

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-08**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group One Of The East Highway 76 Gateway Study From Unzoned To **MR Low Density Mixed Residential District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00238-01-065, 00239-01-005, 00239-01-006, 00239-01-013, 00239-01-044.

COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently unzoned with varying current uses being vacant and residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is MR (Lower Density Mixed Residential).

3. Surrounding Land Use and Zoning:

All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

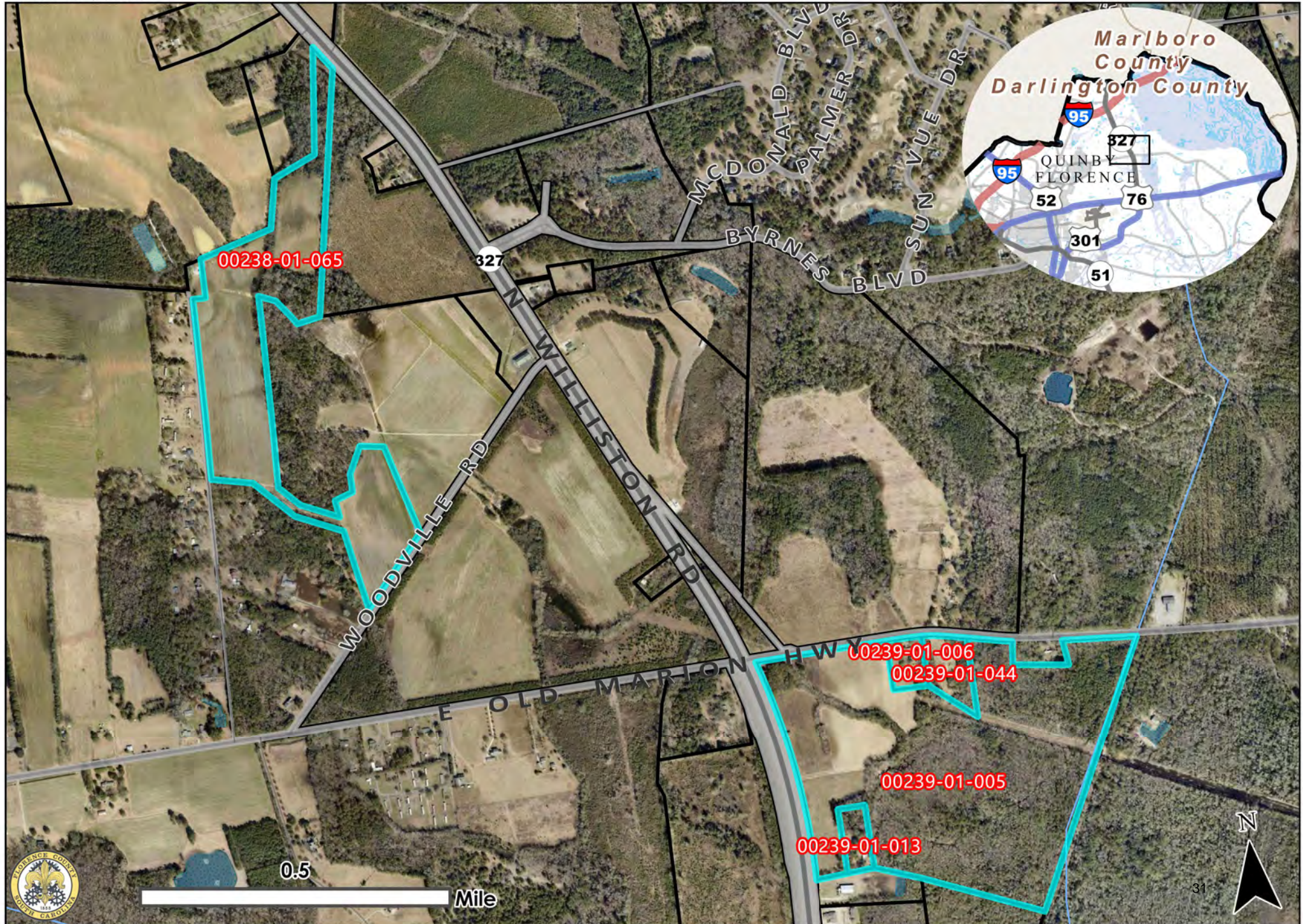
ATTACHMENTS:

- Aerial Map

PC#2024-08

Feb. 27, 2024

AERIAL VIEW



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-20**

SUBJECT: A Comprehensive Plan Map Amendment Requested By William D. Carter To Change The Future Land Use Designation From Suburban Development District To **Variable Development District 1** For Property Located At 3601 E. Old Marion Highway, Florence, SC, As Shown On Florence County Tax Map Number 00238, Block 01, Parcel 053.

LOCATION: 3601 E. Old Marion Highway, Florence

TAX MAP NUMBERS: 00238, Block 01, Parcel 053

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: William D. Carter

APPLICANT: William D. Carter

ZONING/LAND AREA: 1 parcel approximately 141.39 acres

STAFF ANALYSIS:

The property is currently designated as Suburban Development according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Variable Development District 1.

Staff's Justification/ Reason for the proposed amendment is to accommodate CMU Commercial Mixed Use.

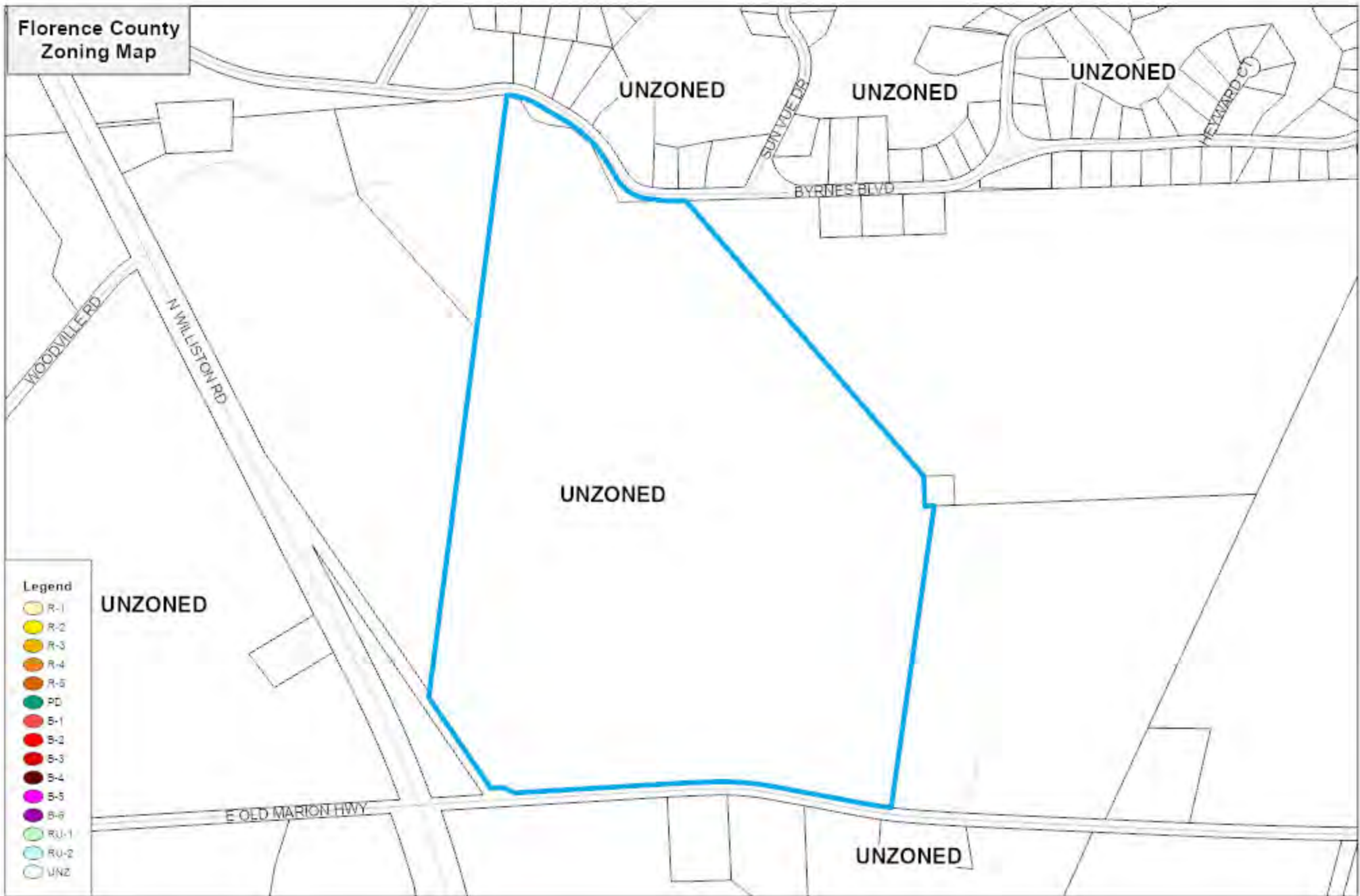
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Zoning Map
- Aerial Map
- Comprehensive Plan Map

**Florence County
Zoning Map**



0 320 640 1,280 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



**Council District 6
PC#2024-20**

2021 Aerial



0 320 640 1,280 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



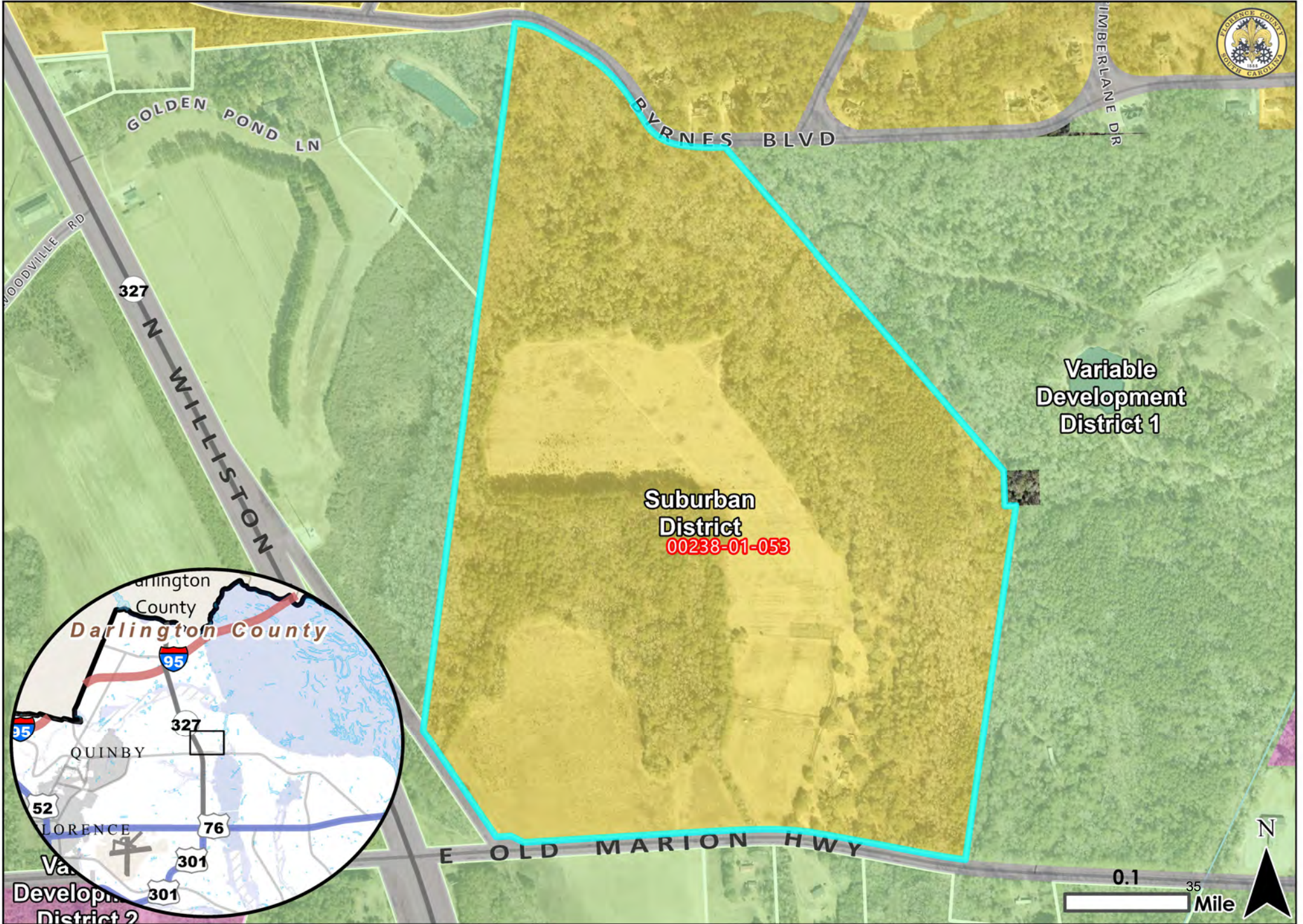
Council District 6
PC#2024-20

PC#2024-20

Feb. 27, 2024

FUTURE LAND USE

SUBURBAN DISTRICT



GOLDEN POND LN

BYRNES BLVD

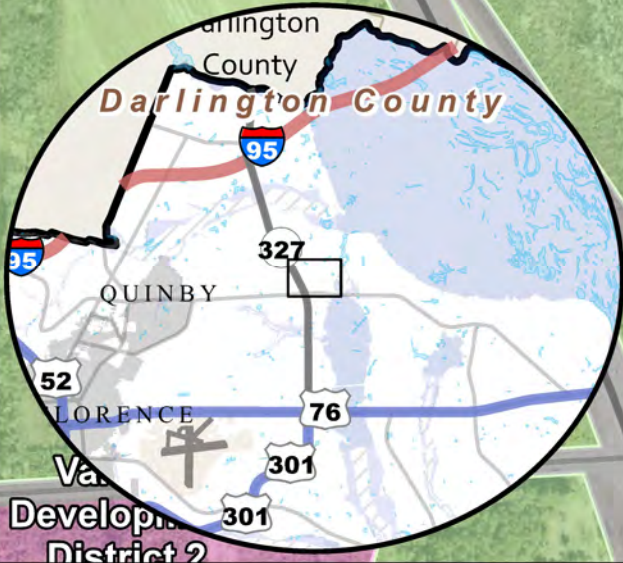
IMBERLANE DR

327

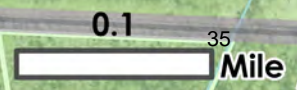
N WILLISTON RD

Variable Development District 1

Suburban District
00238-01-053



E OLD MARION HWY



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-21**

SUBJECT: A Comprehensive Plan Map Amendment Requested By Crescent Farming, LLC To Change The Future Land Use Designation From Variable Development District 1 To **Variable Development District 2** For Property Located Off Of E. Palmetto Street, Florence, SC, As Shown On Florence County Tax Map Number 00275, Block 01, Parcel 122.

LOCATION: E. Palmetto Street, Florence

TAX MAP NUMBERS: 00275, Block 01, Parcel 122

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Crescent Farming, LLC

APPLICANT: Crescent Farming, LLC

ZONING/LAND AREA: 1 parcel approximately 144.43 acres

STAFF ANALYSIS:

The property is currently designated as Variable Development District 1 according to the Comprehensive Plan Land Use Map.

The applicant is proposing to change the designation to Variable Development District 2.

Staff's Justification/ Reason for the proposed amendment is to accommodate B-6 Industrial.

FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Zoning Map
- Aerial Map
- Comprehensive Plan Map

