

# ***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 Sumter County 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 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.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the R-15 or R-9 column of *Exhibit 5* of this Ordinance.

**3.b.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the R-15 or R-9 column of *Exhibit 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.

**a. Lot Requirements (Minimum)**

	<u>R-15 District</u>	<u>R-9 District</u>
Lot Area	15,000 sq. ft.	9,000 sq. ft.
Lot width	100 ft.	75 ft.
Lot depth	120 ft.	100 ft.*

\* Linear feet measured from front lot line to rear lot line. Where lot lines are not parallel, measure by drawing lines from front to rear lines, at right angles to front lot line, every ten feet and average the length of these lines.

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

	<u>R-15 District</u>	<u>R-9 District</u>
Front	35 ft (local/coll.) 45 ft (all other)	35 (local/coll.) 45 (all other)
Side (2 sides required)	12 ft. 50 ft. (non-res.)	10 ft. 50 ft. (non-res.)
Rear	25 ft. 50 ft. (non-res.)	25 ft. 50 ft. (non-res.)

c. **Building Height Requirements (maximum)**

	<u>R-15 District</u>	<u>R-9 District</u>
Residential Uses	35 ft.	35 ft.
All other permitted uses	45 ft.	45 ft.

d. **Impervious Surface Ratio (Both Districts): 40%**

e. **Off-street Parking Requirements:** Off-street parking requirements for the uses permitted herein are established in *Article 8.j*.

f. **Landscape Requirements:** Landscape requirements for the uses permitted herein are established in *Article 8.d*.

## SECTION C: R-6, SMALL LOT, SINGLE-FAMILY RESIDENTIAL DISTRICT

**3.c.1. Purpose:** The purpose of this district is to provide for a variety of single-family 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:** Within the R-6 District, a building or premise shall be used only for the for the purposes identified by a 'P' on the R-6 column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the R-6 column of *Exhibit 5* of this Ordinance

**3.c.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the R-6 column of *Exhibit 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 1.*

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

**3.c.7. Landscaping Requirements:** Landscaping requirements for uses permitted or conditionally allowed herein are set forth in *Article 8.d.*

# EXHIBIT 1

## DEVELOPMENT STANDARDS FOR USES IN R-6 DISTRICT

	Non-Residential Uses	Detached Dwellings	Duplex Dwellings	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and Quadruplex dwellings
Minimum Lot Area Per Structure (sq. ft.)	N/A	6,000	10,000	5,000	2,000	N/A
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres	2 acres
Minimum Lot Width	N/A	60 ft.	80 ft.	45 ft.	16 ft.	150 ft.
Minimum Yards, Per Structure:						
Front	25 ft.	35 ft local/collector 45 ft. all others	35 ft. local/collector 45 ft. all others	25 ft. local/collector 45 ft. all others	15 ft. local/ collector 45 ft. all others	25 ft. local/collector 45 ft. all others
Side	25 ft.	8 ft.	10 ft.	0/8 ft. *	0/7.5 ft. **	30 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	15 ft.	40 ft.
Maximum Impervious Surface Percentage	45%	45%	45%	45%	65%	60%
Common Open Space Ratio (% project area) ***	N/A	N/A	N/A	N/A	20% ***	25% ***
Maximum Density (units per gross acre)	N/A	7.2	14	14	14	16
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.

- \* Minimum Side Yard Setback required on one side only.
- \*\* 0 ft. between units, 7.5 ft. between end structure and side property line.
- \*\*\* For projects with 10 or fewer units, no common open space is required.
- \*\*\*\* Townhouse buildings shall not exceed 8 continuous units.

## 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.

**3.d.2. Permitted Uses:** Within the GR District, a building or a premise shall be used only for the purposes identified by a 'P' on the GR column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the GR column of *Exhibit 5* of this Ordinance

**3.d.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the GR column of *Exhibit 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 2.*

**3.d.6. Special Development Standards for manufactured units or mobile homes:** The following development standards shall be required in addition to those found in *Exhibit 2*;

- a. The mobile home shall be attached to a foundation and securely underpinned and/or anchored in accord with S.C. Manufactured Housing Board Codes. The securing of a unit to a foundation must be inspected and approved by the Building Inspection Department;
- b. Each mobile home shall have skirting constructed of brick, concrete block, vinyl, or wood that extends from the exterior wall to the ground. The axle, tongue, and wheels must be removed if designed to be removed (bolted on);
- c. All mobile homes in Agricultural Conservation (AC) District shall be placed with the longest dimension parallel to the lot frontage. Note: In the AC District, this provision does not apply if all the following conditions are present:
  1. Single lot only and;
  2. Cannot meet normal side setbacks when placed parallel to the lot frontage and;
  3. Lot was surveyed and approved prior to May 3, 1999;

**3.d.7. Special Development Standards for Mobile Home Parks:** The following development standards shall be required in addition to those found in *Exhibit 2*:

- a. A mobile home park requires community water, sewer, drainage, and garbage services.

- b. Internal paved roadways shall be required of all parks, and roadways shall have a minimum travel width of 18 feet exclusive of parking.
- c. No mobile home shall have direct access to a collector or arterial street.
- d. Each mobile home shall meet the off-street parking requirements in *Article 8.j*.
- e. A minimum of 10% of the park shall be developed for recreational purposes, with no recreation area having less than 500 sq. ft. in area.
- f. All on-site roadway intersections shall be provided with a street light, and interior lights shall be provided at not less than 400 ft. intervals.
- g. Each mobile home site shall be at least 15 ft. from any other mobile home and at least 15 ft. from the right-of-way of any drive which provides common circulation, and 25 ft. from any side or rear property line, and shall meet the front yard setbacks for the street upon which it is located.

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

**3.d.9. Landscaping Requirements:** Landscaping requirements for uses permitted or conditionally allowed are set forth in *Article 8.d*.

## EXHIBIT 2

### DEVELOPMENT STANDARDS FOR USES IN GR DISTRICT

	Non-Residential Uses	Detached Dwellings (1)	Duplex Dwellings	Single Family Semi-Detached Dwelling	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and Quadraplex Housing	Mobile Home Park (2)
Minimum Lot Area Per Structure (sq. ft.)	N/A	6,000	10,000	5,000	5,000	2,000	N/A	5,000
Minimum Site Area	N/A	N/A	N/A	2 acres	2 acres	2 acres	2 acres	5 acres
Minimum Lot Width	N/A	60 ft.	80 ft.	45 ft.	45 ft.	16 ft.	150 ft.	45 ft.
Minimum Yards, Per Structure:								
Front (local/collector)	25 ft. 45 ft. all other	35 ft. 45 ft. all other	35 ft. 45 ft. all other	25 ft. 45 ft. all other	25 ft. 45 ft. all other	15 ft. 45 ft. all other	25 ft. 45 ft. all other	25 ft. 45 ft. all other
Side	25 ft.	8 ft.	10 ft.	0/8 ft. *	0/8 ft. *	0/7.5 ft. **	30 ft.	25 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	25 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	N/A	15 ft.	40 ft.	N/A
Maximum Impervious Surface Percentage	45%	45%	45%	45%	45%	65%	60%	45%
Common Open Space Ratio (% project area) ***	N/A	N/A	N/A	N/A	N/A	20% ***	25% ***	10% Minimum
Maximum Density (units per gross acre)	N/A	7.2	14	14	14	14	16	8
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	35 ft.

1. A manufactured housing unit or mobile home shall be considered a detached dwelling, but shall comply with the additional development standards specified in *Article 3.d.5*.
2. Mobile Home Park: See additional requirements in *Article 3.d.6*.

- \* Minimum Side Yard Setback required on one side only.
- \*\* 0 ft. between units, 7.5 ft. between end structure and side property line.
- \*\*\* For projects with 10 or fewer units, no common open space is required.
- \*\*\*\* Townhouse buildings shall not exceed 8 continuous units.

