

ORDINANCE NUMBER 2883

**AMENDING THE ZONING MAP OF THE CITY OF SUMTER,
SOUTH CAROLINA BY REZONING (RZ-25-06) AN APPROXIMATE
211.65-ACRE PARCEL OF LAND LOCATED AT 1771 AIRPORT ROAD
FROM PLANNED DEVELOPMENT (PD-04-11) TO HEAVY INDUSTRIAL (HI)**

WHEREAS, the request by the City of Sumter (property owner) to rezone an approximate 211.65-acre parcel of land located at 1771 Airport Road (Tax Map Number 231-00-02-001) from Planned Development (PD-04-11) to Heavy Industrial (HI), 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:

The approximate 211.65-acre parcel of land located at 1771 Airport Road (Tax Map Number 231-00-02-001), as shown on the attached map(s), is hereby officially rezoned to the classification of Heavy Industrial (HI), and the official Zoning Map of the City of Sumter, South Carolina, shall be amended to reflect said change.

ADOPTED IN COUNCIL ASSEMBLED THIS 15TH DAY OF JULY 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: June 17, 2025
Second/Final Reading: July 15, 2025

Sumter City Council

SECOND READING

July 15, 2025

RZ-25-06, 1771 Airport Rd. (City)

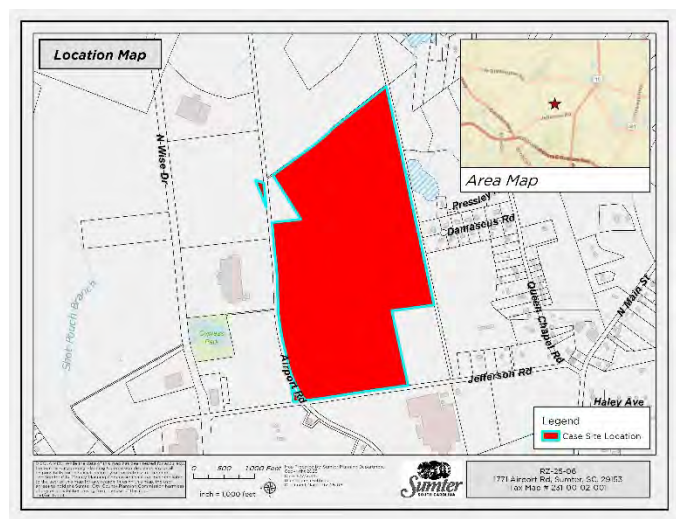
I. THE REQUEST

Applicant:	City of Sumter
Status of the Applicant:	Property Owner
Request:	A request to rezone a +/- 211.65-acre parcel from Planned Development (PD) to Heavy Industrial (HI).
City Council Ward:	Ward 1
Location:	1771 Airport Rd.
Size of Property:	+/- 211.65-acres
Present Use/Zoning:	Undeveloped / Planned Development (PD)
Proposed Use/Zoning:	Undetermined / Heavy Industrial (HI)
Tax Map Reference:	231-00-02-001
Adjacent Property Land Use and Zoning:	North: Undeveloped / HI South: Industrial / HI East: Residential & Undeveloped / Agricultural Conservation (AC) West: Industrial & Undeveloped / HI

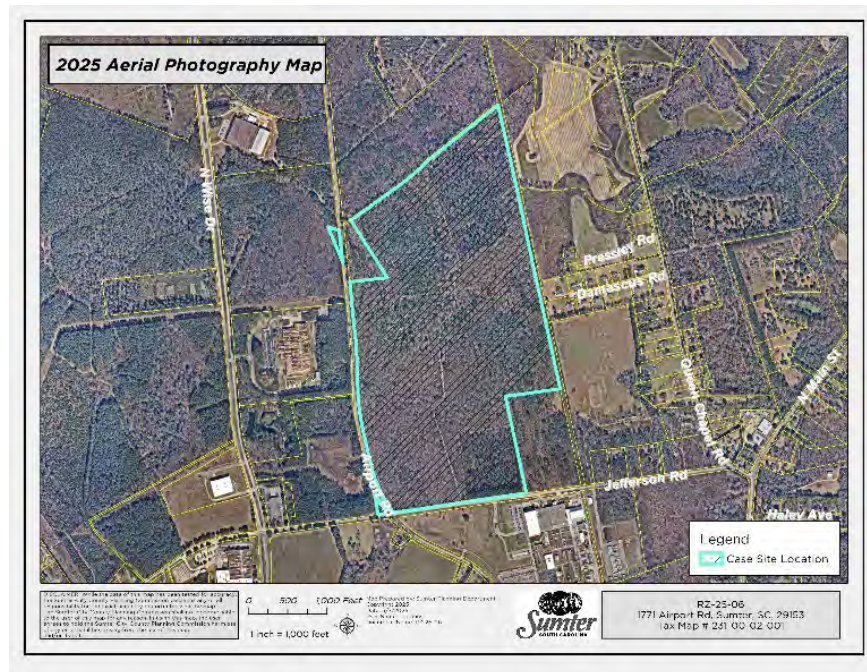
II. BACKGROUND

This is a request to rezone a +/- 211.65-acre parcel (TMS# 231-00-02-001) from Planned Development (PD) to Heavy Industrial (HI).

The subject property is shown in red on the location map to the right. The property is located at the northeast corner of the intersection of Airport Rd. and Jefferson Rd., and also includes a small area of land on the east side of Jefferson Rd.



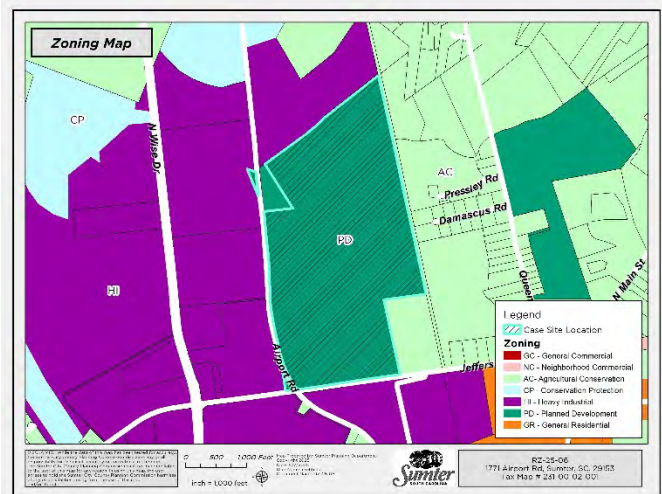
The property was rezoned from HI to PD (PD-04-11) in 2004 in order to allow for the establishment of a mixed-use development to include residential, commercial, and industrial areas. The PD Ordinance for the property is attached to this report as Exhibit 1. The proposed development never occurred, and the City of Sumter recently acquired the property on May 7, 2025 and desires to reapply the HI zoning designation to it.



Zoning

The property is currently zoned PD (PD-04-11). Property to the north, south, and west is zoned HI. Property to the east, is zoned Agricultural Conservation (AC).

The purpose of the proposed HI zoning 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.



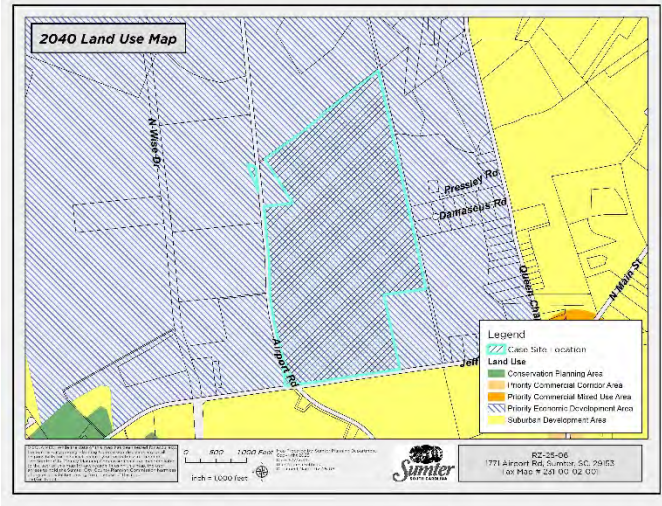
At this time there are no specific development plans for the site.

