FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-01

SUBJECT: A Comprehensive Plan Map Amendment Requested By

Eco Shield Asphalt Products, LLC To Change A Portion Of The Future Land Use Designation From Variable Development District 1 To Variable Development District 2 For Property Located At 372 Marsh Road, Pamplico, SC As Shown On Florence County Tax Map Number 00348,

Block 02, Parcel 043.

LOCATION: 372 Marsh Road, Pamplico

TAX MAP NUMBERS: 00348, Block 02, Parcel 043

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: George J Bush Trustee

APPLICANT: Eco Shield Asphalt Products, LLC

ZONING/LAND AREA: 1 parcel approximately 4.99 acres

STAFF ANALYSIS:

The property is currently designated as Variable Development District 1 and Variable Development District 2 according to the Comprehensive Plan Land Use Map.

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

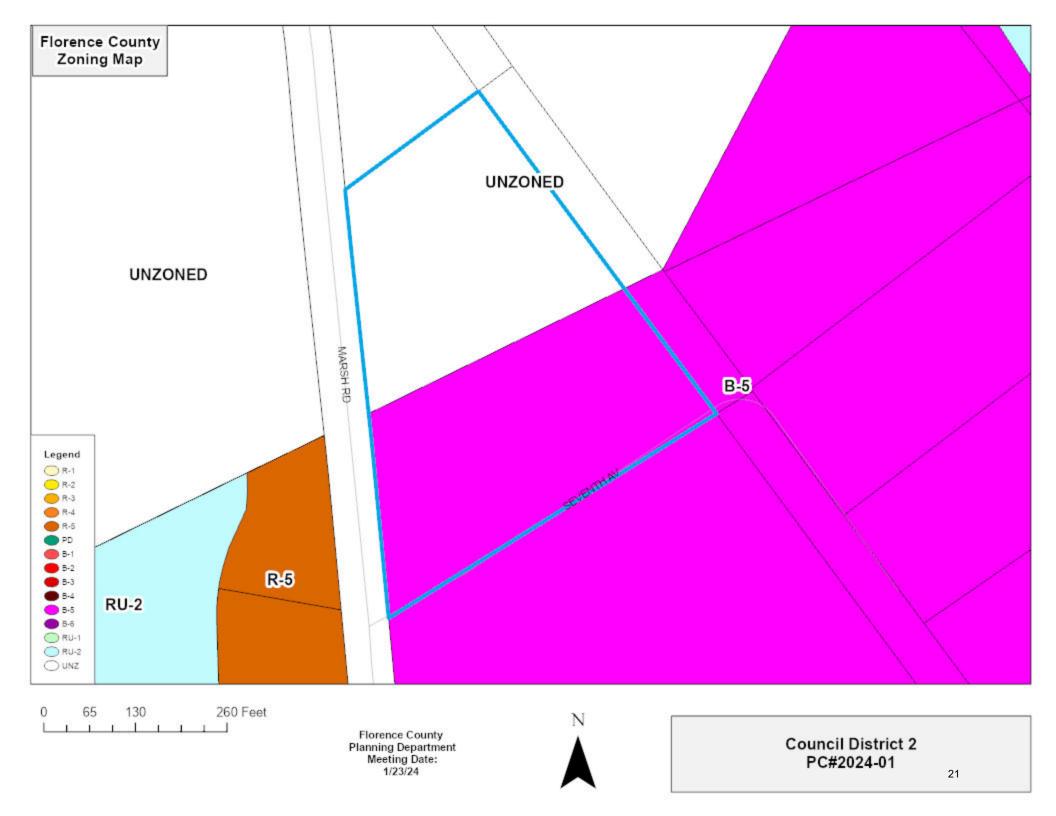
Staff's Justification/ Reason for the proposed amendment is to accommodate B-6 Industrial.

FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, February 15, 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





0 65 130 260 Feet

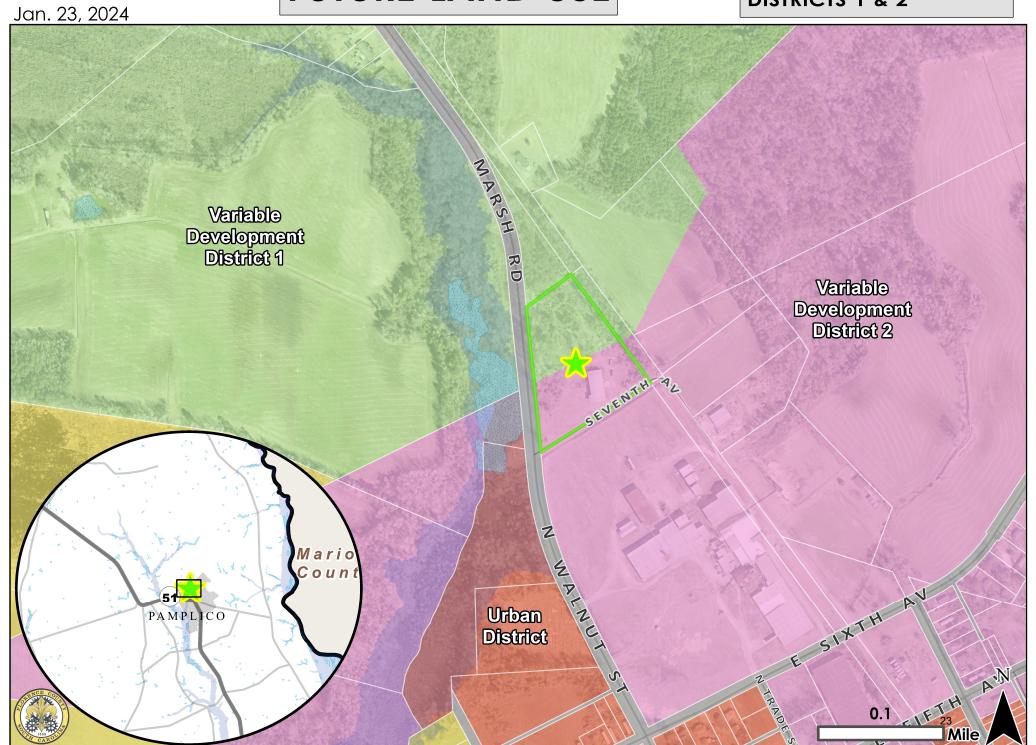
Florence County Planning Department Meeting Date: 1/23/24



Council District 2 PC#2024-01 PC#2024-01

FUTURE LAND USE

VARIABLE DEVELOPMENT DISTRICTS 1 & 2



FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-02

SUBJECT: Map Amendment Requested By Eco Shield Asphalt

Products, LLC To Change The Zoning Designation For Property Of Tax Map Number 00348, Block 02, Parcel 043 Located At 372 Marsh Road, Pamplico, SC From Unzoned and B-5, Office-Light Industrial District To B-6

Industrial District.

LOCATION: 372 Marsh Road, Pamplico

TAX MAP NUMBERS: 00348, Block 02, Parcel 043

COUNCIL DISTRICT(S): 2; County Council

OWNER OF RECORD: George J Bush Trustee

APPLICANT: Eco Shield Asphalt Products, LLC

ZONING/LAND AREA: B-5/Unzoned Approximately 4.99 acres

WATER/SEWER AVAILABILITY: Town of Pamplico

ADJACENT WATERWAYS/

BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: Unzoned/ B-5

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject property is currently vacant/industrial and zoned B-5/Unzoned.

2. Proposed Land Use and Zoning:

The proposal is to rezone the subject property to B-6 Industrial District.

3. <u>Surrounding Land Use and Zoning:</u>

North: Florence County/ Vacant/Unzoned, B-5 South: Florence County/ Commercial/ B-5

West: Florence County/Vacant / Unzoned, RU-2, R-5

East: Florence County/ Vacant / Unzoned, B-5

4. Transportation Access and Circulation:

Present access to the property is by the way of Marsh Road and Seventh Ave in Pamplico, SC.

5. Traffic Review:

The rezoning of this property from unzoned and B-5 Office-Light Industrial to B-6 Industrial use may have a impact on traffic flow.