## 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:** Within the RMF District, a building, structure or premise shall be used only for the purposes identified by a 'P' on the RMF column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the RMF column of *Exhibit 5* of this Ordinance

**3.e.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the RMF column of *Exhibit 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.*

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

**3.e.7. Landscaping Requirements:** Landscaping requirements for uses permitted or conditionally allowed herein are set forth in *Article 8.d.*



# **EXHIBIT 3** **DEVELOPMENT STANDARDS FOR USES IN RMF DISTRICT**

	Non-Residential Uses	Single Family Attached Dwellings	Single Family Detached Dwellings	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and Quadruplex Housing	Multi Family Apartments
Minimum Lot Area Per Structure (sq. ft.)	N/A	10,000	5,000	5,000	2,000	N/A	N/A
Minimum Site Area	N/A	N/A	2 Acres	2 Acres	2 Acres	2 Acres	2 Acres
Minimum Lot Width	N/A	80 ft.	60 ft.	45 ft.	16 ft.	150 ft.	200 ft.
Minimum Yards, Per Structure:							
Front (local/collector)	25 ft. (45 ft. all other)	35 ft. ( 45 ft. all other)	25 ft. ( 45 ft. all other)	25 ft. (45 ft. all other)	15 ft. ( 45 ft. all other)	25 ft. ( 45 ft. all other)	50 ft. all streets
Side	25 ft.	10 ft.	0/8 ft *.	0/8 ft. *	0/7.5 ft. **	30 ft.	50 ft.
Rear	50 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	50 ft.
Minimum Distance Between Buildings	30 ft.	N/A	N/A	N/A	15 ft.	40 ft.	30 ft.
Maximum Impervious Surface Percentage	45%	45%	45%	45%	65%	60%	65%
Common Open Space Ratio (% project area) ***	N/A	N/A	N/A	N/A	20% ***	25% ***	25% ***
Maximum Density (units per gross acre)	N/A	14	14	14	14	16	16
Maximum Height of Buildings	45 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.

- \* Minimum Side Yard Setback required on one side only.
- \*\* 0 ft. between units, 7.5 ft. between end structure and side property line.
- \*\*\* For projects with 10 or fewer units, no common open space is required.
- \*\*\*\* Townhouse buildings shall not exceed 8 continuous units.

**EXHIBIT 4**  
**UNUSED**

## 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:** Within the PO District a building, structure or premise shall be used only for the purposes identified by a ‘P’ on the PO column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a ‘C’ or ‘C-#’ on the PO column of *Exhibit 5* of this Ordinance

**3.f.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an ‘S’ on the PO column of *Exhibit 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 is measured by the linear feet required 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 feet is the required front yard setback from arterial streets when off-street parking spaces are located on the side or rear of buildings. 45 feet is the required front yard setback from arterial streets if the parking is located in front of the building).*

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

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

	<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	0.65

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

## 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:** Within the NC District a building, structure or premise shall be used only for the purposes identified by a ‘P’ on the NC column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a ‘C’ or ‘C-#’ on the NC column of *Exhibit 5* of this Ordinance

**3.g.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an ‘S’ on the NC column of *Exhibit 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 is measured by the linear feet required at the building setback line):*

Depth: N/A

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

	<u>Front Yard Setback</u>
From Local/Collector Street	35 ft
From All other Streets	45 ft.

	<u>Side Yard Setback</u>
From abutting Residential Districts	30 ft.
From abutting Non-Residential Districts	5 ft.

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

c. <b>Building Requirements</b>	<b>(Maximum)</b>
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 Sumter City-County Planning Commission are established in *Article 8.j*.
- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Sumter City-County Planning Commission are established in *Article 8.d*.

## 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:** Within the LC District, a building or premise shall be used only for the purposes identified by a ‘P’ on the LC column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a ‘C’ or ‘C-#’ on the LC column of *Exhibit 5* of this Ordinance

**3.h.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an ‘S’ on the LC column of *Exhibit 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 is measured by the linear feet required 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: 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).*

	<u>Side Yard Setback</u>
From abutting Residential Districts	30 ft.
From abutting Non-Residential Districts	0 ft.

	<u>Rear Yard Setback</u>
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 Sumter City-County Planning Commission are established in *Article 8.j*.
- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Sumter City-County Planning Commission are established in *Article 8.d*.



## 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:** Within the GC District, a building, structure or premise shall be used only for the purposes identified by a 'P' on the GC column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the GC column of *Exhibit 5* of this Ordinance

**3.i.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the GC column of *Exhibit 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: 0 ft. for commercial development

*(Lot width is measured by the linear feet required at the building setback line):*

Lot Size: minimum lot size for residential use is 6,000 sq. ft.

Depth: N/A

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

	<u>Front Yard Setback</u>
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).*

	<u>Side Yard Setback</u>
From abutting Residential Districts	50 ft.
From abutting Non-Residential Districts	0 ft.
For Residential Uses	8 ft.

	<u>Rear Yard Setback</u>
From abutting Non-Residential Districts	20 ft.
From abutting Residential Districts	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 Sumter City-County Planning Commission are established in *Article 8.j*.
  
- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Sumter City-County Planning Commission are established in *Article 8.d*.

**SECTION J:      RESERVED**

## 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:** Within the LI-W District, a building, structure or premise shall be used only for the purposes identified by a 'P' on the LI-W column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the LI-W column of *Exhibit 5* of this Ordinance

**3.k.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the LI-W column of *Exhibit 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 is measured by the linear feet required at the building setback line):*

Depth: 250 ft.

*(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 10 ft and averaging the length of these lines).*

Lot Area: 1.0 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 abutting Non-Residential Districts	15 ft.
	<u>Rear Yard Setback</u>
From abutting Residential Districts	100 ft.
From abutting Non-Residential Districts	25 ft.

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

Building Height	60 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 Sumter City-County Planning commission are established in *Article 8.j*.
- e. **Landscaping Requirements:** Landscaping requirements for uses permitted herein or conditionally allowed by action of the Sumter City-County Planning Commission are established in *Article 8.d*.

## 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:** Within the HI District, a building, structure or premise shall be used only for the purposes identified by a 'P' on the HI column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a 'C' or 'C-#' on the HI column of *Exhibit 5* of this Ordinance

**3.1.4. Special Exception:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an 'S' on the HI column of *Exhibit 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 is measured by the linear feet required 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 10 feet and average the length of these lines).*

Lot Area: 1.0 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 abutting Non-Residential Districts	15 ft.

	<u>Rear Yard Setback</u>
From abutting Residential Districts	100 ft.
From abutting Non-Residential Districts	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.j*.
  
- e. **Landscaping Standards:** Landscaping requirements for uses permitted herein or conditionally allowed are established in *Article 8.d*.

## **SECTION M: RESERVED**



SECTION N: AGRICULTURAL CONSERVATION (AC) DISTRICT

**3.n.1. Purpose:** The intent of this district is to protect and preserve areas of the county which are presently rural or agricultural in character and use, and are uniquely suited to agricultural use. Where urban development is permitted within the district, strict quality standards should be required.

**3.n.2. Permitted:** Within the AC District, a building, structure or premise shall be used only for the purposes identified by a ‘P’ on the AC column of *Exhibit 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.* and *Article 5.b.1.* is required for any use identified by a ‘C’ or ‘C-#’ on the AC column of *Exhibit 5* of this Ordinance

**3.n.4. Special Exceptions:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an ‘S’ on the AC column of *Exhibit 5* of this Ordinance.

**3.n.5. Development Standards:** Refer to *Article 3.r.* for supplementary development standards within the Density Dispersion Zone (DDZ) as established in the Airfield Compatibility Districts. 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

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 abutting Non-Residential Districts	50 ft.

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

Impervious Surface Ratio 80%

Floor Area Ratio (Non-residential) 0.15

- e. **Landscaping Requirements:** Landscaping requirements permitted herein or conditionally allowed are established in *Article 8.d*.

## SECTION O: CONSERVATION PRESERVATION (CP) DISTRICT

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

**3.o.2. Permitted Uses:** Within the CP District, a building, structure or premise shall be used only for the purposes identified by a ‘P’ on the CP column of *Exhibit 5* of this Ordinance.

**3.o.3. Conditional Uses:** Review and approval by the Staff of the Sumter City-County Planning Commission in accordance with *Article 5.a.* and *Article 5.b.1.* is required for any use identified by a ‘C’ or ‘C-#’ on the CP column of *Exhibit 5* of this Ordinance

**3.o.4. Special Exception:** Review and approval by the Sumter City-County Zoning Board of Appeals in accordance with *Article 1.h.4.c.* and where applicable *Article 5.b.2.* and/or *Article 5.b.3.* is required for any use identified by an ‘S’ on the CP column of *Exhibit 5* of this Ordinance.

**3.o.5. Development Standards:** Notwithstanding development standards set forth elsewhere by this Ordinance, the following minimum requirements shall apply with the CP 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 2.0 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	.05

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

e. **Landscaping Requirements:** Landscaping requirements permitted herein or conditionally allowed are established in *Article 8.d*.