Florence County
Zoning Map

UNZONED

UNZONED

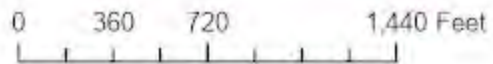
E PALMETTO ST

UNZONED

PD

Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- S-8
- RU-1
- RU-2
- UNZ

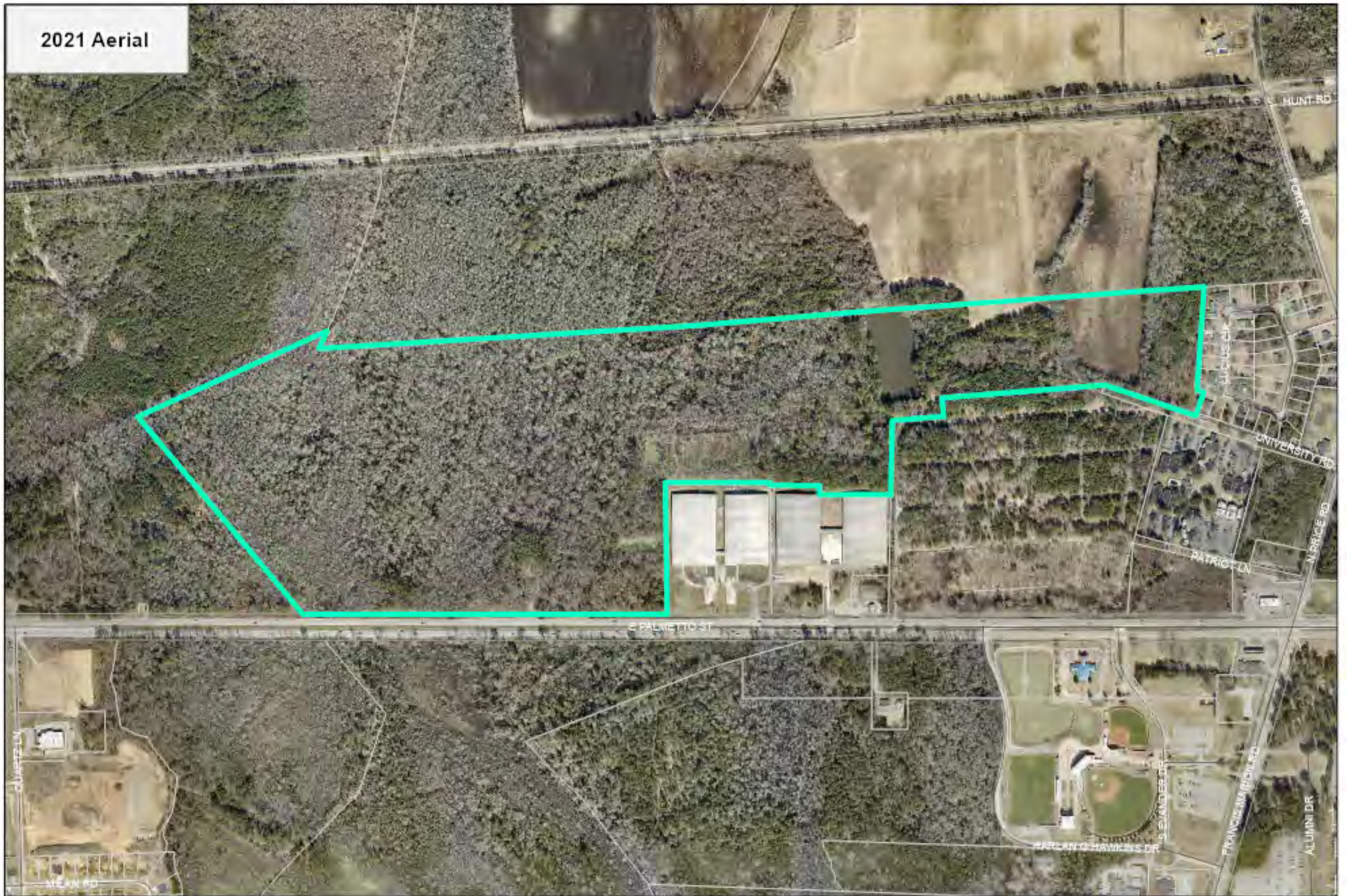


Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-21

2021 Aerial

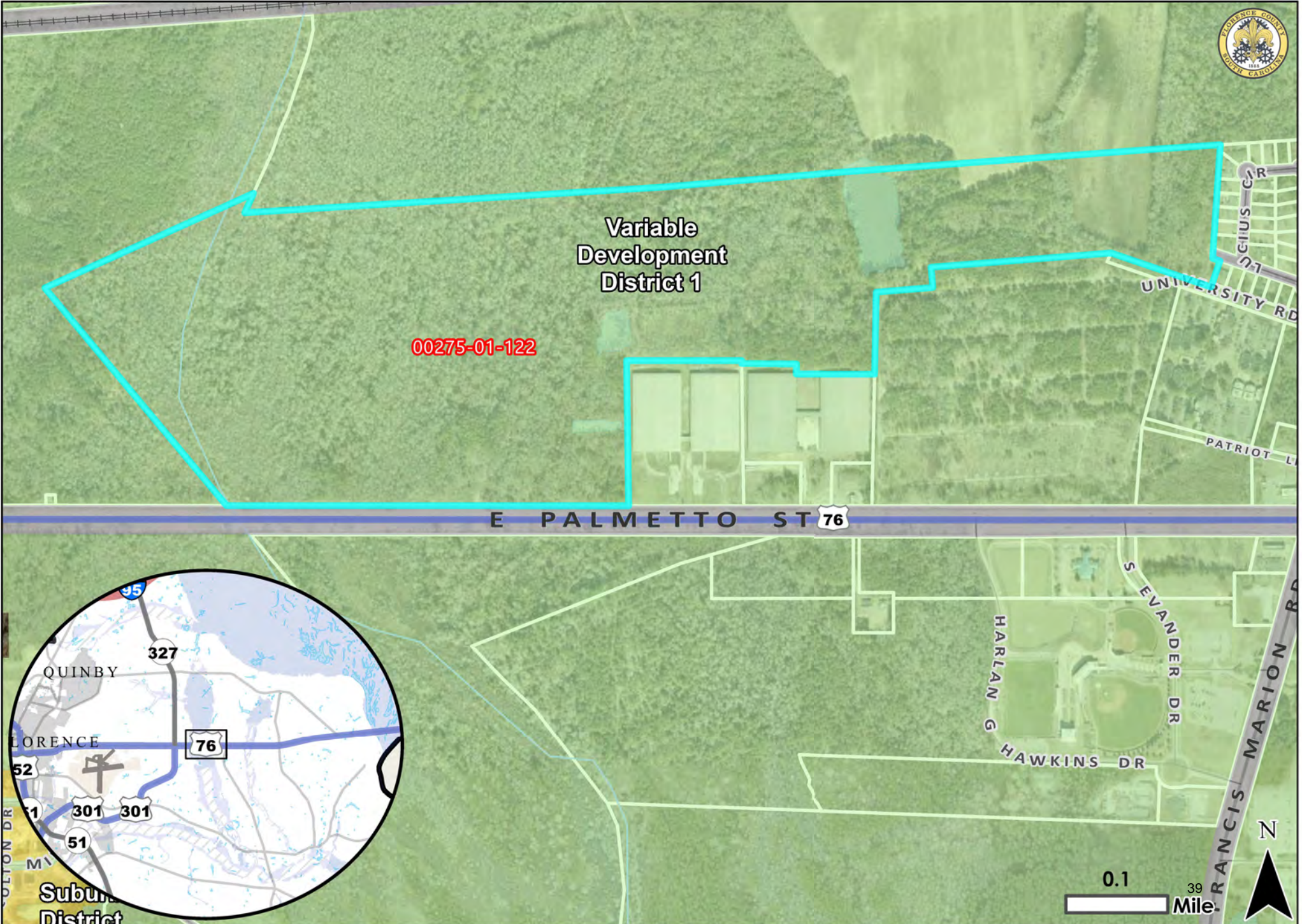


0 365 730 1,460 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-21



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-22**

SUBJECT: Map Amendment Requested By William D. Carter To Change The Zoning Designation For Property Of Tax Map Number 00238, Block 01, Parcel 053 Located At 3601 E. Old Marion Highway, Florence, SC From Unzoned To **CMU Commercial Mixed-Use District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: 3601 E Old Marion Hwy, Florence

TAX MAP NUMBERS: 00238-01-053

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: William D. Carter

APPLICANT: William D. Carter

ZONING/LAND AREA: Unzoned Approximately 141.39 acres

WATER/SEWER AVAILABILITY: City of Florence Water/Sewer would require extension

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject property is currently vacant and unzoned.

2. Proposed Land Use and Zoning:

The proposal is to rezone the subject property to CMU Commercial Mixed Use.

3. Surrounding Land Use and Zoning:

North: Florence County/ Residential/Unzoned

South: Florence County/Residential, Vacant/ Unzoned

West: Florence County/Residential, Vacant/ Unzoned

East: Florence County/ Vacant/ Unzoned

4. Transportation Access and Circulation:

Present access to the property is by the way of E Old Marion Hwy in Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to CMU Commercial Mixed Use may have an impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Suburban Development. The requested rezoning of the property is not compatible with the designated future land use.

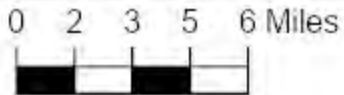
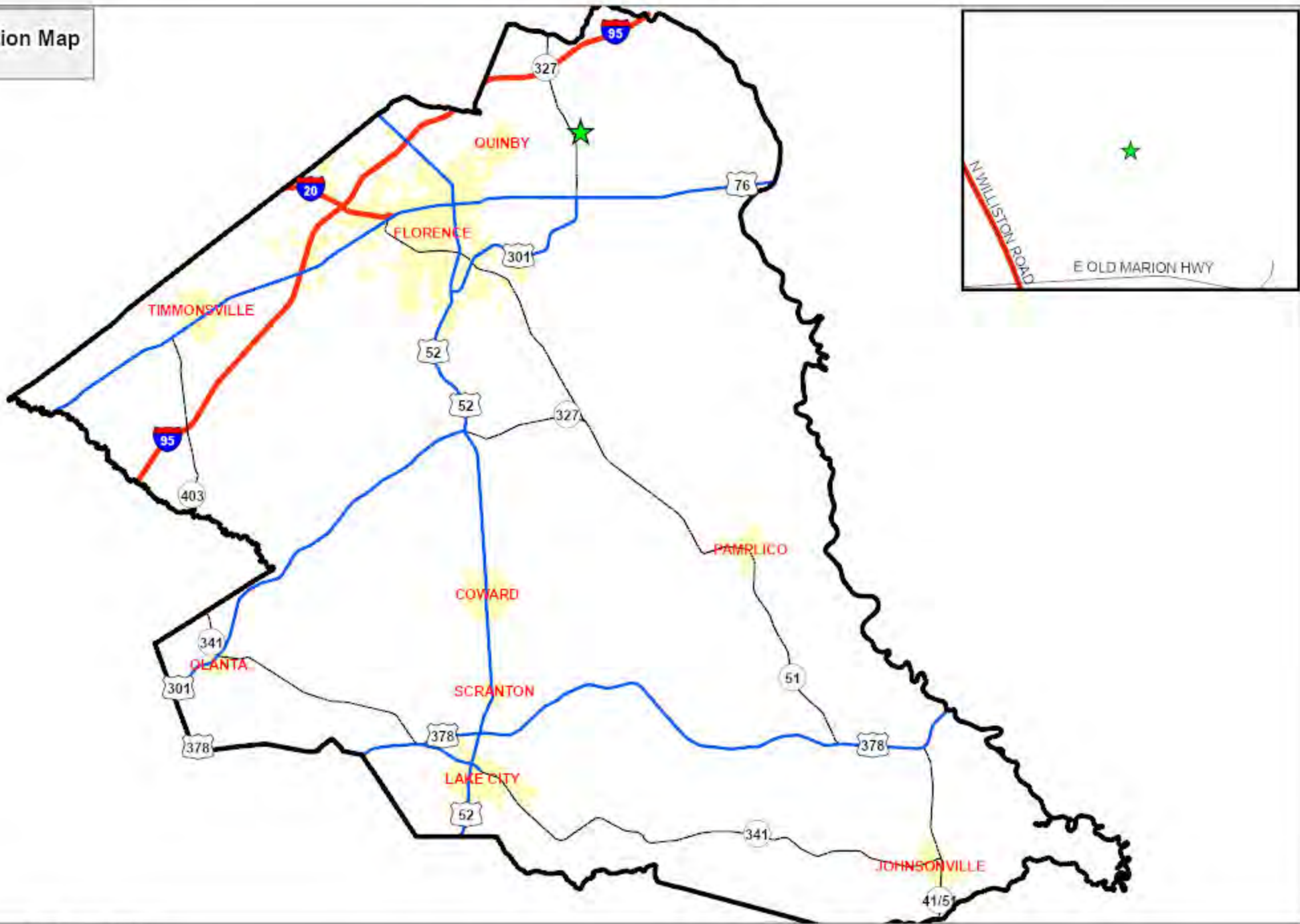
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map

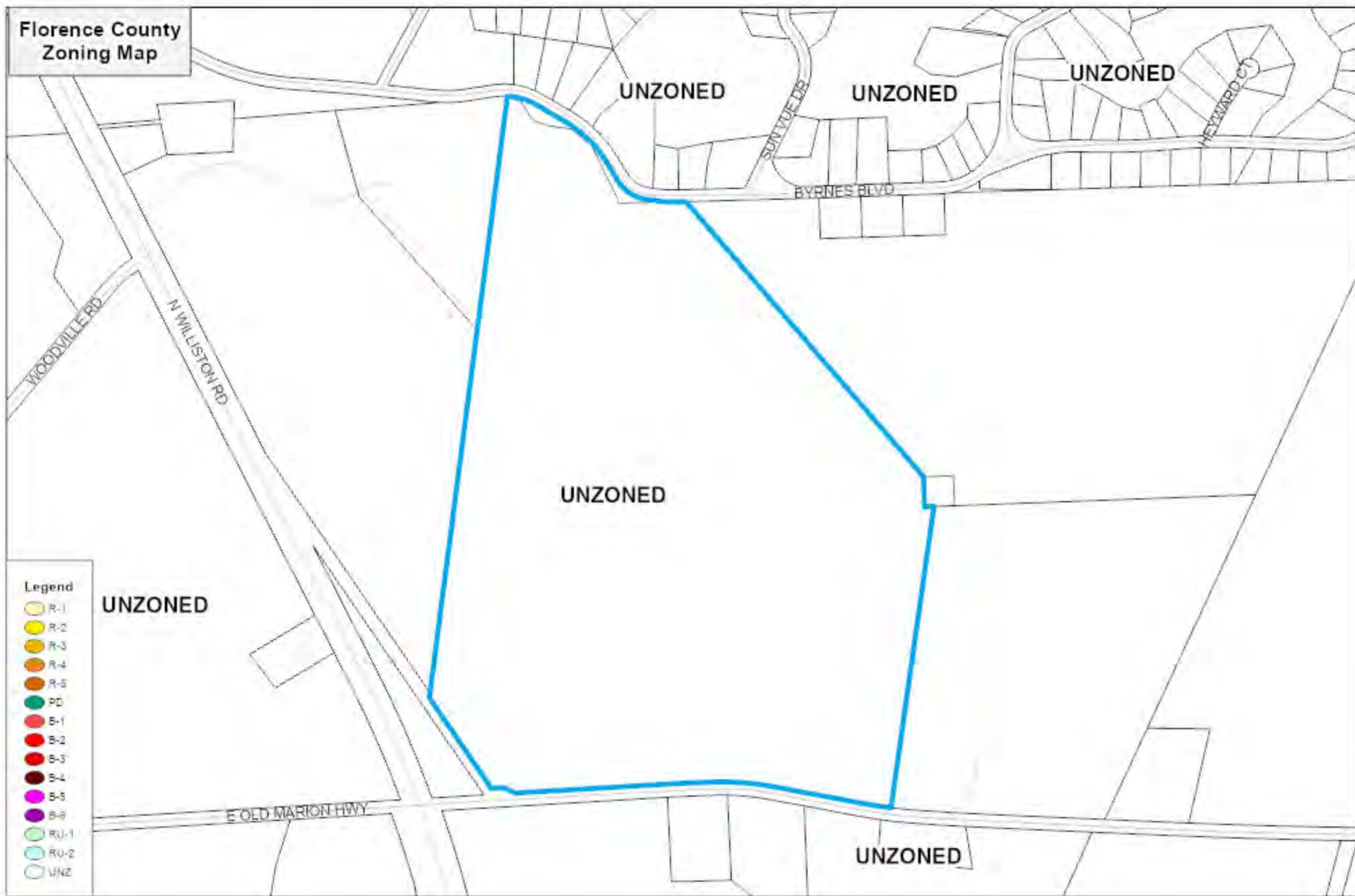


Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-20

**Florence County
Zoning Map**



0 320 640 1,280 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



**Council District 6
PC#2024-20**

2021 Aerial



0 320 640 1,280 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-20

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-23**

SUBJECT: Map Amendment Requested By Crescent Farming, LLC To Change The Zoning Designation For Property Of Tax Map Number 00275, Block 01, Parcel 122 Located Off Of E. Palmetto Street, Florence, SC From Unzoned To **B-6 Industrial District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: E Palmetto Street, Florence

TAX MAP NUMBERS: 00275-01-122

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Crescent Farming, LLC

APPLICANT: Crescent Farming, LLC

ZONING/LAND AREA: Unzoned Approximately 144.43 acres

WATER/SEWER AVAILABILITY: City of Florence

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone A; X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and unzoned.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to B-6 Industrial.
3. Surrounding Land Use and Zoning:
North: Florence County/ Vacant /Unzoned
South: Florence County/ Vacant/ Unzoned
West: Florence County/ Commercial, Vacant/ Unzoned
East: Florence County/Industrial, Residential, Vacant / Unzoned
4. Transportation Access and Circulation:
Present access to the property is by the way of E Palmetto Street in Florence, SC.
5. Traffic Review:
The rezoning of this property from Unzoned to B-6 Industrial may have an impact on traffic flow.
6. Florence County Comprehensive Plan:
The future land use designation for the property is currently Variable Development 1. The requested rezoning of the property is not compatible with the designated future land use.

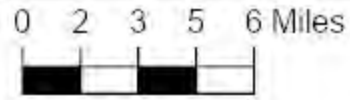
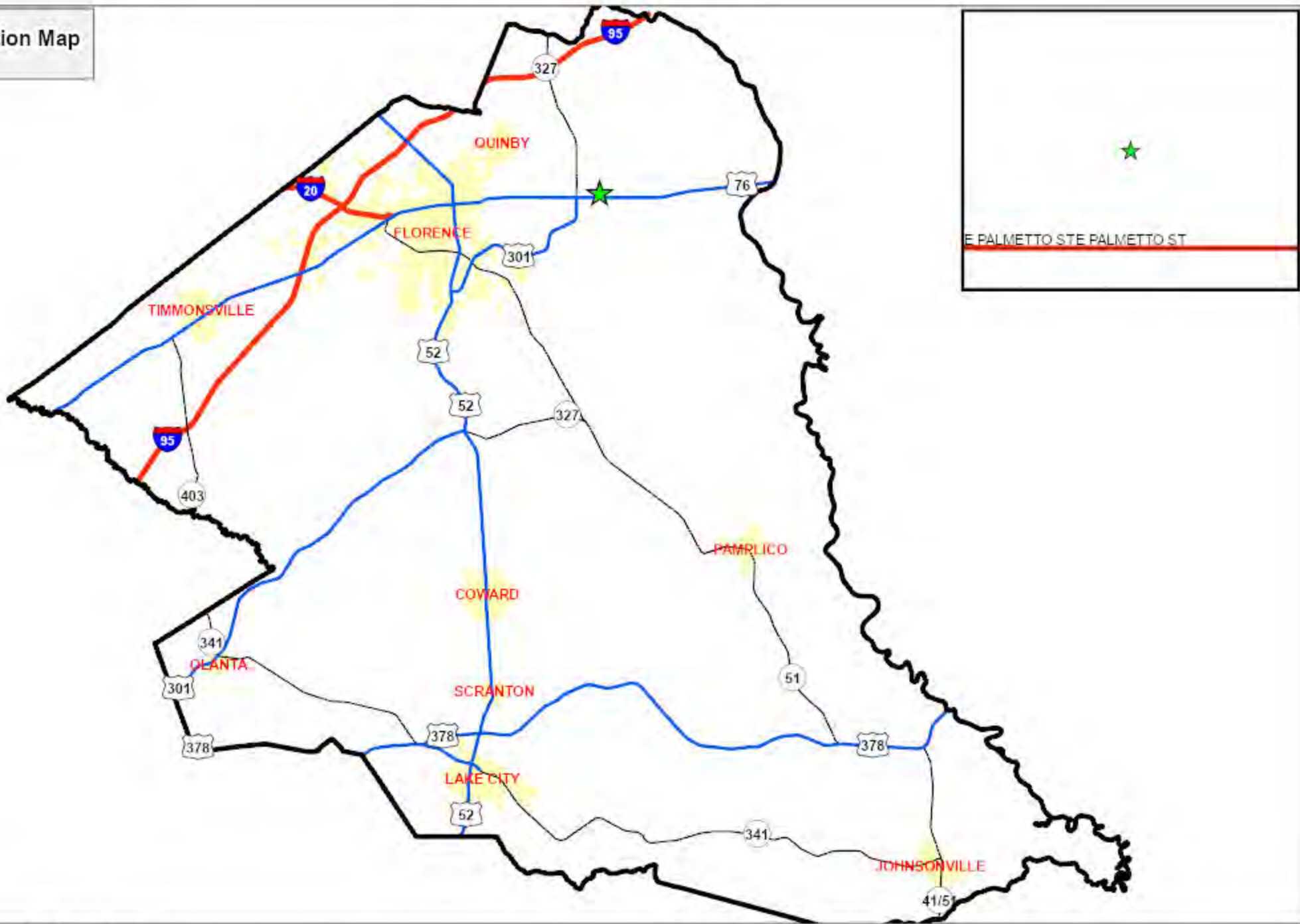
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-21

Florence County
Zoning Map

UNZONED

UNZONED

E PALMETTO ST

UNZONED

PD

Legend

- R-1
- R-2
- R-3
- R-4
- R-5
- PD
- S-1
- S-2
- S-3
- S-4
- S-5
- S-6
- S-8
- RU-1
- RU-2
- UNZ

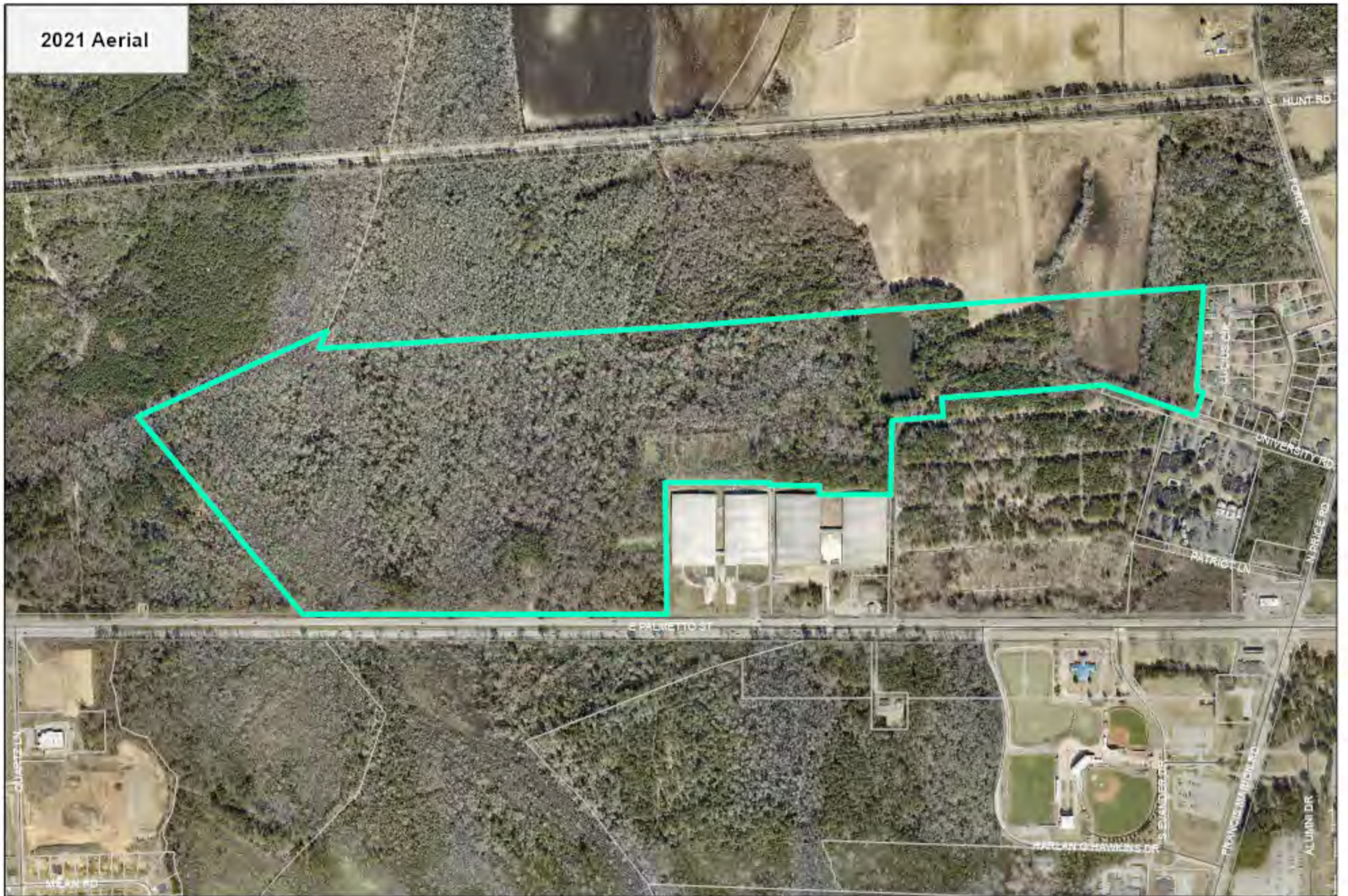
0 360 720 1,440 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-21

2021 Aerial



0 365 730 1,460 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-21

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-24**

SUBJECT: Map Amendment Requested By David W. Elliot, PE – G3 Engineering & Surveying To Change The Zoning Designation For The Property Of Tax Map Number 00208, Block 01, Parcel 066 Located At The Intersection Of Becky’s Parkway and Freedom Boulevard Florence, SC From Unzoned To **Planned Development (PD-24-1)**.

