

ORDINANCE NUMBER 2871

**AMENDING THE ZONING MAP OF THE CITY OF SUMTER,
SOUTH CAROLINA BY REZONING (RZ-24-23) AN APPROXIMATE
0.34-ACRE PORTION OF A LARGER PARCEL OF LAND
LOCATED AT 314 LESESNE COURT FROM
RESIDENTIAL-9 (R-9) TO LIMITED COMMERCIAL (LC)**

WHEREAS, the request by Gifford M. Shaw (property owner) to rezone an approximate 0.34-acre portion of a larger parcel of land located at 314 Lesesne Court (Tax Map Number 228-01-01-039, part) from Residential-9 (R-9) to Limited Commercial (LC), has been duly considered by the Planning Commission and is in compliance with all requirements of Article One, Section U (Amendment Authorization and Procedure) and all other applicable sections of the City Zoning Ordinance Number 1722; and

WHEREAS, the request has been forwarded to Sumter City Council with a recommendation for approval from the Planning Commission, and Sumter City Council concurs with the recommendation of the Planning Commission.

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND SUMTER CITY COUNCIL, IN MEETING DULY ASSEMBLED AND BY THE AUTHORITY THEREOF THAT:

An approximate 0.34-acre portion of a larger parcel of land located at 314 Lesesne Court (Tax Map Number 228-01-01-039, part), as shown on the attached map(s), is hereby officially rezoned to the classification of Limited Commercial (LC), and the official Zoning Map of the City of Sumter, South Carolina, shall be amended to reflect said change.

ADOPTED IN COUNCIL ASSEMBLED THIS 4TH DAY OF MARCH 2025.

CITY OF SUMTER, SOUTH CAROLINA

David P. Merchant, Mayor

James B. Blassingame, Mayor Pro Tempore

Calvin K. Hastie, Sr., Councilman

Colin C. Davis, Councilman

Gifford M. Shaw, Councilman

Anthony Gibson, Councilman

Rebecca Lynn Kennedy, Councilwoman

ATTEST:

Linda D. Hammett, City Clerk

First Reading: February 18, 2025
Second/Final Reading: March 4, 2025

Sumter City Council

SECOND READING

March 4, 2025

RZ-24-23, 314 Lesesne Ct. (City)

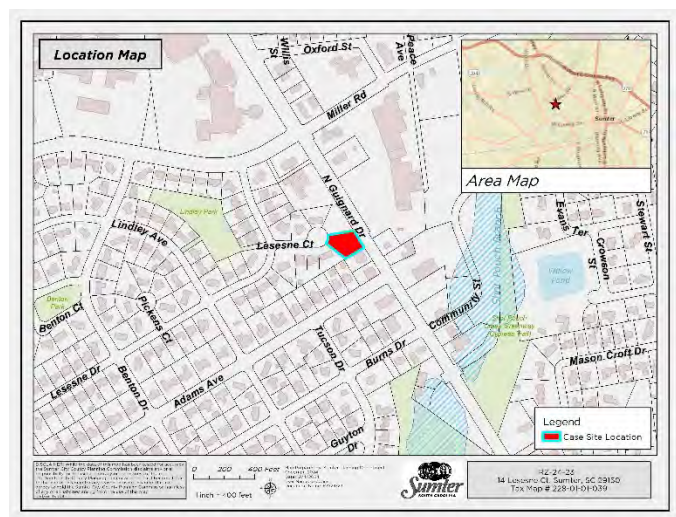
I. THE REQUEST

Applicant:	Gifford Shaw
Status of the Applicant:	Property Owner
Request:	A request to rezone a +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC).
City Council Ward:	Ward 4
Location:	314 Lesesne Ct.
Size of Property:	+/- 0.34 acres
Present Use/Zoning:	Residential/Residential-9 (R-9)
Proposed Use/Zoning:	Limited Commercial (LC)/Parking expansion for adjacent building
Tax Map Reference:	228-01-01-039 (Part)
Adjacent Property Land Use and Zoning:	North: Undeveloped / R-9 South: Residential & Office / R-9 & LC East: Commercial / General Commercial (GC) West: Residential / R-9

II. BACKGROUND

This is a request is to rezone +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC). See Exhibit 1 – Rezoning Area.

The subject property is shown in red on the location map to the right. This property is a lot of record within the Palmetto Park Subdivision. The front of the property lot is from Lesesne Ct., with the rear of the lot



directly adjacent to the N. Guignard Dr. right-of-way.

The applicant is requesting to rezone the rear (eastern) half of the subject property to the LC zoning district in order to provide additional parking space for the adjacent office building to the south.