## Exhibit 5: Permitted Uses in All Zoning Districts

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

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
111	Crop Production	P	P	P	P	P	C	C	C	C	P	P	P	P*	All - Ref: Article 3.x.1, & Conditional Use Only – Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
112	Animal Production and Aquaculture	P	P	P	P	P	C	C	C	C	P	P	P		All - Ref: Article 3.x.1, & Conditional Use Only – Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
112112	Beef Cattle Feedlots										S	S	S		Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
112210	Hog and Pig Farming												S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
1123	Poultry and Egg Production												S		Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
11299	Kennels, Breeding and Raising Stock for Sale									S	S	S	S		Ref: Article 1.h.4.c. & Article 5.b.3.	11 - Agriculture, Forestry, Fishing and Hunting
113	Forestry and Logging										P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting
114	Fishing, Hunting, and Trapping										P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting
1151	Support Activities for Crop Production									P	P	P	C*	P	Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
11511	Soil Preparation, Planting, and Cultivating									P	P	P	P	P		11 - Agriculture, Forestry, Fishing and Hunting
1152	Support Activities for Animal Production									C*	C*		C*	P	Ref: Article 5.b.1.	11 - Agriculture, Forestry, Fishing and Hunting
211	Oil and Gas Extraction											P	C-1000*		Ref: Article 5.a.5. & Article 5.b.1.	21 - Mining, Quarrying, and Oil and Gas Extraction
2122	Metal Ore Mining											S	S		Ref: Article 1.h.4.c. & Article 5.b.3.	21 - Mining, Quarrying, and Oil and Gas Extraction
2123	Nonmetallic Mineral Mining and Quarrying											C	C		Ref: Article 5.b.1. & Article 5.b.1.r.	21 - Mining, Quarrying, and Oil and Gas Extraction
213	Support Activities for Mining											*	C		Article 5.b.1.	21 - Mining, Quarrying, and Oil and Gas Extraction
22112	Electric Power Substations	S	S	S	S	S	S	S	S	S	S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
2212	Natural Gas Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
22111	Electric Power Generation	S	S	S	S	S				S	S	S	S		Ref: Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
221114	Primary – Solar Electric Power Generation (Photovoltaic Solar Energy System)										S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.f. & Article 10 Definition	22 - Utilities
221114	Accessory – Solar Electric Power Generation (Photovoltaic Solar Energy System)										C	C	C	C	Ref: Article 5.b.1. & Article 5.b.1.m. & Article 10 Definition	22 - Utilities
22112	Electric Power Transmission, Control, and Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
2212	Natural Gas Distribution	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
22131	Water Supply and Irrigation Systems	P	P	P	P	P	P	P	P	P	P	P	P	P		22 - Utilities
22132	Sewage Treatment Facilities	P	P	P	P	P	P	P	P	S	S	S	S	S	Ref: Article 1.h.4.c. & Article 5.b.3.	22 - Utilities
236	Construction of Buildings								C*	P*	P	P	C-500*		Conditional Use Only – Ref: Article 5.b.1. C-500 Only – Ref: Article 5.a.5. LC & GC Districts Only - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks.	23 - Construction
237	Heavy and Civil Engineering Construction										P	P	C-500*		Ref: Article 5.a.5 & Article 5.b.1.	23 - Construction
238	Specialty Trade Contractors									C*	P	P	C-500*		Conditional Use Only – Ref: Article 5.b.1. C-500 Only – Ref: Article 5.a.5. GC District Only - No outside storage of material or construction equipment and no overnight parking of trailers or heavy trucks.	23 - Construction
311	Food Manufacturing											P				31-33 - Manufacturing
3113	Sugar and Confectionary Product Manufacturing										C*	P	C*		Ref: Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3114	Fruit and Vegetable Preserving and Specialty Foods Manufacturing										C*	P	C*		Ref: Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3115	Dairy Product Manufacturing										C*	P	C*		Ref: Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3116	Animal Slaughtering and Processing											S			Ref: Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3118	Bakeries and Tortilla Manufacturing										C*	P	C*		Ref: Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
3119	Other Food Manufacturing (Coffee & Tea, Snack Foods, etc.)										C*	P	C*		Ref: Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
312	Beverage and Tobacco Product Manufacturing										C*	P			Ref: Article 5.b.1. & Article 5.b.1.s.	31-33 - Manufacturing
313	Textile Mills											P				31-33 - Manufacturing
314	Textile Product Mills											P				31-33 - Manufacturing

## Exhibit 5: Permitted Uses in All Zoning Districts

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

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
315	Apparel Manufacturing											P				31-33 - Manufacturing
316	Leather and Allied Products Manufacturing											P				31-33 - Manufacturing
321	Wood Product Manufacturing										P	P				31-33 - Manufacturing
322	Paper Manufacturing											P				31-33 - Manufacturing
323	Printing and Related Support Activities									P	P	P	C-500*		Ref Article 5.a.5. & Article 5.b.1.	31-33 - Manufacturing
324	Petroleum and Coal Products Manufacturing											P				31-33 - Manufacturing
325	Chemical Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
326	Plastics and Rubber Products Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
327	Nonmetallic Mineral Product Manufacturing										C*	P			Ref. Article 5.b.1.	31-33 - Manufacturing
331	Primary Metals Manufacturing											P				31-33 - Manufacturing
332	Fabricated Metal Product Manufacturing										P	P				31-33 - Manufacturing
3323	Architectural and Structural Metals Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332311	Prefabricated Metal Building and Component Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332322	Metal Window and Door Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332322	Sheet Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332323	Ornamental and Architectural Metal Work Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
332999	Miscellaneous Fabricated Metal Product Manufacturing										P	P	S*		Ref. Article 1.h.4.c. & Article 5.b.3.	31-33 - Manufacturing
333	Machinery Manufacturing											P				31-33 - Manufacturing
334	Computer and Electronic Product Manufacturing											P				31-33 - Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing										P	P				31-33 - Manufacturing
336	Transportation Equipment Manufacturing											P				31-33 - Manufacturing
336212	Truck Trailer Manufacturing										P	P				31-33 - Manufacturing
337	Furniture and Related Product Manufacturing										P	P				31-33 - Manufacturing
339	Miscellaneous Manufacturing										P	P				31-33 - Manufacturing
423	Merchant Wholesalers, Durable Goods										P	P				42 - Wholesale Trade
42314	Motor Vehicle Parts (Used) Merchant Wholesalers										S*	P			Retail sales of new and/or used parts in conjunction with on-site dismantling of vehicles and/or vehicle storage shall be reviewed in this use category. Special Exception Only – Ref. Article 1.h.4.c. & Article 5.b.3.	42 - Wholesale Trade
	Junkyards (as defined in Article 10)											P			Ref. Article 10 Definition	
4239	Salvage, Scrap, merchant wholesalers											P			Retail sales of salvage/scrap in conjunction with a salvage or scrap yard is permitted.	42 - Wholesale Trade
423930	Recyclable Material Merchant wholesalers											P			Retail sales of recyclable material in conjunction with on-site recyclable materials yard is permitted.	42 - Wholesale Trade
42399	Tombstone merchant wholesalers									P	P	P	C*		Ref. Article 5.b.1.	42 - Wholesale Trade
424	Merchant Wholesalers, Nondurable Goods										P	P				42 - Wholesale Trade
4245	Farm Product Raw Material Merchant Wholesalers										S	S	S		Ref. Article 1.h.4.c. & Article 5.b.3.h.	42 - Wholesale Trade
425	Wholesale Trade Agents and Brokers						P	P	P	P	P	P				42 - Wholesale Trade
4411	Automobile Dealers							C*	C*	P	C*				Ref. Article 5.b.1.	44-45 - Retail Trade
4412	Other Motor Vehicle Dealers									C	C				Ref. Article 5.b.1.	42 - Wholesale Trade
4413	Automotive Parts, Accessories, and Tire Retailers (New and Used)							C*	P*	P*	P*				Uses with on-site dismantling of vehicles and/or outdoor storage of vehicles used for parts removal shall be reviewed under NAICS 42314. Outdoor storage or sales areas must be completely screened. (See NAICS 42314) Conditional Use Only – Ref. Article 5.b.1.	44-45 - Retail Trade