An applicant is not limited by their stated use of the subject property. If rezoned, the applicant could establish any use allowed in the HI 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.

III. COMPATIBILITY WITH THE 2040 COMPREHENSIVE PLAN

The Sumter 2040 Comprehensive Plan shows that the property is in the Priority Economic Development Area.

Economic development projects are encouraged in appropriate new or previously established areas. The Sumter 2040 Future Land Use Map identifies specific economic development nodes for the purposes of protecting existing industrial parks and identifying additional priority development areas for industrial, manufacturing, research, campus style office headquarters, and other major job creators with input from the Sumter County Development Board.



IV. TRANSPORTATION REVIEW

The site has direct frontage onto Jefferson Rd. and Airport Rd. Both roadways are SCDOT owned and maintained. The segment of Jefferson Rd. directly in front of the subject property is a paved 2-lane section (with right-hand turn laned into Becton-Dickinson site) that is functionally classified as a major collector roadway. Per SCDOT traffic count data from Station ID# 43-0580, the annual average number of daily trips on Jefferson Rd. near the subject property was 4,000 in 2024. The segment of Airport Rd. directly in front of the subject property is a paved 2-lane section that is functionally classified as major collector roadway. Per SCDOT traffic count data from Station ID# 43-0451, the annual average number of daily trips on Airport Rd. near the subject property was 250 in 2024.

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

V. STAFF RECOMMENDATION

The subject property is located along two major collector roadways that are considered to meet the HI zoning district purpose criteria outlined in *Article 3.1.1.* of the City of Sumter Zoning & Development Standards Ordinance. Further, the property is located in a Priority Economic Development Area identified on the Sumter 2040 Comprehensive Plan Future Land Use Map. Uses in the HI zoning district are appropriate in these identified areas.

Staff recommends approval of this request.

VI. DRAFT MOTION

- 1) I move that the Planning Commission recommend **approval** of RZ-25-06, rezoning a +/- 211.65-acre parcel (TMS# 231-00-02-001) from Planned Development (PD) to Heavy Industrial (HI).
- 2) I move that the Planning Commission recommend **denial** of RZ-25-06, rezoning a +/- 211.65-acre parcel (TMS# 231-00-02-001) from Planned Development (PD) to Heavy Industrial (HI).
- 3) I move an alternate motion.

VII. PLANNING COMMISSION – May 28, 2025

The Sumter City – County Planning Commission at its meeting on Wednesday, May 28, 2025, voted six (Crawley, Rivers, Walker, Ivey, Price, Brown) in favor and one (Harvin) in opposition to rezone a +/- 211.65-acre parcel from Planned Development (PD) to Heavy Industrial (HI). The property is located at 1771 Airport Rd. and is represented by TMS# 231-00-02-001.

VIII. SUMTER CITY COUNCIL – JUNE 17, 2025 – FIRST READING/PUBLIC HEARING

The Sumter City Council at its meeting on Tuesday, June 17, 2025, gave First Reading/Public Hearing approval to rezone a +/- 211.65-acre parcel from Planned Development (PD) to Heavy Industrial (HI). The property is located at 1771 Airport Rd. and is represented by TMS# 231-00-02-001.

XI. SUMTER CITY COUNCIL – JULY 15, 2025 – SECOND READING

Exhibit 1

ORDINANCE NO. 2188

**AMENDING THE ZONING MAP OF THE
CITY OF SUMTER, SOUTH CAROLINA
BY REZONING APPROXIMATELY 223.27 ACRES
OF LAND LOCATED AT THE CORNER OF AIRPORT ROAD
AND JEFFERSON ROAD (A.K.A. JENKINS TRACT)
AND OWNED BY J. D. GAINES DEVELOPMENT, LLC,
LEROY P. CREECH, AND PORTER L. THOMPSON
FROM HEAVY INDUSTRIAL (HI)
TO PLANNED DEVELOPMENT (PD-04-11)**

WHEREAS, the request by J. D. Gaines Development, LLC to amend the Zoning Map of the City of Sumter, South Carolina, South Carolina by rezoning approximately 223.27 acres of land located at the corner of Airport Road and Jefferson Road, also known as Jenkins Tract (Tax Map No. 231-00-02-001), from Heavy Industrial (HI) to Planned Development (PD-04-11), has been duly considered by the Planning Commission and all requirements of Article One Section T (Amendment Authorization and Procedure) and all other applicable sections of the CITY ZONING ORDINANCE NO. 1722 have been complied with; and

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

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

- I. The property located at the corner of Airport Road and Jefferson Road, also known as Jenkins Tract (Tax Map No. 231-00-02-001), is hereby rezoned from Heavy Industrial (HI) to Planned Development (PD), in accordance with the attached development plan.
- I. The Planned Development rezoning shall be with the following conditions:
 - Subsequent changes to the site plan shall be presented for approval to the City Council.
 - Traffic study shall be conducted and presented to Planning Commission before any development may start.
 - Curb cuts limited to the number shown on the site plan, i.e., two along Airport Rd.
 - One comprehensive storm water plan for the entire site approved by the Sumter Soil and Water Conservation District before any development plan may start.
 - Wetlands to serve as open space with no development. Two open space areas shown on the site plan to include one of 46.26 acres and one of 40.17 acres.
 - Planning Commission approval of landscaping plan before any development may start.
 - Internal development as follows:
 - Residential areas:
 - Minimum lot size: 9,000 sq. ft.
 - Minimum lot width: 75 ft.
 - Minimum lot depth: 100 ft.
 - Setbacks: 35 ft. front; 10 ft. sides; 25 ft. rear.
 - Maximum building height: 35 ft.
 - Impervious surface ratio in residential area not to exceed 40%.
 - Roads: 50 ft. easement.

- Commercial areas:
 - Shall observe GC zoning and development standards except for rear setback set at 50 ft.
 - Areas as shown along Airport Rd. and Jefferson Rd.
- Industrial areas:
 - Shall observe LI-W zoning and development standards except for rear setback set at 50 ft.
- Sidewalks to be installed on at least one side of all streets. Sidewalks to be installed as part of home construction or by the developer 24 months after any phase opens.
- All roads shall have curb and gutter.
- Compliance with all City tree protection ordinances.
- Two monument signs permitted; max area is 40 sq. ft. and max height is 10 ft.
- Footbridge to be built over 46.26 acre wetland area for pedestrian use.

II. The Planned Development zoning shall include the following permitted uses and no others, unless further reviewed and recommended by the Sumter City-County Planning Commission, and specifically approved by the Mayor and City Council of Sumter, South Carolina.

Residential Area

- Single-family detached dwellings, excluding mobile or manufactured homes.
- Accessory uses such as bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops, and home occupations except day care.
- Public utility and infrastructure facilities, with SIC classification 49.

Commercial Area

- See attached list of permitted uses.

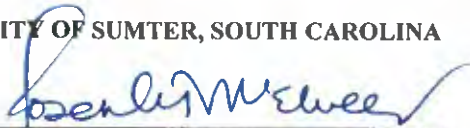
Industrial Area

- See attached list of permitted uses.

Said property being officially rezoned to the classification Planned Development (PD), the official Zoning Map of the City of Sumter shall be amended to reflect said change.

**ADOPTED IN COUNCIL ASSEMBLED THIS 4TH DAY OF OCTOBER 2005.
TO TAKE EFFECT IMMEDIATELY.**

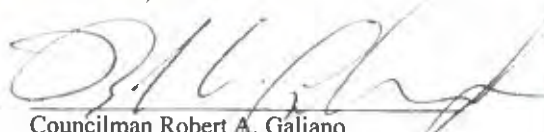
CITY OF SUMTER, SOUTH CAROLINA



Mayor Joseph T. McElveen, Jr.