LOCATION: Intersection of Freedom Boulevard and Becky’s Parkway, Florence.

TAX MAP NUMBERS: 00208, Block 01, Parcel 066

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Jonathan D Chandler

APPLICANT: David W. Elliot, PE- G3 Engineering & Surveying

ZONING/LAND AREA: Unzoned/Approximately 68.35 acres

WATER/SEWER AVAILABILITY: City of Florence Water and Sewer- water being available for the first phase

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and unzoned.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to Planned Development.
3. Surrounding Land Use and Zoning:
North: Florence County/ Vacant/ Unzoned
South: Florence County/ Vacant / Unzoned
West: Florence County/Vacant / Unzoned

East: Florence County/ Vacant / Unzoned

4. Transportation Access and Circulation:

Present access to the property is by the way of Freedom Boulevard and Becky's Parkway in Florence, SC.

5. Traffic Review:

The rezoning of this property from unzoned to a Planned Development use may have an impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development District 1. The requested rezoning of the property is compatible with the designated future land use.

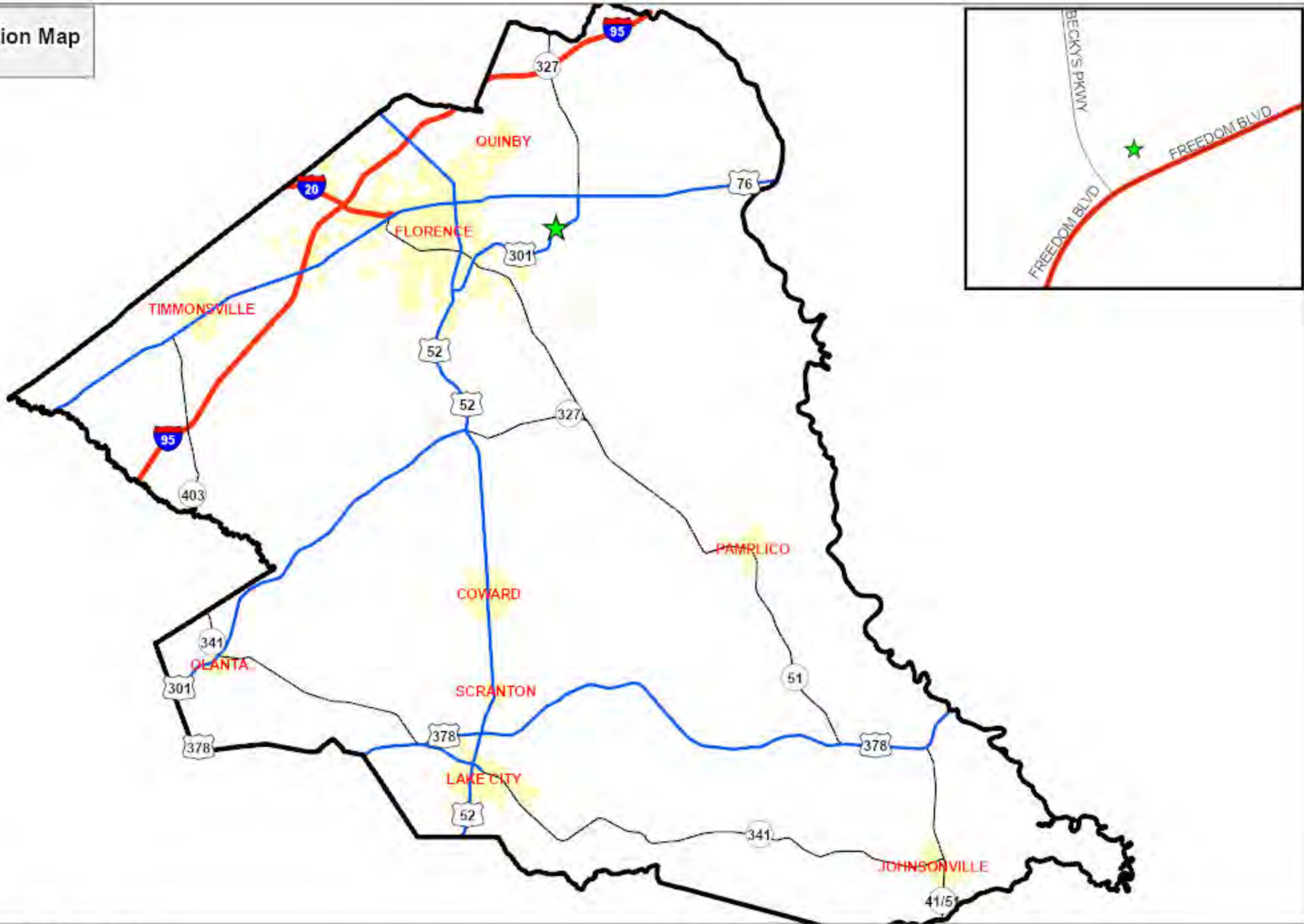
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

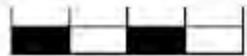
ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Sketch Plan

Location Map



0 2 3 5 6 Miles



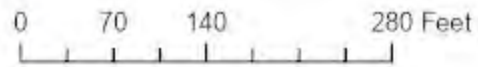
Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-24

**Florence County
Zoning Map**

- Legend**
- R-1
 - R-2
 - R-3
 - R-4
 - R-5
 - PD
 - S-1
 - S-2
 - S-3
 - S-4
 - S-5
 - S-6
 - RU-1
 - RU-2
 - UNZ



Florence County
Planning Department
Meeting Date:
2/27/24



**Council District 6
PC#2024-24**

2021 Aerial



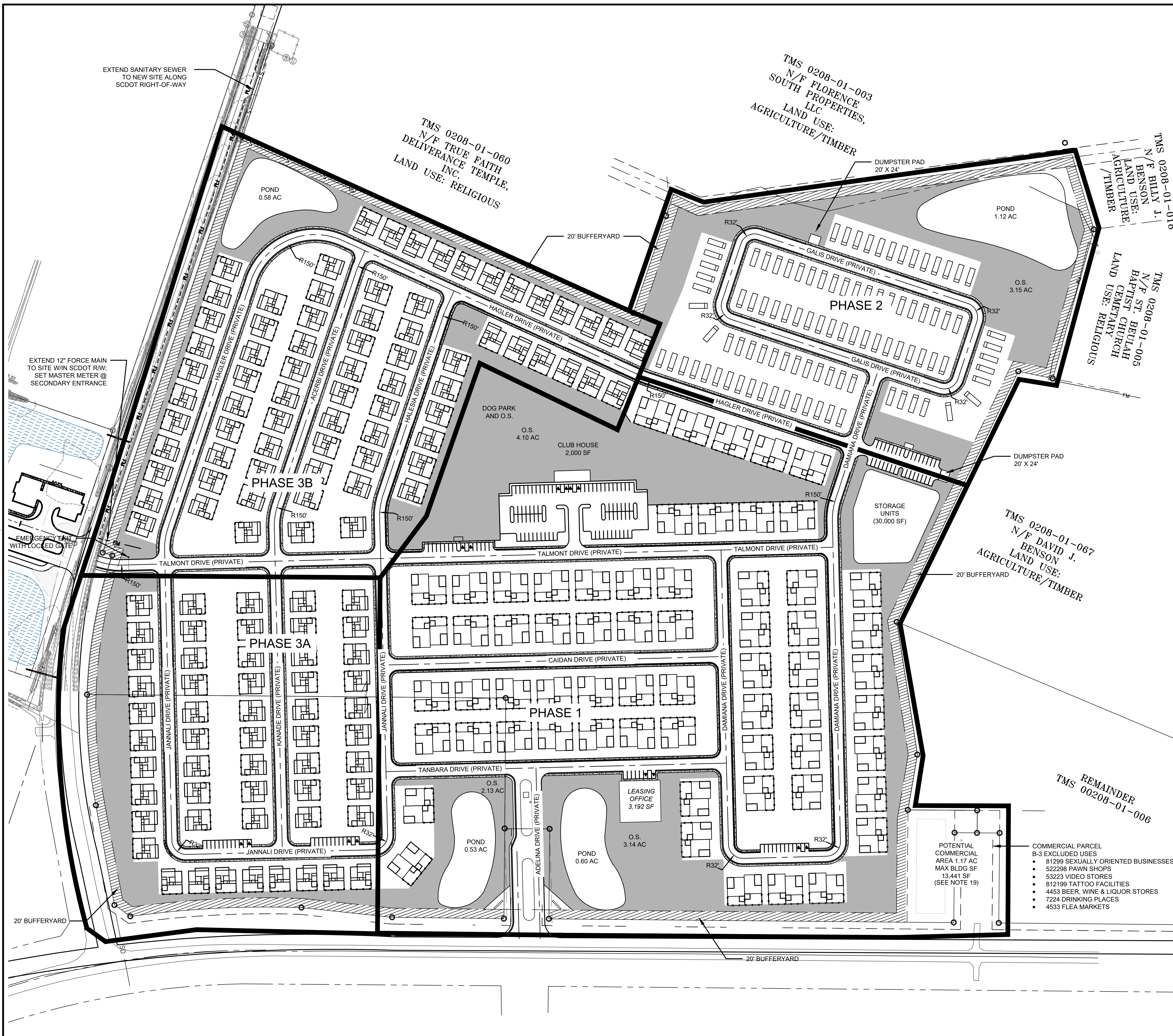
0 70 140 280 Feet

Florence County
Planning Department
Meeting Date:
2/27/24

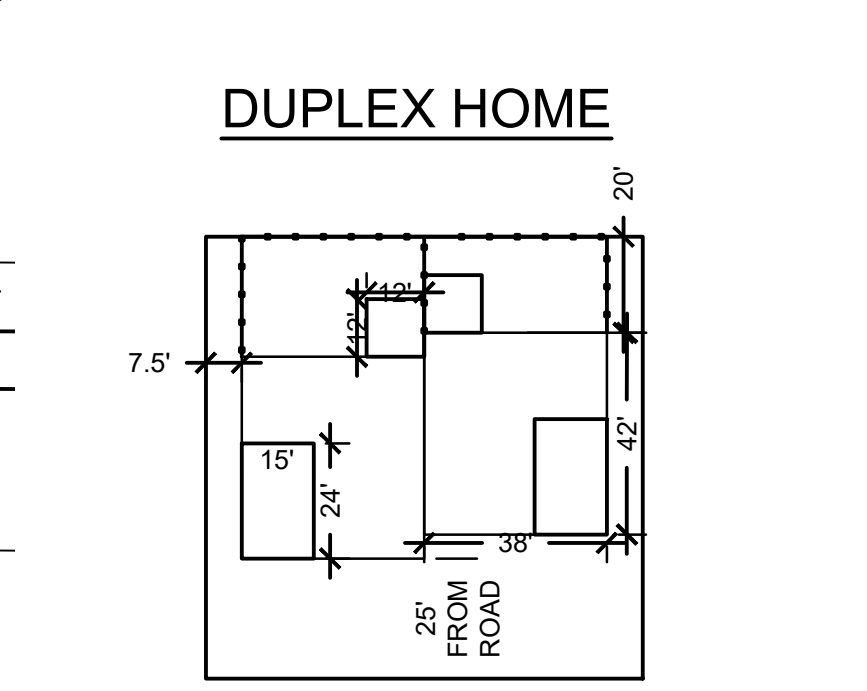
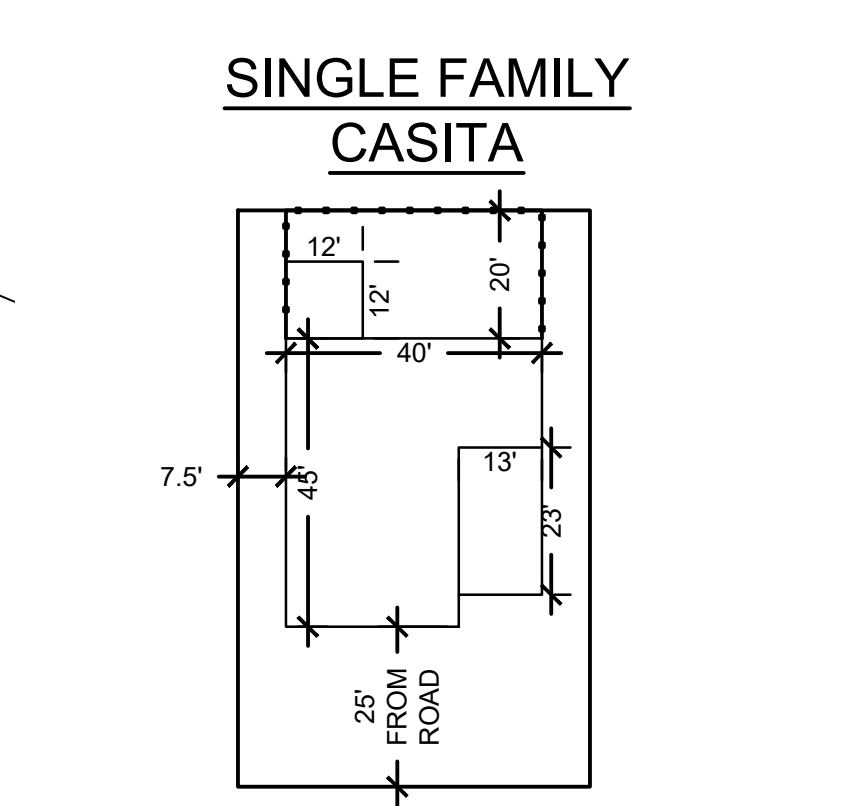
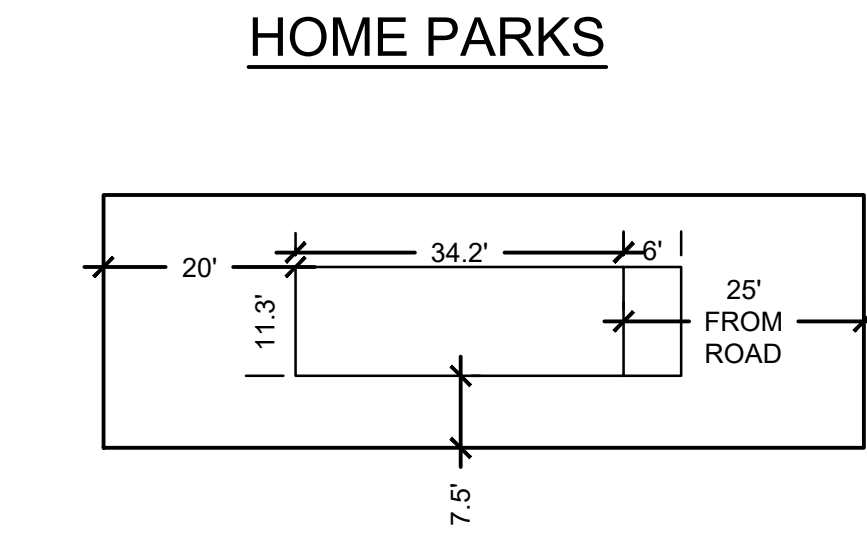


Council District 6
PC#2024-24

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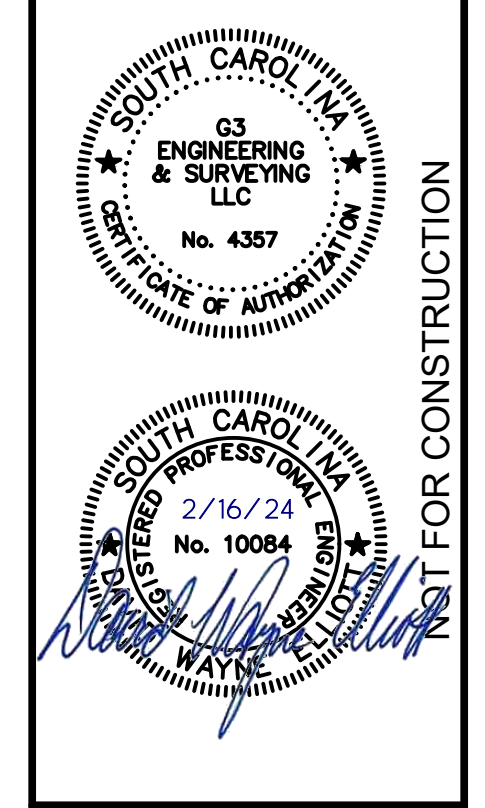