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
444	Building Material and Garden Equipment and Supplies Dealers									P	P	P	C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
44414	Hardware Retailers							P	P	P	P	P	C-300*		Ref. Article 5.b.1. C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4442	Lawn and Garden Equipment and Supplies Retailers								P	P	P		C*		Ref. Article 5.b.1.	44-45 - Retail Trade
445	Food and Beverage Retailers							P	P	P	P	C*	C*		Ref. Article 5.b.1.	44-45 - Retail Trade
44511	Grocery Stores							P	P	P	C*		C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
44513	Convenience Retailers without Fueling Service							P	P	P	P	P	C-500*		Ref. Article 5.b.1. C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
445132	Automatic Merchandising Machine Operators							C	C	C	C	C	C		Ref. Article 5.b.1. & Article 5.b.1.1.	44-45 - Retail Trade
4452	Specialty Food Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
445230	Produce Stands, permanent							C	C	C			C		Ref. Article 5.b.1. & Article 5.b.1.k.	44-45 - Retail Trade
445230	Produce stands, temporary							C	C	C			C		Ref. Article 5.b.1.	44-45 - Retail Trade
4453	Beer, Wine, and Liquor Retailers							S	S	S	S				Ref. Article 1.h.4.c. & Article 5.b.3.	44-45 - Retail Trade
4491	Furniture and Home Furnishings Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4492	Electronics and Appliance Retailers							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45411	Electronic Shopping and Mail Order Houses							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4551	Department Stores							C*	C*	P*	C*		C-500*		All – Any uses in this category that are greater than 11,000 sq. ft. GFA are reviewed under NAICS 4552 Conditional Use Only – Ref. Article 5.b.1. & Article 5.b.1.o.	44-45 - Retail Trade
4552	Warehouse Clubs, Supercenters, and Other General Merchandise Retailers									P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
456	Health and Personal Care Retailers						P	P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45711	Gasoline and Alternative Motor Fuels Service Stations with Convenience Stores							C*	C*	P	P	P	C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45712	Gasoline and Alternative Motor Fuels Service Stations without Convenience Stores									C*	P	P			Ref. Article 5.b.1.	44-45 - Retail Trade
4572	Fuel Dealers									P	P	P				44-45 - Retail Trade
45721	Firewood dealers, direct selling									P	P		P			44-45 - Retail Trade
458	Clothing, Clothing Accessories, Shoe, and Jewelry Retailers							P	P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
459	Sporting Goods, Hobby, Musical Instrument, Book, and Miscellaneous Retailers							P	P	P	C*		C-300*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
4595	Used Merchandise Retailers									P	C*				Ref. Article 5.b.1.	44-45 - Retail Trade
4595	Used Merchandise Retailers (Flea Markets)									C*	C*		C-300*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
45993	Manufactured home dealers									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
459991	Tobacco Stores									C	C				Ref. Article 5.b.1.	44-45 - Retail Trade
459999	Fireworks shops (permanent location)									P	P	P	C-300*		Ref. Article 5.b.1. & C-300 Only – Ref. Article 5.a.5.	44-45 - Retail Trade
481	Air Transportation											P	C*		Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
482	Rail Transportation									C*	P	P			Ref. Article 5.b.1.	48-49 - Transportation and Warehousing
483	Water Transportation												P*		Permitted only in AC	48-49 - Transportation and Warehousing
484	Truck Transportation									C*	P	P			Ref. Article 5.b.1. & No trucking operations involving waste materials, especially hazardous waste, or activities involving offense odors or excessive noise, shall be allowed in the GC	48-49 - Transportation and Warehousing

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

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



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NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
5415	Computer Systems Design and Related Services						P	P	P	P	P					54 - Professional, Scientific, and Technical Services
5416	Management, Scientific, and Technical Consulting Services						P	P	P	P	P	P	P	C*	<i>Ref. Article 5.b.1.</i>	54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P	P	P	P	P	P	C-500*		<i>Ref. Article 5.b.1. &amp; C-500 Only – Ref. Article 5.a.5.</i>	54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	C*				<i>Ref. Article 5.b.1.</i>	54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Services						P	P	P	P	P		C-300*		<i>Ref. Article 5.b.1. &amp; C-300 Only – Ref. Article 5.a.5.</i>	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C*		C*	P*	P*	P	P		<i>Ref. Article 5.b.1. &amp; Article 5.b.1.q. Veterinary facilities specializing in large animals require conditional use approval in PO, LC, GC, &amp; LI-W Districts</i>	54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P	P	P	P	P	P	C-200*		<i>Ref. Article 5.b.1. &amp; C-200 Only – Ref. Article 5.a.5.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P		P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons											S	S		<i>Ref. Article 5.b.1. &amp; Article 5.b.3.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services						P		P	P	C*				<i>Ref. Article 5.b.1.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P	P	P	P	C*				<i>Ref. Article 5.b.1.</i>	56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession Services									C*	P				<i>*No on-site storage of repossessed vehicles permitted in LC or GC Districts. Conditional Use Only – Ref. Article 5.b.1.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P	P	P	P						56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services								P	P					<i>Except rental of dog for protective service &amp; armored car services.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings								P	P	P	P	C*		<i>Ref. Article 5.b.1.</i>	56 - Administrative and Support and Waste Management and Remediation Services
56171	Exterminating and Pest Control Services									P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
56172	Janitorial Services									P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
56173	Landscaping Services									P	P	P	C*		<i>Ref. Article 5.b.1.</i>	56 - Administrative and Support and Waste Management and Remediation Services
56174	Carpet cleaning plants									P	P	P	C-300		<i>Ref. Article 5.b.1. &amp; C-300 Only – Ref. Article 5.a.5.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	C				<i>Ref. Article 5.b.1.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection									C	C	C	C		<i>Ref. Article 5.b.1.</i>	56 - Administrative and Support and Waste Management and Remediation Services
562211	Hazardous Waste (including Nuclear Waste) Transfer, Storage, Treatment, and/or Disposal Facilities											S			<i>Ref. Article 1.h.4.c. &amp; Article 5.b.3.</i>	56 - Administrative and Support and Waste Management and Remediation Services
562212	Solid Waste Landfills											S	S		<i>Ref. Article 1.h.4.c. &amp; Article 5.b.3.</i>	56 - Administrative and Support and Waste Management and Remediation Services
562213	Solid Waste Combustors and Incinerators											S	S		<i>Ref. Article 1.h.4.c. &amp; Article 5.b.3.</i>	56 - Administrative and Support and Waste Management and Remediation Services
562213	Poultry Incinerators											S	S		<i>Ref. Article 1.h.4.c. &amp; Article 5.b.3.</i>	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services											S	S		<i>Ref. Article 1.h.4.c. &amp; Article 5.b.3.</i>	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary and Secondary Schools	C	C	C	C	C	C	C	C	C			C		<i>Ref. Article 5.b.1.</i>	61 - Educational Services
6112	Junior Colleges	C	C			C	C	C	C	C	C		C		<i>Ref. Article 5.b.1.</i>	61 - Educational Services
6113	Colleges, Universities, and Professional Schools			C	C	C	C	C	C	C	C		C		<i>Ref. Article 5.b.1.</i>	61 - Educational Services
6114	Business Schools and Computer and Management Training								P	P	P	P				61 - Educational Services
6115	Technical and Trade Schools						C*	C*	P	P	P	P	C*		<i>Ref. Article 5.b.1.</i>	61 - Educational Services

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

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

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81293	Commercial Truck and Trailer Parking									C*	P	P	C-500*		Ref. Article 5.b.1., Article 5.b.1.n., & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
81293	Parking Lots and Garages									C*	P	P			Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81299	Bondsperson Services						P		P	P	C*				Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
81299	Special Event Facilities								C	C	C		C-300*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8131	Religious Organizations	C	C	C	C	C	C	C	C	C	C		C		Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
8132	Grantmaking and Grant Services						P		P	P	C*				Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
8133	Social Advocacy Organizations						P		P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8134	Civic and Social Organizations						P		P	P	C*		C-500*		Ref. Article 5.b.1. & C-500 Only – Ref. Article 5.a.5.	81 - Other Services (except Public Administration)
8139	Business, Professional, Labor, Political, and Similar Organizations	C*	C*	C*	C*		P		P	P	P		C*		Ref. Article 5.b.1.	81 - Other Services (except Public Administration)
814	Private Households (Household Staff)	P	P	P	P	P	P	P	P	P						81 - Other Services (except Public Administration)
921	Community Centers	C*	C*	P	P	C*	P	P	P	P	P	C*	P		Ref. Article 5.b.1.	92 - Public Administration
921	Executive, Legislative, and Other General Government Support						P	P	P	P	P	C*	C*		Ref. Article 5.b.1.	92 - Public Administration
921	Parks and Playgrounds	P	P	P	P	P	P	C*	P	P			P	P	Ref. Article 5.b.1.	92 - Public Administration
922	Justice, Public Order, and Safety Activities	C*	C*	P	P	P	P	P	P	P	P	P	P		Ref. Article 5.b.1.	92 - Public Administration
92214	Correctional Institutions								S	S	S	S	S		Ref. Article 1.h.4.c. & Article 5.b.3.	92 - Public Administration
923	Administration of Human Resource Programs						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
924	Administration of Environmental Quality Programs						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
925	Administration of Housing Programs, Urban Planning, and Community Development						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
926	Administration of Economic Programs						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
927	Space Research and Technology						P	P	P	P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
928	National Security and International Affairs									P	P	P	C*		Ref. Article 5.b.1.	92 - Public Administration
N/A	Sexually Oriented Businesses/Adult Uses									S					Ref. Article 5.b.3.i.	
N/A	Off Premise Advertising (Billboards)						C*	C*	C*	C*	P	P	C*		Ref. Article 5.b.1., Article 8.i.8., and Article 10 Definition.	
N/A	Single Family Detached Dwelling	P	P	P	P		C*	C*	C*	P			P	P	Ref. Article 5.b.1.	
N/A	Single Family Attached Dwelling	C*	P	P	P	P	C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Duplex Dwelling				C*		C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Patio Home Dwellings				C*	C*	C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Triplex and Quadplex Dwellings				C*	P	C*	C*	C*	C*					Ref. Article 5.b.1.	
N/A	Townhouse Dwellings	C*	C*	C*	C*	C	C*	C*	C*	P					Ref. Article 5.b.1.	
N/A	Suburban Multi-Family Apartments					P	C*	C*	C*	C*					Ref. Article 5.b.1.	
N/A	Mobile Homes/Manufactured Homes				P								P	P	Ref. Article 3.d.6.	
N/A	Mobile Home Park				C					C					Ref. Article 3.d.7.	
N/A	In-Home Day Care as Home Occupation	C	C	C	C	C	C	C	C	C			C	C	Ref. Article 5.b.1. & Article 5.b.1.g.	
N/A	Residential Accessory Uses (Bathhouse, Cabana, Non-Commercial Greenhouse, Private Garage & Carport, Storage Building, Swimming Pool, Tool Shed & Workshop)	P	P	P	P	P	P	P	P	P			P	P	Ref: Article 4.g.2.	
N/A	Home-Based Businesses	P	P	P	P	P	P	P	P	P			P	P	Subject to Article 10 Definition.	
N/A	Accessory Apartments	P	P	P	P	P	P	P	P	P			P	P	Ref Article 4.g.2.c. Not permitted on lots with Manufactured or Mobile Homes.	