6. Florence County Comprehensive Plan:

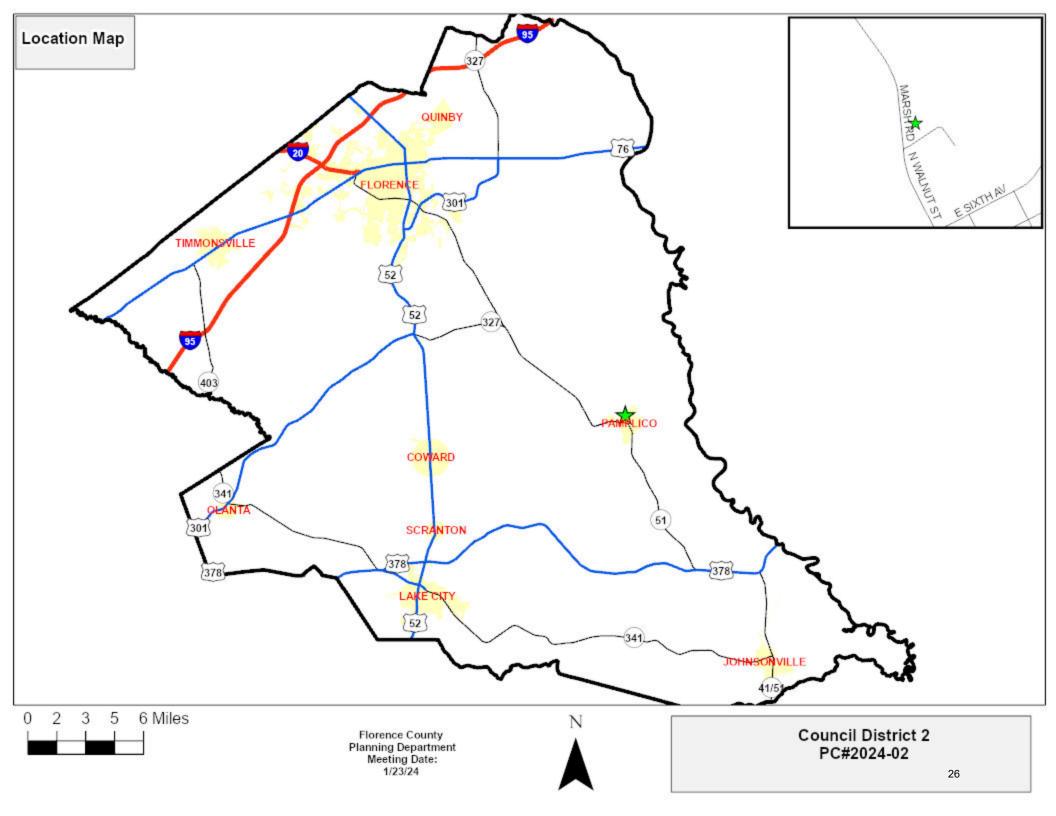
The future land use designation for the property is currently Variable Development District 1 and Variable Development District 2. The requested rezoning of the property is compatible with the designated future land use.

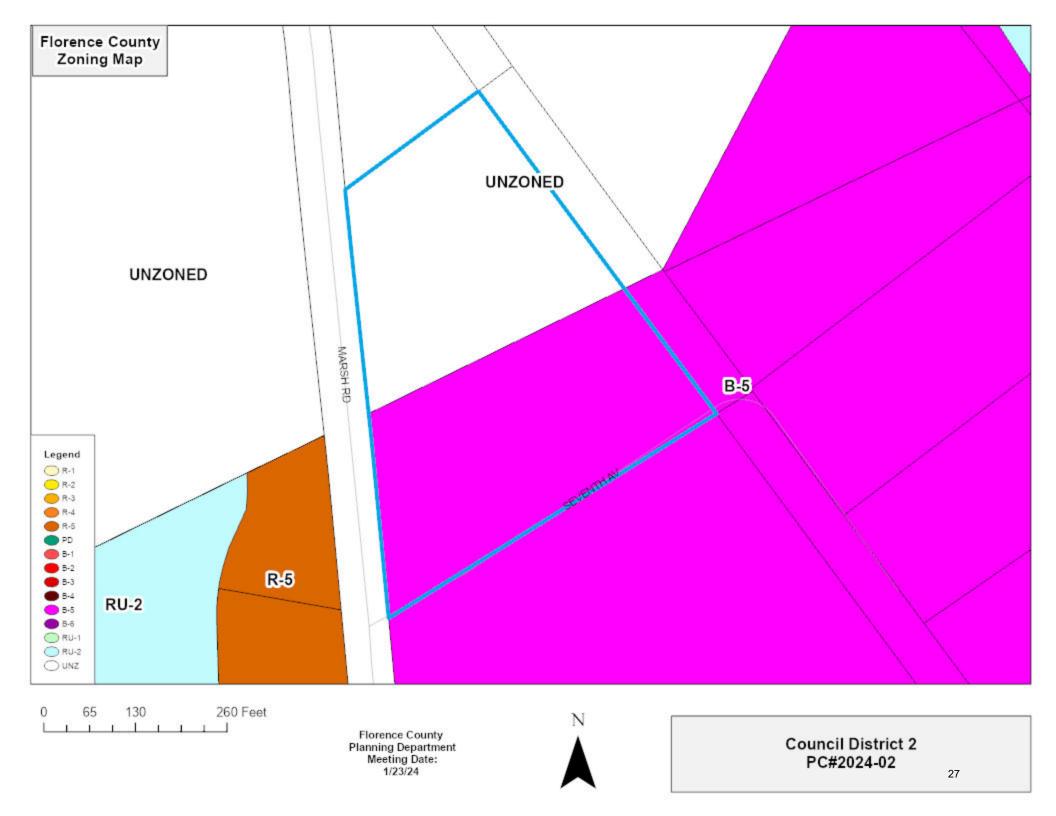
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map
- Applicant Submitted Plat





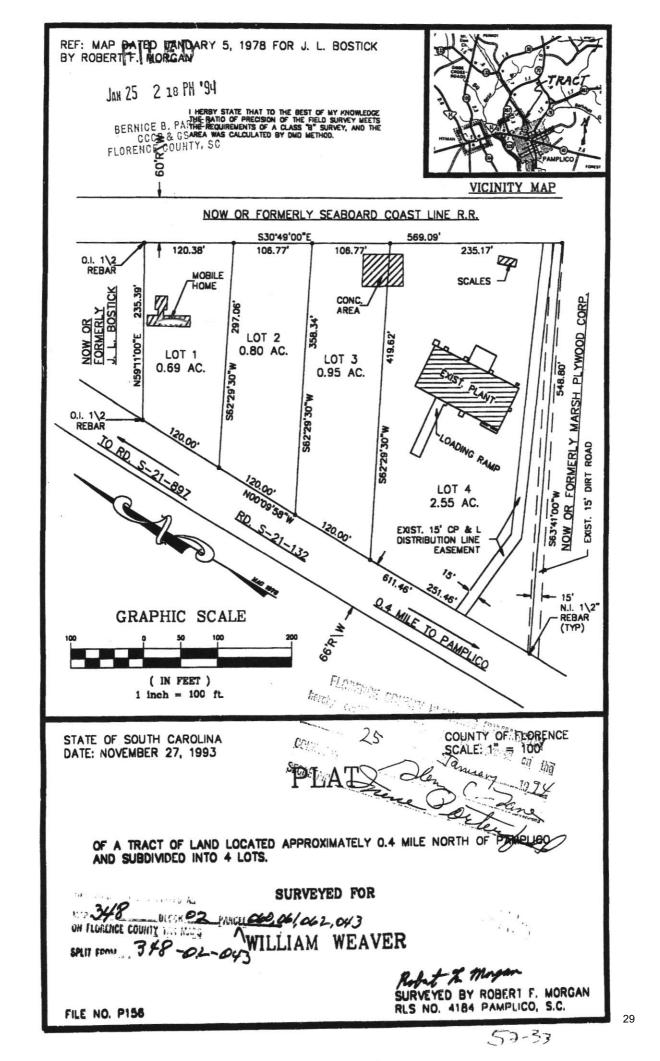


0 65 130 260 Feet

Florence County Planning Department Meeting Date: 1/23/24



Council District 2 PC#2024-02



TOWN OF PAMPLICO

Mayor Bruce M. Bennett

Mayor Protem
Pamela M. Turner

P.O Box 296 – 180 E. Main Street Pamplico, SC 29583 (843) 493-5551 TEL (843) 493-5013 FAX admin@pamplico.org_email Council Members
Robb H. Bostick
Olive E. Parker
Pamela M. Turner
Curtis L. Bethea
Tammy A. Cain

<u>Clerk-Treasurer</u> Vanessa Munn

1/4/24

Shawn Brashear Planning Director Florence County Planning 518 South Irby Street Florence, SC

The Pamplico Town Council is in full support of rezoning the property TMBP 00348-02-043 located at 372 Marsh Road from B5 Light Industrial to B6 Heavy Industrial If you have questions call me at 843-496-6379

Sincerely,

Howard Garland Town Administrator Town of Pamplico

.