- SITE DATA**
- TAX MAP NUMBER = 0208-01-066
 - TOTAL SITE = 68.35 AC
 - PROJECT AREA IS NOT LOCATED WITHIN 100 YEAR FLOOD PLAIN
 - CURRENT ZONING = UNZONED
 - PROPOSED ZONING = PLANNED DEVELOPMENT (PD)
 - MAX BUILDING HEIGHT = 38'
 - THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES
- PROJECT DATA**
- TYPICAL LOT SIZE
 - SINGLE FAMILY CASITA STYLE : 40' X 45'
 - DUPLEX STYLE : 42' X 76'
 - HOME PARK STYLE : 11'-4" X 34'-2"
 - NUMBER OF BUILDINGS (281 BUILDINGS / 345 UNITS)
 - SINGLE FAMILY CASITA STYLE = 128 UNITS
 - DUPLEX STYLE = 64 BUILDINGS (128 UNITS)
 - HOME PARK STYLE = 98 UNITS
 - DENSITY (UNITS) = 5.17 UNITS/AC
 - SIGNAGE WILL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE
 - STREET TREES TO BE PLANTED IN ACCORDANCE WITH FLORENCE COUNTY ZONING ORDINANCE AT A RATE OF 1 PER UNIT
 - BUILDING FINISHED FLOOR SHALL BE A MIN. OF 1' ABOVE STREET BACK OF CURB ELEVATION
 - FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS
 - CITY OF FLORENCE APPROVAL REQUIRED ON SEWER AND WATER SYSTEMS
 - BUILDING SIZES SHALL BE GOVERNED BY PROTECTIVE COVENANTS
 - GREEN SPACE
 - MIN. 15% (10.25 AC)
 - PROVIDED 21.14% (14.45 AC)
 - PARKING
 - EACH UNIT WILL BE PROVIDED WITH SPACE FOR 2 PARKING SPACES
 - SINGLE FAMILY CASITA STYLE WILL HAVE A COVERED CAR PORT FOR 1 VEHICLE AND A DRIVEWAY CAPABLE OF PARKING 1 ADDITIONAL VEHICLE
 - THE DUPLEX STYLE WILL HAVE A COVERED CAR PORT FOR 1 VEHICLE AND A DRIVEWAY CAPABLE OF PARKING 1 ADDITIONAL VEHICLE
 - THE HOME PARK STYLE WILL HAVE A DRIVEWAY SPACE THAT PROVIDES PARKING FOR 2 VEHICLES
 - TOTAL ADDITIONAL PARKING SPACES = 162
 - STREET SIGNAGE (CUSTOM)
 - UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO SCDOT STANDARDS
 - SUBDIVISION IDENTIFICATION SIGNAGE
 - UNDECIDED AT THE MOMENT, BUT WILL BE DESIGNED AND INSTALLED TO FLORENCE COUNTY ZONING AND SIGNAGE ORDINANCE
 - ALL ROADS SHALL BE PRIVATELY OWNED AND MAINTAINED WITH 50' WIDE PRIVATE RIGHT OF WAY
 - PONDS AND DRAINAGE SYSTEM WILL BE PRIVATELY OWNED AND MAINTAINED
 - MIN. BUILDING SEPERATION = 15'
 - BUILDING SETBACKS
 - FRONT = 25' FROM EDGE OF ROAD
 - SIDE = 7.5'
 - REAR = 20'
 - OPEN SPACE/LANDSCAPING
 - PARKING REQUIREMENTS WILL BE MET FOR COMMERCIAL BUILDING USE AND SIZE SELECTED



- REMAINDER TMS 00208-01-006**
- POTENTIAL COMMERCIAL AREA 1.17 AC
MAX BLDG SF 13,441 SF
(SEE NOTE 19)
- COMMERCIAL PARCEL
B-3 EXCLUDED USES
- 81299 SEXUALLY ORIENTED BUSINESSES
 - 522298 PAWN SHOPS
 - 53223 VIDEO STORES
 - 812199 TATTOO FACILITIES
 - 4453 BEER, WINE & LIQUOR STORES
 - 7224 DRINKING PLACES
 - 4533 FLEA MARKETS

NO.	REVISIONS	BY	DATE



G3 ENGINEERING & SURVEYING
 900 E NORTH ST, SUITE 210
 GREENVILLE, SC 29601
 PHONE: 843.237.1001
 www.G3Engineering.org

CHANDLER SUMMIT
 FLORENCE, SOUTH CAROLINA
 PREPARED FOR
CHANDLER INVESTMENTS
PLANNED DEVELOPMENT PLAN

SCALE: 1"=100'

DESIGNED: A.J.L.
 DRAWN: A.J.L.
 APPROVED: D.W.E.
 PROJ. NO. 23085G
 DATE: 11/10/2023

C-1
 SHEET

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-25**

SUBJECT: Map Amendment Requested By Jane Hamilton Vernon To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 018 and 030 Located Off Of E. Palmetto Street and Wallace Woods Road Florence, SC From Unzoned To **R-1 Single Family Residential District.**

LOCATION: E Palmetto Street and Wallace Woods Road, Florence, SC

TAX MAP NUMBERS: 00276-01-018, 00276-01-030

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Jane Hamilton Vernon

APPLICANT: Jane Hamilton Vernon

ZONING/LAND AREA: Unzoned Approximately 13.32 acres

WATER/SEWER AVAILABILITY: City of Florence water only available to a portion of the referenced parcels

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and unzoned.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-1 Single Family Residential.
3. Surrounding Land Use and Zoning:
North: Florence County/ Vacant /Unzoned
South: Florence County/ Residential/ Unzoned
West: Florence County/ Residential/ Unzoned
East: Florence County/ Vacant / Unzoned

4. Transportation Access and Circulation:

Present access to the property is by the way of E Palmetto Street and Wallace Woods Road in Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1 Single Family Residential may have an impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development 1. The requested rezoning of the property is compatible with the designated future land use.

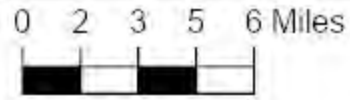
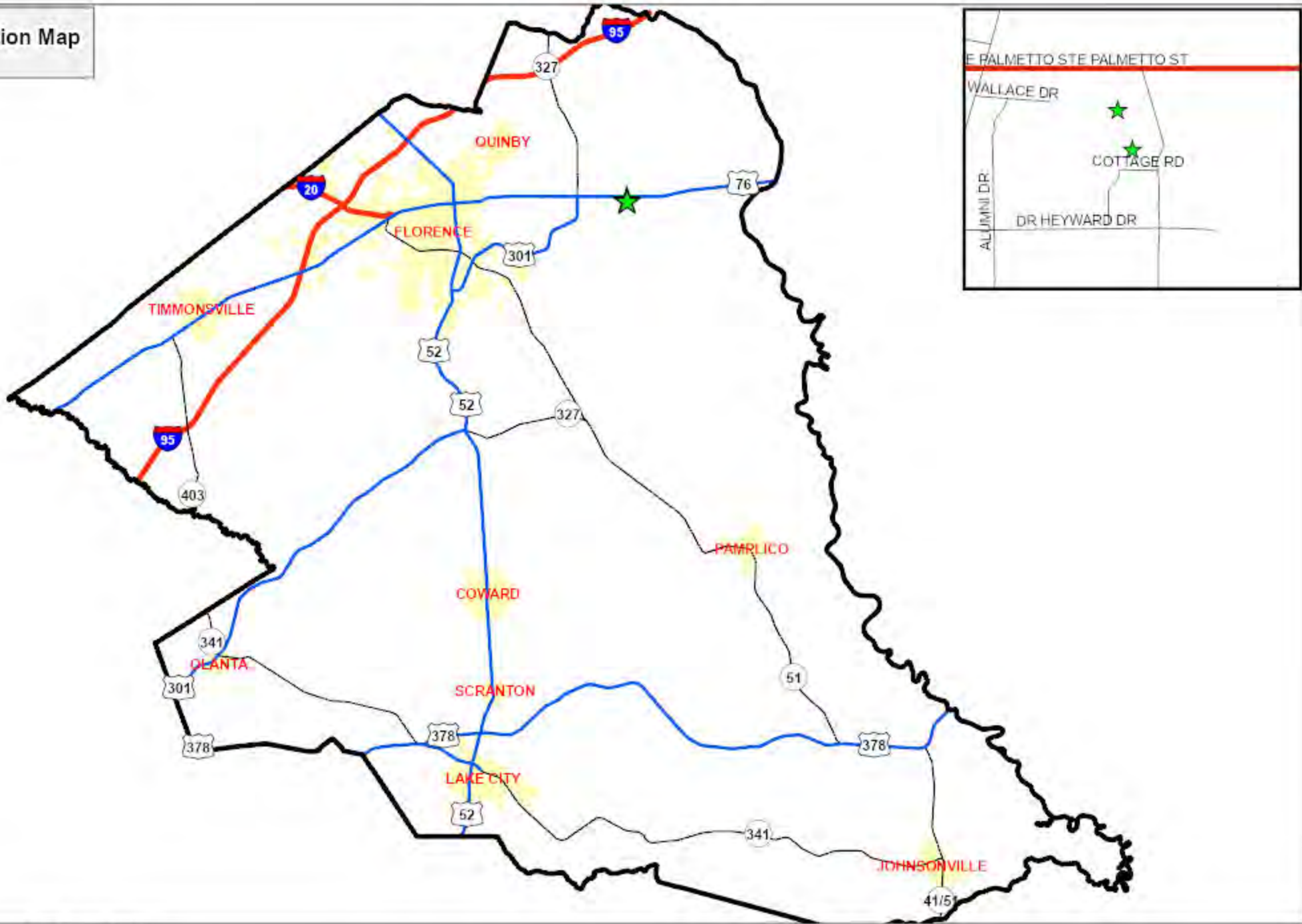
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-25

E PALMETTO ST
















WALLACE DR

WALLACE WOODS RD

UNZONED

COTTAGE RD

Legend

-  R-1
-  R-2
-  R-3
-  R-4
-  R-5
-  PD
-  S-1
-  S-2
-  S-3
-  S-4
-  S-5
-  S-6
-  RU-1
-  RU-2
-  UNZ

0 90 180 360 Feet



Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-25

2021 Aerial



0 90 180 360 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-25

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-26**

SUBJECT: Map Amendment Requested By Salco Land LLC To Change The Zoning Designation For Property Of Tax Map Number 00276, Block 01, Parcel 003 Located Off Of E. Palmetto Street Florence, SC From Unzoned To **R-1 Single Family Residential District.**

LOCATION: E Palmetto Street, Florence, SC

TAX MAP NUMBERS: 00276-01-003

COUNCIL DISTRICT(S): 6; County Council

OWNER OF RECORD: Salco Land LLC

APPLICANT: Salco Land LLC

ZONING/LAND AREA: Unzoned Approximately 29.25 acres

WATER/SEWER AVAILABILITY: City of Florence Water Only

**ADJACENT WATERWAYS/
BODIES OF WATER:** None

FLOOD ZONE: Zone AE; X

PARCEL ZONING DESIGNATIONS: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently vacant and unzoned.
2. Proposed Land Use and Zoning:
The proposal is to rezone the subject property to R-1 Single Family Residential.
3. Surrounding Land Use and Zoning:
North: Florence County/ Vacant /Unzoned
South: Florence County/ Educational / Unzoned
West: Florence County/ Residential, Vacant / Unzoned
East: Florence County/ Vacant / Unzoned

4. Transportation Access and Circulation:

Present access to the property is by the way of E Palmetto Street in Florence, SC.

5. Traffic Review:

The rezoning of this property from Unzoned to R-1 Single Family Residential may have an impact on traffic flow.

6. Florence County Comprehensive Plan:

The future land use designation for the property is currently Variable Development 1. The requested rezoning of the property is compatible with the designated future land use.

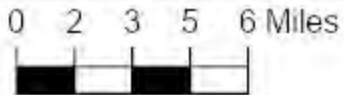
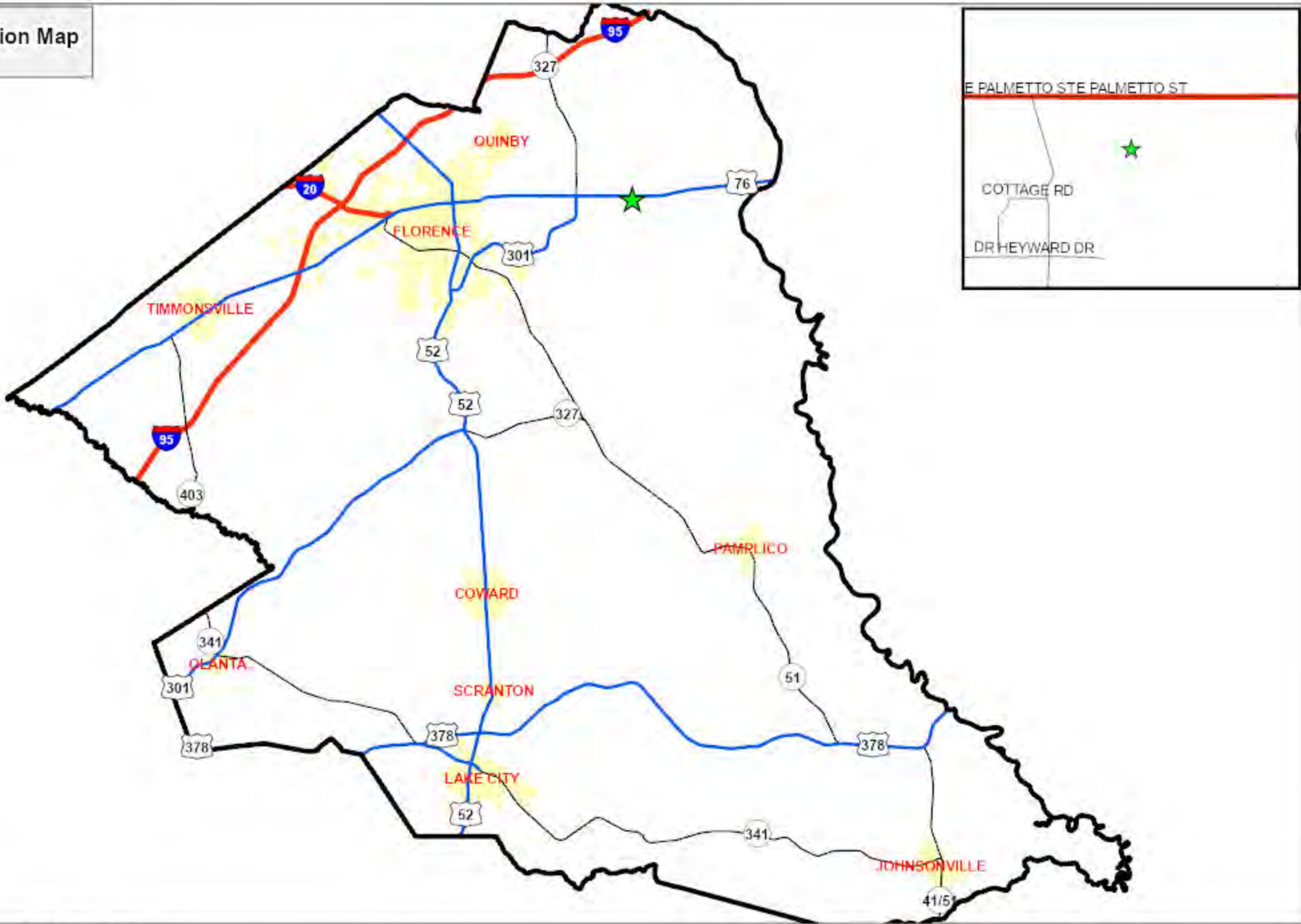
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map

Location Map



Florence County
Planning Department
Meeting Date:
2/27/24


















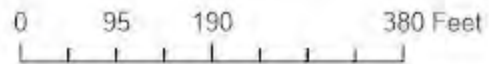
Council District 6
PC#2024-26

WALLACE WOODS RD.

UNZONED

Legend

-  R-1
-  R-2
-  R-3
-  R-4
-  R-5
-  PD
-  S-1
-  S-2
-  S-3
-  S-4
-  S-5
-  S-6
-  RU-1
-  RU-2
-  UNZ



Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-26

2021 Aerial

E PALMETTO ST

JANICE WOODS RD

0 95 190 380 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 6
PC#2024-26

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-27**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To **R-3A Single Family Residential District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00238-01-001

COUNCIL DISTRICT(S): 7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject property is currently unzoned with current use being residential.
2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is R-3A (Single Family Residential).
3. Surrounding Land Use and Zoning:
All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Aerial Map

PC#2024-27

Feb. 27, 2024

AERIAL VIEW



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-28**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To **CMU Commercial Mixed-Use District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00237-01-002, 00238-01-003, 00241-01-004, 00241-01-012

COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently unzoned with varying current uses; a majority of them being commercial.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is CMU (Commercial Mixed-Use District).

3. Surrounding Land Use and Zoning:

All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties' future land use designations.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Aerial Map