Figure 1: Rezoning Area Graphic



Site Photo: View Facing West Towards Rear of Property From N. Guignard Dr.

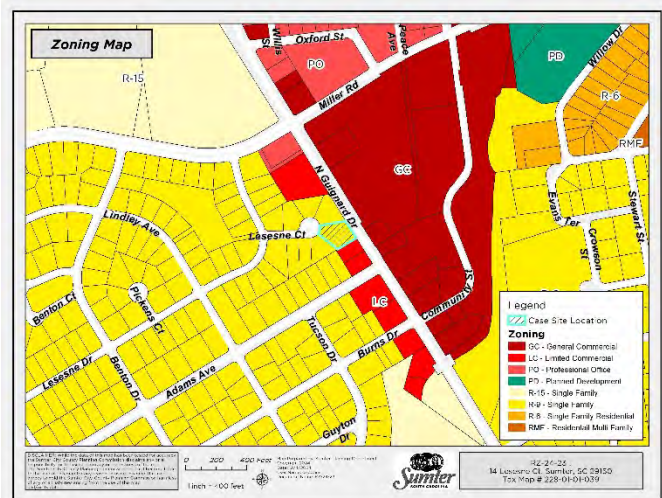
Zoning

The property is currently zoned R-9 and is adjacent to R-9 zoning to the north and west, adjacent to LC zoning to the south, and adjacent to GC zoning to the east.

The purpose of the LC zoning district is to accommodate commercial development along major streets, while promoting land use compatibility by limiting the type and conditions of development.

Using the rezoned area for additional parking for the adjacent LC zoned property to the south is permitted, provided the rezoning area is formally combined with the adjacent property. Please note that the applicant is not limited by their stated use of the subject property. If rezoned, the applicant could establish any use allowed in the LC district subject to compliance with all required standards. See attached *Exhibit 2 - Use Table* for the full range of land uses permitted “by right”, via conditional use approval, or via special exception approval.

If rezoned to the LC district, new commercial development is subject to a 30 ft. building setback requirement where adjacent to residential zoning districts, as well as a requirement to install a Type C Buffer (15 ft. – 3 Canopy Trees, 8 Evergreen Trees, & 15 Tall Shrubs, or equivalent) where adjacent to a residential use.

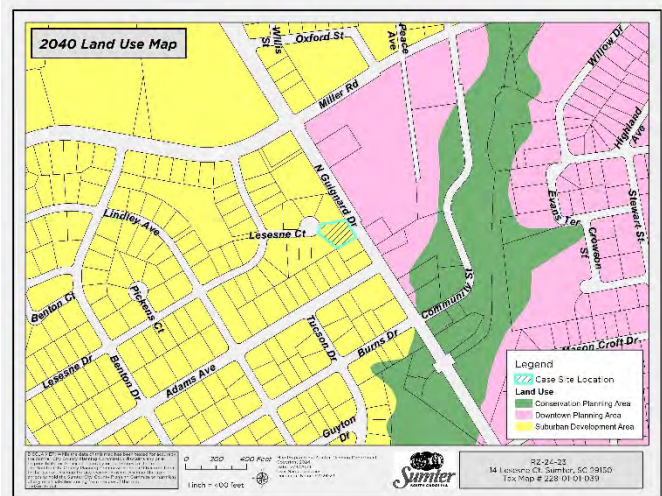


III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property sits in Suburban Development Planning Area.

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

The LC designation is the next step down from the GC zoning district in terms of intensity. The subject property is adjacent to a developed lot with the LC designation that has direct frontage onto N. Guignard Dr. The rear of the subject property has frontage on N. Guignard Dr., which is a major arterial roadway and a likely location for commercial uses. The proposal is in general alignment with Suburban Development Area policies. However, the location the proposed



area for rezoning will result in enhanced building setbacks and landscaping standards where adjacent to residential uses and zoning districts.

IV. TRANSPORTATION REVIEW

The location of the proposed rezoning is 314 Lesesne Ct. The site has frontage on both Lesesne Ct. and N. Guignard Dr. Lesesne Ct. is a city owned/maintained roadway, while N. Guignard Dr. is owned and maintained by SCDOT. No further analysis of the Lesesne Ct. roadway is included, as the proposed rezoning area only has frontage on N. Guignard Dr.

