the height, or other changes or alterations of any structure or use conforming to the regulations as of December 31, 2002, or otherwise interfere with the continuance of any non-conforming use. Nothing herein contained shall require any

change in the construction or alteration of which has begun or plans or residential plats which have been filed in the Planning Commission Office prior to December 31, 2002.

3.r.8. Permits: As described in *Article 3.q.8.* of this Ordinance.

3.r.9. Variance Permits: The Sumter City-County Board of Zoning Appeals shall have the power to grant variances to the Safety Requirements Standards and/or the Performance standards Regulations of this Section and to authorize the issuance of variance permits therefore as defined in *Article 1.h.* of this Ordinance; provide that the Commander of Shaw Air Force Base, or his designee, shall be notified of any variance requested and shall be asked for comments on such requests.

3.r.10. Other Ordinance: Adoption of this Ordinance shall not invalidate any existing Ordinance, and shall be used in addition to such Ordinances, such as the “Ordinance Regulating the Height of Structures and other Activities in the Vicinity of Shaw Air Force Base,” as adopted on October 31, 1981.

3.r.11. DNL Lines: No manufactured home may be placed inside the DNL lines as developed by the US Air Force and published by the Sumter City-County Planning Commission.

NOTE: Existing, approved major subdivisions, and manufactured home parks with current city business licenses that have infrastructure in place will be allowed to continue to develop any/all remaining parcels/lots. No new parcels/lots may be added to the subdivision or manufactured home park after the adoption of this revision. However, all existing lots/parcels may be fully used/reused or developed. This note applies to both APZ-2s and the DNL restriction. Any subdivision and/or manufactured home parcels started after the adoption of these changes must be developed in accordance with all the new regulations.

SECTION S: NOISE ATTENUATION (NA) DISTRICT

3.s.1. Purpose: The intent of this district is to define areas by physical features, which are prone to exposure to airport and range operations noise and changes in the patterns thereof. Therefore, the purpose of the district is to reduce the noise, which may accrue to the benefit of the health, safety, welfare of the occupants of or those associated with the uses of land therein.

3.s.2. Noise Notification Zone: Noise Notification Zone is hereby created by map action, which depicts the area adjacent to Shaw Air Force Base and/or Poinsett Range. This notification would be shown on all plats / building permits and other correspondence regarding construction within the area so designated.

SECTION T: HIGHWAY CORRIDOR PROTECTION DISTRICT

3.t.1. Purpose: The purpose of the Highway Corridor Protection District is to promote development that is compatible with the function, capacity, and design of major arterial roadways, while remaining sensitive to the relationship of the roads to abutting residential, commercial, and industrial development. Existing residential uses within the District will remain unaffected. The implementation of the Highway Corridor Protection District shall be fulfilled in the manner of an overlay zone.

The Highway Corridor Protection District encompasses the lands within three hundred (300) ft. measure from the centerline (or the depth of the lot to be developed, whichever is greater) on both sides along specific sections of the following streets, roads, or highways within the City of Sumter.

- a. Shaw Parkway and Loring Mill Rd.;
- b. North Wise Dr. (378 to Airport);
- c. Thomas Sumter Highway at Broad Street;
- d. U.S. Highway 378 and the by-pass;
- e. U.S. Highway 15 (Pocalla Road) and North Main Street;
- f. U.S. Highway 521 (Manning Avenue);
- g. U.S. Highway 76 (Florence Highway);
- h. U.S. Highway 401 (Oswego Road)
- i. Wesmark Boulevard (S. Pike West to Wilson Hall Rd.);
- j. East and West Liberty St. (N. Pike East to Pinewood Rd.);
- k. Carter Rd. (Wilson Hall Rd. to Broad St.);
- l. McCray's Mill Rd. (N. St. Paul Church Rd. to Guignard Dr.)
- m. Main St. (Oakland Ave. to Pike – All of North and South Main);
- n. Guignard Dr. and Guignard Parkway (Wesmark Blvd. to Manning Rd.);
- o. Bultman Dr. (Guignard Dr. to N. Pike West);
- p. Alice Dr. (Thomas Sumter Hwy. to W. Liberty St.)
- q. Peach Orchard Rd. (Broad St. to Thomas Sumter Hwy.)
- r. Wise Dr. (Loring Mill Rd. to N. Pike West);

- s. Bypass and Frontage Roads;
- t. Wedgefield Rd. (Liberty to Keels Rd.);
- u. Boulevard Rd. (E. Liberty to Craig Rd.)
- v. Camden Highway (Thomas Sumter Hwy. to Queen Chapel Rd.)
- w. Pinewood Rd. (W. Liberty St. to St. Paul Church Rd.)
- x. Miller Rd. (Alice Dr. to N. Pike West)
- y. Wilson Hall Rd. (Wise Dr. to Broad St.)
- z. Jefferson Rd. (Camden Hwy. to N. Main St.)

3.t.2. Highway Corridor Protection District Map: An overlay map of the Highway Corridor Protection District boundaries shall be included as part of this Article.