PC#2024-28

Feb. 27, 2024

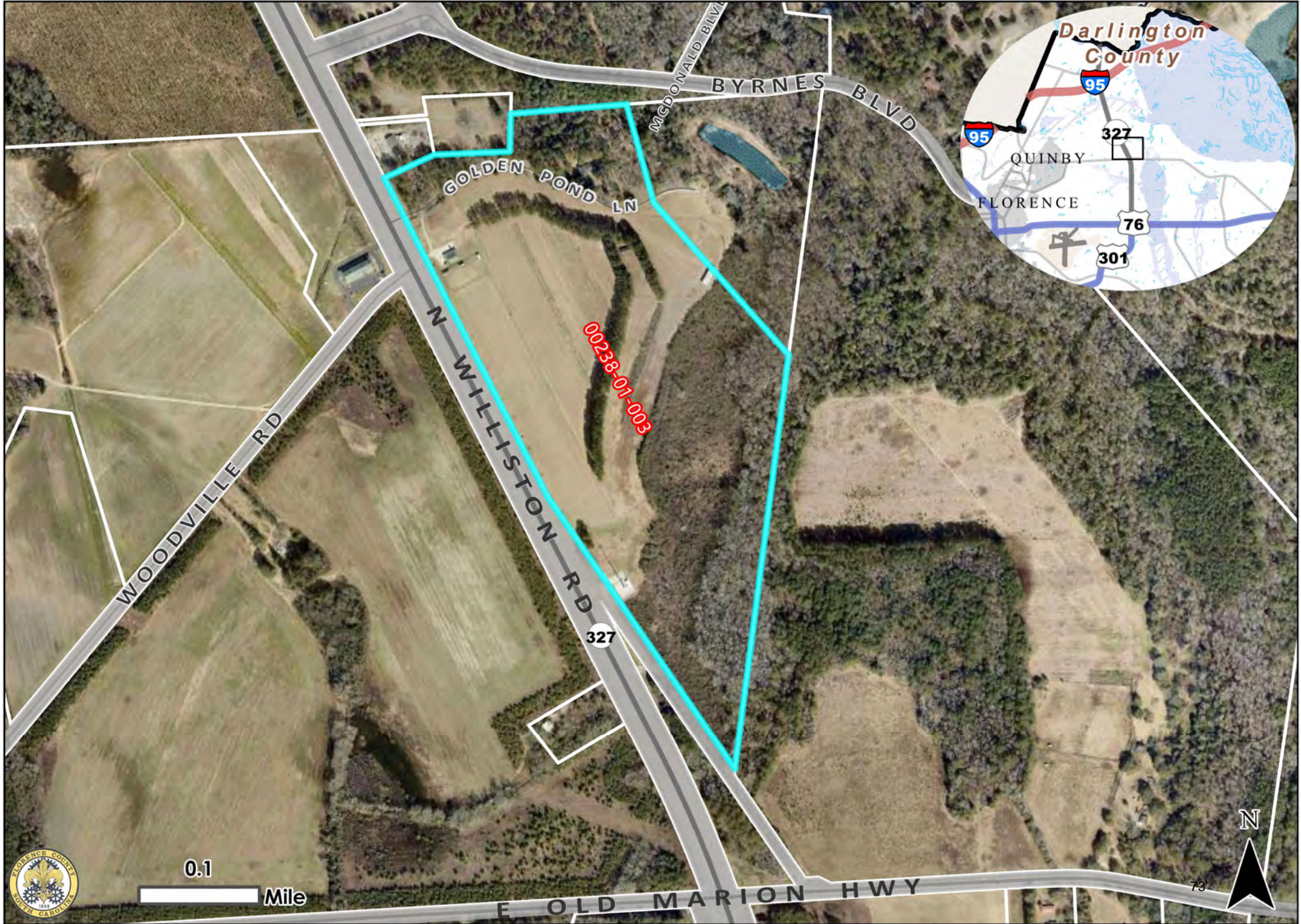
AERIAL VIEW 1



PC#2024-28

Feb. 27, 2024

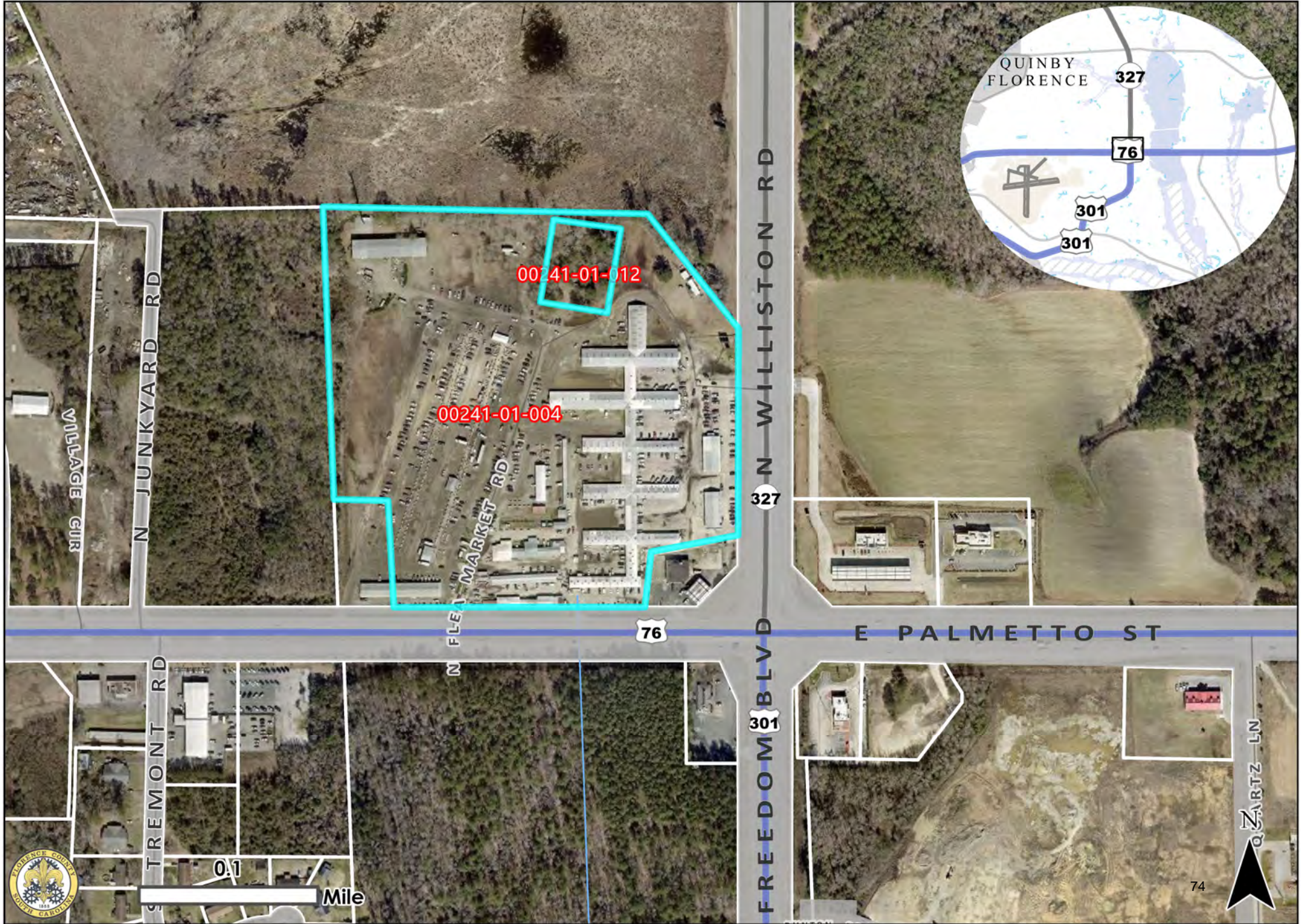
AERIAL VIEW 2



PC#2024-28

Feb. 27, 2024

AERIAL VIEW 3



0.1
Mile



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
Tuesday, February 27, 2024
PC#2024-29**

SUBJECT: Map Amendment Requested By Florence County To Change The Zoning Designation For Properties In Group Two Of The East Highway 76 Gateway Study From Unzoned To **B-3 General Commercial District**. Furthermore, The Requirements Of Florence County Code Of Ordinances, Chapter 30, Zoning Ordinance, Article II. – Zoning District Regulations, Division 7, Corridor Overlay District, Shall Apply To All Properties Included In This Amendment That Lay Within Five Hundred Feet (500’) Of The Corridor. Any Parcel That Extends Beyond 500’ From The Corridor Shall Be Wholly Covered By The Overlay District If The Outer Area Is Twenty Percent (20%) Or Less Of The Total Parcel Size. This Measurement Shall Be Taken From The Roads Edge, Or Curb, And Extend Landwards.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00203-01-023, 00203-01-028, 00204-01-032, 00236-01-032, 00237-01-016, 00237-01-019, 00238-01-002, 00238-01-009, 00239-01-003, 00239-01-038, 00239-01-039, 00239-01-040, 00240-01-004, 00241-01-021

COUNCIL DISTRICT(S): 6,7; County Council

APPLICANT: County of Florence

ZONING/LAND AREA: Unzoned

STAFF ANALYSIS:

1. Existing Land Use and Zoning:
The subject properties are currently unzoned with varying current uses; a majority of them being vacant.

2. Proposed Land Use and Zoning:
The proposed zoning recommendation for the subject properties is B-3(General Commercial).

3. Surrounding Land Use and Zoning:

All surrounding properties are unzoned.

4. Florence County Comprehensive Plan:

The recommended zoning district is compatible with the subject properties future land use designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Aerial Map

PC#2024-29

Feb. 27, 2024

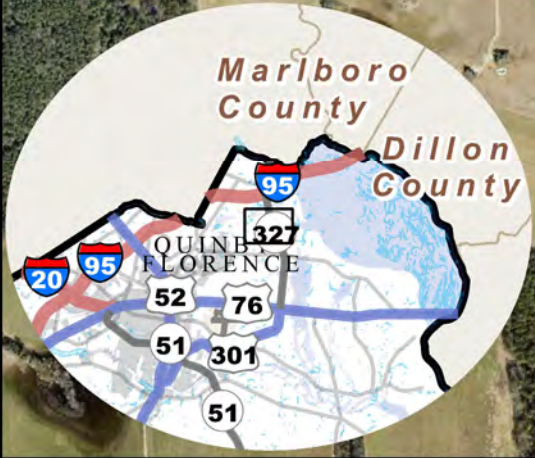
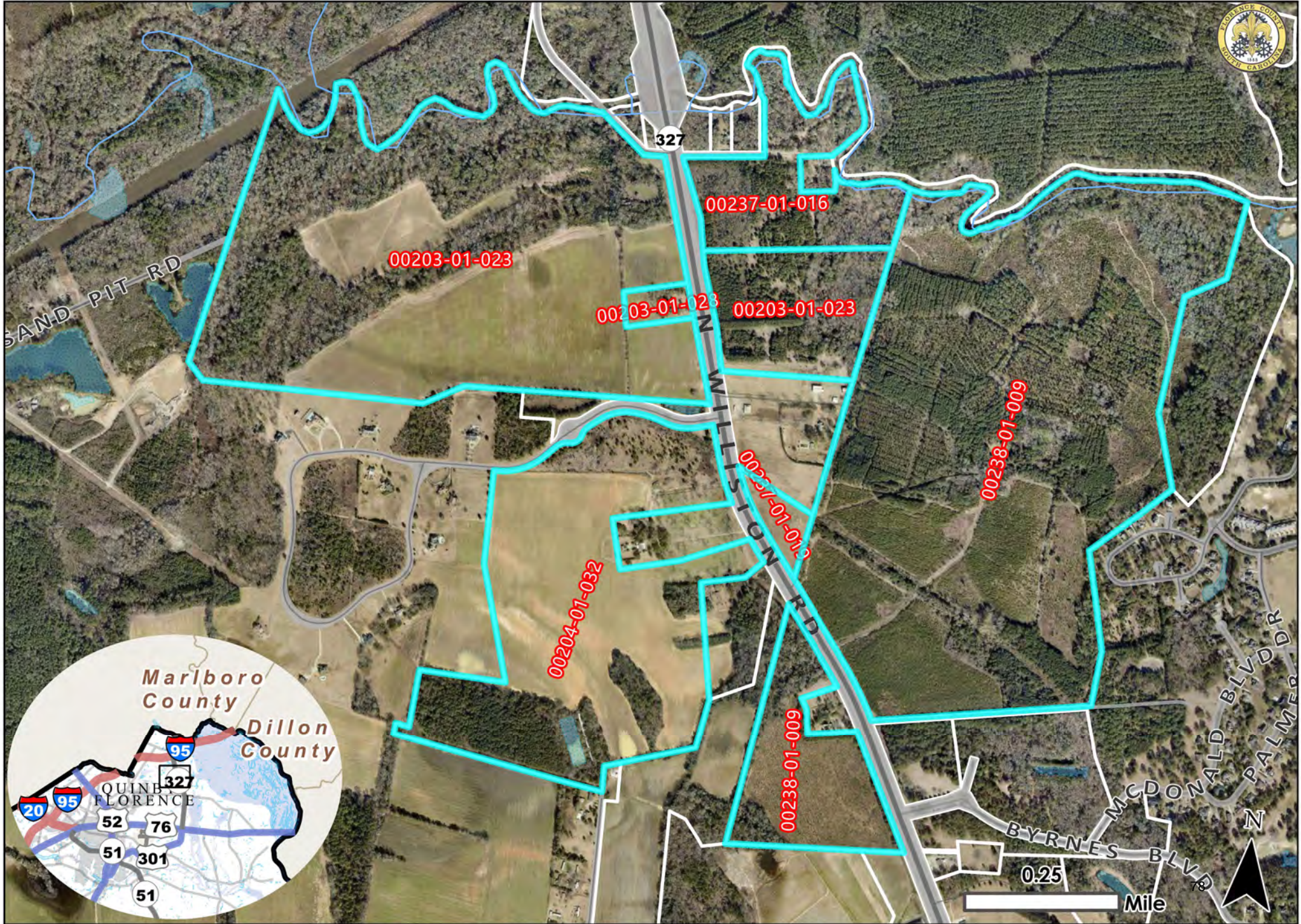
AERIAL VIEW 1



PC#2024-29

Feb. 27, 2024

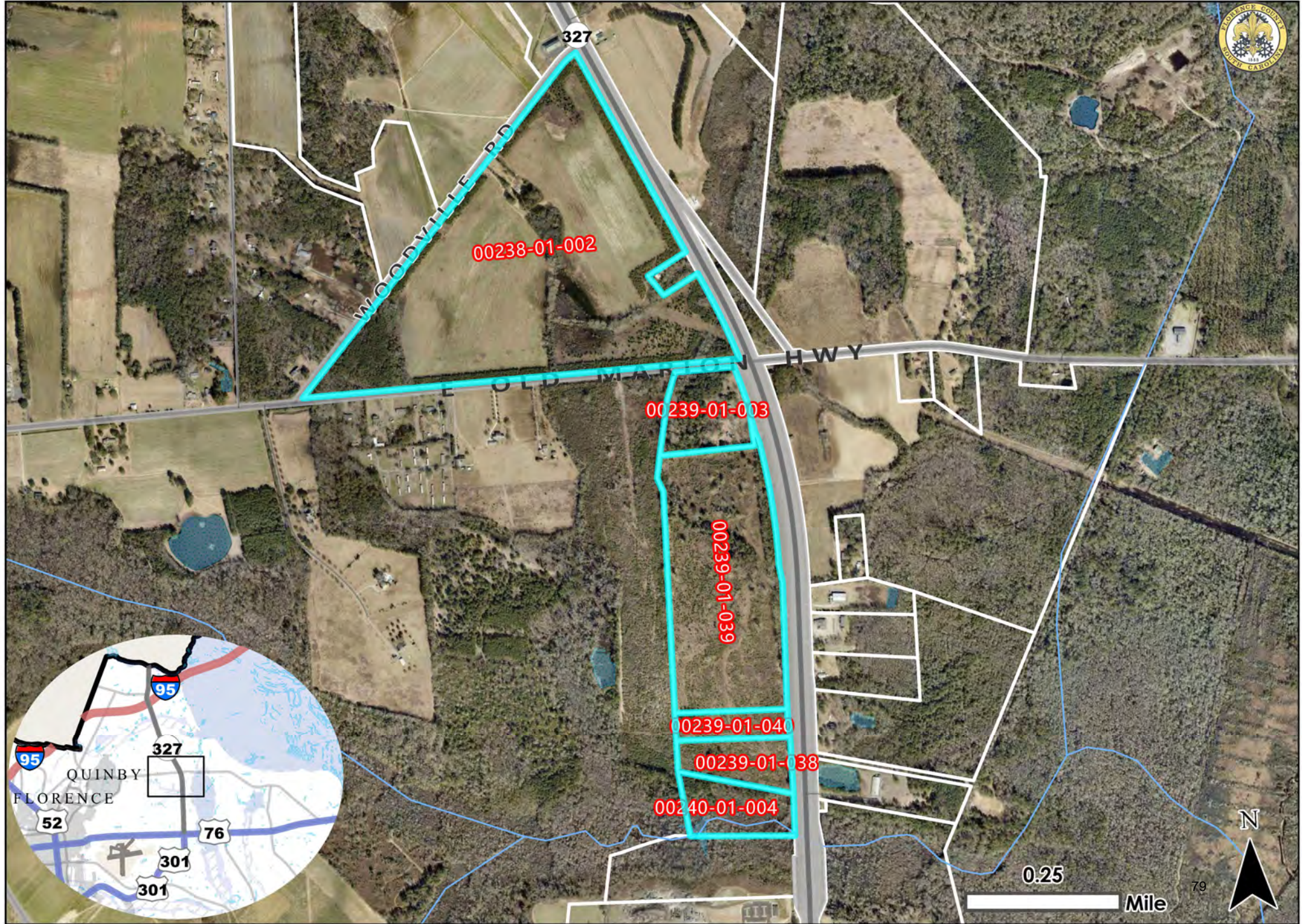
AERIAL VIEW 2



PC#2024-29

Feb. 27, 2024

AERIAL VIEW 3



PC#2024-29

Feb. 27, 2024

AERIAL VIEW 4



00241-01-021

00241-01-021



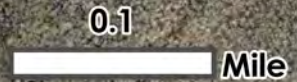
N WILLISTON RD

327

A MARKET RD

76 E PALMETTO ST

QUARTZ LN



**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 27, 2024
PC#2024-30**

SUBJECT: Request for the naming of private roads, Calycina Drive, Camillo Drive, Jaspeada Drive, Kanose Drive, Odero Drive, and Theola Drive

LOCATION: Off Becky’s Parkway, Florence, SC

TAX MAP NUMBERS: Portions of 00208-01-001, 00208-01-003, 00208-01-006

COUNCIL DISTRICT: 6; County Council

APPLICANT(S): J. Greg Hendrick

STAFF ANALYSIS:

The applicant is proposing to name six private roads located off of Becky’s Parkway in Florence, SC. The proposed road names are Calycina Drive, Camillo Drive, Jaspeada Drive, Kanose Drive, Odero Drive, and Theola Drive.

The roads are shown on a portion of Florence County Tax Maps: 00208-01-001, 00208-01-003, 00208-01-006.

The private roads have been requested for an RV Park.

FINDINGS:

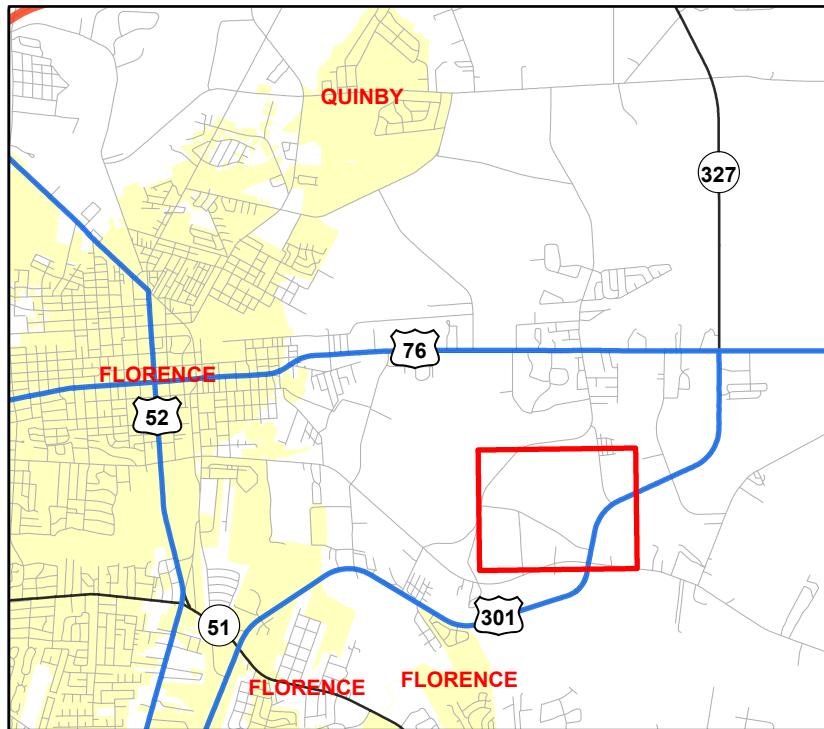
1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name private roads.
3. Road names are not duplicates of existing road names in the County of Florence.
4. The private road names have been approved by the County addressing office.

FLORENCE COUNTY COUNCIL MEETING:

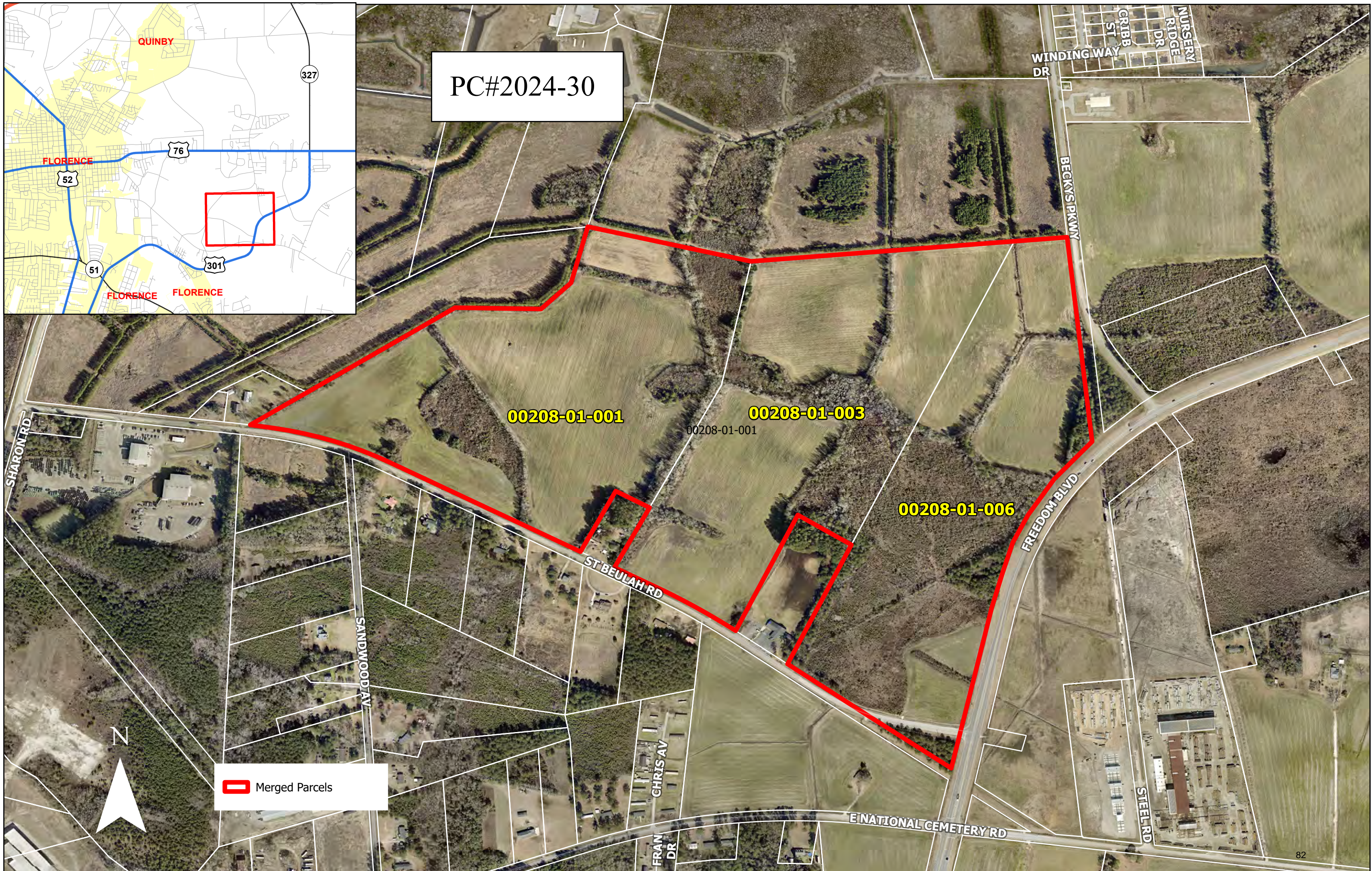
This item is tentatively scheduled to appear on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in Room 803 of the County Complex located at 180 N. Irby St., Florence.