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-03

SUBJECT: Map Amendment Requested By Church Family

Investments, LLC To Change The Zoning Designation For Property Of Tax Map Number 00152, Block 01, Parcel 004, 005 and 091 Located At 3323, 3409 And 3401 S Irby Street, Florence, SC From RU-1 Rural Community District To B-3

General Commercial District.

LOCATION: 3323, 3409, 3401 S Irby Street, Florence

TAX MAP NUMBERS: 00152, Block 01, Parcel 004, 005 and 091

COUNCIL DISTRICT(S): 5; County Council

OWNER OF RECORD: Church Family Investments

APPLICANT: Church Family Investments

ZONING/LAND AREA: RU-1 Approximately 10.75 acres

WATER/SEWER AVAILABILITY: City of Florence Water Only

ADJACENT WATERWAYS/

BODIES OF WATER: None

FLOOD ZONE: Zone X

PARCEL ZONING DESIGNATIONS: RU-1

STAFF ANALYSIS:

1. Existing Land Use and Zoning:

The subject properties are currently residential and zoned RU-1.

2. Proposed Land Use and Zoning:

The proposal is to rezone the subject properties to B-3 General Commercial District.

3. Surrounding Land Use and Zoning:

North: Florence County/ Vacant/B-3, R-1, Unzoned

South: Florence County/Residential, Educational/RU-, Unzoned

West: Florence County/Vacant/ B-3, R-, Unzoned

East: Florence County, City of Florence/Residential/R-3

4. <u>Transportation Access and Circulation:</u>

Present access to the property is by the way of S Irby Street and W John Paul Jones Road in Florence, SC.

5. Traffic Review:

The rezoning of this property from RU-1 to B-3 General Commercial may have an impact on traffic flow.

6. Florence County Comprehensive Plan:

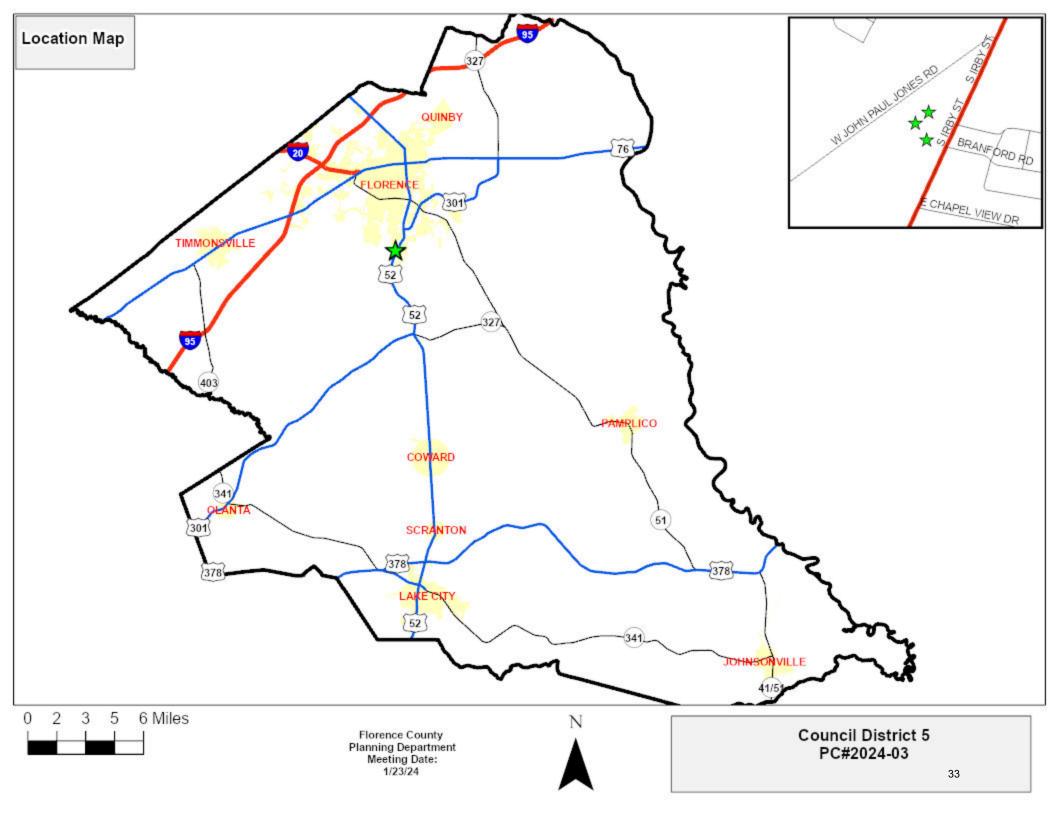
The future land use designation for the property is currently Variable Development District 1. The requested rezoning of the property is compatible with the designated future land use.

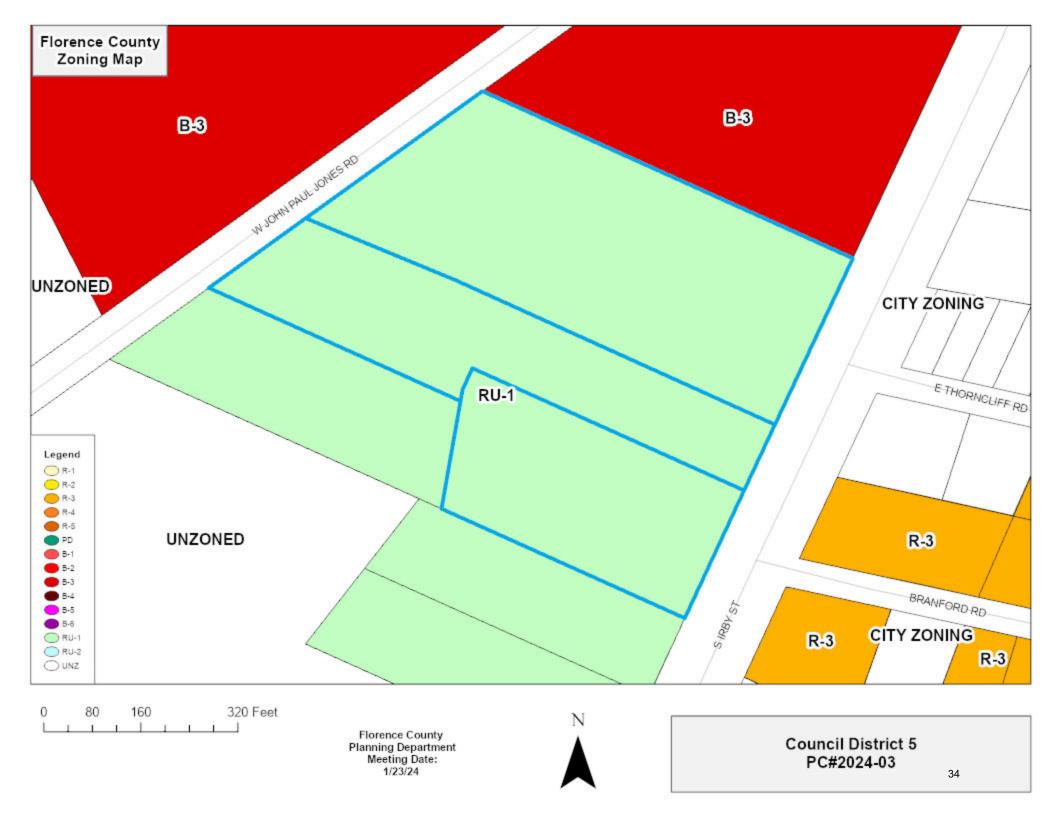
FLORENCE COUNTY COUNCIL MEETING:

This item is scheduled on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

- Location Map
- Zoning Map
- Aerial Map







0 80 160 320 Feet

Florence County Planning Department Meeting Date: 1/23/24



Council District 5 PC#2024-03

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-04

SUBJECT: Map Amendment Requested By Florence County To

Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To TH Townhouse 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 The Property Included In This Amendment That Lays 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: 00275-01-103, 00275-01-236, 00275-01-238

COUNCIL DISTRICT(S): 6; 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 varying current uses being residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is TH (Townhouse 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 designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

AERIAL VIEW

PC#2024-04 Jan. 23, 2024 RD FORE LUCIUS CIR County Dillo PATRIOT LN 327 QUINBY Marion 76 FLORENCE County 52 51 301 76 E

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-05

SUBJECT: Map Amendment Requested By Florence County To

Change The Zoning Designation For The Property In Group One Of The East Highway 76 Gateway Study From Unzoned To RU-1 Rural Community 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 The Property Included In This Amendment That Lays 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: 00240-01-013

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 varying current uses being residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is RU-1 (Rural Community).

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, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

PC#2024-05 Jan. 23, 2024

AERIAL VIEW

327 0 2 327 QUINBY FLORENCE 301 Mile

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-06

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 R-3 Single Family

Residential District.

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00275-01-012, 27517-01-001, 27517-01-002, 27517-01-003,

27517-01-004, 27517-01-005, 27517-01-006, 27517-01-007, 27517-01-008, 27517-01-009, 27517-01-010, 27517-01-011, 27517-01-012, 27517-01-013, 27517-01-014, 27517-01-015,

27517-01-016, 27517-01-017, 27517-01-018, 27517-01-019,

27517-01-020, 27517-01-021, 27517-01-022, 27517-01-023,

27517-01-024, 27518-01-001, 27518-01-002, 27518-01-003, 27518-01-004, 27518-01-005, 27518-01-006, 27518-01-007,

27518-01-008, 27518-01-009, 27518-01-010, 27518-01-011,

 $27518-01-012, \quad 27518-01-013, \quad 27518-01-014, \quad 27518-01-015,$

27518-01-016, 27518-01-017, 27518-01-018, 27518-01-019,

27518-01-020, 27518-01-021, 27518-01-022, 27518-01-023, 27518-01-024, 27518-01-025, 27518-01-026, 27518-01-027.

COUNCIL DISTRICT(S): 6; 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 residential.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is R-3 (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, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

PC#2024-06

AERIAL VIEW

Jan. 23, 2024



FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-07

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 R-1 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: 00204-01-022, 00204-01-079, 00204-01-081, 00238-01-043, 00238-

01-063, 00238-01-068.

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 R-1 (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.

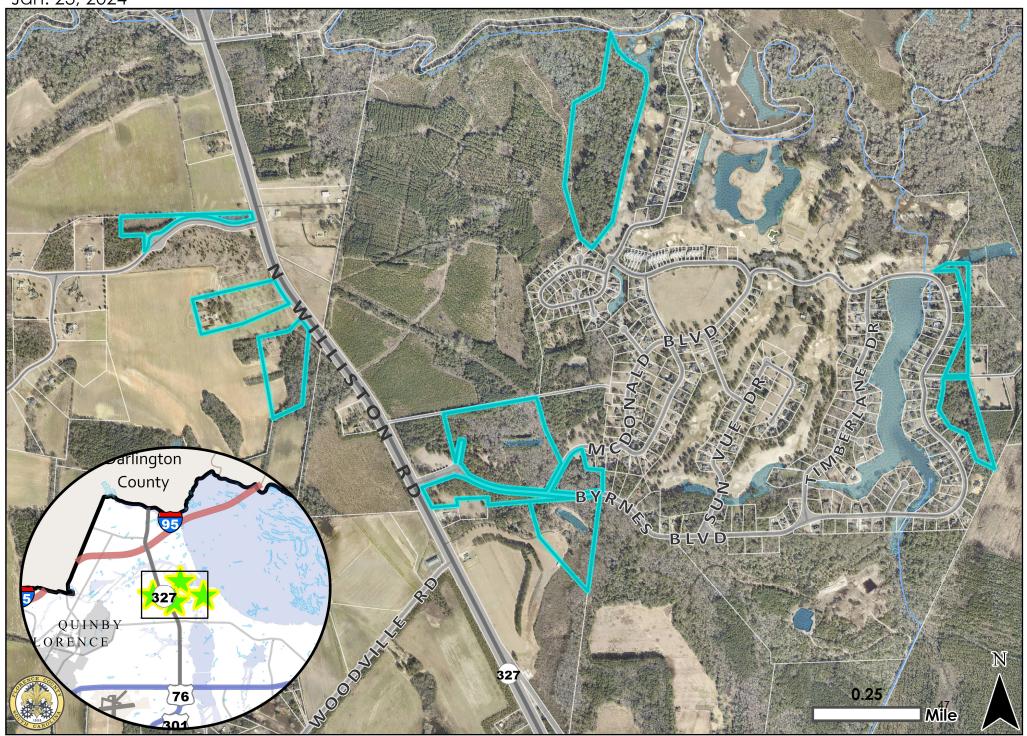
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

PC#2024-07 Jan. 23, 2024

AERIAL VIEW



FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 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: 00238-01-053, 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.

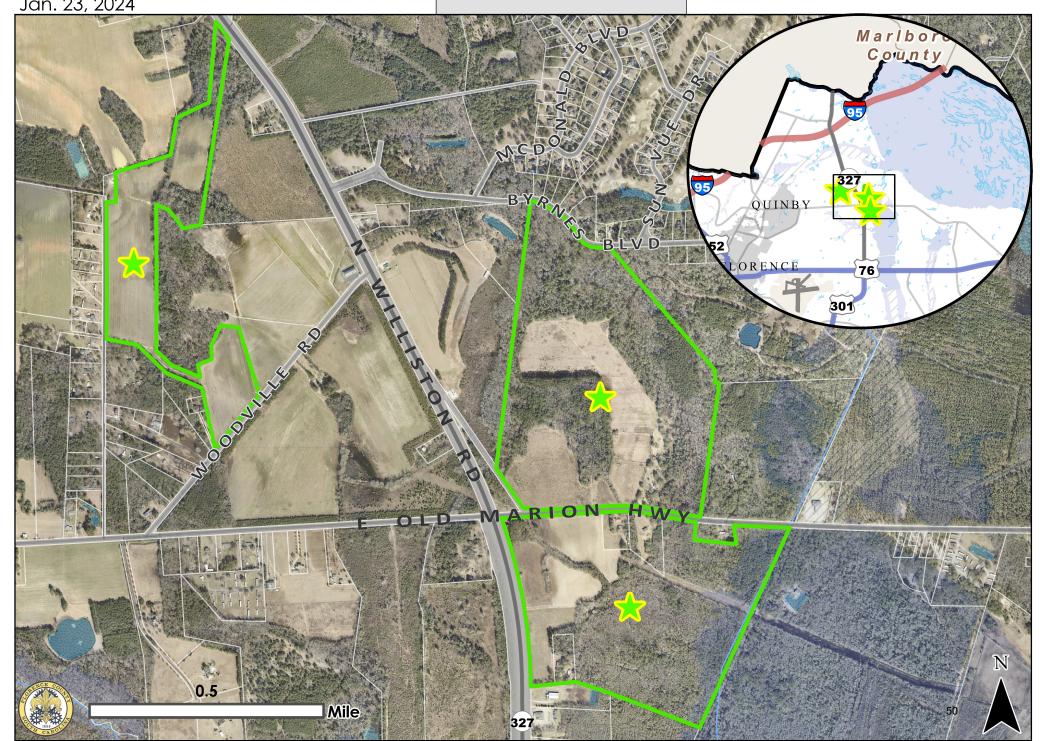
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

PC#2024-08 Jan. 23, 2024

AERIAL VIEW



FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-09

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 MMF Mixed Multi-Family 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: 00240-01-017

COUNCIL DISTRICT(S): 6; 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.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is MMF (Mixed Multi-Family 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 designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

PC#2024-09 Jan. 23, 2024

AERIAL VIEW

Count OUINBY FLORENCE 51 301 52 Mile

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-09

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 MMF Mixed Multi-Family 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: 00240-01-017

COUNCIL DISTRICT(S): 6; 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.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is MMF (Mixed Multi-Family 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 designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

AERIAL VIEW

PC#2024-09 Jan. 23, 2024 Count OUINBY FLORENCE 51 301 52 Mile

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-10

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 FO/LI Flex Office/Light 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: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00236-01-035, 00236-01-039, 00240-01-005, 00240-01-007, 00240-01-

018, 00241 - 01 - 015, 00241 - 01 - 023, 00275 - 01 - 134.