Mayor Pro Tem William S. Randolph



Councilman Robert A. Galiano

Attachment 1 to Ordinance No. 2188

PD-04-11 - Attachment 1 (Permitted Commercial Uses)

1. Research, development, and testing, with SIC Auxiliary Code 2;
2. Warehouses, with SIC Auxiliary Code 3;
3. Printing and publishing, with SIC Code 27;
4. Mini-warehouses, with SIC Code 4225. Note: Mini-warehouses shall not exceed four acres; lot coverage is limited to 50 percent of total lot; ingress-egress is limited to one point each side of a site abutting any street lot line; no business activities will be allowed except rental storage units not to exceed 500 square feet; no outside storage allowed;
5. United States Post Office facilities, transportation, communications, and utilities, facilities and services, with SIC Code 43, 47, 48;
6. Water supply facilities, with SIC Code 494;
7. General retail/merchandise stores such as: clothing, used merchandise (but not flea markets), specialty and novelty stores (i.e., bicycle, books, stationary, jewelry, hobby & toy, camera & photo, luggage, sewing, and catalog, florists, tobacco, optical, artist supply, pet shops), and eating and drinking, with SIC Codes 52, 521, 523, 525, 526, 53, 54, 541, 55, 5531, 56, 57, 5812, 591, 5932, 5941, 5942, 5943, 5944, 5945, 5946, 5947, 5948, 5949, 5961, 5992, 5993, 5995, 5999;
8. Banks, lending institutions, security & broker services, insurance companies, with SCI Codes 60, 61, 62, 63, 64;
9. Real estate agencies, with SIC Codes 65;
10. Dry cleaners and laundry services, with SIC Codes 7211, 7212, 7213, 7215, 7217, 7218, 7219;
11. Personal services stores, such as photographic studios, beauty shops, barber shops, shoe repair, miscellaneous personal services (not massage parlors & spas), with SIC Codes 722, 723, 724, 725, 726, 729;
12. Business services and employment agencies, with SIC Code 73 and 7361;
13. Auto rental and leasing, with SIC Code 751;

14. Car washes, with SIC Code 7542;
15. Auto service except repair, with SIC Code 7549;
16. Miscellaneous repairs; with SIC Code 76;
17. Motion picture distribution, motion picture theaters, video tape rental, with SIC Codes 782, 783, 784;
18. Amusement and recreation facilities, dance studios, dance schools, sports clubs, physical fitness facilities, golf course, coin operated amusement centers, amusement parks, parks and playgrounds, with SIC Codes 791, 792, 793, 7941, 7991, 7992, 7993, 7996, 7997;
19. Offices for health care services, such as doctors, dentists, nursing, personal care facilities, child day care, and residential care with SIC Codes 801, 802, 803, 804, 805, 806, 807, 808, 809, 835, 836, 839;
20. Legal services offices, with SIC Code 81;
21. Library, museum, art galleries, botanical gardens, vocational schools, job training, offices, and other schools and educational services, with SIC Codes 823, 824, 829, 833, 841, 842;
22. Social services, with SIC Codes 832, 8322, 835, 836, and 839;
23. Offices and facilities for business associations, professional membership organizations, labor unions, civic & fraternal associations, labor unions, civic and fraternal associations, political organizations, governmental and others, with SIC Codes 861, 862, 863, 864, 865, 869, 911, 912, 919, 92, 9224, 93, 94, 95, 96;
24. Religious organizations, with SIC Code 866;
25. Government offices, with SIC Codes 911, 912, 919;
26. Professional offices and work shops for engineering, accounting, research, artists, authors, geologists, psychologists, with SIC Codes 87 and 89;
27. Justice, public order safety, and fire protection facilities, with SIC Codes 92 and 9224;
28. Public Administration offices, with Auxiliary Code 1 and SIC Codes 93, 94, 95, 96;
29. Parks and playgrounds.

Attachment 2 to Ordinance No. 2188

PD-04-11 - Attachment 2 (Permitted Industrial Uses)

1. Auxiliary Uses, such as central administrative offices, research, development & testing laboratories, warehouses, accessory buildings & uses, with SIC Codes 1, 2, 3;
2. Construction companies and specialty trade contractors with SIC Codes 15 and 17;
3. Manufacturing uses specializing in lumber & wood products, furniture and fixtures, printing, publishing & allied industries, fabricated metal products (except machinery & transportation equipment), electronic & other electrical equipment & component (except computer equipment), measuring, analyzing & controlling instruments, photographic, medical and optical goods, watches & clocks, and miscellaneous manufacturing industries, with SIC Codes 24, 25, 27, 34, 36, 38, 39;
4. Transportation , communications, and utilities with SIC Codes 40, 41, 42, 4212, 44, 4493, 46, 47, 48;
5. Mini-warehouses, with SIC Code 4225;
6. Wholesale Trade uses for durable and non-durable goods, with SIC Codes 50, 51, (Except SID Codes 5093 and 5154);
7. U.S. Postal Services, with SIC Code 43;
8. Retail trade activities involving the following types of goods: lumber and building materials, paint, glass & wall paper stores, hardware stores, retail nurseries & lawn and garden stores, convenience stores, fuel dealers, fire wood shops (outdoor storage must be located behind a principal building), fireworks, monuments and tombstone sales, with SIC Codes 521, 523, 525, 526, 541, 598, 5999;
9. Personal service establishments such as power laundries, garment pressing & dry cleaning, linen supply, coin operated laundries, dry cleaning plants (except rug cleaning), carpet & upholstery cleaning, industrial laundries, laundry & garment cleaning not elsewhere classified, car washes, with SIC Codes 7211, 7212, 7213, 7215, 7216, 7217, 7218, 7219, 7542;
10. Miscellaneous amusement & recreation services such as physical fitness facilities, public golf courses, coin operated amusement devices, amusement parks, membership sports & recreation clubs, with SIC Codes 7991, 7992, 7993, 7996, 7997;

11. Child care services with SIC Code 835;
12. Organizational facilities and business associations, with SIC Codes 861, 862, 863, 864, and 865;
13. Fire protection, with SIC Code 9224;
14. National Guard Armory with SIC Code 97.