ATTACHMENTS:

1. Aerial Map
2. Site Plan



PC#2024-30



WINDINGWAY DR
CRIBB ST
NURSERY RIDGE DR

BECKYS PKWY

SHARON RD

SANDWOOD AV

ST BEULAH RD

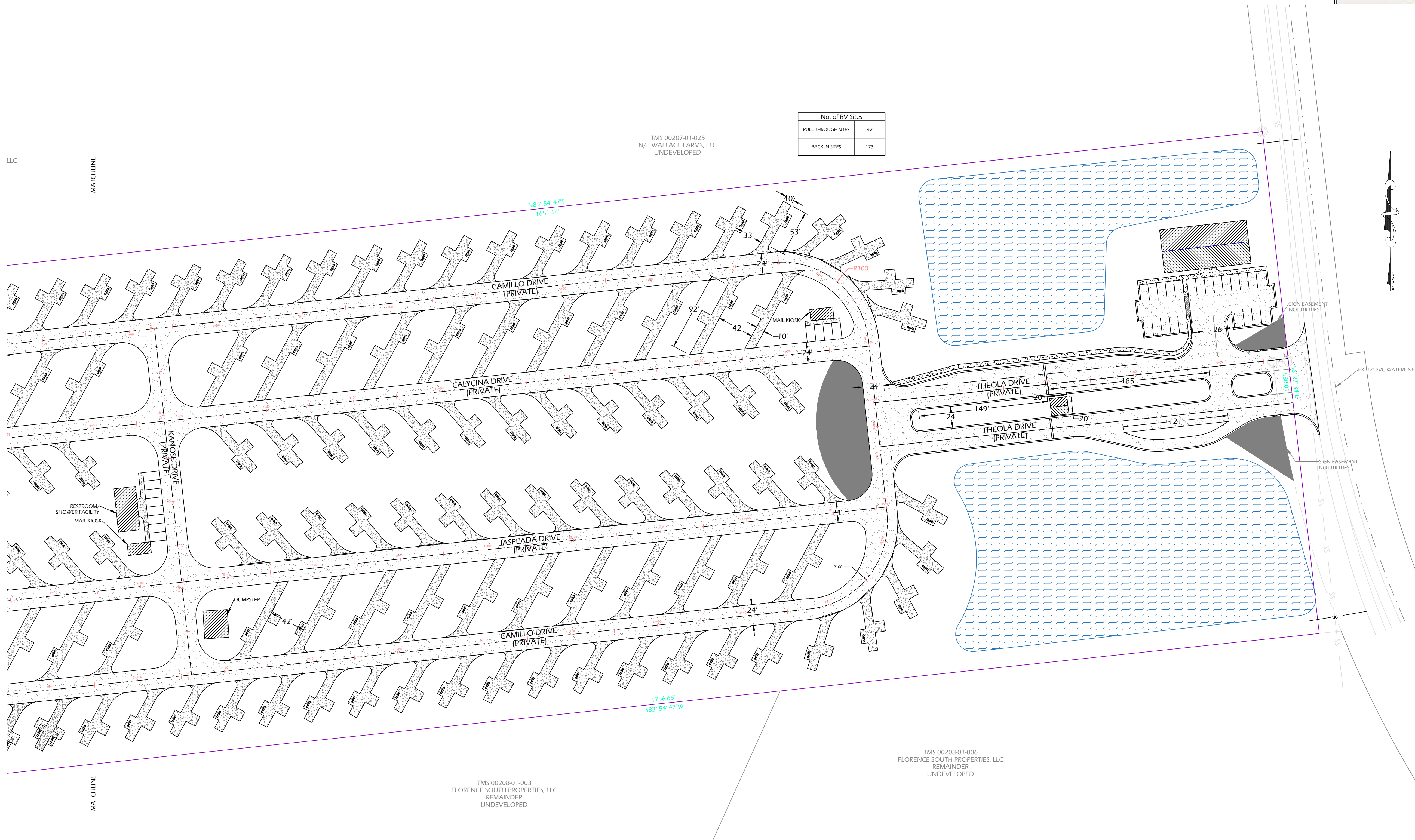
CHRIS AV

FRAN DR

FREEDOM BLVD

E NATIONAL CEMETERY RD

STEEL RD



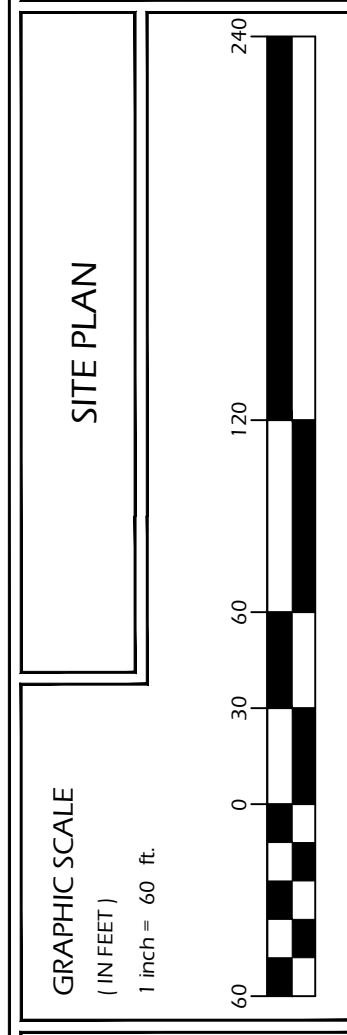
No. of RV Sites	
PULL THROUGH SITES	42
BACK IN SITES	173

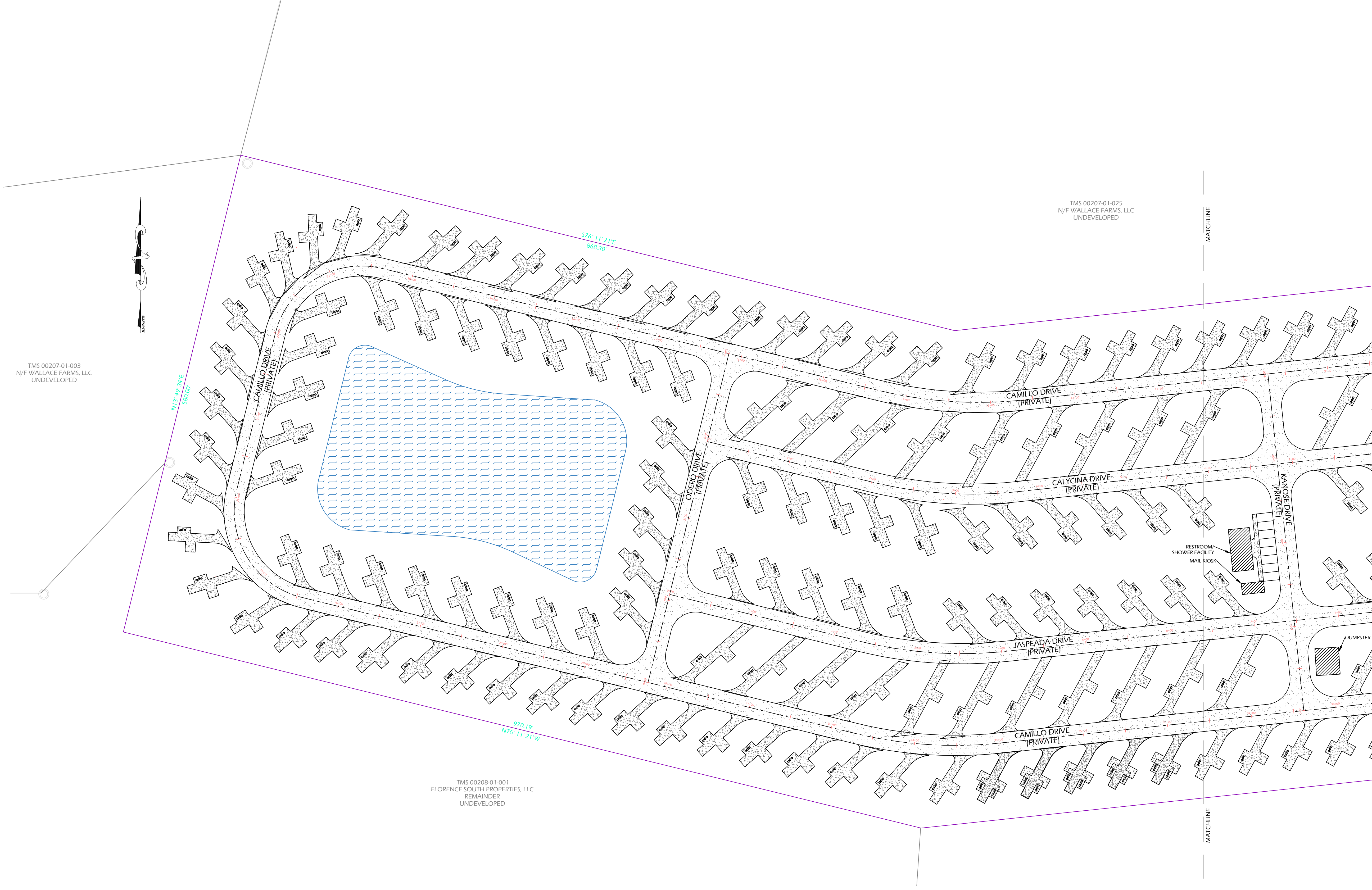


PRELIMINARY PLANS
 NOT FOR CONSTRUCTION

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DATE:	FEBRUARY 1, 2024
DRAWN BY:	ALW
DRAWING NO.:	SITE - 1
PROJECT NO.:	00208-01-001.36
SHEET:	24-02
	1 OF 2





TMS 00207-01-003
N/F WALLACE FARMS, LLC
UNDEVELOPED

TMS 00207-01-025
N/F WALLACE FARMS, LLC
UNDEVELOPED

TMS 00208-01-001
FLORENCE SOUTH PROPERTIES, LLC
REMAINDER
UNDEVELOPED



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DRAWN BY:	ALW	DATE:	FEBRUARY 1, 2024
DRAWING NO.:	SITE - 2	PRJ. NO.:	00208-01-001.3.6
JOB NO.:	24-02	SHEET:	2 OF 2

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

SITE PLAN

CHANDLER CAMPFIRE RETREAT
FLORENCE COUNTY, SOUTH CAROLINA
PREPARED FOR
CHANDLER INVESTMENT PROPERTIES, LLC

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 27, 2024
PC#2024-31**

SUBJECT: Request for the naming of a private road, Talia Drive

LOCATION: Off Pisgah Road, Florence, SC

TAX MAP NUMBERS: 00097-01-015

COUNCIL DISTRICT: 3; County Council

APPLICANT(S): Tim Davis on behalf of Jonathan Chandler

STAFF ANALYSIS:

The applicant is proposing to name one private road located off of Pisgah Road in Florence, SC. The proposed road name is Talia Drive.

The road is shown on Florence County Tax Map: 00097-01-015.

The private road has been requested for residential.

FINDINGS:

1. The request was made by the property owner(s) or their representatives.
2. The applicant was advised of the minimum requirements to name private roads.
3. Road names are not duplicates of existing road names in the County of Florence.
4. The private road name has been approved by the County addressing office.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, March 21, 2024 @ 9:00 a.m. in Room 803 of the County Complex located at 180 N. Irby St., Florence.

ATTACHMENTS:

1. Aerial Map
2. PD Plan

2021 Aerial

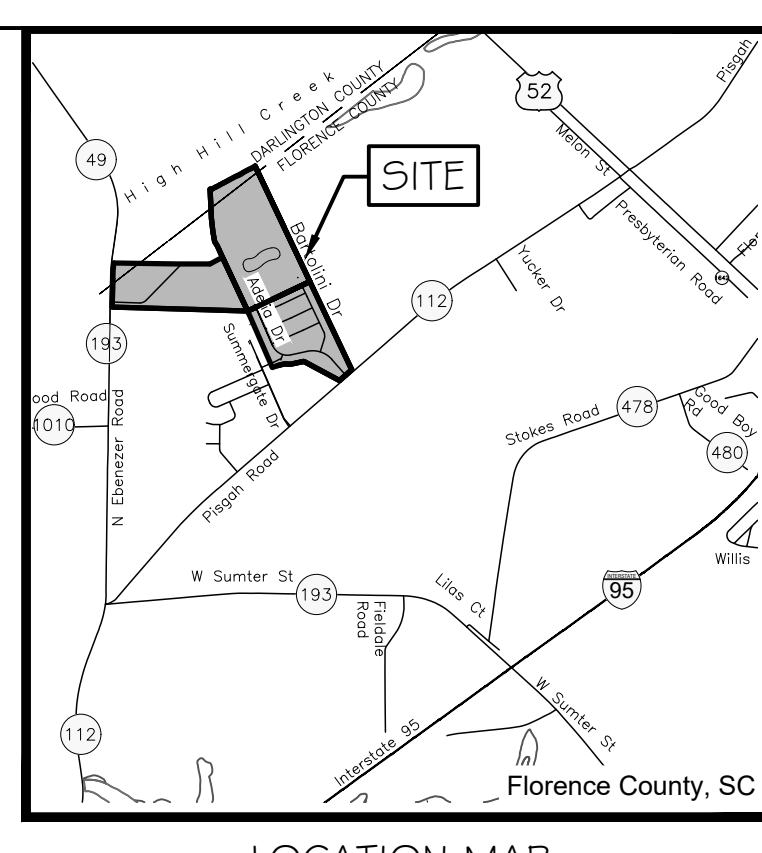


0 125 250 500 Feet

Florence County
Planning Department
Meeting Date:
2/27/24



Council District 3
PC#2024-31



LOCATION MAP
SCALE: 1"=3000'

ROAD WIDTHS: 22' WIDE UNLESS OTHERWISE NOTED

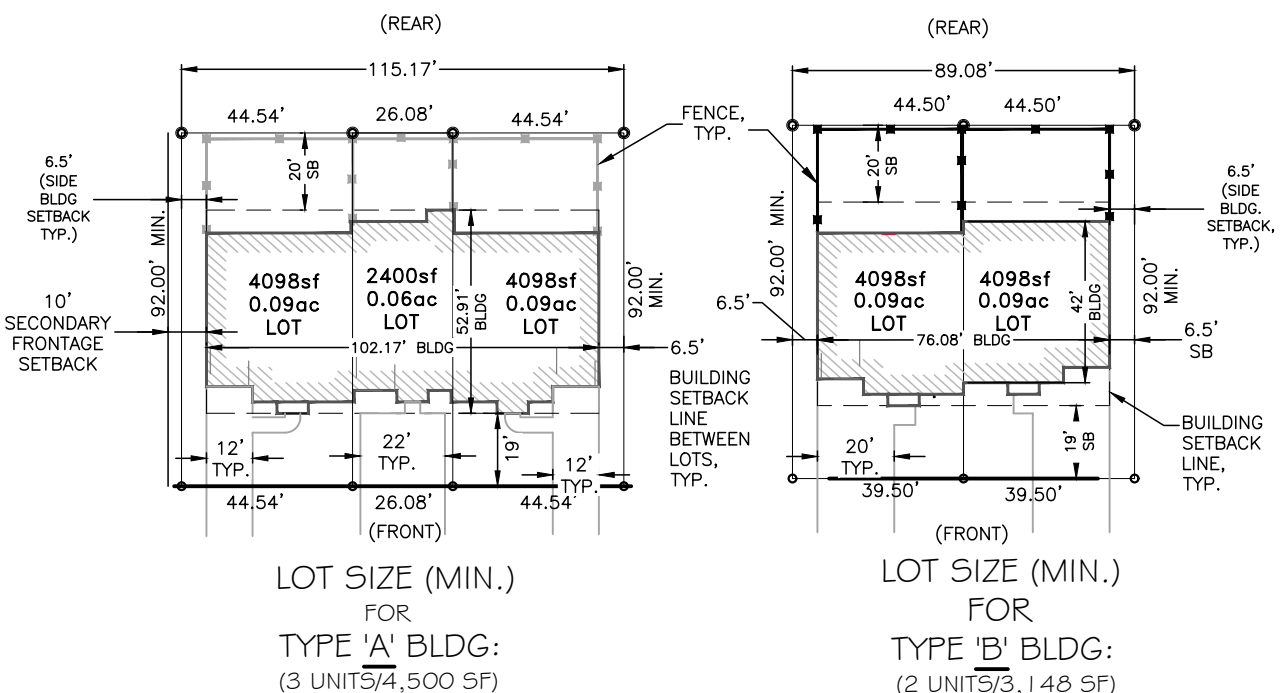
ROAD LENGTHS:
ADELIA DR = 1,225
BARTOLINI DR = 1275
FLORABEL DR = 785
HERMOSA DR = 765
VENUSTA DR = 778
SARITA DR = 2,057
SINCLAIR DR = 1,374
ADALYN DR = 468
FARLEYA DR = 468
CANOVA DR = 814
DUMOSA DR = 806
ELASKI DR = 798
TALIA DR = 405

COMMERCIAL
PARK & COMMON AREAS = 10.56 AC

LANDSCAPING
TREES - JAPANESE MAPLE:
237 EACH (CAREFREE AREAS)
GRASSING - CENTIPEDE SOD
(ALL COMMON AREAS)