3.t.3. General Standards: Persons wishing to develop residential subdivisions, commercial, industrial, or billboard projects with the Highway Corridor Protection District shall comply with the standards as follows:

- a. Development and dimensional standards of the primary zoning district shall be applicable;
- b. The siting and orientation of commercial and industrial buildings and structures such as billboards, on a lot should front and be parallel to the street or highway providing primary accesses thereto, existing lot configuration notwithstanding;
- c. Where feasible, off-street parking should be located in the rear yard area of commercial or industrial projects, or screened by vegetation or berms, if located in the front or side yard area in addition to any other requirements in *Article 8.i.3.k.*;
- d. Outdoor sales lots and open storage areas of commercial or industrial projects shall not be permitted, unless adequately screened or removed from public view; Car Dealerships and mobile home sales lots are expressly excluded from this provision, but nevertheless shall meet all requirements for landscaping and buffering as set forth in *Article 9*.
- e. Curb cuts should be not less than 1,000 ft. intervals, where feasible;

3.t.4. Architectural Standards: All commercial projects in the Highway Corridor Protection District shall submit architectural plans to the Sumter City-County Planning Commission which shows elevations of all portions of buildings with important relationships to public views and vistas, indications as the construction materials, photographs or perspective drawings indicating visual relationships to adjoining properties and spaces, paint and color schemes, and other exhibits and reports the Sumter City-County Planning Commission may require.

Applicant shall also submit a landscaping plan and signage plan for the project site. In addition, all commercial projects shall meet the following standards:

- a. If a new commercial building is proposed, not more than 60% of the facade facing a street may be glass or reflective materials;
- b. Significant exterior renovations to a building, such as a change of material types, structural design, or additions require review;
- c. A minimum of 80% of the surface materials, excluding doors and windows, shall be brick, stucco, or stone masonry or materials approved by the Sumter City-County Planning Commission. Building sides clearly visible from street or public view, shall be constructed of above-mentioned materials or heavily mitigated with landscaping and shown on the required landscaping plan as part of their application. Roof pitch should be compatible with the building structures in the surrounding neighborhood.
- d. Signs including billboards shall be fully illustrated through photographs or graphic designs showing the relationship of off-premise and on-premise signs to the specific site and the surrounding locations within 1,000 ft. The signage plan shall consist of all freestanding and building signage. (Shall meet development standards for the underlying zoning district.);
- e. The landscaping plan shall include parking lot, building perimeters, detention ponds, and bufferyards where required.
- f. All proposed fences and / or walls proposed forth the front and / or side yards shall be reviewed as part of the Highway Corridor Design Approval Request.

3.t.5. Approval Authority: When applying for an occupancy permit or building permit in the Highway Corridor Protection District, applicants shall have a site plan or subdivision plan approved by the Sumter City-County Planning Commission if either Major Site Plan or Major Subdivision Plan criteria is met as outlined in *Article 7.d*. For all requests that fall in the Minor Site Plan or Minor Subdivision criteria, the Planning Staff will be the approval authority for the Highway Corridor Protection district requests. Appeals of Planning Staff decision shall follow the normal procedures and go to the Board of Appeals.

SECTION U: FARMING

3.u.1. General Farming Operations, while permitted in all zoning districts, shall meet the following development standards, where applicable.

1. A minimum of 3.0 acres shall be required for commercial farming operations. No minimum area (acreage) requirements for personal or private farming operations in connection with a residential use.
2. Unless specified elsewhere by these regulations, all accessory and principal buildings shall meet the minimum yard and setback requirements for the district in which the farming use is located, except that barns, stables, pens, or other animal shelters shall be located no closer than 100 ft. to the nearest residential property line.
3. Commercial reduction of inedible animal or vegetable matter on the premise is prohibited. (See *Article 5.b.3.f.*)
4. Commercial piggeries (hog raising for other than family use) are permitted only on a farm of at least 10 acres, and no hogs shall be permitted within 150 ft. of any residential use.
5. Roadside stands may be established for the sale of fruits and vegetables grown on the farm, provided such structures meet all required setbacks.

SECTION V: PUBLIC UTILITIES AND PUBLIC SERVICE COMPANIES

3.v.1. Public Utilities and Public Service Companies provide needed local services including water, sewer, electricity, gas, telephone, and cable services. In order to have a minimum impact on their operating costs and maintain the maximum tax base, the following provisions/exemptions apply to those utilities and service companies as defined in this Section:

Public Utilities are subject to the use regulations of each district, as set forth in *Article 3* and *Exhibit 3-5*:

Minor support facilities for public utilities will be allowed in all zoning districts provided Planning staff has reviewed plans for compliance with the Comprehensive Plan as required under *Section 6-29-540* of the South Carolina Code of Laws.

Minor Site Criteria

NO minimum lot area requirement for minor utility stations as long as criteria below can be met:

- a. The minimum setback on all sides is 5 ft.
- b. The maximum impervious surface ratio is 75%.
- c. Maximum height will be in accordance with zoning district regulations.
- d. Each site must be reviewed by the Planning Staff for sight-triangle compliance and visibility before final approval of the above is approved.
- e. All utilities required to be secured with a fence (minimum 6 foot high opaque).
- f. A landscape buffer shall be required screening the area from public view. If area is wooded, applicant shall preserve the natural vegetation to the maximum extent possible and to meet buffering requirement.
- g. The site may be served via a private access easement or driveway.
- h. The site may be owned by the utility provided or may be on leased land from the property owner with a utility easement.

Exclusions from requirement:

Distribution lines and underground utilities are exempt from the above-mentioned criteria.

3.v.2. Public Utilities and Public Service Companies operating on property they own may obtain relief from the Zoning Ordinance and Development Standards as a Special Exception that may be granted by the Zoning Board of Appeals.