In the area of the site, N. Guignard Dr. is a 5-lane roadway (*2 travel lanes in each direction with a continuous center left turn lane*) functionally classified as a Major Arterial Road. A raised center median is present on N. Guignard Dr. near the location of the northern property line. This median is short in length and is intended to limit full access movements onto N. Guignard Dr. from the commercial development directly across from the subject property. Per 2023 SCDOT traffic count data from Station ID# 43-0135, the average number of daily trips on N. Guignard Dr. near the subject property is 25,200.

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

V. STAFF RECOMMENDATION

Staff recommends **approval** of this request. The request is in general alignment with the Suburban Development Planning Area Policies outlined in the Sumter 2040 Comprehensive Plan.

Further, the property is part of the Palmetto Park Subdivision which was originally established circa late 1950s/early 1960s. The subject property is the only developed lot within the subdivision with secondary rear frontage onto N. Guignard Dr. While the adjacent lot to the north also has N. Guignard Dr. frontage, it currently contains no structures and is owned by Central Carolina Technical College. Both of these lots were platted prior to this section of N. Guignard Dr. being the high intensity road corridor it is today.

Current development standards will significantly limit the ability to place a new commercial structure on the property due to increased building setback requirements applicable to lots adjacent to residential zoning districts. Significant landscape buffering is also required for new commercial development of any type adjacent to residential uses.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend **approval** of RZ-24-23, rezoning +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC).
- 2) I move that the Planning Commission recommend **denial** of RZ-24-23, rezoning +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – December 18, 2024

The Sumter City – County Planning Commission at its meeting on Wednesday, December 18, 2024, voted unanimously to recommend approval of this request to rezone a +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC). The property is located at 314 Lesesne Ct. and is represented by TMS# 228-01-01-039 (part).

VIII. SUMTER CITY COUNCIL – February 18, 2025 – FIRST READING/PUBLIC HEARING

The Sumter City Council at its meeting on Tuesday, February 18, 2025, gave First Reading/Public Hearing approval on the above referenced request to rezone a +/- 0.34-acre portion of a larger property (TMS# 228-01-01-039) from Residential-9 (R-9) to Limited Commercial (LC). The property is located at 314 Lesesne Ct. and is represented by TMS# 228-01-01-039 (part).

IX. SUMTER CITY COUNCIL – March 4, 2025 – SECOND READING

Exhibit 1

N/F CENTRAL CAROLINA TECH COLLEGE
228-01-01-038
313 LESESNE COURT
ZONING R-9

LESESNE
COURT

N/F G M SHAW INVESTMENTS
228-01-01-039
314 LESESNE COURT
ZONING R-9

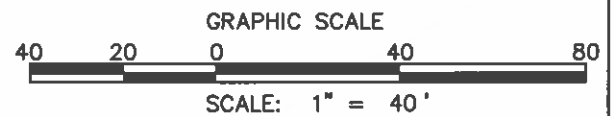
30.00'

0.34 ACRES
TO BE REZONED TO
LIMITED COMMERCIAL

N/F STEVEN J JOHNSON
228-01-01-040
312 LESESNE COURT
ZONING R-9

N/F OLLIEDOG INVESTMENTS
228-01-01-058
466 N GUIGNARD DRIVE
ZONING: LC

GUIGNARD DRIVE



J&VP

Jones and VanPatten, LLC
Civil Engineers
232 West Calhoun Street
Sumter, SC 29150
Phone: 803-774-2127
www.jandvp.com

REVISIONS:

DATE: 11-12-2024

DRAWN BY: pcj

PROJECT: 0000

PROJECT:

**314 Lesesne Court
Sumter, SC**

SHEET TITLE:

Proposed Re-Zoning

SHEET NO.