- PROJECT DATA:
- TYPICAL LOT SIZE(S) FOR PHASE 1-5
A. TYPE A BLDG:
END UNIT LOTS = 92'X44.54' (0.09 AC)
B. TYPE B BLDG:
MIDDLE UNIT LOTS =
26.08'X92' (0.06 AC)
C. TYPE B BLDG:
END UNIT LOTS = 92'X39.50'
(0.09 AC)
 - NUMBER OF BUILDINGS: (226 TOTAL)
A. TYPE 'A' = 213 EACH
PHASE 1-5: 10+19+16+16+30=91
PHASE 6: 30
PHASE 7: 29
PHASE 8: 33
B. TYPE 'B' = 13 EACH
PHASE 1-5: 1+0+0+3=4
PHASE 6: 4
PHASE 7: 2
PHASE 8: 3
 - NUMBER OF TOWNHOUSE UNITS:
PHASE 1-5 = 281 UNITS / 281 LOTS
PHASE 6 = 98 UNITS / 1 LOT
PHASE 7 & 8 UNITS = 196 UNITS / 1 LOT
TOTAL: 575 UNITS / 283 LOTS
 - RESIDENTIAL DENSITY (UNITS) =
(575 UNITS @ 78.51 AC)
7.3 UNITS PER ACRE
 - LANDSCAPING & OPEN SPACE SHALL BE INSTALLED AS SHOWN ON THIS DRAWING.
 - SIGNAGE SHALL COMPLY WITH SECTION 5.3 OF THE FLORENCE COUNTY ZONING ORDINANCE.
 - BUILDING FINISHED FLOOR SHALL BE A MIN. OF ONE FOOT ABOVE STREET BACK OF CURB ELEVATION.
 - FLORENCE COUNTY APPROVAL REQUIRED ON ROAD DESIGN, STORM DRAINAGE, FIRE PROTECTION, AND EMERGENCY ACCESS.
 - CITY OF FLORENCE APPROVAL REQUIRED ON SEWER SYSTEM, AND WATER SYSTEM.
 - BUILDING SIZES SHALL BE GOVERNED BY PROTECTIVE COVENANTS.
 - GREEN SPACE:
A. 15% OF SITE REQUIRED
B. 53.4% PROVIDED
 - GRAVITY SEWER LINES AND WATER LINES SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - PARKING (EACH UNIT WILL BE PROVIDED WITH SPACE FOR PARKING 2 VEHICLES.)
A. END UNITS WILL HAVE A 1 CAR CARPORT ALONG WITH A DRIVEWAY CAPABLE OF PARKING 1 ADDITIONAL VEHICLE.
B. MIDDLE UNIT WILL BE EQUIPPED WITH 2 PARKING STALLS IN FRONT OF UNIT
 - STREET SIGNAGE (CUSTOM - UNDECIDED AT THE MOMENT), BUT WILL BE DESIGNED & INSTALLED TO MEET SCODOT REQUIREMENTS.
 - SUBDIVISION IDENTIFICATION SIGNAGE
A. NOT CURRENTLY DESIGNED, BUT WILL BE DESIGNED TO ADHERE TO THE FLORENCE COUNTY ZONING & SIGNAGE ORDINANCE.
 - ALL ROADS SHALL BE PRIVATELY OWNED & MAINTAINED.
 - PONDS AND DRAINAGE SYSTEM SHALL BE PRIVATELY OWNED AND MAINTAINED.
 - BUILDING SEPARATION: 13' MIN.
 - BUILDING SETBACKS:
FRONT: 19'
SECONDARY FRONT: 10'
SIDE: 6.5' MIN
REAR: 20'
 - BUILDINGS 96 AND 97 SHALL COMPLY WITH DEVELOPMENT REGULATIONS FOR BOTH FLORENCE COUNTY AND DARLINGTON COUNTY. REQUIREMENTS SHALL INCLUDE BUILDING STANDARDS AND SITE DEVELOPMENTS.
 - ALL BUILDINGS THAT ARE IN PHASES VI TO VIII ARE IN ONE LOT.

ALL BUILDINGS SHALL BE 13' (MIN.) APART

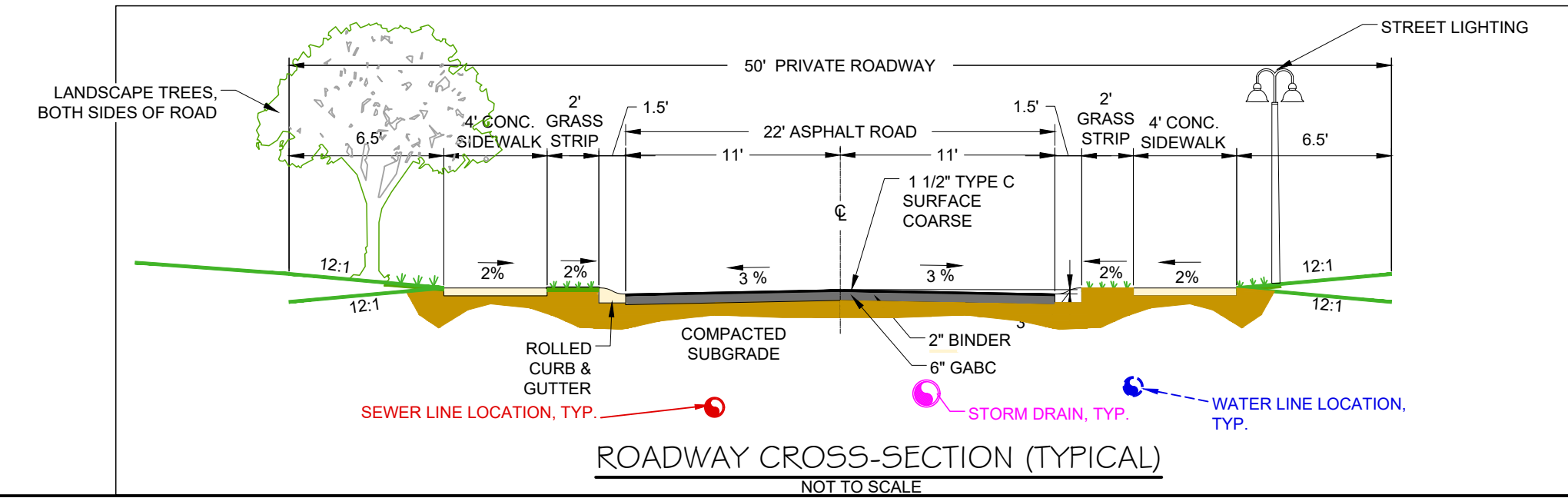


LOTS IN PHASE I-VB

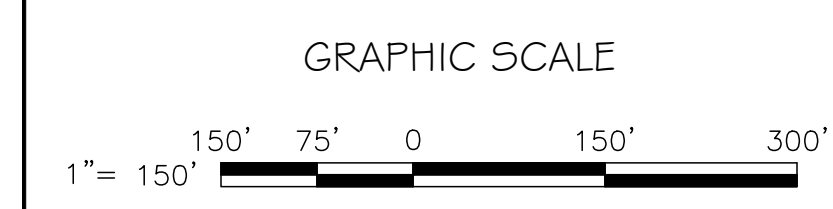
SITE AREA: 78.51 AC + 0.14= 78.65 AC	
UNDISTURBED AREA: 14.50 AC	
PROJECT AREA: 64.15 ACRES	
21% BUILDINGS (13.42 ac)	
0.06% DUMPSTER PAD (1558 sf = 0.04 ac)	
5.16% PRIVATELY OWNED CONC. PARKING (3.30 ac)	
2.06% CONCRETE DRIVEWAY (1.32 ac)	
3.37% SIDEWALKS (2.16 ac)	
10.2% ROADS (6.55 ac)	
7.95% COMMON PONDS (5.09 ac)	
49.80% TOTAL IMPERVIOUS SURFACES (31.88 ac)	
PERVIOUS AREAS	
20.8% PRIVATELY OWNED GREEN SPACE (13.34 ac)	
29.4% COMMON GREEN/LANDSCAPED SPACE (18.79 ac)	
50.20% TOTAL GREEN/LANDSCAPED AREAS (32.13 ac)	

SITE DATA:

- TAX MAP = #0097-01-015 & #0097-01-103
- TOTAL SITE = (31.69 + 46.52) 78.51 ACRES
- PROJECT AREA IS NOT LOCATED IN A 100 YR FLOOD ZONE
- CURRENT ZONING = PLANNED DEVELOPMENT (PD)
- MAXIMUM BUILDING HEIGHT = 38 FEET
- THIS SITE DOES NOT HAVE ANY EXISTING STRUCTURES.
- PDD ALLOWED USES SHALL BE TOWNHOMES, COMMERCIAL CLUBHOUSE, MAILBOX ENCLOSURES AND STRUCTURES, AMENITIES, DUMPSTERS (AS REQUIRED), NEIGHBORHOOD CAR WASH, ADDITIONAL PARKING AREAS, AND SITE STORAGE STRUCTURES (AS NEED OR REQUIRED).



ROADWAY CROSS-SECTION (TYPICAL)
NOT TO SCALE



TM 00097-01-014 JANE W FARMER TRUSTEE UNZONED

TM 00097-01-013 JONATHAN CHANDLER PD

TM 00097-01-099 PHILIP H & LISA S PAYMENT UNZONED

TM 00097-01-102 JONATHAN CHANDLER UNZONED

TM 187-00-02-081 AKA 00097-01-106 U S BANK NA TRUSTEE UNZONED

TM 00097-01-056 SIDNEY M. FARMER UNZONED

TM 00097-01-017 ROBERT F HARRELL JR UNZONED

TM#00097-01-015 REMAINS UNDIVIDED ZONED: PD

TM 00097-01-016 JULIA LEWIS UNZONED

REVISION BLOCK

NO.	DATE	PLAN SET REVISION DESCRIPTION	BY

ROBERT L. WEAVER, P.E.
CIVIL ENGINEERING & LAND PLANNING
77272023.4.07 PM
237 E. CHANDLER RESERVE, FLORENCE, SC 29506
843.333.4665

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Project: CHANDLER RESERVE
Client: CHANDLER RESERVE, LLC
Description: PD-18-2
Project No: 23-006
Sheet No: 1 OF 1

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 27, 2024
PC#2024-32**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 1. - GENERALLY, Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, And Chapter 30, ZONING ORDINANCE, ARTICLE II - ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (C) Table XI: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to reflect the 2022 North American Industry Classification System (NAICS).

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts. shall be amended to read as follows:

Sec. 30-29. - Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Sector 11: Agriculture, Forestry, Fishing, and Hunting											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
Agricultural production, livestock, animals 112											
Livestock, except feedlots	112111	N	N	N	N	N	N	P	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	P	P	None
General farms	11299	N	N	N	N	P	P	P	P	P	None
Fishing, hunting, trapping	114 1-2	N	N	P	N	N	P	P	P	P	None

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Agricultural services	115	N	N	N	N	N	N	P	P	P	None
Forestry	11531	N	N	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 21: Mining											
Mining (See Sec.30-117)	212	N	N	N	N	N	<u>PC</u>	N	N	<u>PC</u>	None
Sector 22: Utilities											
Electric 2211											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems 22131											
Storage/treatment	22131 <u>0</u>	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131 <u>0</u>	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems 22132											
Collection	22132 <u>0</u>	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132 <u>0</u>	N	N	P	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Steam & air conditioning supply	22133	N	N	P	N	P	P	N	N	N	1.0 per 500 s.f. GFA
Sector 23: Construction											
Building construction - general contract & operative builders	23 <u>36</u>	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234 <u>7990</u>	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	23 <u>58</u>	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manufacturing											
Food	311	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Beverage & tobacco	312	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Textile product mills	314	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Apparel	315	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Plastic & rubber	326	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Nonmetallic mineral products	327	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Primary metal industry	331	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Computer & electronic products	334	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Electrical equipment, appliances & components	335	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing indus.	339	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Sector 42: Wholesale Trade											
Wholesale trade-durable goods	42 <u>43</u>	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42 <u>93</u> 39 <u>30</u>	N	N	N	N	N	C	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	42 <u>24</u>	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail Trade											
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	4429	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & appliances	44392	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Building materials, garden supplies 444											
Building materials & supplies	4441	N	N	P	N	N	N	P	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (section 30-103)	444134	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	4456	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Gasoline stations	4457	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	4471957120	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448581	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	4519	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
General merchandise, except pawn shops & flea markets (section 30-103)	4525	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	45399	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (section 30-103)	45339510	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Flea markets	45339510	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments,	45399	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
fireworks, sexually oriented businesses											
Manufactured home dealers	453 <u>993</u>	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453 <u>998</u>	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	453 <u>9989999</u>	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
All other M miscellaneous retail	453 <u>999</u>	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	N	N	N	N	N	1.0 per 500 s.f. GFA
Fuel dealers	454 <u>372</u>	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air transportation	481	N	N	P	N	P	P	N	N	N	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck transportation	484	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Scenic & sightseeing transportation	487	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Support activities for transportation	488	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & messengers	492	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Warehousing & storage	493	N	N	P	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	514 <u>3</u>	N	P	P	P	P	P	N	N	P	1.0 per 500 s.f. GFA
Motion pictures & sound industries	512	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters (except drive-ins)	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	513 <u>61</u>	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	513 <u>7112</u>	N	C	C	C	C	C	C	C	C	None

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Info, services & data processing	514 8 210	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519 4 2021	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Pawn Shops	52229 8 9	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Insurance carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	5322 3 82	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Sector 54: Professional, Scientific, Technical Services											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	541 2 93	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep, service	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 55: Management of Companies and Enterprises											

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 56: Administrative and Support and Waste Management and Remediation Services											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
Sector 61: Educational Services											
Educational Services	611	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Elementary schools	6111	P	P	P	P	N	N	P	P	P	2.0 per classroom plus 5 admin, spaces
Secondary schools	6111	P	P	P	P	N	N	P	P	P	5.0 per classroom plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	6112-3310	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114-5	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. Office
Education support services	6117	P	P	P	P	P	P	N	N	N	1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance											
Ambulatory Health Care Services	621	P	P	P	P	P	NP	N	N	N	1.0 per 150 s.f. GFA
Medical & dental Diagnostic laboratories	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Nursing Care facilities	623	N	N	P	N	N	N	P	P	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Community care for elderly	6234 120	P	P	P	P	P	N	P	P	P	0.4 per bed
Social services <u>Assistance</u>	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Community, food & housing & emergency & relief services	6242	N	N	P	P	P	N	N	N	N	
Rehabilitation services	6243 21420	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Day care services	6244 <u>10</u>	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation											
Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	7139 <u>230</u>	N	N	N	N	P	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	N	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
<u>Fireworks</u>	<u>713990</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
Sector 72: Accommodation and Food Services											
<u>Accommodations 721</u>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Camps & recreational vehicle parks	721 4 <u>21</u>	N	N	C	N	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	721 2 <u>3</u> 1	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	722 4 <u>3</u> 51	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112- 811 4	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA
Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin
Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	8122 4 <u>2</u> 0	N	N	P	N	N	N	P	P	P	None
Crematories	81222 <u>0</u>	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Laundry & dry-cleaning services	8123	N	N	P	P	N	P	N	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	P	1.0 per 250 s.f. GFA
Pet care	81291	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	N	None
Sexually oriented business (section 30-105)	81299	N	N	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional,	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
political, civic, business organizations											
Sector 92: Public Administration											
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	N	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Ad. of environ, quality & housing prog. Admin of env. quality programs	924-5-924	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Admin of housing programs	925	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Space research & technology	927	N	N	P	P	P	P	N	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	N	
Residential Uses											
Site built dwellings											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	721 231	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
Manufactured dwellings											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
Accessory Uses to Residential Uses											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
Temporary Uses											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

- (1) Off street parking is not required in the B-4 district.
- (2) Any new use which includes outside sales of new or used household goods and other material goods and products which are akin to yard sales and flea markets for more than any two consecutive days within a 30-day period must obtain a certificate of zoning compliance. The Board of Zoning Appeals shall hear and deliberate such requests. The goods and products of such uses, whether permitted or allowed, must not be stored outside of the site's primary or secondary structure during non-business hours.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec.30-80.2. Uses Permitted(c) Table XI: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements. shall be amended to read as follows:

Sec. 30-80.2. Uses Permitted

- (a) **In General.** The following Schedule of Permitted and Conditional Uses indicates uses that are permitted within the districts. Signs are permitted as primary and accessory uses provided they meet all the requirements of this Division and, unless in conflict with this Division, the requirements of Article V.
- (b) **Table Interpretation.** A “P” indicates the use is permitted in the indicated district, provided it complies fully with all applicable development standards of this chapter. A “C” indicates the use is conditional and must meet additional conditions as outlined in this Division. An “SE” indicates the use is a special exception subject to additional use conditions outlined in this Division as well as general conditions and procedural requirements as detailed in Article IX of this ordinance. Where the letter "N" is shown, the use to which it refers is not permitted in the indicated district. Where a given use or NAICS reference is not listed in this table, said use shall not be permitted.

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Utilities								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None
Construction								
Building construction - general contract & operative builders	233 236	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Manufacturing								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	C	1.0 per 500 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Retail								
Lawn & garden equipment & supplies stores, excluding farm supply	444240	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Flea markets (Sec. 30-80.4(i))	45339 510	N	N	N	C	C	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))	4571	C	N	C	C	C	C	1.0 per 600 s.f. GFA
All other retail, excluding farm supply, excluding tobacco, e-cigarette, and other smoking supply retail	445110, 455, 458, 459	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Transportation Warehousing								
Air transportation excluding freight	481	N	N	N	N	N	P	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	N	N	N	P	1.0 per 500 s.f. GFA
Transit and ground passenger transportation (Sec. 30-80.4(d))	485	C	C	C	P	P	P	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	P	N	1.0 per 500 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	C	C	C	1.0 per 500 s.f. GFA
U.S. Postal Service	491	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Warehousing & storage	493	N	N	N	N	N	P	1.0 per 1,000 s.f. GFA
Information								
Publishing Industries	514 3	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Motion pictures & sound industries	512	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Motion picture theaters(except drive-ins)	512131	N	N	N	P	P	N	1.0 per 5 seats
Broadcasting & telecommunications	513 61	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Communication towers & antennas (Sec. 30-29.3(b))	5134 7112	N	N	N	C	C	C	None
Communication transmission only, except towers/antennas	5133 7112	P	P	P	P	P	P	None
Info, services & data processing	5145 18210	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Libraries	519120 51921	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Finance & Insurance								
Banks	521	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Credit Intermediation	522	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Insurance carriers & related activities	524	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	N	N	N	P	P	P	1.0 per 350 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Real Estate & Rental & Leasing								
Real estate	531	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Rental & leasing services	532	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Professional, Scientific, Technical Services								
Professional, scientific, technical services	541	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Legal services	5411	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9413	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Management of Companies and Enterprises								
Mgmt. of companies and enterprises	551	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Administrative and Support and Waste Management and Remediation Services								
Administrative & support services	561	N	N	N	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Educational Services								
Educational Services	611	N	N	N	P	P	P	1.0 per 200 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Elementary schools	6111	P	P	P	P	P	N	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	6112 <u>611210, 3310</u>	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114 5	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Other schools and instruction	6116	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Education support services	6117	N	N	N	P	P	P	1.0 per 200 s.f. GFA
Health Care and Social Assistance								
Ambulatory Health Care Services	<u>621</u>	N	N	N	P	P	NP	1.0 per 150 s.f. GFA
Medical & dental <u>Diagnostic</u> laboratories	6215	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Home health care services	6216	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	N	0.7 per bed
Nursing & residential care facilities (Sec. 30-80.4(f))	623	P	P	P	C	C	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social <u>Assistance</u> services	624	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	6243 <u>1420</u>	N	N	N	P	P	N	1.0 per 350 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Day care services	<u>-624410</u>	P	P	P	P	P	P	1.0 space per 200 s.f. GFA
Arts, Entertainment, and Recreation								
Community gardens	--	P	P	P	P	P	P	None
Performing art companies	7111	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	N	P	P	N	By individual review
Museums, historical sites, & similar institutions (Sec. 30-80.4(c))	712	C	C	C	P	P	P	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)	7132	N	N	N	N	C	N	1.0 per 200 s.f. GFA
Golf courses, public & private	71391	P	P	P	N	N	N	5.0 spaces for each hole
Physical fitness facilities	71394	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Swimming & tennis clubs	71394	P	P	P	P	P	N	1.0 space for each 200 s.f. GFA
Bowling centers	71395	N	N	N	N	P	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	N	N	P	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	N	P	P	P	1.0 per 200 s.f. GFA
Accommodation and Food Services								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	C	C	C	N	1.5 per bedroom