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, residential and commercial.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is FO/LI (FO/LI Flex Office/Light Industrial 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 designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

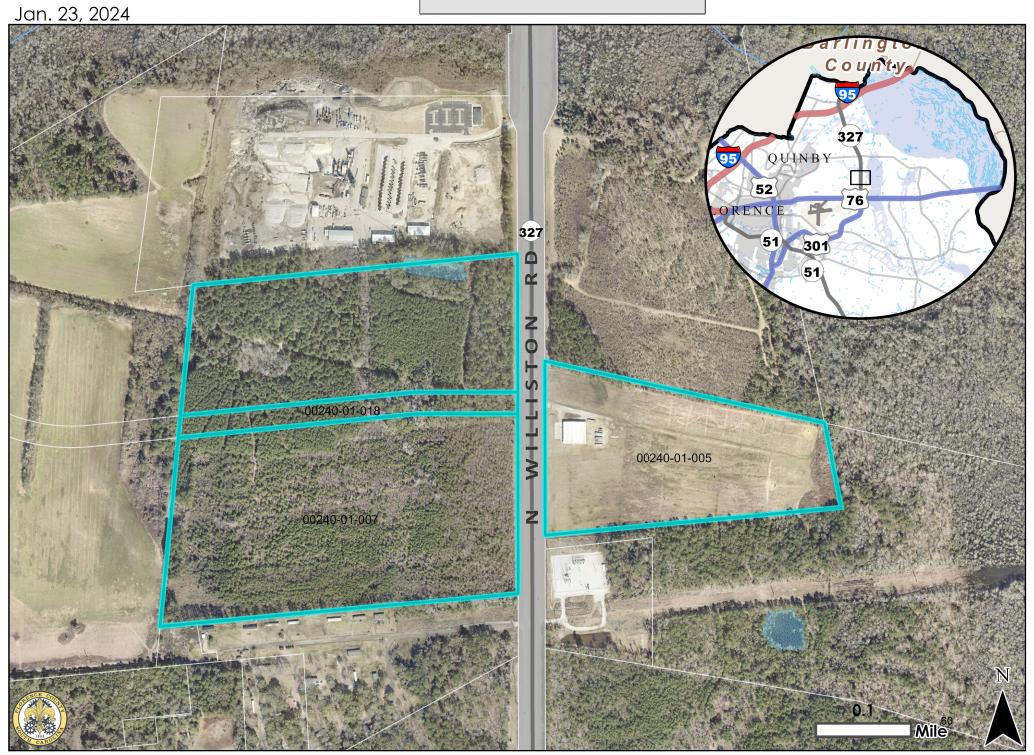
ATTACHMENTS:

• Aerial Map

PC#2024-10 Jan. 23, 2024



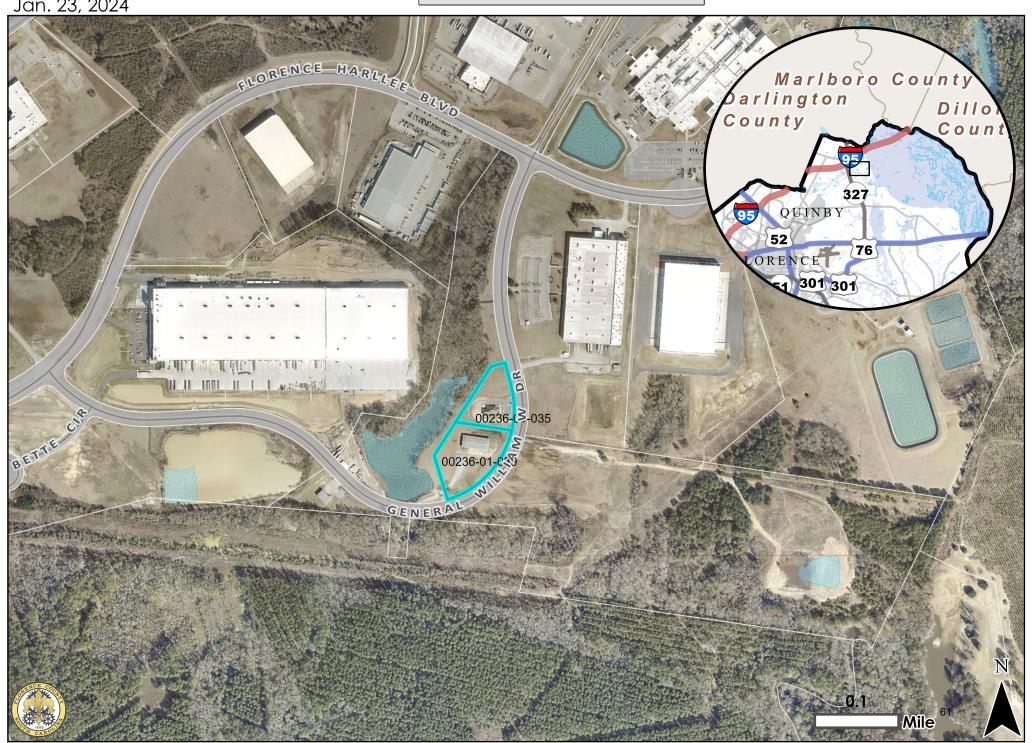
PC#2024-10



PC#2024-10

AERIAL VIEW 3

Jan. 23, 2024



FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-11

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 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: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00202-01-075, 00202-01-092, 00236-01-001, 00236-01-014,

00236-01-015, 00236-01-016, 00236-01-018, 00236-01-019, 00236-01-023, 00236-01-024, 00236-01-026, 00236-01-027, 00236-01-028, 00236-01-031, 00236-01-036, 00236-01-037,

00236-01-038, 00236-01-040, 00240-01-012.

COUNCIL DISTRICT(S): 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 commercial.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is B-6(Industrial 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 designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