## EXHIBIT 5A

### DEVELOPMENT STANDARDS FOR RESIDENTIAL USES IN COMMERCIAL DISTRICTS

	Singe Family Attached Dwellings	Single Family Detached Dwellings	Duplex Dwellings	Patio Homes and Zero Lot Line Housing Projects	Townhouses ****	Triplex and Quadruplex Housing	Multi-Family Apartments
Minimum Lot Area Per Structure (sq. ft.)	10,000	6,000	10,000	5,000	2,000	N/A	N/A
Minimum Site Area	N/A	N/A	N/A	2 Acres	2 Acres	2 Acres	2 Acres
Minimum Lot Width	80 ft.	60 ft.	80 ft.	45 ft.	16 ft.	150 ft.	200 ft.
Minimum Yards, Per Structure:							
Front (local/collector)	35 ft. local/collector 45 ft all other	35 ft. local/collector 45 ft all other	35 ft. local/collector 45 ft all other	25 ft. local/collector 45 ft all other	15 ft. local/collector 45 ft. all other	25 ft local/collector 45 ft. all other	50 ft. all streets
Side	10 ft.	8 ft.	10 ft.	0/8 ft. *	0/7.5 ft **	30 ft.	50 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	50 ft.
Minimum Distance Between Buildings	N/A	N/A	N/A	N/A	15 ft.	40 ft.	30 ft.
Maximum Impervious Surface Percentage	45%	45%	45%	45%	65%	60%	65%
Common Open Space Ration (% project area) ****	N/A	N/A	N/A	N/A	20% ***	25% ***	25% ***
Maximum Density (units per gross acre)	14	7.2	14	14	14	16	16
Maximum Height of Buildings	35 ft.	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.

- \* Minimum Side Yard Setback required on one side only.
- \*\* 0 ft. between units, 7.5 ft. between end structure and side property lines.
- \*\*\* For projects with 10 or fewer units no common open space is required.
- \*\*\*\*\* Townhouse buildings shall not exceed 8 continuous units

## **SECTION P: RESERVED**

## SECTION Q: PLANNED DEVELOPMENT (PD) DISTRICT

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

- a. The site should contain not less than 5.0 acres and have a minimum width between any 2 opposite boundary lines of 400 ft. and must adjoin or have access to at least 1 major street. The Planning Commission may consider requests for unique projects that are less than 5.0 acres where the Planned Development will prove beneficial to surrounding properties.
- b. 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.q.3. Map Designation:** A PD District may be established on the Official Zoning Map for Sumter County of 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.q.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 detail 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 9.c.3.*

**3.q.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 Sumter County 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 Sumter City-County Planning Commission and the Sumter County 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.q.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.e.*, and approved by the Public Works Department for Sumter County.

**3.q.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 Sumter City-County Planning Commission in writing and recorded in the minutes of the Sumter City-County Planning Commission.

### **Development Standards**

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

\* Street Rights of Way 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.j*. 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 8.d*. Landscaping and bufferyards may be required by the Sumter City-County Planning Commission between uses within any PD District.

### **3.q.8. Administrative Procedures:**



- a. **Application Stage:** An applicant or owner shall submit plans 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 Sumter City-County Planning Commission meeting. Due to the potential complexity of Planned Developments, a recommendation for denial will be forwarded to the Sumter City-County Planning Commission and Sumter County Council if all required items are not submitted by the 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 Sumter City-County Planning Commission shall have 30 days from the Sumter City-County Planning Commission meeting, at which the PD application is considered, to prepare a report and make a recommendation to the Sumter County Council on a PD application. In making its report, the Sumter City-County Planning Commission should consider the following factors:
  - 1. The relationship of the request to the 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 and sewer facilities, drainage facilities, and schools and other public services exist or can be provided to serve the needs of the development.
- c. **County Council Action:** Action by the Sumter County Council shall be provided by amendment generally. Sumter County Council shall grant or deny the PD application within 30 days from the receipt of the Sumter City-County Planning Commission's recommendation.

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

If an amendment to the Comprehensive Plan is involved, Sumter County Council shall not 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 Sumter County Council in the particular case as part of the amendment action, and shall conform to any time or priority limitation established by the Sumter County 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, Sumter County 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 county officers and

departments.

**3.q.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 Sumter County has approved plans and reports for the development as adopted by the Sumter County 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.q.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 Sumter City-County Planning Commission and Sumter County Council.

## SECTION R: AIRFIELD COMPATIBILITY DISTRICTS (ACD)

**3.r.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.r.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. DDZ, Density Dispersion Zone;
- d. DNL-1, Day-Night Noise Level Zone I;
- e. DNL-2, Day-Night Noise Level Zone II;
- f. DNL-3, Day-Night Noise Level Zone III;
- g. NA, Noise Attenuation District.

**3.r.3. Restrictions Within the Airfield Compatibility Districts:** Land designated APZ-1, APZ-2, DDZ, 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.r.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 7*. Where permitted uses listed by *Exhibit 7* 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 6*.
  - 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 25 persons per acre per hour during a 24-hour period or that would exceed 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

<b>Exhibit 6</b>		
<b>Concentrations of Persons Per Acre Standards</b>		
<b>Hours of Operation Per Day</b>		<b>Maximum Persons Allowed Per Acre/During the Day</b>
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 1.0 acre site.

30 persons expected x 8 hours on site = 240

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

Example #2: Two 8-hour shifts of 30 workers on a 1.0 acre site.

30 persons expected x 16 hours on site = 480

480 = 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 1.0 acre site has two 8-hour shifts.

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

**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. Development Standards:**

**1. Lot Requirement (Minimum)**

APZ-1 & APZ-2: As designated for each zoning district.

DDZ: Lot Area: 1.0 Acre

Lot Width: 220 ft.

**2. Setbacks:**

APZ-1 & APZ-2: as designated for each zoning district

DDZ: Front: 35 ft. local/collector; 45 ft. arterial

Sides: 50 ft.

Rear: 50 ft.

- b. **Off-Street Parking:** Off-street parking for uses within this district shall comply with *Article 8.j.* 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) at each entrance to the subdivision before building permits may be issued.

**3.r.6. Prohibited Uses:** All uses indicated by a “**NO**” in the applicable sub-zone column of *Exhibit 7* are expressly prohibited.

**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 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 Sumter City-County

Planning Commission Office prior to December 30, 1991.

**3.r.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.r.9. Variance Permits:** The Sumter City-County Board of Zoning 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.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 13, 1981.

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

**3.r.12 Exception to Development Limitations:**

- a. **APZ-2 & DNL:** Existing, approved major subdivisions, and mobile home parks with current county 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 mobile home park after the adoption of this revision. However, all existing lots/parcels may be fully used/reused or developed. Any subdivision and/or mobile home parcels started after the adoption of these changes must be developed in accordance with all the new regulations.
- b. **DDZ:** Existing lots of record impacted by the creation of the DDZ shall be developed in accordance with the underlying zoning district standards. Any new lots/parcels created after March 23, 2021 shall comply with the DDZ development Standards established in *Article 3.r.5*.