1

OF 1

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
5415	Computer Systems Design and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
5416	Management, Scientific, and Technical Consulting Services						P	P	P	P	P	P	P				54 - Professional, Scientific, and Technical Services
54169	Horticultural Consulting services						P			P		P	P	P	P		54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P		P	P	P	P					54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
54186	Direct Mail Advertising								P	P	P	C					54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Service			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C		P	P		P		P			54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services			S			P		P	P	P	C				Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession services								P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings								P	P		P	P	C			56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection								S	S		S	S	S		Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5622	Waste Treatment and Disposal												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary Schools	C	C	C	C	C	C	C	C	C				C			61 - Educational Services
6111	Secondary Schools	C	C			C	C	C	C	C				C			61 - Educational Services
6112	Junior Colleges	C	C			C	C	C	C	C	C	C		C			61 - Educational Services
6113	Colleges, Universities, and Professional Schools	C	C	C	C	C	C	C	C	C	C	C		C			61 - Educational Services
6114	Business Schools and Computer and Management Training								P	P	C	P	C				61 - Educational Services
6115	Technical and Trade Schools								P	P		C	P	C			61 - Educational Services
61161	Fine Arts Schools (inc. Dance Studios)						C	P	P	P	P	C					61 - Educational Services
61162	Sports and Recreation Instruction								P	P	P	C		C			61 - Educational Services
61163	Language Schools							C	P	P	P	C					61 - Educational Services
61169	All Other Schools and Instruction						C	P	P	P	P	C		C			61 - Educational Services
611691	Exam Preparation and Tutoring			S*			P	P	P	P	C	C	P	C		*Ref: Article 5. Max 48 students per day or 16 at one time	61 - Educational Services
611699	All Other Miscellaneous Schools and Instruction			S			P		P	P		C	C			Ref. Article 5	61 - Educational Services
6117	Educational Support Services			S					P	P		C	P	C		Ref. Article 5	61 - Educational Services
6211	Offices of Physicians						P	C	P	P	P	C					62 - Health Care and Social Assistance
6212	Offices of Dentists						P	C	P	P	P	C					62 - Health Care and Social Assistance
6213	Offices of Other Health Practitioners						P	C	P	P	P	C					62 - Health Care and Social Assistance
621399	Massage therapists' offices (e.g., centers, clinics)						C		C	C	C	C					62 - Health Care and Social Assistance
6214	Outpatient Care Centers						P			P	P	C					62 - Health Care and Social Assistance
6215	Medical and Diagnostic Laboratories									P	P	C					62 - Health Care and Social Assistance

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

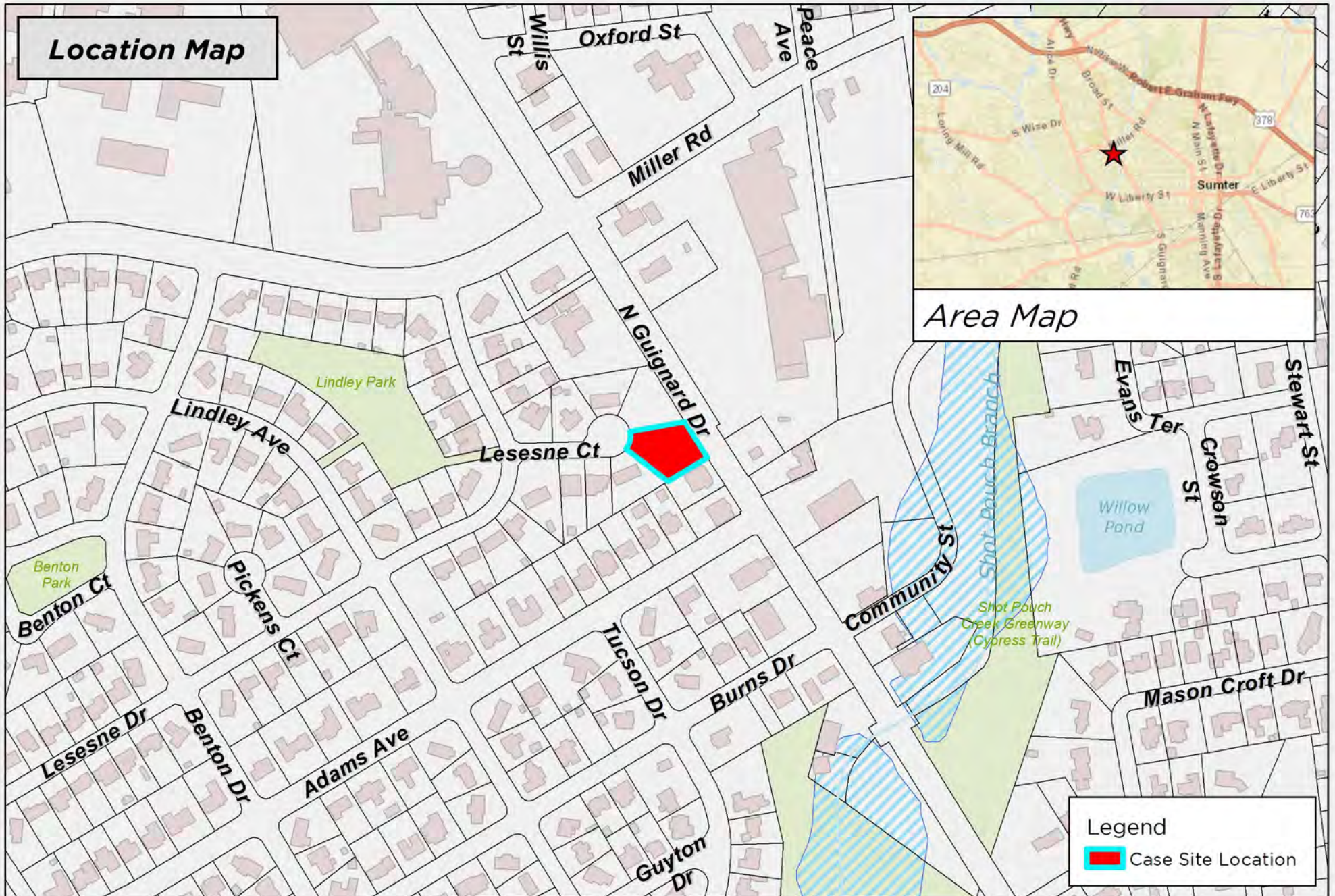
Exhibit 3-5: Permitted Uses in All Zoning Districts