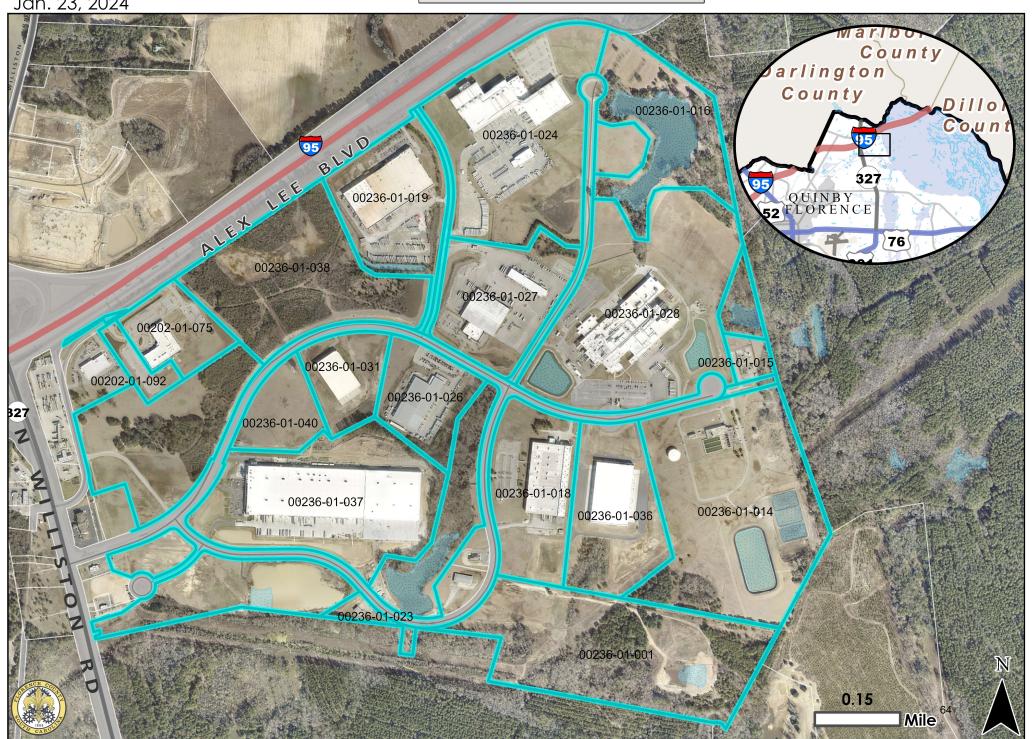
ATTACHMENTS:

• Aerial Map

PC#2024-11

AERIAL VIEW 1

Jan. 23, 2024



PC#2024-11 Jan. 23, 2024

AERIAL VIEW 2

327 QUINBY ORENCE ADVENT LN 76 301 327 301 00240-01-012 Mile

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-12

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 B-5 Office And Light 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,

LOCATION: The East Highway 76 Gateway Study

TAX MAP NUMBERS: 00202-01-053, 00202-01-064, 00237-01-003, 00240-01-010

Or Curb, And Extend Landwards.

COUNCIL DISTRICT(S): 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.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is B-5(Office and Light Industrial 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 designation.

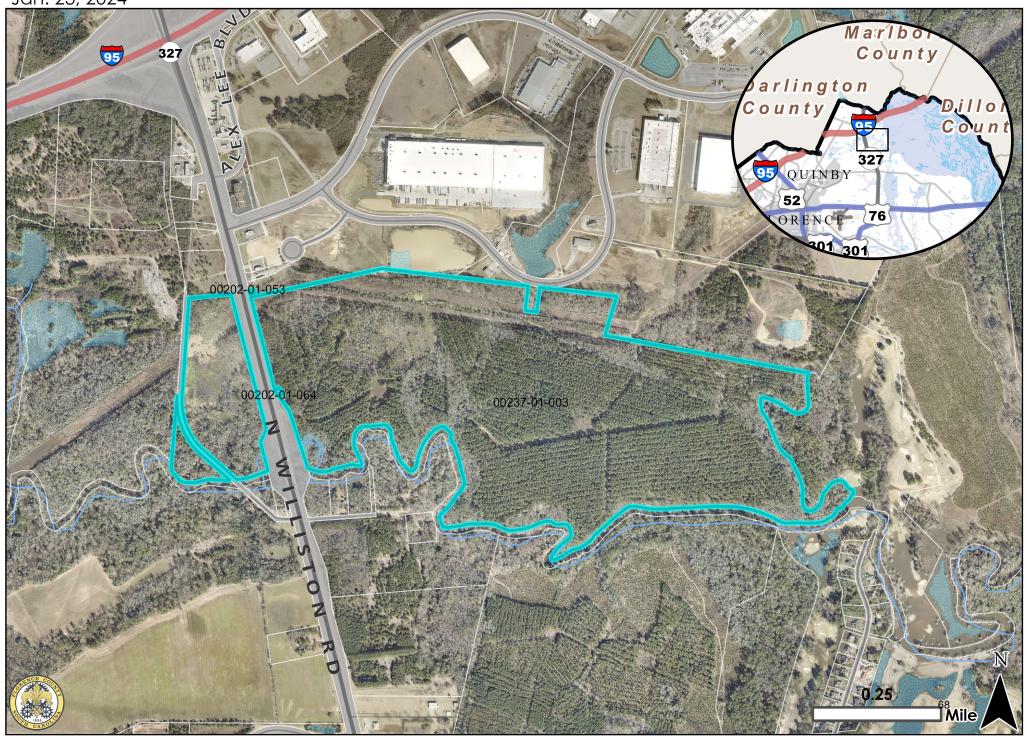
FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

• Aerial Map

PC#2024-12 Jan. 23, 2024



PC#2024-12 Jan. 23, 2024

AERIAL VIEW 2

327 UINBY ORENCE 76 ADVENT LN 301 00240-01-010

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-13

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 B-1 Limited Business 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: 00239-01-008, 00239-01-014, 00239-01-033, 00239-01-

036, 00239-01-037

COUNCIL DISTRICT(S): 6; 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 residential and commercial.

2. Proposed Land Use and Zoning:

The proposed zoning recommendation for the subject properties is B-1(Limited Business 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 designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

• Aerial Map

PC#2024-13 Jan. 23, 2024

AERIAL VIEW

327 UINBY 00239-01-033 ORENCE 76 00239-01-037 301 00239-01-036 00239-01-008 327 ADVENT LN 00239-01-014

FLORENCE COUNTY PLANNING COMMISSION

Tuesday, January 23, 2024 PC#2024-14

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 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:

```
00202-01-022, 00202-01-023,
                            00202-01-024, 00202-01-025,
00202-01-036, 00202-01-058,
                            00202-01-059, 00202-01-066,
00202-01-067, 00202-01-070,
                            00202-01-074, 00202-01-076,
00202-01-081, 00203-01-025,
                            00203-01-026, 00203-01-027,
00203-01-029, 00203-01-032,
                            00203-01-082, 00236-01-001,
00236-01-030, 00236-01-033,
                            00237-01-006, 00237-01-017,
00238-01-007, 00238-01-008,
                            00238-01-019, 00238-01-022,
00238-01-059, 00238-01-062,
                            00238-01-070, 00240-01-001,
00240-01-008, 00240-01-011,
                            00240-01-015, 00240-01-016,
00241-01-006, 00241-01-008,
                            00241-01-018, 00241-01-022,
00241-01-024, 00241-01-088,
                            00241-01-089, 00241-01-090,
00241-01-127, 00241-01-192,
                            00275-01-010, 00275-01-015,
00275-01-108, 00275-01-110,
                            00275-01-129, 00275-01-148,
00275-01-149, 00275-01-231,
                            00276-01-001, 00276-01-002,
00276-01-003, 00276-01-004,
                            00276-01-018, 00276-01-020,
00276-01-024, 00276-01-028,
                            00276-01-029, 00276-01-030,
00276-01-031, 00276-01-033,
                            00276-01-035, 00276-01-037,
00276-01-038, 00276-01-039,
                            00276-01-040, 00276-01-041.
```

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 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 designation.

FLORENCE COUNTY COUNCIL MEETING:

This item is tentatively scheduled to appear on the agenda on Thursday, February 15, 2024 @ 9:00 a.m. in Room 803 of the County Complex, 180 North Irby Street, Florence.