**EXHIBIT 7**  
**AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS**  
**ACD DISTRICTS**

LAND USE CATEGORY	APZ-1	APZ-2	DDZ	DNL-1 65-74 dB	DNL-2 74-79 dB	DNL-3 80+dB
<b>RESIDENTIAL</b>						
Single-Family	NO	NO	YES	30 <sup>(14)</sup>	30 <sup>(14)</sup>	30 <sup>(14)</sup>
Mobile Homes*	NO	NO	YES	30 <sup>(14)</sup>	30 <sup>(14)</sup>	30 <sup>(14)</sup>
Single-Family **	NO	NO	YES	30 <sup>(14)</sup>	30 <sup>(14)</sup>	30 <sup>(14)</sup>
Multi-Family***	NO	NO	YES	30 <sup>(14)</sup>	30 <sup>(14)</sup>	30 <sup>(14)</sup>
Mobile Home Parks	NO	NO	YES	30 <sup>(14)</sup>	30 <sup>(14)</sup>	30 <sup>(14)</sup>
Hotels, Motels	NO	NO	YES	30 <sup>(14)</sup>	35 <sup>(14)</sup>	35 <sup>(14)</sup>
<b>INDUSTRIAL/MANUFACTURING</b>						
Food & Kindred Products	NO	YES <sup>1</sup>	YES	(10)	(12)	(13)
Textile Mill Products	NO	YES <sup>1</sup>	YES	(10)	(12)	(13)
Apparel	NO	NO	YES	(10)	(12)	(13)
Lumber & Wood Products	YES <sup>1</sup>	YES <sup>1</sup>	YES	(10)	(12)	(13)
Furniture & Fixtures	YES <sup>1</sup>	YES <sup>1</sup>	YES	(10)	(12)	(13)
Paper & Allied Products	YES <sup>1</sup>	YES <sup>1</sup>	YES	(10)	(12)	(13)
Printing, Publishing	YES <sup>1</sup>	YES <sup>1</sup>	YES	(10)	(12)	(13)
Chemicals & Allied Products	NO	NO	YES	(10)	(12)	(13)
Petroleum Refining & Related Industries	NO	YES <sup>1</sup>	YES	(10)	(12)	(13)
Rubber & Plastics	NO	NO	YES	(10)	(12)	(13)
Stone, Clay, & Glass	NO	YES <sup>1</sup>	YES	(10)	(12)	(13)
Primary Metals	NO	YES <sup>1</sup>	YES	(10)	(12)	(13)
Fabricated Metals	NO	YES <sup>1</sup>	YES	(10)	(12)	(13)
Professional, Scientific Control Instruments	NO	NO	YES	(10)	(12)	(13)
Misc. Manufacturing	YES <sup>1</sup>	YES <sup>1</sup>	YES	(10)	(12)	(13)
<b>TRANSPORTATION, COMMUNICATIONS, UTILITIES</b>						
Railroad, Rapid Rail	YES <sup>2</sup>	YES	YES	(10)	(12)	(13)
Motor Vehicle Transportation	YES <sup>2</sup>	YES	YES	(10)	(12)	(13)
Aircraft Transportation	YES <sup>2</sup>	YES	YES	(10)	(12)	(13)
Highway & Street ROW	YES <sup>2</sup>	YES	YES	(10)	(12)	(13)
Auto Parking	YES <sup>2</sup>	YES	YES	(10)	(12)	(13)



# EXHIBIT 7

## AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS

### ACD DISTRICTS

LAND USE CATEGORY	APZ-1	APZ-2	DDZ	DNL-1 65-74 dB	DNL-2 74-79 dB	DNL-3 80+dB
Communications	YES <sup>2</sup>	YES	YES	(10)	30 <sup>(14)</sup>	30 <sup>(14)</sup>
Utilities	YES <sup>2</sup>	YES	YES	(10)	(12)	(13)
Landfills & Hazardous Waste	NO	NO	YES	(10)	(12)	(13)
<b>COMMERCIAL/RETAIL TRADE</b>						
Wholesale Trade	YES <sup>1</sup>	YES <sup>1</sup>	YES	30	(12)	(13)
Building Materials--Retail	YES <sup>1</sup>	YES <sup>1</sup>	YES	30	(12)	(13)
General Merchandise—Retail						
<10,000 sq. ft./acre	YES <sup>1, 11</sup>	YES <sup>1, 11</sup>	YES	30	(12)	(13)
>10,000 sq. ft./acre	NO	NO	YES	30	(12)	(13)
Food Retail—Groceries	NO	NO	YES	30	(12)	(13)
Convenience Store - <5,000 sq. ft.	NO	YES <sup>1,11</sup>	YES	30	(12)	(13)
Other Food Retail	YES <sup>1</sup>	YES <sup>1</sup>	YES	30	(12)	(13)
Automotive, Marine, Aviation--Retail	YES <sup>1</sup>	YES <sup>1</sup>	YES	30	(12)	(13)
Apparel & Accessories—Retail	NO	YES <sup>1</sup>	YES	(10)	(12)	(13)
Furniture—Home	NO	YES <sup>1</sup>	YES	30	(12)	(13)
Furniture—Retail	NO	YES <sup>1</sup>	YES	30	(12)	(13)
Eating & Drinking Places	NO	YES <sup>1</sup>	YES	30	(12)	(13)
<b>SERVICES</b>						
Finance, Insurance, Real Estate	YES <sup>1</sup>	YES <sup>1, 3</sup>	YES	30	30	(13)
Personal Services	YES <sup>1</sup>	YES <sup>1, 3</sup>	YES	30	30	(13)
Cemeteries	YES <sup>1, 3, 4</sup>	YES <sup>1, 3, 4</sup>	YES	NA	NA	NA
Business Services	YES <sup>1</sup>	YES <sup>1, 3</sup>	YES	30	30	(13)
Warehousing & Storage Services	YES <sup>1</sup>	YES <sup>1</sup>	YES	30	(12)	(13)
Explosive Storage	NO	NO	YES	30	(12)	(13)
Repair Services	YES <sup>1, 3</sup>	YES <sup>1, 3</sup>	YES	30	(12)	(13)
Medical & Other Health Services	NO	NO	YES	30	25	25
Hospitals	NO	NO	NO	30	25	25
Legal Services	YES <sup>1</sup>	YES <sup>1, 3</sup>	YES	30	30	30
Other Professional Services	YES <sup>1</sup>	YES <sup>1, 3</sup>	YES	30	30	30
Contract Construction Services	YES <sup>1</sup>	YES <sup>1, 3</sup>	YES	30	30	30
Government Services	NO	YES <sup>1, 3</sup>	YES	30	30	30

# EXHIBIT 7

## AIRFIELD COMPATIBILITY DISTRICT (ACD) USE REGULATIONS

### ACD DISTRICTS

LAND USE CATEGORY	APZ-1	APZ-2	DDZ	DNL-1 65-74 dB	DNL-2 74-79 dB	DNL-3 80+dB
Educational Services	NO	NO	YES	30	30	30
Religious Activities	NO	NO	YES	30	30	30
<b>CULTURAL, ENTERTAINMENT AND RECREATION</b>						
Cultural Activities	NO	NO	YES	25	30	30
Nature Exhibition	YES <sup>5</sup>	YES <sup>5</sup>	YES	N/A	(12)	(13)
Entertainment Facilities Indoor/Outdoor	NO	NO	YES	N/A	(12)	(13)
Internet Sweepstakes Café	NO	YES <sup>1</sup>	YES	30	(12)	(13)
Sports Activities Indoor/Outdoor	NO	YES <sup>5, 6, 7</sup>	YES	N/A	(12)	(13)
Water & Other Recreation Areas	YES <sup>5</sup>	YES <sup>5</sup>	YES	N/A	(12)	(13)
Resort & Group Camps	NO	NO	YES	N/A	(12)	(13)
Parks & Golf Courses	YES <sup>5</sup>	YES <sup>5</sup>	YES	N/A	(12)	(13)
<b>RESOURCE PRODUCTION, EXTRACTION &amp; OPEN LAND</b>						
Agricultural Related Activities	YES	YES	YES	N/A	(12)	(13)
Dairy & Livestock Farms	YES	YES	YES	N/A	(12)	(13)
Forestry & Mining	YES	YES	YES	N/A	(12)	(13)
Fishing, Hunting, and Water Areas	YES	YES	YES	N/A	(12)	(13)
Permanent Open Space	YES	YES	YES	N/A	(12)	(13)

*See Special Notes and Exhibits on Following Page*

**SPECIAL NOTES FOR EXHIBIT 7:**

- (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) N/A – not applicable

**FOOTNOTES FOR EXHIBIT 7:**

- (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. are 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 is compatible provided there are no more than 4 individual shops under 1 roof, and/or total gross floor area of 1 or up to 4 shops combined does not exceed 10,000 sq. ft per acre, and customer traffic is not expected to exceed 50 per hour.
- (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 S: RANGE COMPATIBILITY DISTRICTS (RCD)

**3.s.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.s.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 2
- c. NA, Noise Attenuation District

**3.s.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.s.4. Land Use:** The use of land within these zones shall be subject to the safety and performance standards in *Article 3.r.4* and the requirements of *Exhibit 7*.