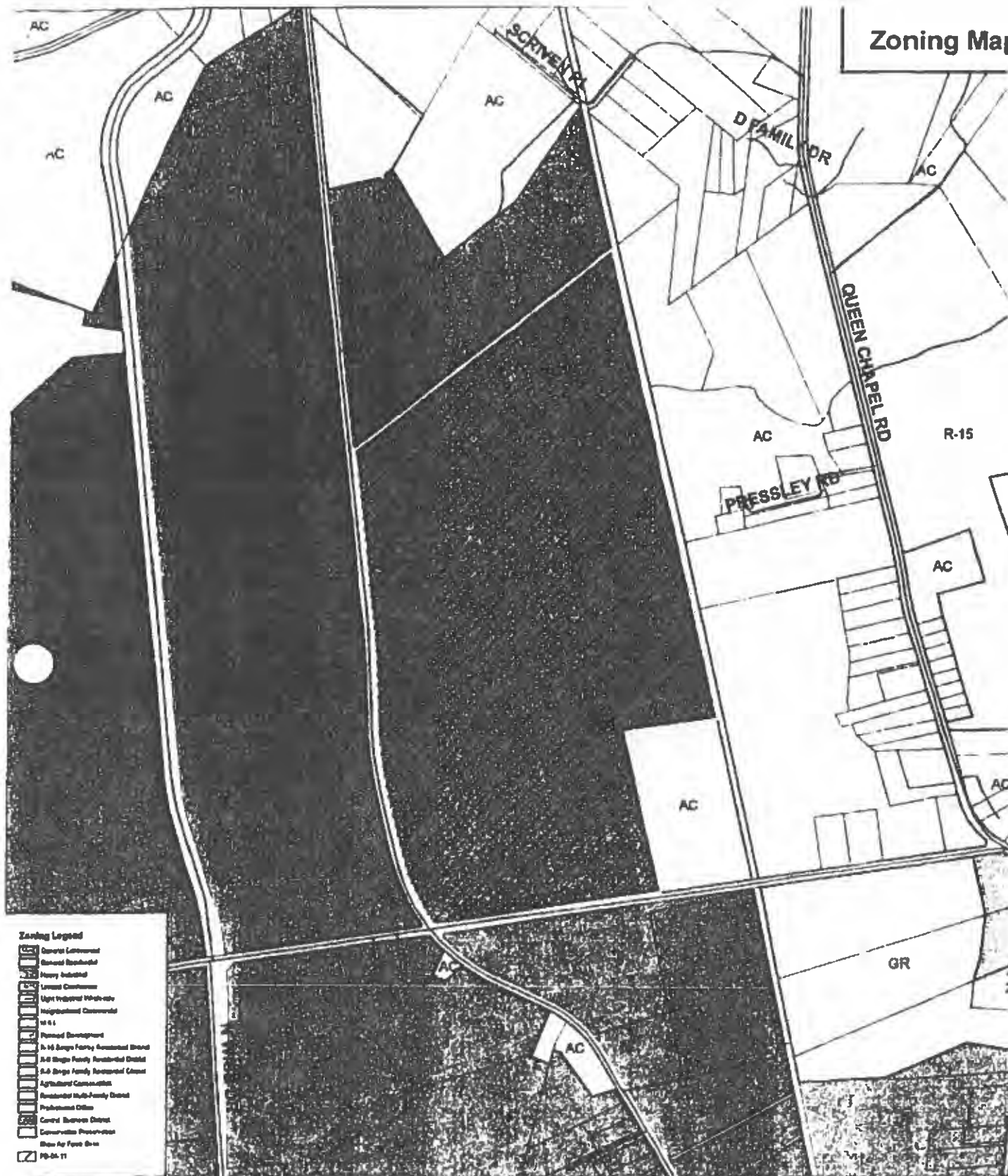
0 700 1,400 2,800 Feet

Map prepared by King Price
Map of SC, Sumter City and County, prepared on
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Map of SC



PD-04-11, J.D. Gainey Development LLC (City)
Jefferson Road at Airport Road; Sumter, SC
Tax Map #231-00-02-001

Zoning Map



Zoning Legend

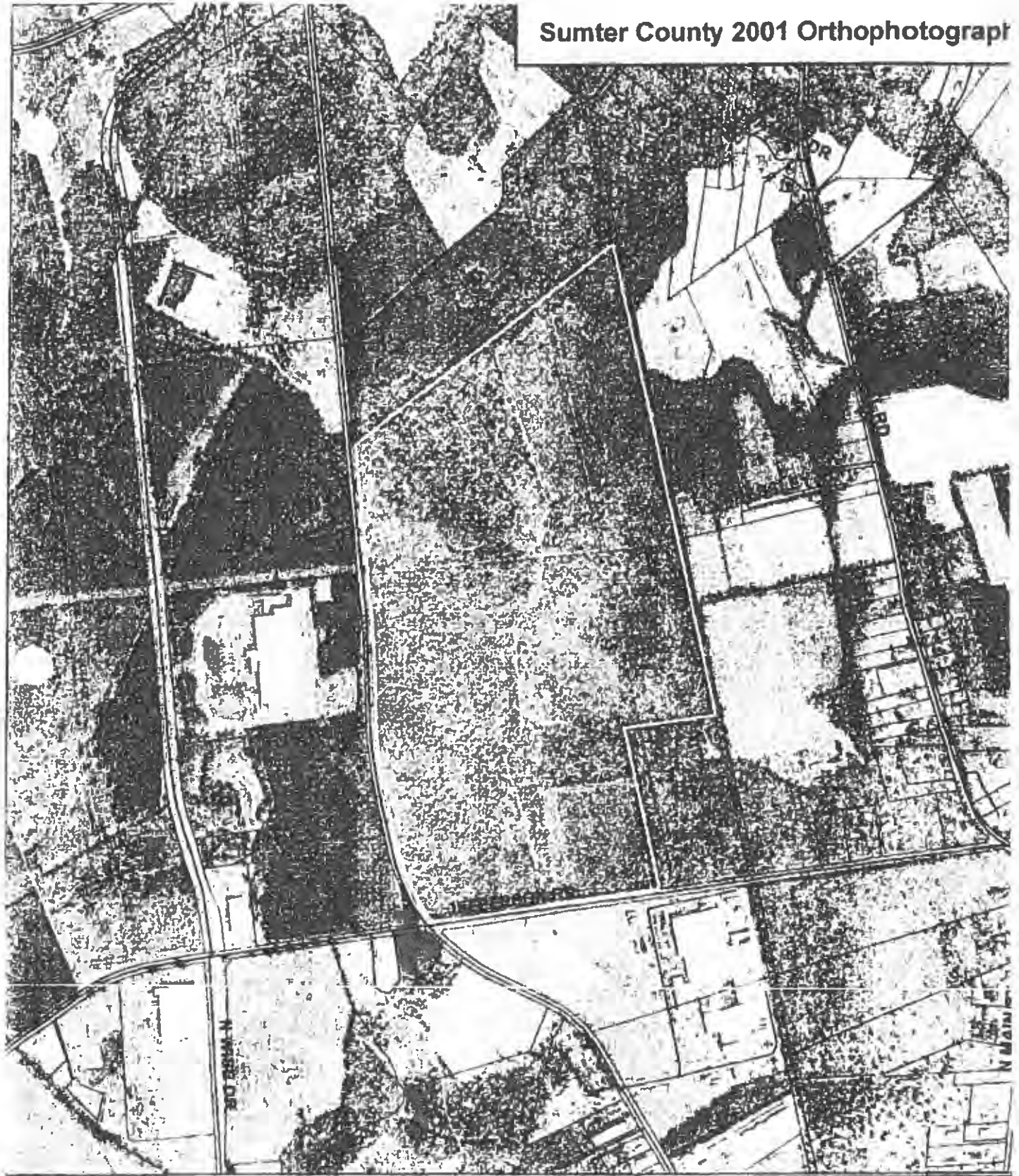
- General Commercial
- General Residential
- Heavy Industrial
- Light Commercial
- Light Industrial Medium-Density
- Neighborhood Commercial
- Planned Development
- Single-Family Residential Medium-Density
- Single-Family Residential Single-Family
- Single-Family Residential Single-Family
- Agricultural Conservation
- Residential Medium-Density
- Professional Office
- Central Business District
- Conservation Preservation
- Show Air Force Base
- PD-04-11

420 840 1,680 Feet



PD-04-11, J.D. Gainey Development LLC (City)
Jefferson Road at Airport Road; Sumter, SC
Tax Map # 231-00-02-001