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room
Rooming & boarding houses, dormitories, group housing	72124 <u>31</u>	N	N	P	P	P	N	1.0 per bedroom
Eating places	7224 <u>351</u>	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Drinking places (Sec. 30-110)	7224	N	N	N	C	C	P	1.0 per 150 s.f. GFA
Other Services (except Public Administration)								
Auto repair & maintenance	8111	N	N	N	N	P	N	1.0 per 500 s.f. GFA
Other repair	8112- 811 <u>4</u>	N	N	N	N	P	P	1.0 per 350 s.f. GFA
Shoe repair, shoeshine shops	81143	N	N	N	N	P	N	1.0 per 300 s.f. GFA
Personal & laundry services	812	N	N	N	N	P	N	1.0 per 350 s.f. GFA
Personal care services	8121	N	N	N	P	P	N	2.5 per chair basin
Tattoo facilities (section 30-113)	812199	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Laundry & dry-cleaning services	8123	N	N	N	N	P	N	1.0 per 500 s.f. GFA
Pet care	81291	N	N	N	P	P	N	1.0 per 1,000 s.f. GFA
Religious organizations	81314	P	P	P	P	P	P	0.3 spaces per seat, main seating
All other personal services, <u>excluding sexually oriented business</u>	81299	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Fraternal Fraternal, professional, political, civic, business, <u>and similar</u> -organizations, <u>except religious organizations</u>	8132, 8133, 8134 & 8139	N	N	N	P	P	P	1.0 per 250 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Public Administration								
Executive, legislative, & general govt.	921	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin. of environmental quality <u>programs & housing prog.</u>	924 5	N	N	N	P	P	P	1.0 per 350 s.f. GFA
<u>Admin of housing programs</u>	<u>925</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
Administration of economic programs	926	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Space research & technology	927	N	N	N	P	P	P	1.0 per 350 s.f. GFA
National Security & Internal Affairs	928	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Residential Uses								
Single-family detached	81411--	N	P	N	N	N	N	None
Duplex (Sec. 30-80.4(b))	81411--	N	C	C	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))	81411--	C	N	C	C	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))	81411--	N	C	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))	81411--	N	C	C	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))	81411--	N	C	C	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))	81411--	C	N	C	C	C	N	1.5 spaces per unit
Modular building	81411--	N	P	P	P	N	N	Not applicable

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Accessory uses								
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	C	C	C	None
Accessory apartment (Sec. 30-97)	--	N	C	N	N	N	N	1.0 space
Auxiliary shed, workshop	--	N	P	N	N	N	P	None
Family day care home	--	P	P	P	P	P	P	None
Home occupation	--	P	P	P	P	P	N	None
Horticulture, gardening	--	P	P	P	N	N	N	None
Non-commercial greenhouse	--	N	P	N	N	N	N	None
Private garage & carport (Sec. 30-80.4(a))	--	C	P	C	C	C	C	None
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses	--	P	P	P	P	P	P	None
Storage building	--	N	P	N	N	N	N	None
Swimming pool, tennis courts	--	P	P	P	P	P	P	None
Temporary uses								
Temporary uses (Sec. 30-99)	--	C	C	C	C	C	C	By individual review

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 27, 2024
PC#2024-32**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 1. - GENERALLY, Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts, And Chapter 30, ZONING ORDINANCE, ARTICLE II - ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.2. Uses Permitted (C) Table XI: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to reflect the 2022 North American Industry Classification System (NAICS).

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-29. - Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts. shall be amended to read as follows:

Sec. 30-29. - Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Sector 11: Agriculture, Forestry, Fishing, and Hunting											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
Agricultural production, livestock, animals 112											
Livestock, except feedlots	112111	N	N	N	N	N	N	P	P	P	None
Feedlots	112112	N	N	N	N	N	N	N	N	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	N	P	None
Animal specialties	1129	N	N	N	N	N	N	N	N	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	P	P	None
General farms	11299	N	N	N	N	P	P	P	P	P	None
Fishing, hunting, trapping	114	N	N	P	N	N	P	P	P	P	None

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Agricultural services	115	N	N	N	N	N	N	P	P	P	None
Forestry	11531	N	N	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 21: Mining											
Mining (See Sec.30-117)	212	N	N	N	N	N	C	N	N	C	None
Sector 22: Utilities											
Electric 2211											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Water supply systems 22131											
Storage/treatment	221310	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	221310	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems 22132											
Collection	221320	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	221320	N	N	P	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Steam & air conditioning supply	22133	N	N	P	N	P	P	N	N	N	1.0 per 500 s.f. GFA
Sector 23: Construction											
Building construction - general contract & operative builders	236	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	237990	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	238	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manufacturing											
Food	311	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Beverage & tobacco	312	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Textile product mills	314	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Apparel	315	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Leather & allied products	316	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Plastic & rubber	326	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Nonmetallic mineral products	327	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Primary metal industry	331	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Computer & electronic products	334	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Electrical equipment, appliances & components	335	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Misc. manufacturing indus.	339	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA
Sector 42: Wholesale Trade											
Wholesale trade-durable goods	423	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	423930	N	N	N	N	N	C	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	424	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail Trade											
Motor vehicle & parts	441	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	N	N	1.0 per 600 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	449	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & appliances	4492	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Building materials & supplies	4441	N	N	P	N	N	N	P	P	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Hardware stores (section 30-103)	44414	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	456	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Gasoline stations	457	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	457120	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	4581	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	459	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
General merchandise, except pawn shops & flea markets (section 30-103)	455	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Miscellaneous retail	4599	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (section 30-103)	459510	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Flea markets	459510	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4599	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Manufactured home dealers	45993	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Gravestones, monuments	459999	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
All other miscellaneous retail	45999	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Fuel dealers	4572	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air transportation	481	N	N	P	N	P	P	N	N	N	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Truck transportation	484	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Scenic & sightseeing transportation	487	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Support activities for transportation	488	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Couriers & messengers	492	P	P	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Warehousing & storage	493	N	N	P	P	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	513	N	P	P	P	P	P	N	N	P	1.0 per 500 s.f. GFA
Motion pictures & sound industries	512	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Motion picture theaters (except drive-ins)	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	5161	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	517112	N	C	C	C	C	C	C	C	C	None
Info, services & data processing	518210	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	51921	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Credit Intermediation	522	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Pawn Shops	522299	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Insurance carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	532282	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Sector 54: Professional, Scientific, Technical Services											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5413	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep, service	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 55: Management of Companies and Enterprises											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Sector 56: Administrative and Support and Waste Management and Remediation Services											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
Sector 61: Educational Services											
Educational Services	611	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Elementary schools	6111	P	P	P	P	N	N	P	P	P	2.0 per classroom plus 5 admin, spaces
Secondary schools	6111	P	P	P	P	N	N	P	P	P	5.0 per classroom plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	611310	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. Office
Education support services	6117	P	P	P	P	P	P	N	N	N	1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance											
Ambulatory Health Care Services	621	P	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & Diagnostic laboratories	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Nursing Care facilities	623	N	N	P	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Community care for elderly	624120	P	P	P	P	P	N	P	P	P	0.4 per bed
Social Assistance	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Community, food & housing &	6242	N	N	P	P	P	N	N	N	N	

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
emergency & relief services											
Rehabilitation services	621420	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Day care services	624410	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation											
Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	713930	N	N	N	N	P	P	P	P	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	P	P	1% land area
Physical fitness facilities	71394	N	P	P	P	P	P	N	N	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Fireworks	713990	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Sector 72: Accommodation and Food Services											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721211	N	N	C	N	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72131	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	72251	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Drinking places (section 30-110)	7224	N	N	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-8114	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA
Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin
Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	812220	N	N	P	N	N	N	P	P	P	None
Crematories	812220	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Laundry & dry-cleaning services	8123	N	N	P	P	N	P	N	N	N	1.0 per 500 s.f. GFA
Coin operated laundries/dry cleaning	81231	N	P	P	P	N	N	P	N	P	1.0 per 250 s.f. GFA
Pet care	81291	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Automotive parking lots & garages	81293	N	P	P	P	P	P	N	N	N	None
Sexually oriented business (section 30-105)		N	N	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
Sector 92: Public Administration											
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	N	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	N	P	1.0 per 350 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Courts	92211	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	N	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Admin of env. quality programs	924	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Admin of housing programs	925	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Space research & technology	927	N	N	P	P	P	P	N	N	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	N	N	
Residential Uses											
Site built dwellings											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
Manufactured dwellings											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
Accessory Uses to Residential Uses											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
Temporary Uses											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

- (1) Off street parking is not required in the B-4 district.
- (2) Any new use which includes outside sales of new or used household goods and other material goods and products which are akin to yard sales and flea markets for more than any two consecutive days within a 30-day period must obtain a certificate of zoning compliance. The Board of Zoning Appeals shall hear and deliberate such requests. The goods and products of such uses, whether permitted or allowed, must not be stored outside of the site's primary or secondary structure during non-business hours.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec.30-80.2. Uses Permitted(c) Table XI: Schedule of Permitted and Conditional Uses and Off-Street Parking Requirements. shall be amended to read as follows:

Sec. 30-80.2. Uses Permitted

- (a) **In General.** The following Schedule of Permitted and Conditional Uses indicates uses that are permitted within the districts. Signs are permitted as primary and accessory uses provided they meet all the requirements of this Division and, unless in conflict with this Division, the requirements of Article V.
- (b) **Table Interpretation.** A “P” indicates the use is permitted in the indicated district, provided it complies fully with all applicable development standards of this chapter. A “C” indicates the use is conditional and must meet additional conditions as outlined in this Division. An “SE” indicates the use is a special exception subject to additional use conditions outlined in this Division as well as general conditions and procedural requirements as detailed in Article IX of this ordinance. Where the letter "N" is shown, the use to which it refers is not permitted in the indicated district. Where a given use or NAICS reference is not listed in this table, said use shall not be permitted.

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Utilities								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None
Construction								
Building construction - general contract & operative builders	236	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA
Manufacturing								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Retail								

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Lawn & garden equipment & supplies stores	444240	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Flea markets (Sec. 30-80.4(i))	459510	N	N	N	C	C	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))	4571	C	N	C	C	C	C	1.0 per 600 s.f. GFA
All other retail, excluding tobacco, e-cigarette, and other smoking supply retail	445110, 455, 458, 459	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Transportation Warehousing								
Air transportation excluding freight	481	N	N	N	N	N	P	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	N	N	N	P	1.0 per 500 s.f. GFA
Transit and ground passenger transportation (Sec. 30-80.4(d))	485	C	C	C	P	P	P	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	C	C	C	1.0 per 500 s.f. GFA
U.S. Postal Service	491	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Warehousing & storage	493	N	N	N	N	N	P	1.0 per 1,000 s.f. GFA
Information								
Publishing Industries	513	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Motion pictures & sound industries	512	N	N	N	P	P	N	1.0 per 350 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Motion picture theaters(except drive-ins)	512131	N	N	N	P	P	N	1.0 per 5 seats
Broadcasting & telecommunications	5161	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Communication towers & antennas (Sec. 30-29.3(b))	517112	N	N	N	C	C	C	None
Communication transmission only, except towers/antennas	517112	P	P	P	P	P	P	None
Info, services & data processing	518210	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Libraries	51921	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Finance & Insurance								
Banks	521	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Credit Intermediation	522	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Insurance carriers & related activities	524	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Real Estate & Rental & Leasing								
Real estate	531	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Rental & leasing services	532	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Professional, Scientific, Technical Services								
Professional, scientific, technical services	541	N	N	N	P	P	P	1.0 per 300 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Legal services	5411	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5413	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Management of Companies and Enterprises								
Mgmt. of companies and enterprises	551	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Administrative and Support and Waste Management and Remediation Services								
Administrative & support services	561	N	N	N	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA
Educational Services								
Educational Services	611	N	N	N	P	P	P	1.0 per 200 s.f. GFA
Elementary schools	6111	P	P	P	P	P	N	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	611210, 611310	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Other schools and instruction	6116	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Education support services	6117	N	N	N	P	P	P	1.0 per 200 s.f. GFA
Health Care and Social Assistance								
Ambulatory Health Care Services	621	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Medical & Diagnostic laboratories	6215	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Home health care services	6216	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	N	0.7 per bed
Nursing & residential care facilities (Sec. 30-80.4(f))	623	P	P	P	C	C	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social Assistance	624	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	621420	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Day care services	624410	P	P	P	P	P	P	1.0 space per 200 s.f. GFA
Arts, Entertainment, and Recreation								
Community gardens	--	P	P	P	P	P	P	None
Performing art companies	7111	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	N	P	P	N	By individual review
Museums, historical sites, & similar institutions (Sec. 30-80.4(c))	712	C	C	C	P	P	P	1.2 per 1,000 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)	7132	N	N	N	N	C	N	1.0 per 200 s.f. GFA
Golf courses, public & private	71391	P	P	P	N	N	N	5.0 spaces for each hole
Physical fitness facilities	71394	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Swimming & tennis clubs	71394	P	P	P	P	P	N	1.0 space for each 200 s.f. GFA
Bowling centers	71395	N	N	N	N	P	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	N	N	P	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	N	P	P	P	1.0 per 200 s.f. GFA
Accommodation and Food Services								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	C	C	C	N	1.5 per bedroom
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room
Rooming & boarding houses, dormitories, group housing	72131	N	N	P	P	P	N	1.0 per bedroom
Eating places	72251	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Drinking places (Sec. 30-110)	7224	N	N	N	C	C	P	1.0 per 150 s.f. GFA
Other Services (except Public Administration)								
Auto repair & maintenance	8111	N	N	N	N	P	N	1.0 per 500 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Other repair	8112-8114	N	N	N	N	P	P	1.0 per 350 s.f. GFA
Shoe repair, shoeshine shops	81143	N	N	N	N	P	N	1.0 per 300 s.f. GFA
Personal & laundry services	812	N	N	N	N	P	N	1.0 per 350 s.f. GFA
Personal care services	8121	N	N	N	P	P	N	2.5 per chair basin
Tattoo facilities (section 30-113)	812199	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Laundry & dry-cleaning services	8123	N	N	N	N	P	N	1.0 per 500 s.f. GFA
Pet care	81291	N	N	N	P	P	N	1.0 per 1,000 s.f. GFA
Religious organizations	8131	P	P	P	P	P	P	0.3 spaces per seat, main seating
All other personal services, excluding sexually oriented business	81299	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Fraternal, professional, political, civic, business, and similar organizations	8132, 8133, 8134 & 8139	N	N	N	P	P	P	1.0 per 250 s.f. GFA
Public Administration								
Executive, legislative, & general govt.	921	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin. of environmental quality programs	924	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin of housing programs	925	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Administration of economic programs	926	N	N	N	P	P	P	1.0 per 350 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Space research & technology	927	N	N	N	P	P	P	1.0 per 350 s.f. GFA
National Security & Internal Affairs	928	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Residential Uses								
Single-family detached	--	N	P	N	N	N	N	None
Duplex (Sec. 30-80.4(b))	--	N	C	C	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))	--	C	N	C	C	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))	--	N	C	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))	--	N	C	C	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))	--	N	C	C	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))	--	C	N	C	C	C	N	1.5 spaces per unit
Modular building	--	N	P	P	P	N	N	Not applicable
Accessory uses								
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	C	C	C	None
Accessory apartment (Sec. 30-97)	--	N	C	N	N	N	N	1.0 space
Auxiliary shed, workshop	--	N	P	N	N	N	P	None
Family day care home	--	P	P	P	P	P	P	None
Home occupation	--	P	P	P	P	P	N	None
Horticulture, gardening	--	P	P	P	N	N	N	None
Non-commercial greenhouse	--	N	P	N	N	N	N	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Private garage & carport (Sec. 30-80.4(a))	--	C	P	C	C	C	C	None
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses	--	P	P	P	P	P	P	None
Storage building	--	N	P	N	N	N	N	None
Swimming pool, tennis courts	--	P	P	P	P	P	P	None
Temporary uses								
Temporary uses (Sec. 30-99)	--	C	C	C	C	C	C	By individual review

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 27, 2024
PC#2024-33**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.3. Uses Prohibited.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to exclude the Flex Office/Light Industrial district from the uses prohibited section of the townhouse and mixed use districts standards.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec 30-80.3. Uses Prohibited. shall be amended to read as follows:

Sec. 30-80.3. Uses Prohibited.

The following uses are prohibited within the mixed-use and townhouse districts, excluding FO/LI district:

- (a) Storage and stockpiling of sand, gravel, or other aggregates.
- (b) Unscreened outdoor storage.
- (c) Sexually oriented businesses.
- (d) Unscreened vehicular storage not associated with vehicle sales including, but not limited to, automobiles, trucks, construction equipment, boats, and RVs.
- (e) Above-ground fuel storage intended for retail or wholesale.
- (f) Outdoor shooting and target ranges for firearms, archery, and similar activities.
- (g) Warehousing and storage facilities except for storage that is customary to a residential use.

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 27, 2024
PC#2024-34**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 (A) Building Placement.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to ensure that all applicable parking and bufferyard requirements can be meet, while still adhering to the required setback limits.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8.- TOWNHOUSE AND MIXED-USE DISTRICTS, Sec 30-80.5 (A) Building Placement. shall be amended to read as follows:

(a) **Building Placement.** All buildings shall meet the requirements noted below.

Built-To-Zone (BTZ)*/ Setback	Building Type	Zoning Districts					
		TH**	MR	MMF	MU	CMU	FO/LI
Front in Feet (min-max BTZ) ****	Residential	10-20	15-25	10-20	0-10	0-10	0-10
	MU/Non-Res.	15-25	25-35	15-25	0-10	0-10	0-10
	Accessory (minimum only)	***	***	***	***	***	***
Interior Side in Feet (setback)	Residential	15	5	10	0	0	0
	MU/Non-Res.	10	10	5	0	0	0
	Accessory (minimum only)	10	5	5	***	***	***
Street Side in Feet (min-max BTZ) ****	Residential	15-25	10-20	15-25	5-15	0-10	0-10
	MU/Non-Res.	20-30	20-30	20-30	10-20	0-10	0-10
	Accessory (minimum only)	5	5	5	***	***	***
Rear in Feet (setback)	Residential	15	10	15	5	0	0
	MU/Non-Res.	20	30	20	10	0	0
	Accessory (minimum only)	5	10	5	***	***	***

**At least 80% of the building's front wall must meet the maximum build-to line. The remaining 20% may be located further from the right-of-way if it is dedicated to covered dining or courtyard entrances or another use approved by the Planning Commission. Minor offsets and similar features that add interest and articulation but do not disrupt the overall building plane are permitted.*

*** Build-to zones and setbacks apply only to the exterior property boundary of the townhouse complex and not each individual townhouse.*

**** At or behind the front building line*

***** The maximum setback limit may be exceeded only to allow for required buffers and parking allowances as defined in Sec. 30-79.5, Sec.30-79.7(A)(1), Sec.30-80.6(B)(2), and Sec. 30-121.*

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
February 27, 2024
PC#2024-34**

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II- ZONING DISTRICT REGULATIONS, DIVISION 8. - TOWNHOUSE AND MIXED-USE DISTRICTS, Sec. 30-80.5 (A) Building Placement.

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	Accessory (minimum only)	***	***	***	***	***	***
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	Accessory (minimum only)	10	5	5	***	***	***
Street Side in Feet (min-max BTZ) ****	Residential	15-25	10-20	15-25	5-15	0-10	0-10
	MU/Non-Res.	20-30	20-30	20-30	10-20	0-10	0-10
	Accessory (minimum only)	5	5	5	***	***	***
Rear in Feet (setback)	Residential	15	10	15	5	0	0
	MU/Non-Res.	20	30	20	10	0	0
	Accessory (minimum only)	5	10	5	***	***	***

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