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

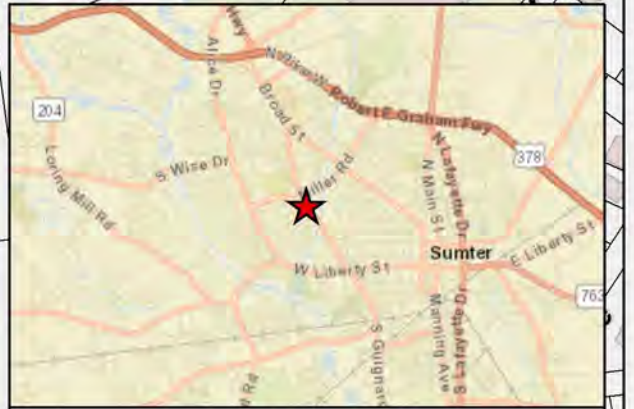
**Asterisk denotes conditions listed in "Notes" column applies only in the specified zoning district where asterisk is present*

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

Location Map



Area Map



Legend

 Case Site Location

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0 200 400 Feet
1 inch = 400 feet

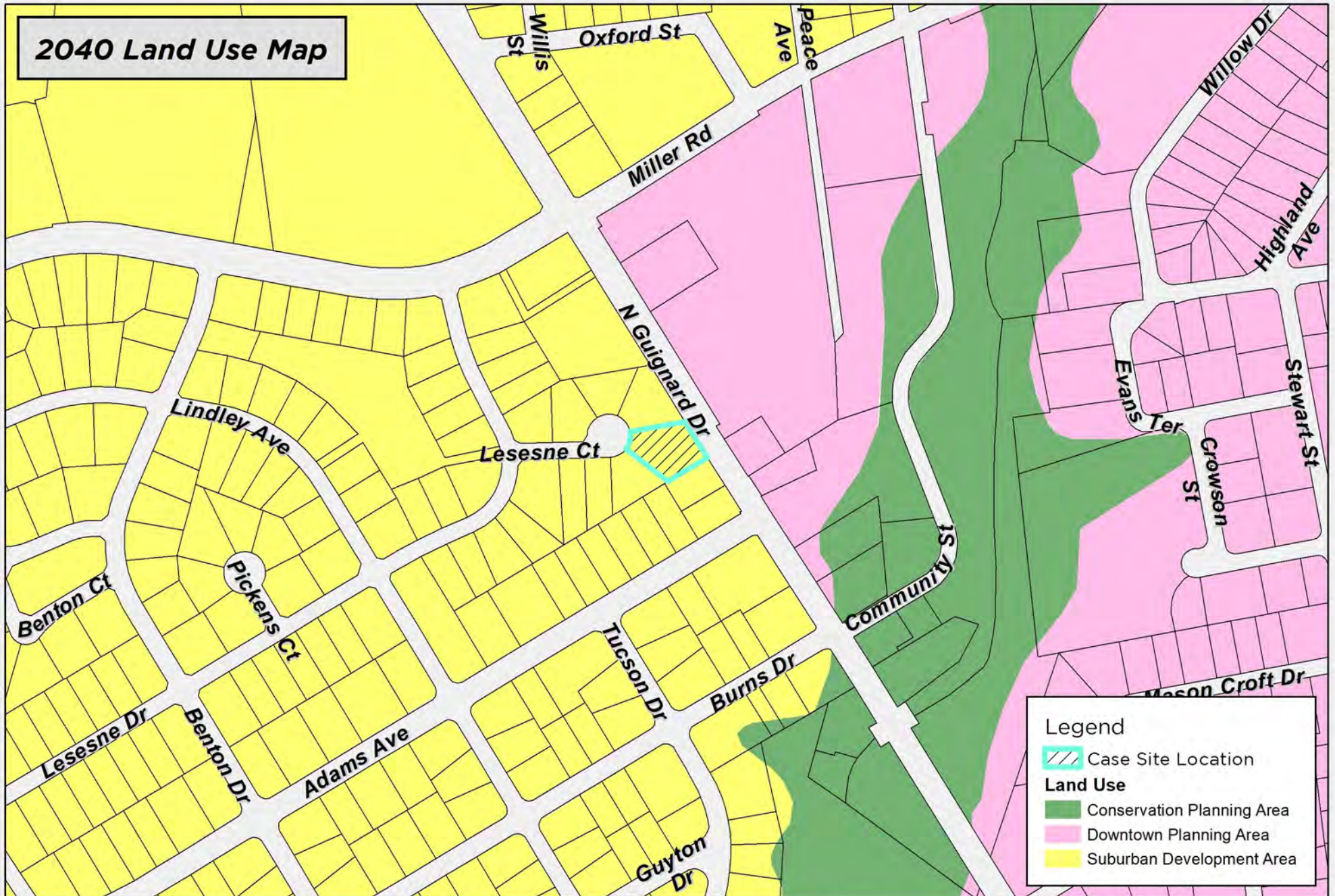


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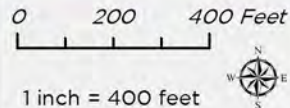
2040 Land Use Map



Legend

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

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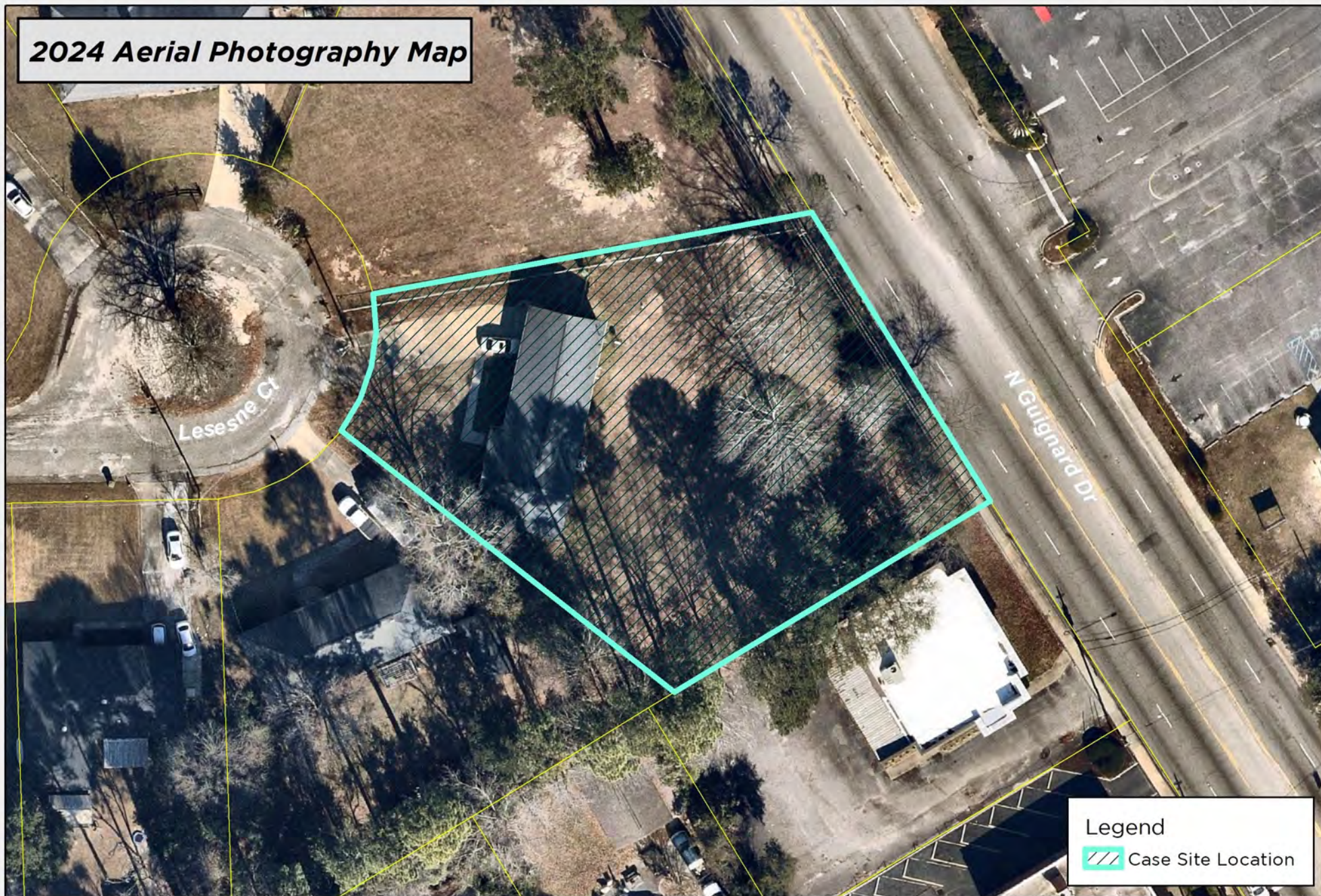