Sumter County 2001 Orthophotograph



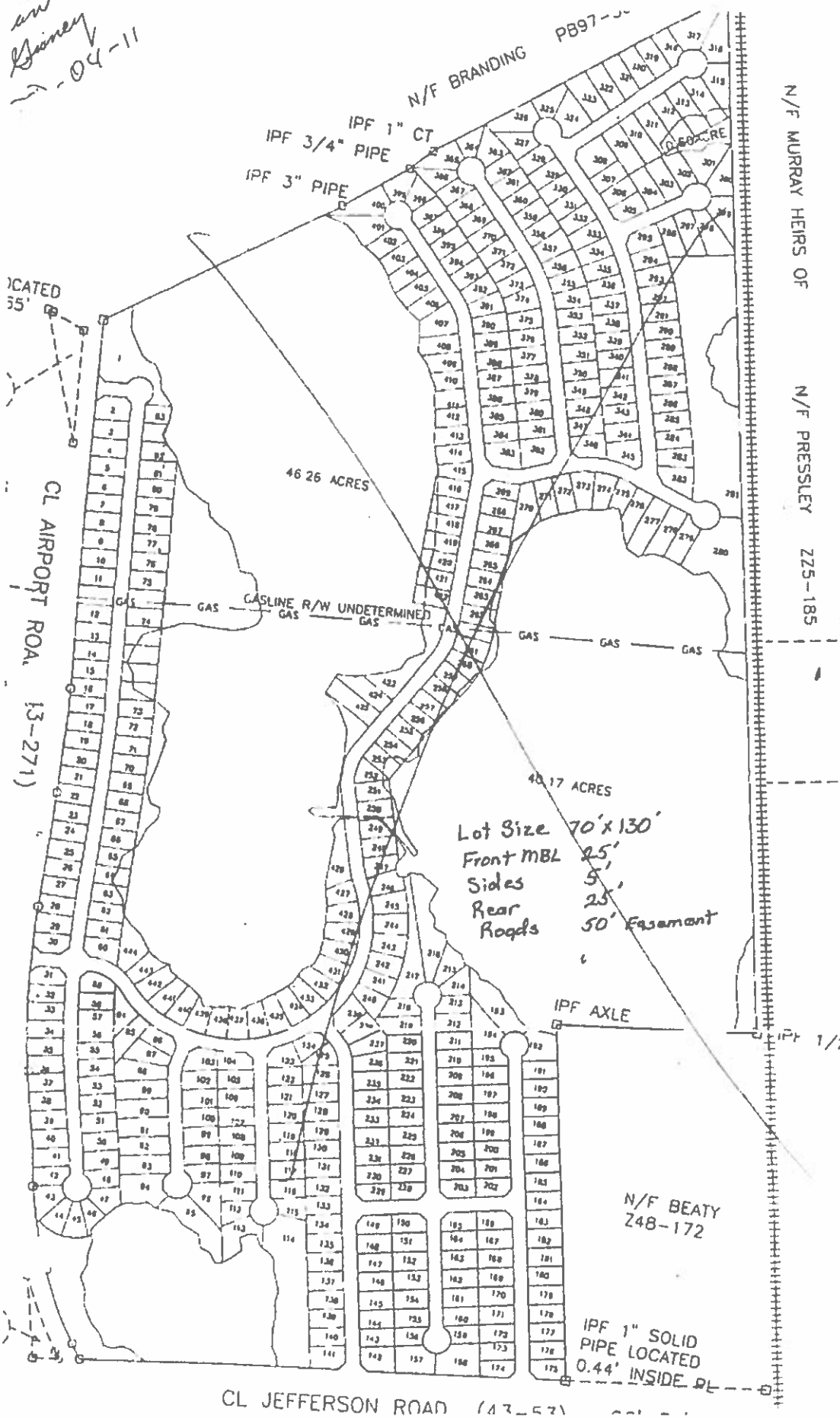
420 840 1 680 Feet

Map Prepared by: Sumter County
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Sumter County, South Carolina



PD-04-11, J.D. Gainey Development LLC (City)
Jefferson Road at Airport Road, Sumter, SC
Tax Map # 231-00-02-001