**3.s.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: As designated for each zoning district.
- b. Off-Street Parking: Off-street parking for uses within this district shall comply with *Article 8.j.* 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 at each entrance to the subdivision before building permits may be issued.)

**3.s.6. Prohibited Uses:** As indicated in *Exhibit 7* for appropriate districts.

**3.s.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, alteration, or intended use of any such structure, the construction or alteration of which has begun or plans or residential plats which have been filed in the Sumter City-County Planning Commission Office prior to December 31, 2002.

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

**3.s.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.s.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.

## SECTION T: NOISE ATTENUATION (NA) DISTRICT

**3.t.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.t.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.

**3.t.3. 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: As designated for each zoning district
- b. Off-Street Parking: Off-street parking for uses within this district shall comply with *Article 8.j.* 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 at each entrance to the subdivision before building permits may be issued.)

## **SECTION U: AIRPORT OVERLAY DISTRICT (AP)**

**3.u.1. Purpose:** That it is hereby found that an obstruction has a potential for endangering the lives and property of users of Sumter Airport, and property or occupants of land in its vicinity; that an obstruction may affect existing or future instrument approaches of Sumter Airport; and that an obstruction may reduce the size of areas available for landing, take-off, and maneuvering of aircrafts, thus tending to destroy or impair the unity of Sumter Airport and the public investment therein. Accordingly, it is declared:

1. That the creation or establishment of an obstruction has a potential of being a public nuisance and may injure the region served by Sumter County Airport;
2. That it is necessary in the interest of the public health, public safety, and general welfare that the creation or establishment of obstructions that are a hazard to air navigation be prevented; and
3. The prevention of these obstructions should be accomplished, to the extent legally possible, by the exercise of police power without compensation.

It is further declared that the prevention of the creation establishment of hazards to air navigation, the elimination, removal, alteration or mitigation of hazards to air navigation or the marking and lighting of the obstructions are public purposes for which a political subdivision may raise and expend public funds and acquire lands or interest inland.

**3.u.2. Definitions.** As used in this section, unless the context otherwise requires, the following definitions apply:

**AIRPORT** - Sumter County Public Airport

**AIRPORT ELEVATION** - The highest point of an airport's usable landing area measured in feet from mean sea level. (182 feet at Sumter Airport)

**AIRPORT HAZARD** - Any structure or object of natural growth located on or in the vicinity of a public airport, or any use of land near such airport, which obstructs the airspace required for the flight of aircraft in landing or takeoff at such airport or is otherwise hazardous to such landing or takeoff of aircraft.

**AIRPORT HEIGHT** - for the purpose of determining the height limits in all zones set forth in this Ordinance and shown on the Airspace Plan Map, the datum shall be mean sea level elevation unless otherwise specified.

**APPROACH SURFACE** - A surface longitudinally centered on the extend runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in this section.

**CONICAL SURFACE** - A surface extending outward from the periphery of the horizontal surface at a slope of 20:1 for a horizontal distance of 4,000 feet.

**HORIZONTAL SURFACE** - A horizontal plane 150 ft. above the established airport elevation, the perimeter of which in plane coincides with the perimeter of the horizontal zone.

**NON-PRECISION INSTRUMENT RUNWAY** - A runway having an existing instrument approach procedure utilizing air navigation facilities with only horizontal guidance, or area type navigation equipment, for which a straight-in non-precision instrument approach procedure has been approved or planned, and for which no precision approach facilities are planned or indicated on a Federal Aviation Administration (FAA) planning document or military service's military airport planning document.

**OBSTRUCTION**- Any structure, growth or other object, including a mobile object, which exceeds the limited height set forth in this section.

**PERSON** - An individual, firm, partnership, corporation, company, association, joint stock association, or governmental entity. It includes a trustee, receiver, assignee, or similar representative of any of them.

**PRECISION INSTRUMENT RUNWAY** - a runway having an existing instrument approach procedure utilizing air navigation facilities with both vertical and horizontal guidance, for which a straight-in precision instrument approach procedure has been approved or planned on a Federal Aviation Administration (FAA) planning document or military service's military airport planning document.

**PRIMARY SURFACE** - A surface longitudinally centered on a runway. When the runway has a specially prepared hard surface, the primary surface extends 200 ft. beyond each end of that runway; but when the runway has no specially prepared hard surface, or planned hard surface, the primary surface ends at each end of that runway. The width of the primary surface of a runway will be that width prescribed in *Part 77 of the Federal Aviation Regulations (FAR)* for the most precise approach existing or planned for either end of that runway. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

**RUNWAY** - A defined area on an airport prepared for landing and takeoff of aircraft along its length.

**STRUCTURE** - An object, including a mobile object, constructed or installed by man, including but not limited to buildings, towers, smokestacks, earth formations and overhead transmission lines.

**TRANSITIONAL SURFACES** - Surfaces extending outward at 90 degree angles to the runway centerline, and extending at a slope of 7 ft. horizontally for each foot vertically from the side of the primary and approach surfaces to where they intersect the horizontal surfaces.

**TREE** - Any object of natural growth.



**VISUAL RUNWAY-** A runway intended solely for the operation of aircraft using visual approach procedures, with no straight-in instrument approach procedure and no instrument designation indicated on an FAA approved airport layout plan, a military service approved military airport layout plan, or by any planning document submitted to the FAA by competent authority.

**APPROACH, TRANSITIONAL, HORIZONTAL, AND CONICAL ZONES -** These zones apply to the area under the approach, transitional, horizontal, and conical surfaces defined on the Sumter Airport Airspace Plan Map.

**3.u.3 Airport Zones.** In order to carry out the provisions of this Ordinance, there are hereby created and established certain zones which include all of the land lying within the approach zones, transitional zones, horizontal zones, and conical zones as they apply to a particular airport. Such zones are shown on the Sumter Airport Airspace Plan Map. An area located in more than one (1) of the following zones is considered to be only in the zone with the more restrictive height limitation. The various zones are hereby established and defined as follows:

**APPROACH ZONE** - The inner end of this approach zone coincides with the width of the primary surface and is 1,000 ft. wide for Runway 5/23. The Approach Zone for Runway 5 expands outward uniformly to a width of 3,500 ft. at a horizontal distance of 10,000 ft. from the primary surface. Its centerline is the continuation of the centerline of the runway. The Approach Zone for Runway 23 has an inner width of 1,000 ft., an outer width of 16,000 ft., and a horizontal distance of 50,000 ft. from the edge of the primary surface (200 ft. from the runway threshold). The Approach Zones for Runways 14 and 32 are the same dimensions and they begin at the edge of the primary surface which is the same as the runway threshold for a non-hard surface. The Approach Zones for runways 14 and 32 have an inner width of 250 ft., an outer width of 1,250 ft., and a horizontal distance of 5,000 ft..

**TRANSITIONAL ZONES** - These zones are hereby established as the area beneath the transitional surfaces. These surfaces extend outward and upward beginning at the sides of the primary surface and extend at a slope of 7:1 to a height of 150 ft. (332 feet MSL) above airport elevation. The surface extends at a slope of 7 feet horizontally for each foot vertically (7:1) from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional zones for those portions of the precision approach zones which project through and beyond the limits of the conical surface, extend a distance of 5,000 ft. measured horizontally from the edge of the approach zones and at 90 degree angles to the extended runway centerline.

**HORIZONTAL ZONE** - The horizontal zone is hereby established at 150 ft. (332 ft. MSL) above airport elevation and defined by swinging arcs of 10,000 ft. radii from the center of each end of the primary surface of each runway, and connecting the adjacent arcs by drawing lines tangent to those arcs. The horizontal zone does not include the approach and transitional zones.

**CONICAL ZONE** - The conical zone is hereby established as the area that commences at the periphery of the horizontal zone and extends outward there from a horizontal distance

of 4,000 ft. at a slope of 20:1 and to a height of 200 ft. above the elevation of the horizontal zone. The conical zone does not include the precision instrument approach zones and the transitional zones.