ATTACHMENTS:

• Aerial Map

PC#2024-14

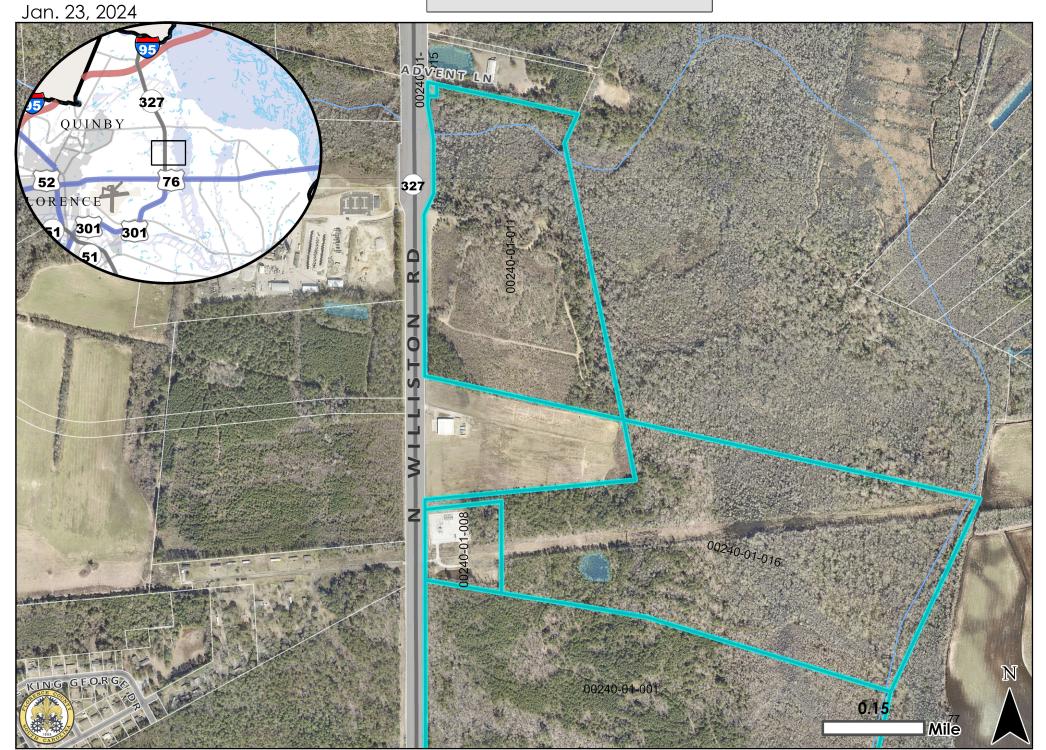
AERIAL VIEW 1

Jan. 23, 2024 Dillo County QUINBY LORENCE 76 52 Marion County 51/2301 51 00275-01-110 00275-01-015 00275-00275-01-108 76 01-033 00276-01-003 00276-01-038 00276-01-002 00276-01-037 NALLACE GREGG RD 0.25 Mile

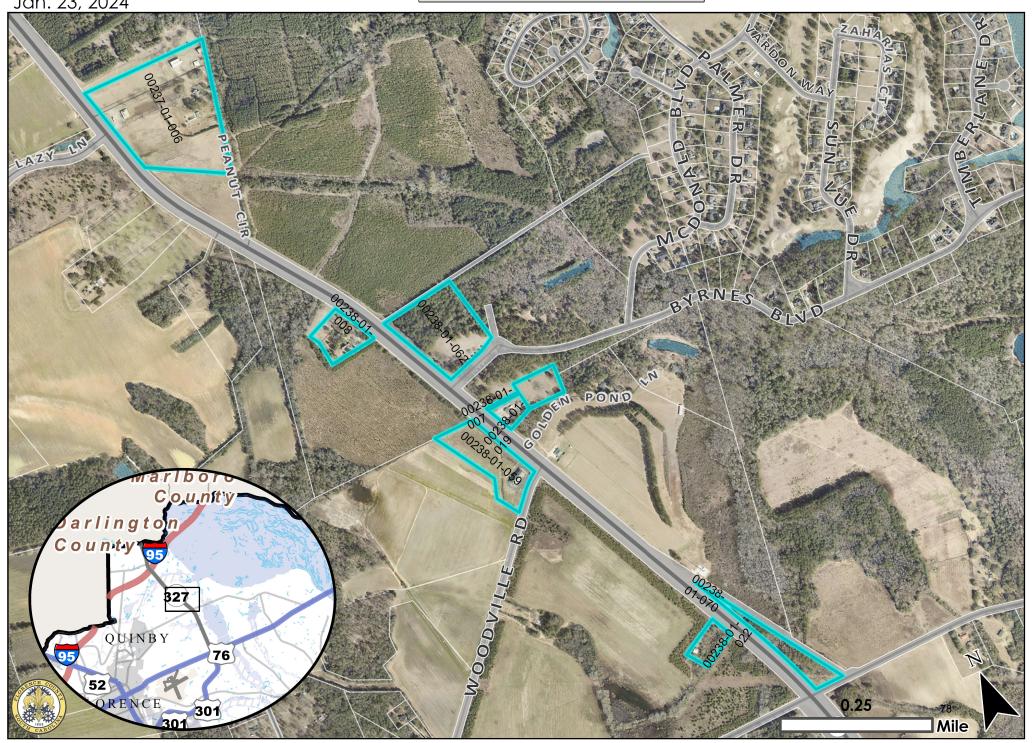
PC#2024-14 Jan. 23, 2024



PC#2024-14 Jan. 23, 2024



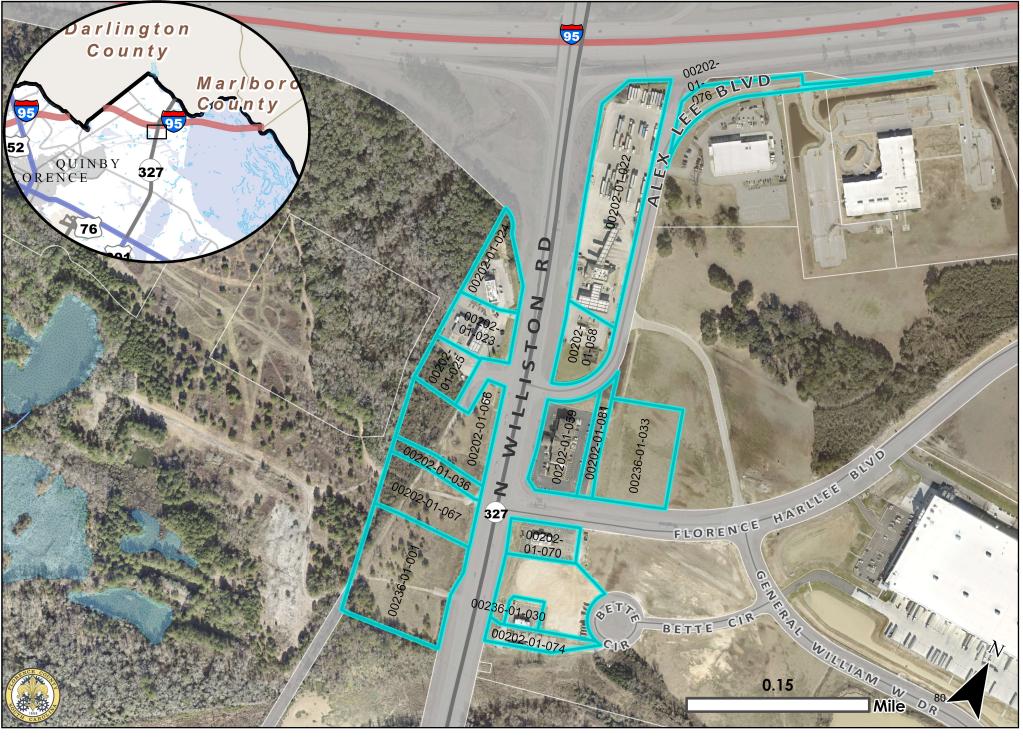
PC#2024-14 Jan. 23, 2024



AERIAL VIEW 5

PC#2024-14 Jan. 23, 2024 POGEAS BAIDGE ROLL 327 00237-01-017 Darling to County UINBY QRENCE

PC#2024-14 Jan. 23, 2024 **AERIAL VIEW 6** arlington County 00202-Marlbor County QUINBY ORENCE 327 76



FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-15

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances,

Chapter 30, ZONING ORDINANCE, ARTICLE III- CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, Sec. 30-29- Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural

Districts; Sec. 30-117-30-120. Reserved.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update Florence County Code of Ordinance regarding mining operations in Florence County.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III-CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, 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. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential 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 produc	ction, livesto	k, ani	mals 1	12											
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	1141-2	N	N	P	N	N	Р	P	P	P	None				
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			
				Sec	tor 21	: Min	ing							
Mining (See Sec.30-117)	212	N	N	N	N	N	<u>C</u> P	N	N	<u>C</u> P	None			
				Sec	tor 22	: Utili	ties							
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	С	С	С	С	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 system	ns 22131													
Storage/treatment	22131	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA			
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA			
Sewerage systems 22	2132													
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA			
Treatment	22132	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	233	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	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA			
Special trade contractors	235	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA			
	•		Se	ctor 3	1-33: N	Manuf	acturi	ng	_					
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			
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			