an
Shaney
-04-11



CL JEFFERSON ROAD 143-531

280
Lot 5

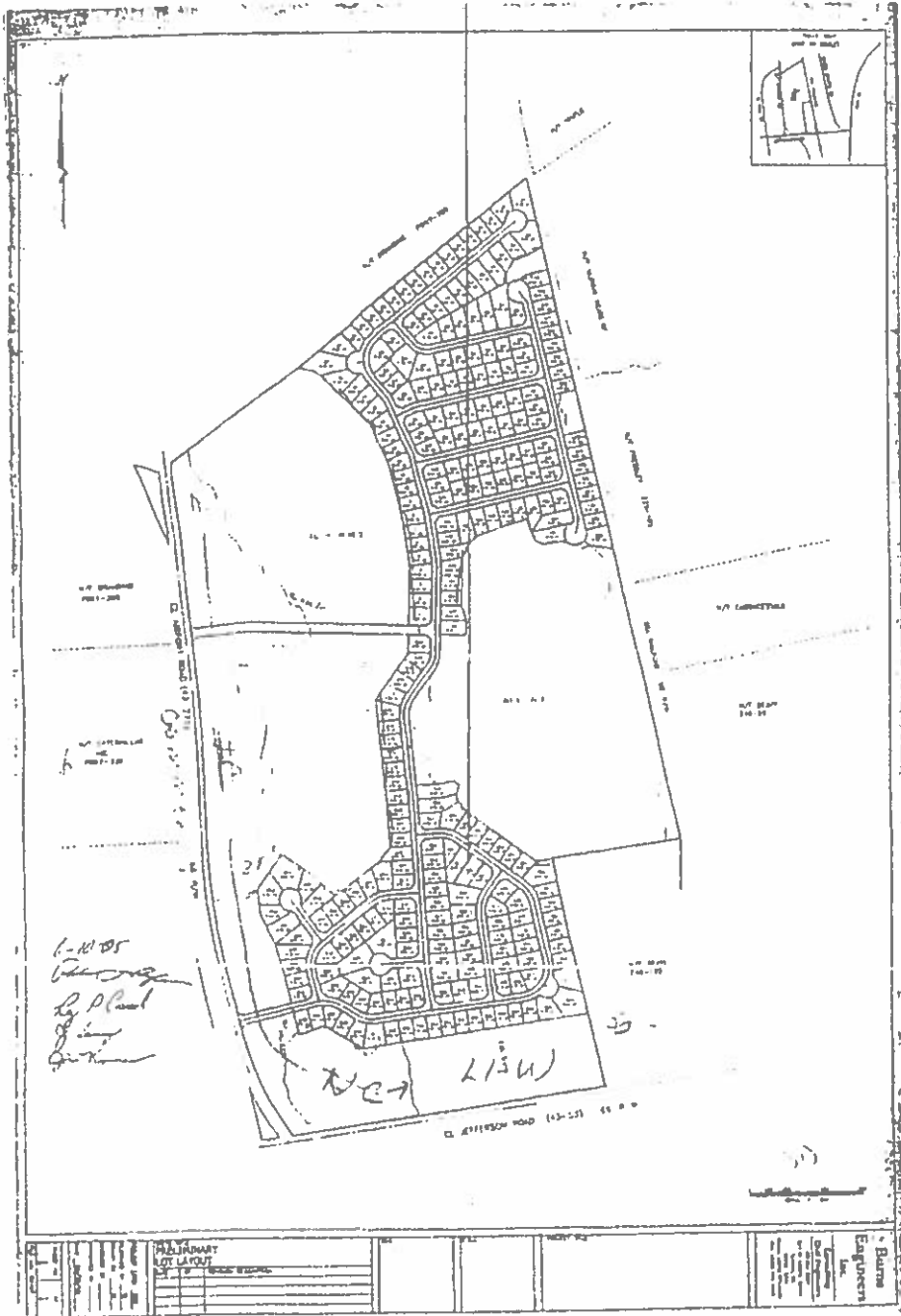


Exhibit 2

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

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

NAICS Code	NAICS Description	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	CBD	LI-W	HI	AC	CP	Notes	NAICS Sector (2 Digit)
334	Computer and Electronic Product Manufacturing												P				31-33 - Manufacturing
335	Electrical Equipment, Appliance, and Component Manufacturing										C	P	P				31-33 - Manufacturing
336	Transportation Equipment Manufacturing												P				31-33 - Manufacturing
337	Furniture and Related Product Manufacturing											P	P				31-33 - Manufacturing
339	Miscellaneous Manufacturing									C	C	P	P				31-33 - Manufacturing
423	Merchant Wholesalers, Durable Goods											P	P				42 - Wholesale Trade
424	Merchant Wholesalers, Nondurable Goods											P	P				42 - Wholesale Trade
425	Wholesale Trade Agents and Brokers											P	P				42 - Wholesale Trade
42314	Used Motor Vehicle Parts Merchant Wholesalers, Junkyards											S	S			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	P	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			54 - Professional, Scientific, and Technical Services
5417	Scientific Research and Development Service						P		P	P	P	P					54 - Professional, Scientific, and Technical Services
5418	Advertising, Public Relations, and Related Services						P	P	P	P	P	C					54 - Professional, Scientific, and Technical Services
54186	Direct Mail Advertising								P	P	P	C					54 - Professional, Scientific, and Technical Services
5419	Other Professional, Scientific, and Technical Service			S			P	P	P	P	P	C				Ref. Article 5	54 - Professional, Scientific, and Technical Services
54194	Veterinary Services						C		P	P		P		P			54 - Professional, Scientific, and Technical Services
5611	Office Administrative Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5612	Facilities Support Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
561210	Privately Operated Jails and Prisons												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5613	Employment Services			S			P		P	P	P	C				Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5614	Business Support Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
561491	Repossession services								P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5615	Travel Arrangement and Reservation Services						P		P	P	P	P	P				56 - Administrative and Support and Waste Management and Remediation Services
5616	Investigation and Security Services						P		P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5617	Services to Buildings and Dwellings								P	P		P	P	C			56 - Administrative and Support and Waste Management and Remediation Services
5619	Other Support Services						P	P	P	P	P	C					56 - Administrative and Support and Waste Management and Remediation Services
5621	Waste Collection								S	S		S	S	S		Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5622	Waste Treatment and Disposal												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
5629	Remediation and Other Waste Management Services												S			Ref. Article 5	56 - Administrative and Support and Waste Management and Remediation Services
6111	Elementary Schools	C	C	C	C	C	C	C	C	C				C			61 - Educational Services
6111	Secondary Schools	C	C			C	C	C	C	C				C			61 - Educational Services
6112	Junior Colleges	C	C			C	C	C	C	C	C	C		C			61 - Educational Services
6113	Colleges, Universities, and Professional Schools	C	C	C	C	C	C	C	C	C	C	C		C			61 - Educational Services
6114	Business Schools and Computer and Management Training								P	P	C	P	C				61 - Educational Services
6115	Technical and Trade Schools								P	P		C	P	C			61 - Educational Services
61161	Fine Arts Schools (inc. Dance Studios)							C	P	P	P	C					61 - Educational Services
61162	Sports and Recreation Instruction								P	P	P	C		C			61 - Educational Services
61163	Language Schools							C	P	P	P	C					61 - Educational Services
61169	All Other Schools and Instruction							C	P	P	P	C		C			61 - Educational Services
611691	Exam Preparation and Tutoring			S*			P	P	P	P	C	C	P	C		*Ref: Article 5. Max 48 students per day or 16 at one time	61 - Educational Services
611699	All Other Miscellaneous Schools and Instruction			S			P		P	P		C	C			Ref. Article 5	61 - Educational Services
6117	Educational Support Services			S					P	P		C	P	C		Ref. Article 5	61 - Educational Services
6211	Offices of Physicians						P	C	P	P	P	C					62 - Health Care and Social Assistance
6212	Offices of Dentists						P	C	P	P	P	C					62 - Health Care and Social Assistance
6213	Offices of Other Health Practitioners						P	C	P	P	P	C					62 - Health Care and Social Assistance
621399	Massage therapists' offices (e.g., centers, clinics)						C		C	C	C	C					62 - Health Care and Social Assistance
6214	Outpatient Care Centers						P			P	P	C					62 - Health Care and Social Assistance
6215	Medical and Diagnostic Laboratories									P	P	C					62 - Health Care and Social Assistance

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

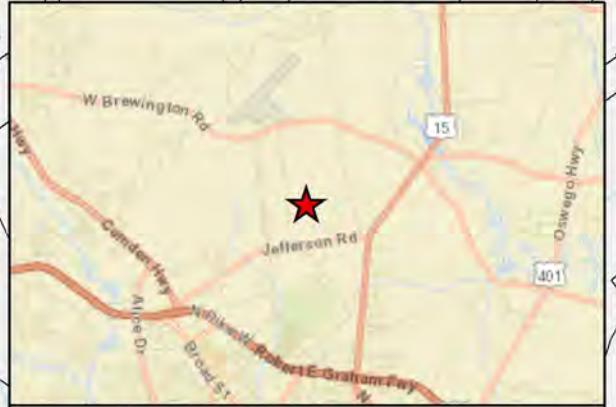
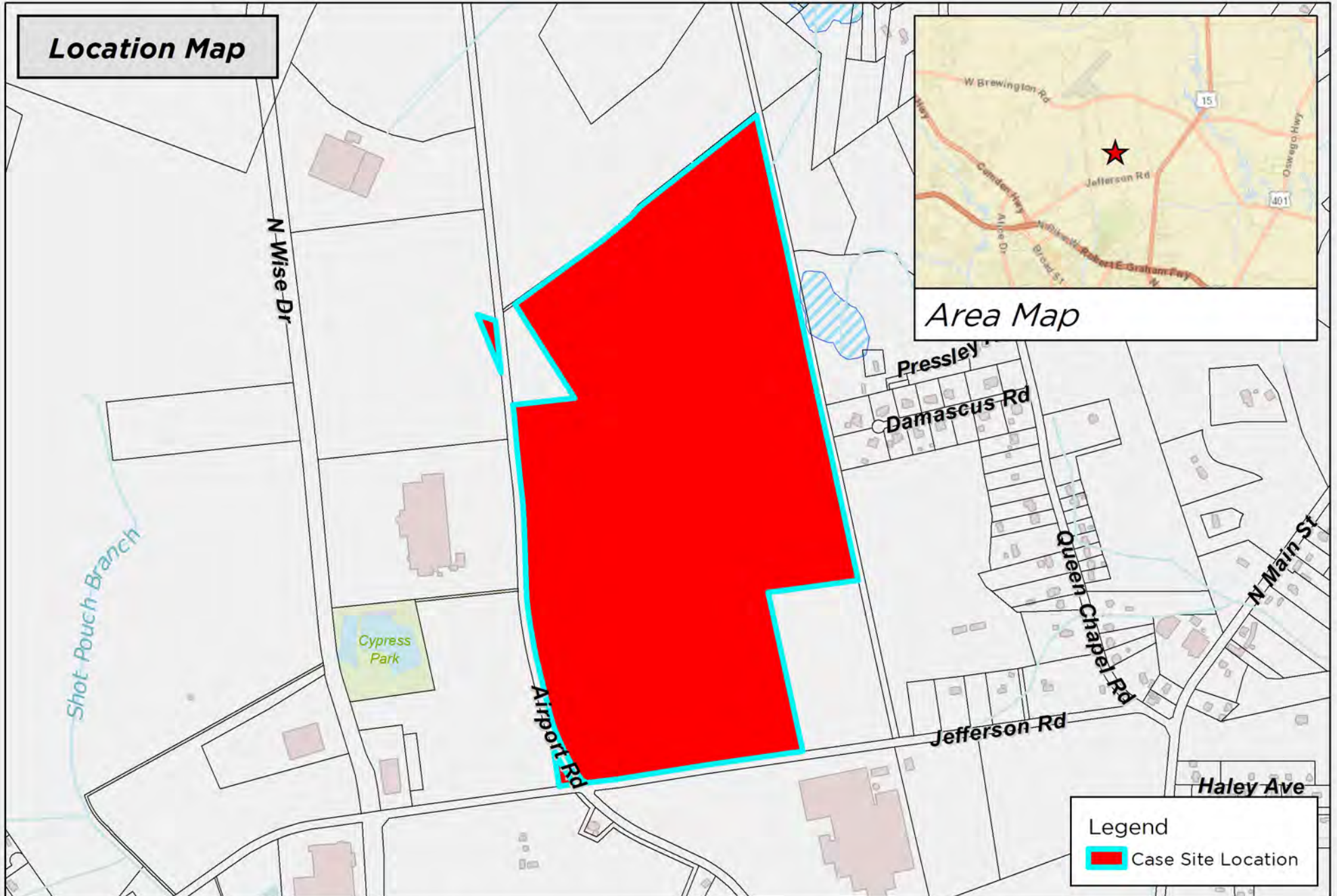
Exhibit 3-5: Permitted Uses in All Zoning Districts