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


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2024 Aerial Photography Map



Legend

 Case Site Location

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1 inch = 50 feet

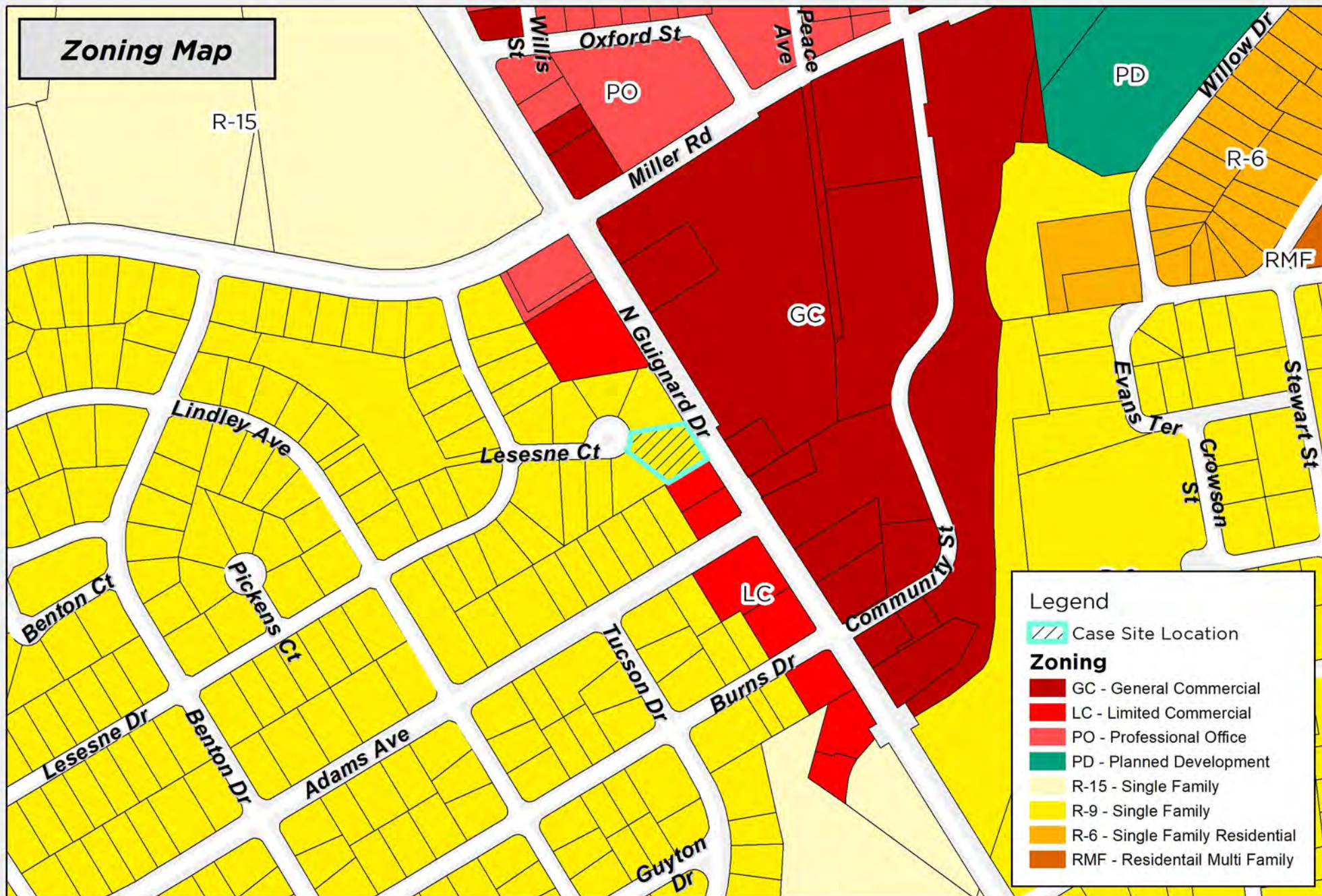


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Zoning Map



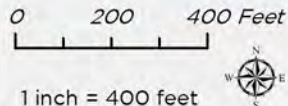
Legend

 Case Site Location

Zoning

-  GC - General Commercial
-  LC - Limited Commercial
-  PO - Professional Office
-  PD - Planned Development
-  R-15 - Single Family
-  R-9 - Single Family
-  R-6 - Single Family Residential
-  RMF - Residential Multi Family