**3.u.4 Airport Zone Height Limitations.** Except as otherwise provided in this Ordinance, no structure or tree shall be erected, altered, allowed to grow, or be maintained in any zone created by this Ordinance to the height in excess of the applicable height limit herein established for such zone. Such applicable height limitations are hereby established for each of the zones in question as follows unless the area falls outside the unincorporated area of Sumter County:

**APPROACH ZONE** – Slopes upward 34 feet horizontally for each foot vertically beginning at the end of and at the same elevation as the primary surface and extending to a horizontal distance of 10,000 ft. along the extended runway centerline. Slopes upward one foot vertically for a distance horizontally as described in the Sumter Airspace Plan beginning at the end of and the same elevation as the primary surface and extending to a horizontal distance as described in the Sumter Airport Hazard Zoning Map.

**TRANSITIONAL ZONES** - Slopes upward and outward 7 feet horizontally for each foot vertically beginning at the sides of and at the same elevation as the primary surface and the approach zones, and extending to a height of 150 ft. above the airport elevation which is 332 ft. above mean sea level. In addition to the foregoing, there are established height limits sloping upward and outward 7 ft. horizontally for each foot vertically beginning at the sides of and at the same elevation as the approach zones, and extending to where they intersect the conical surface.

**HORIZONTAL ZONE** - 150 ft. above the airport elevation or a height of 332 feet above mean sea level.

**CONICAL ZONE** - Slopes upward and outward 20 ft. horizontally for each foot vertically beginning at the periphery of the horizontal zone and at 150 ft. above the airport elevation and extending to a height of 350 feet above the airport elevation.

**EXCEPTED HEIGHT LIMITATION** - Nothing in this Ordinance shall be construed as prohibiting the growth, construction, or maintenance of any tree or structure to a height up to 35 ft. above the surface of the land.

Maximum height in Sumter County shall not exceed 480 ft. AGL except for radio and television antenna which should not exceed heights in attached Plan.

Where an area is covered by more than 1 height limitation, the more restrictive limitation shall prevail.

**3.u.5. Use Restrictions.** Notwithstanding any other provisions of this Ordinance, no use may be made to land or water within any zone established by this Ordinance in such a manner as to create electrical interference with navigational signals or radio communication between the airport and aircraft, make it difficult for pilots to distinguish between airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport or otherwise in

any way create a hazard or endanger the landing, takeoff, or maneuvering of aircraft to use the airport.

### **3.u.6. Nonconforming Uses.**

**REGULATION NOT RETROACTIVE** - The regulations prescribed by this Ordinance shall not be construed to require the removal, lowering, or other changes or alteration of any structure or tree not conforming to the regulations as of the effective date of this Ordinance, or otherwise interfere with the continuance of a nonconforming use. Nothing contained herein shall require any change in the construction, alteration, or intended use of any structure, the construction or alteration of which was begun prior to the effective date of this Ordinance, and is diligently prosecuted.

**MARKING AND LIGHTING** - Notwithstanding the preceding provision of this section, the owner of any existing nonconforming structure or tree is hereby required to permit the installation, operation, and maintenance thereon of such markers and lights as shall be deemed necessary by the Sumter Airport Commission to indicate to the operators of aircraft in the vicinity of the airport, the presence of such airport hazards. Such markers and lights shall be installed, operated, and maintained at the expense of the Sumter Airport Commission.

### **3.u.7. Permits.**

**FUTURE USES** - No material change shall be made in the use of land and no structure or tree shall be erected, altered, planted, or otherwise established in any zone hereby created unless a permit therefore shall have been applied for and granted by the Zoning Administrator upon determination that no provisions of this section and this Ordinance are violated.

- a. However, a permit for a tree or structure of less than 75 ft. of vertical height above the ground shall not be required in the horizontal and conical zones or in any approach and transitional zones beyond a horizontal distance of 4,200 ft. from each end of the runway except when such a tree or structure, because of terrain, land contour, or topographic features, would extend above the height limit prescribed for the respective zone.
- b. Each application for a permit shall indicate the purpose for which the permit is desired with sufficient particulars to determine whether the resulting use, structure, or tree would conform to the regulations herein prescribed. If such determination is in the affirmative, the permit shall be granted.

**EXISTING USES** - No permit shall be granted that would allow the establishment or creation of an airport hazard or permit a nonconforming use, structure, or tree to become a greater hazard to air navigation than it was on the effective date of this Ordinance or any amendments thereto or than it is when the application for a permit is made. Except as indicated, all applications for such a permit shall be granted.

**NONCONFORMING USES ABANDONED OR DESTROYED** - Whenever the Zoning Administrator determines that a nonconforming tree or structure has been abandoned or more than 60% torn down, physically deteriorated, or decayed, no permit shall be granted that would allow such structure or tree to exceed the applicable height limit or otherwise deviate from the zoning regulations.

**VARIANCES** - Any person desiring to erect or increase the height of any structure, or permit the growth of any tree, or use his property not in accordance with the regulations prescribed in this Ordinance, may apply to the Sumter City-County Zoning Board of Appeals for a variance from such regulations. Such variances shall be allowed where it is duly found that a literal application or enforcement of the regulations would result in practical difficulty or unnecessary hardship and relief granted would not be contrary to the public interest but will do substantial justice and be in accordance with the spirit of this Ordinance.

**HAZARD MARKING AND LIGHTING** - Any permit or variance granted may, if such action is deemed advisable to effectuate the purpose of this Ordinance and be reasonable in the circumstances, be so conditioned as to require the owner of the structure or tree in question to permit the Sumter Airport Commission at its own expense, to install, operate, and maintain thereon such markers and lights as may be necessary to indicate to pilots the presence of an airport hazard.

## **EXCEPTIONS**

1. In the area lying within the limits of the horizontal zone and conical zone, no permit shall be required for any tree or structure less than 75 ft. in vertical height above the ground, except when, because of terrain, land contour or topographical features, such as tree or structure would extend above the height limits prescribed for such zones.
2. In areas lying within the limits of the approach zones, but at a horizontal distance of not less than 4,200 ft. from each end of the runway, no permit shall be required for any tree or structure less than 75 ft. in vertical height above the ground, except when, because of terrain, land contour or topographical features, such as tree or structure would extend above the height limits prescribed for such zones.
3. In areas lying within the limits of the transitional zones, no permit shall be required for any tree or structure less than 75 ft. above the ground, except when such tree or structure, because of terrain, land contour or topographical features, would extend above the elevation prescribed for such transition zones.

## SECTION V: HIGHWAY CORRIDOR PROTECTION DISTRICT

**3.v.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 300 ft. measured 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 Sumter County, South Carolina:

- a. Shaw Parkway and Loring Mill Roads;
- b. North Wise Drive (US-378 to Airport);
- c. Thomas Sumter Highway at Broad Street;
- d. US-378 and the Robert E. Graham Bypass;
- e. US-15 (Pocalla Road) and North Main Street;
- f. U.S. Highway 521 (Manning Avenue);
- g. US-76 (Florence Highway);
- h. US-401 (Oswego Road)

**3.v.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.v.3. General Standards:** Persons wishing to develop residential subdivisions, commercial or industrial 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 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.j.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 8.d*.
- e. Curb cuts should be not less than 1,000 ft. intervals, where feasible;

**3.v.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. 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. 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. Roof pitch should be compatible with the building structures in the surrounding neighborhood.

**3.v.5. Traffic Impact Analysis:** The Sumter City-County Planning Commission may determine that the developer and commercial, residential, or industrial project shall evaluate the off-site impacts of site generated traffic. A traffic impact study reviewed by SCDOT may be required prior to the issuance of a building or occupancy permit.

**3.v.6. 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 decisions shall be heard by the Sumter City-County Zoning Board of Appeals.

## SECTION W: PUBLIC UTILITIES AND PUBLIC SERVICE COMPANIES

**3.w.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 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 5*.

Minor support facilities for Public Utilities will be allowed in all zoning district provided Planning Staff has reviewed plans for compliance with the Comprehensive Plan as required under *SC Code Section 6-29-540*.

### Minor Support Facility 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 regulation.
- 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 ft. 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.w.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 Sumter City-County Zoning Board of Appeals.

## SECTION X: FARMING

**3.x.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. There is no minimum area (acreage) requirement for personal or private farming operations in connection with a residential use.
2. Unless specified elsewhere by these regulations, all accessory and principal building 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 shelter 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, except that poultry incinerators shall be permitted pursuant to *Article 5.b.3.s*
4. Swine/Hog Farms are only in the AC zoning district by Special Exception. See *Article 5.b.3.l.* for specific regulations.
5. Roadside stands may be established for the sale of fruits and vegetables grown on the farm, provided such structures meet all required setbacks.