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

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

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

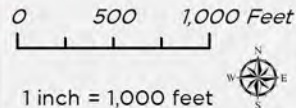


Area Map

Legend

■ Case Site Location

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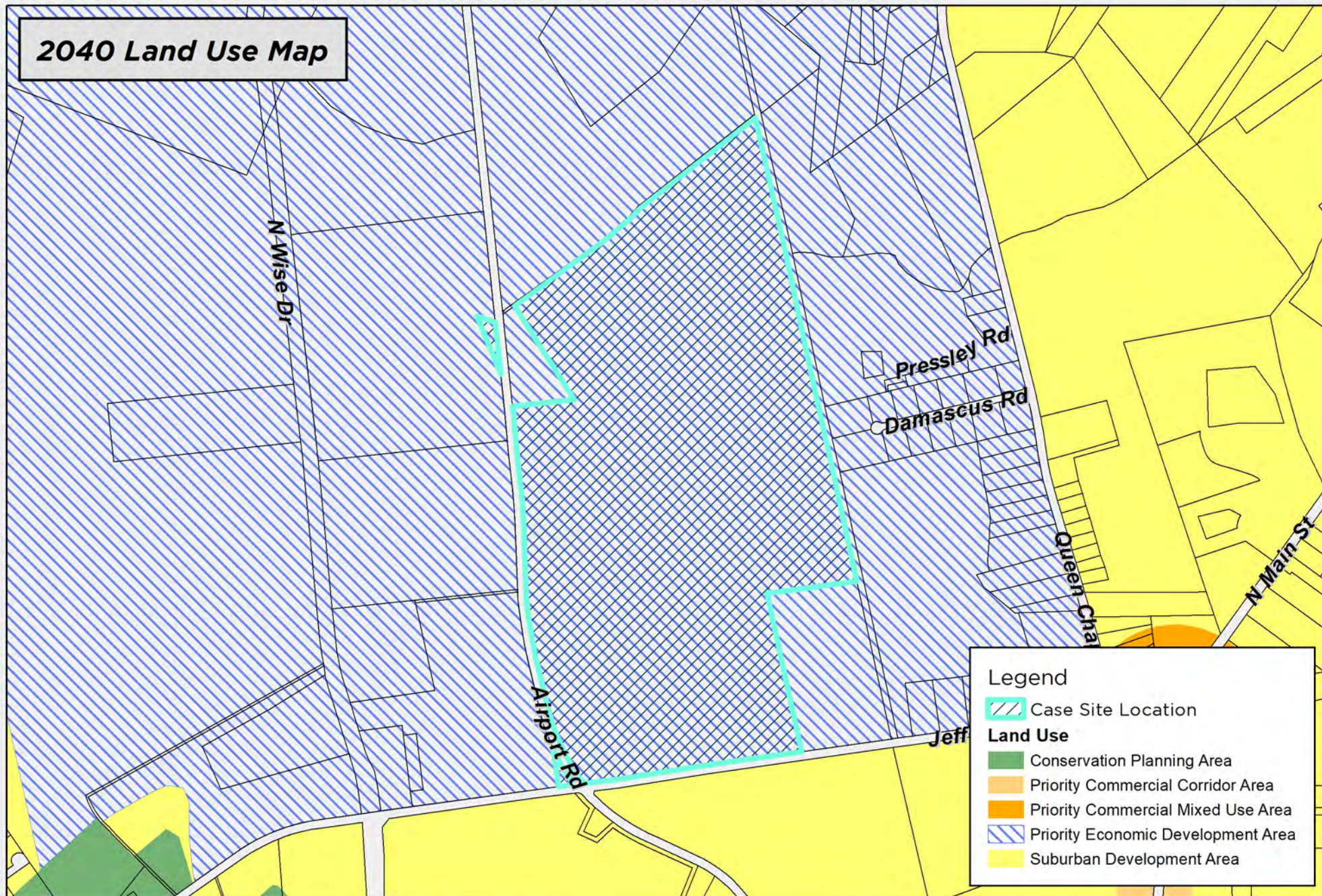


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1771 Airport Rd, Sumter, SC, 29153
Tax Map # 231-00-02-001

2040 Land Use Map



Legend

Case Site Location

Land Use

- Conservation Planning Area
- Priority Commercial Corridor Area
- Priority Commercial Mixed Use Area
- Priority Economic Development Area
- Suburban Development Area

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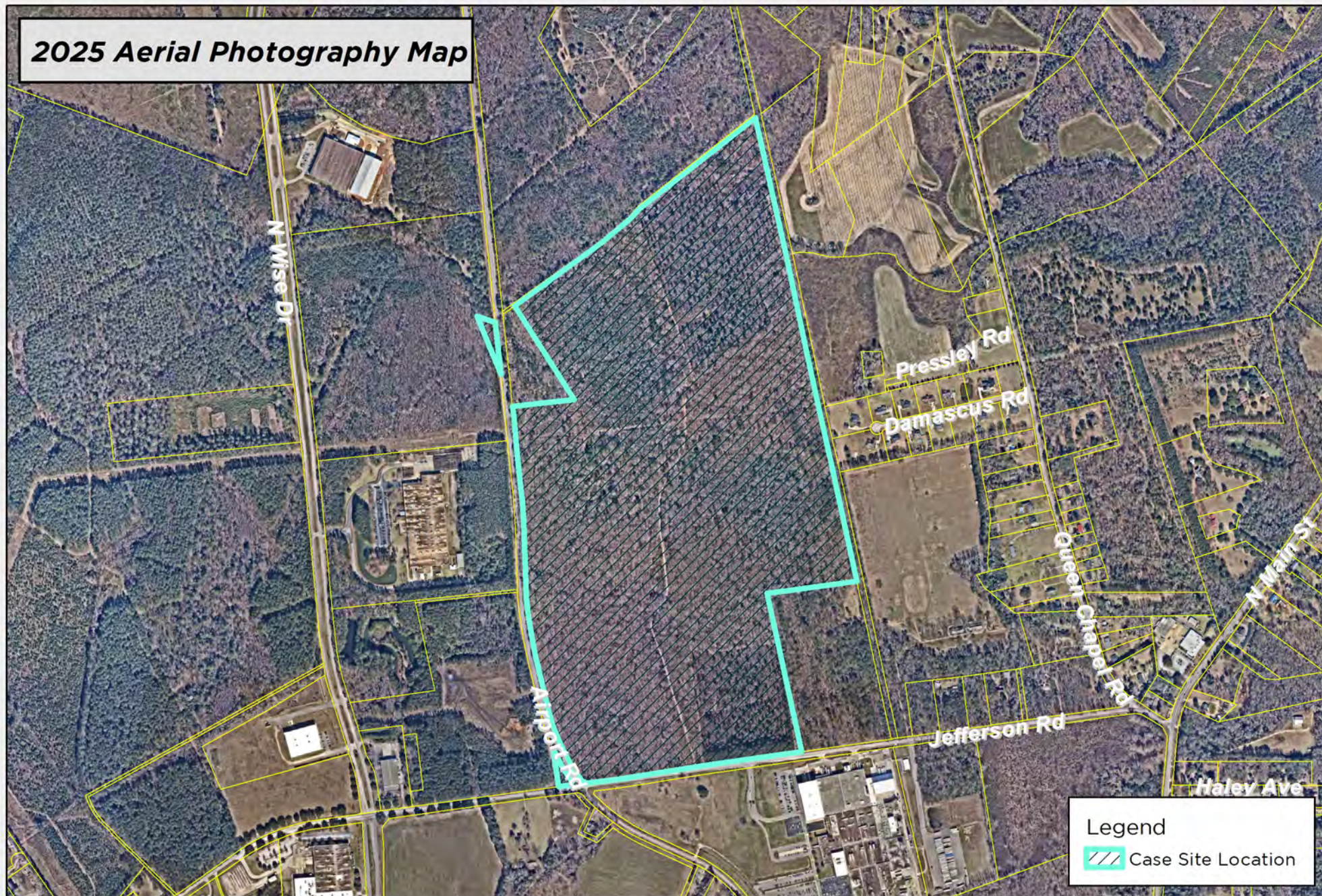
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1 inch = 1,000 feet

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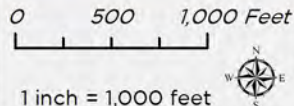