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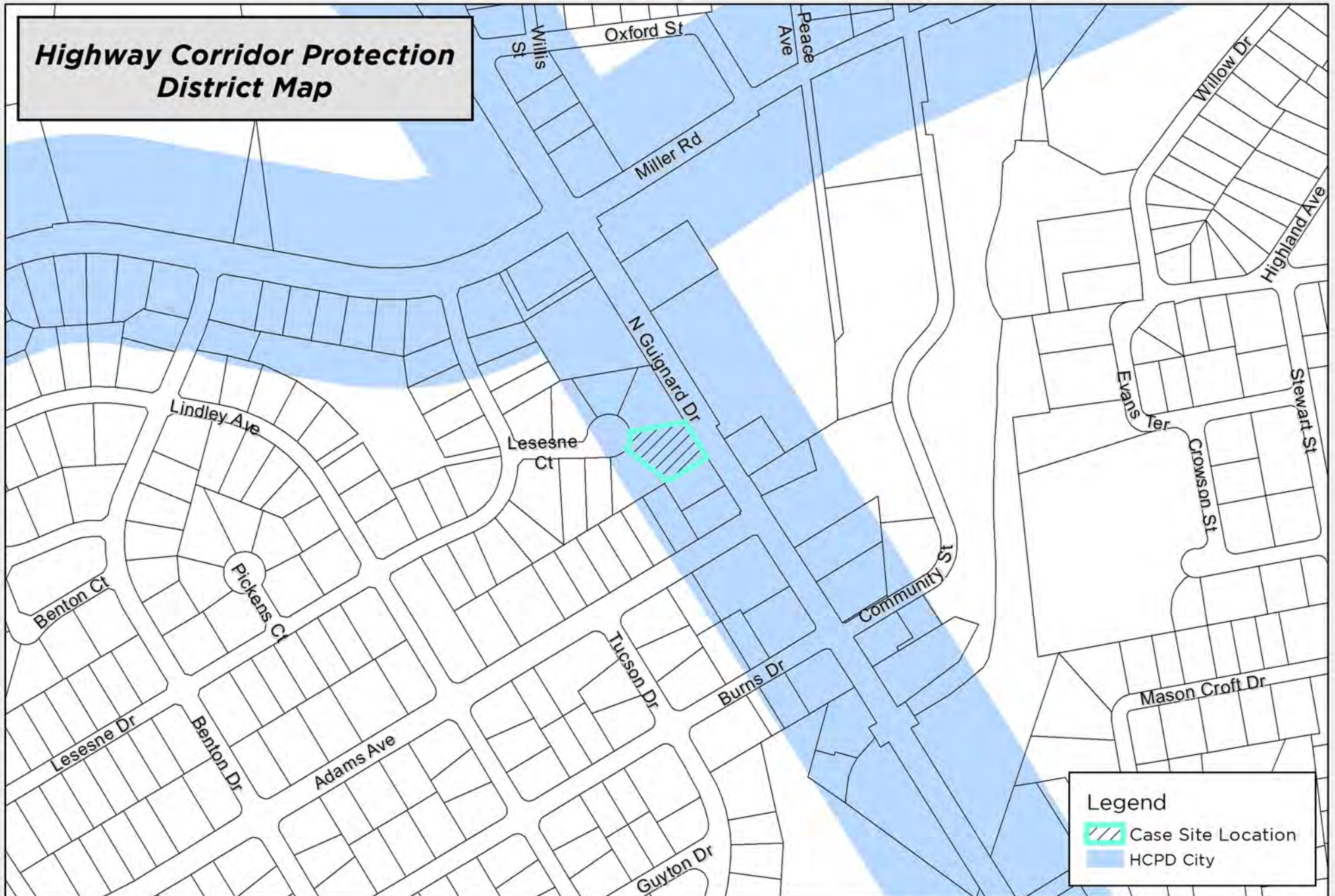


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Highway Corridor Protection District Map



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