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2025 Aerial Photography Map



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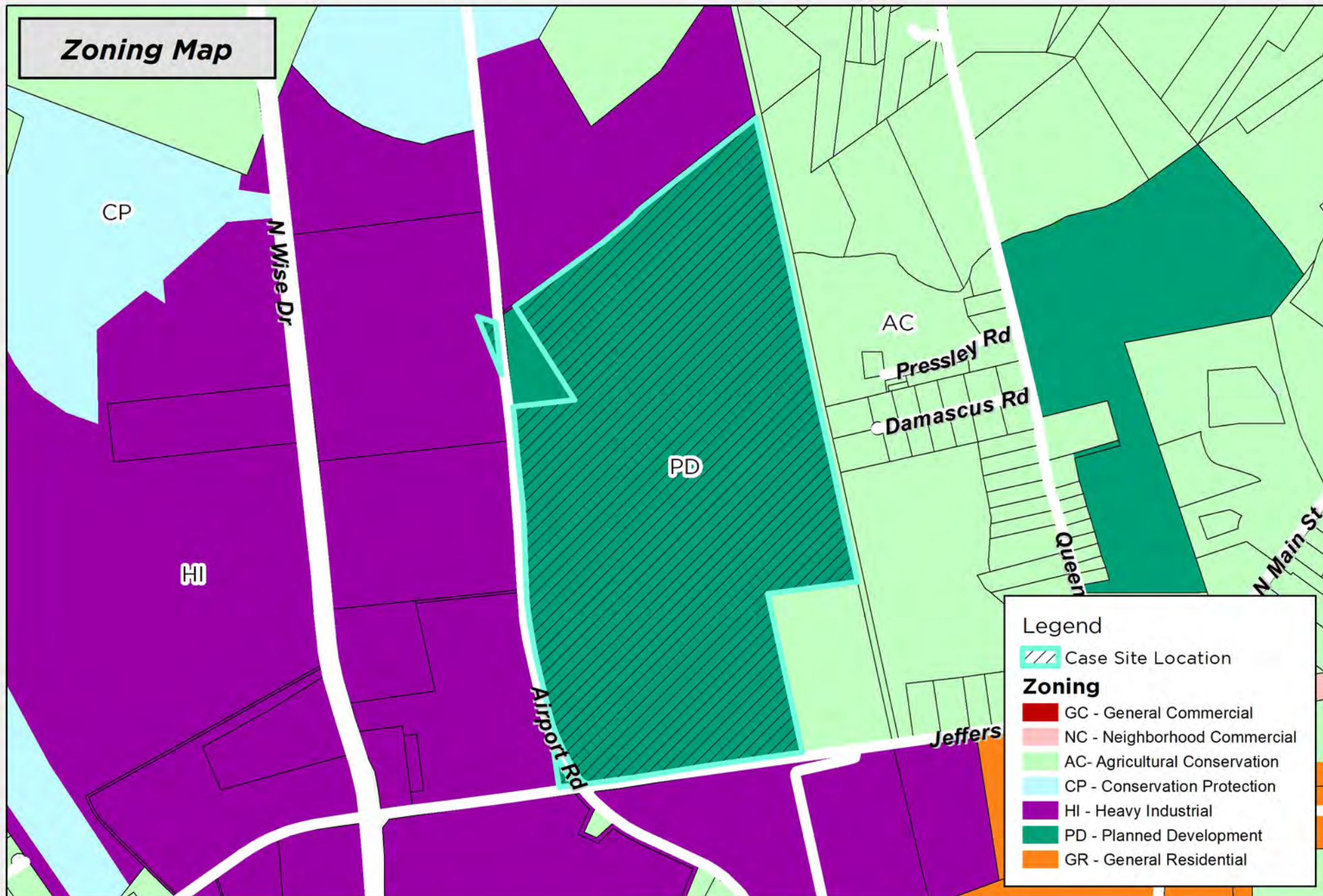


Legend

 Case Site Location

RZ-25-06
1771 Airport Rd, Sumter, SC, 29153
Tax Map # 231-00-02-001

Zoning Map



Legend

Case Site Location

Zoning

- GC - General Commercial
- NC - Neighborhood Commercial
- AC - Agricultural Conservation
- CP - Conservation Protection
- HI - Heavy Industrial
- PD - Planned Development
- GR - General Residential

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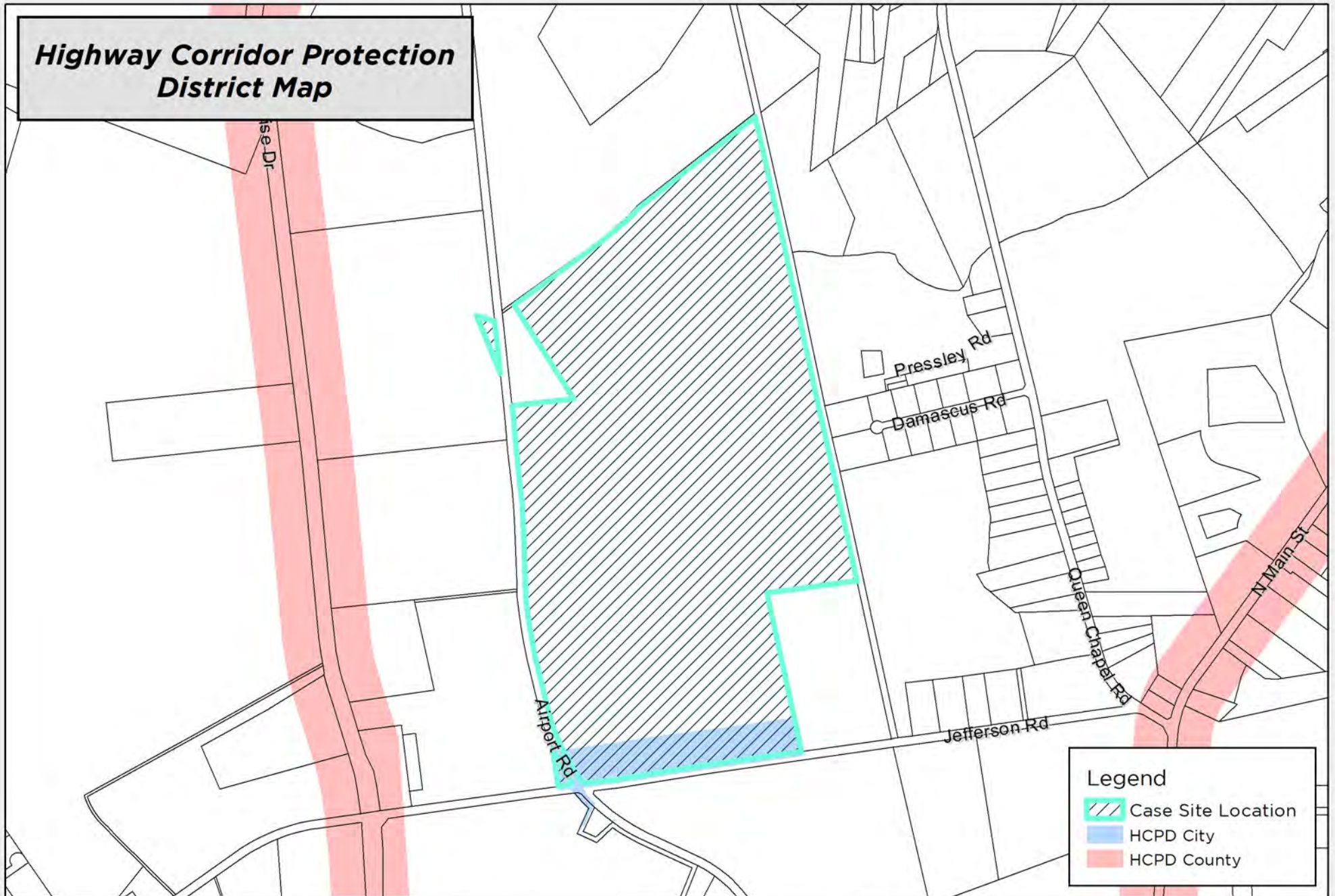


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Highway Corridor Protection District Map



Legend

- ▨ Case Site Location
- ▨ HCPD City
- ▨ HCPD County

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