D 0 11' 1	1 222	l x r	Lat	Lat	N.T.	Lat	I n	Lar	l NT	l n	1.0 500 6
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	Р	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	N	Р	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
			Se	ector 4	2: WI	olesal	le Trac	de			
Wholesale trade- durable goods	421	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	С	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade- nondurable goods	422	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
- C	•		S	ector 4	44-45:	Retai	l Trad	le			
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
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & appliances	443	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Building materials,	~		_			1		_			
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

77 1	14440	1	-	-	T -	1	1	1 ~	1 ~	1,,	110 250 2
Hardware stores (section 30-103)	44413	N	P	P	P	N	N	С	С	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 (section30-103)	445	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	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)	452	N	P	P	Р	N	N	С	С	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	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)	4533	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Flea markets	4533	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	453998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	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 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
			-					rehousi			
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
C	<u> </u>			Secto	r 51:]	Inforn	nation		<u> </u>		
Publishing Industries	511	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	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	5131	N	С	С	С	С	С	С	С	С	None
Info, services & data processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
	•		Sec	tor 52:	: Fina	nce &	Insura	nce		•	
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	522298	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
		Sec	ctor 53	: Real	Estat	e & R	ental &	& Leasi	ng		
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	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
services											GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
	Se	ctor 5	4: Pro	fession	al, Sc	ientific	e, Tecl	nnical S	ervices		
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising	54185	See	article	V		<u>I</u>	<u>I</u>				l
- Signs											
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	5412-9	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
	Sec	ctor 55	: Man	ageme	ent of (Compa	nies a	nd Ent	erprises		
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
	: Administr	ative a	nd Su	pport	and V	Vaste I	Manag	ement	and Reme	diation Se	ervices
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	С	N	N	С	N	N	С	1.0 per 500 s.f. GFA
			Sec	tor 61:	Educ	ationa	l Serv	ices			
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	6112-3	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

	6116		T.5	T.5	T		T	137	1	3.7	7.0
Other schools and	6116	P	P	P	P	P	P	N	N	N	5.0 per
instruction											classroom plus
											2 per admin.
											Office
Education support	6117	P	P	P	P	P	P	N	N	N	1.0 per 200 s.f.
services											GFA
		Sect	or 62:	Healt	h Car	-	Social	Assista	nce		
Ambulatory Health	62	P	P	P	P	P	N	N	N	N	1.0 per 150 s.f.
Care Services											GFA
Medical & dental	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
laboratories											GFA
Home health care	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f.
services											GFA
Hospitals	622	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing &	623	P	P	P	P	P	N	P	P	P	0.4 per bed
residential care											1
facilities											
Nursing Care	623	N	N	Р	N	N	N	P	P	P	1.0 per 500 s.f.
facilities	023	1	1,	1	1,	1,	1,	1	1		GFA
Community care	623	P	P	P	P	P	N	P	P	P	0.4 per bed
for elderly	023	1	1	1	1	1	11	1	1	1	0.4 per bed
Social services	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f.
Social scivices	024	11	11	1	1	11	11	11	11	14	GFA
Individual & family	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f.
social services	0241	IN.	Г	Г	Г	IN	IN	IN	IN	IN	GFA
	6242	NT	N	P	P	P	NI	N	N	N	GFA
Community, food	0242	N	IN	P	P	P	N	IN	IN	IN	
& housing &											
emergency & relief services											
Rehabilitation	6243	N	N	P	P	P	P	N	N	N	1.0 250 - 6
services	0243	IN	IN	P	P	P	P	IN	IN	IN	1.0 per 350 s.f. GFA
	(244	D	P	P	D	P	P	P	P	P	
Day care services	6244	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f.
		G t		<u> </u>		•		L D			GFA
	1		_	T	_			Recrea			T
Performing art	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f.
companies											GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual
											review
Museums,	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000
historical sites, &											s.f. GFA
similar institutions											
Coin operated	7132	N	N	С	N	N	N	N	N	N	1.0 per 200 s.f.
amusement, cash											GFA
payouts more than											
5 machines (section											
30-107)											
Golf courses &	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
country clubs											1
Marinas	71392	N	N	N	N	P	P	P	P	P	1.0 per slip
Public parks &	71394	P	P	P	P	P	P	P	P	P	1% land area
playgrounds	11377	1	1	1	1	1	1	1	1	1	1 / 0 Iana area
Physical fitness	71394	N	P	P	P	P	P	N	N	N	1.0 per 300 s.f.
facilities	/1374	IN	I I	I I	I.	I.	I.	1.4	11	IN IN	GFA
	71205	ът	NT	n	n	N.T	N.T	N T	N.T	N.T	
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
		Secto	or 72:	Accon	nmoda	tion a	nd Fo	od Serv	ices		
Accommodations 72			•	1		•					
Bed and breakfast inns (section 30-93)	721191	С	N	P	P	P	N	С	С	С	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	С	N	N	N	N	N	С	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	С	С	N	N	N	N	N	1.0 per 150 s.f. GFA
	Sec	tor 81:	Other	· Servi	ices (ex	cept l	Public	Admin	istration)		
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	С		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)	8112-4	N	P	P	P	P	P	С		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	С	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	81221	N	N	P	N	N	N	P	P	P	None
Crematories	81222	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

C 11 ' + 1	01200	N.T.	l NT		LAT	l NT	Lat	l NT	Lat	l NT	1.0 250 C
Sexually oriented	81299	N	N	С	N	N	N	N	N	N	1.0 per 350 s.f.
business (section											GFA
30-105	01200	3.7	- D	- D	- D	.	.	3.7	3.7	2.7	1.0 200 C
All other personal	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f.
services	0.1.0			+	+		+	_			GFA
Religious, fraternal,	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f.
professional,											GFA
political, civic,											
business											
organizations											
					_		inistra	_			
Executive,	921	P	P	P	P	P	N	N	N	N	1.0 per 350 s.f.
legislative, &											GFA
general govt.											
Justice, public	922	N	N	P	P	P	P	N	N	P	1.0 per 350 s.f.
order & safety											GFA
Courts	92211	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f.
											GFĀ
Police protection	92212	P	P	P	P	P	P	P	P	P	1.0 per 350 s.f.
1											GFÅ
Correctional	92214	N	N	P	P	N	P	N	N	P	1.0 per jail
institution											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	923	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
human resources	1,23		1	1	1	1		1		1,	GFA
Ad. of environ,	924-5	Р	Р	Р	Р	Р	Р	N	N	N	1.0 per 350 s.f.
quality & housing	1,2.5		1	1	1	1		1		1,	GFA
prog.											GITI
Administration of	926	Р	Р	Р	P	Р	Р	N	N	N	1.0 per 350 s.f.
economic programs	720	1	1	1	1	1	1	11	11	11	GFA
Space research &	927	N	N	P	P	Р	Р	N	N	N	GIN
technology	921	11	1	1	1	1	1	11	11	11	
National Security &	928	N	N	P	P	P	P	N	N	N	
Internal Affairs	928	IN	IN	P	P	P	P	IN	IN	IN	
Internal Affairs				D	esiden	4: al II.					
Cita harilt danallings				K	esiaen	uai Us	ses				
Site built dwellings	l NI A	P	P	P	l NT	l NT	LNI	P	P	P	N
Single-family	NA	P	P	P	N	N	N	P	P	P	None
detached	27.4	3.7	3. T	3.7	3.7	3. T	2.7	D	3.7	2.7	2.0
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per
25110 11	3.7.1				~	_					unit
Multi-family, apts.	NA	N	N	P	С	P	N	N	N	N	1.5 spaces per
(section 30-109)											unit
Rooming &	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per
boarding houses											bedroom
Manufactured dwel											
Residential	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per
designed (section											unit
30-94)											
Standard designed	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per
(section 30-94)	<u> </u>										unit
Mobile homes	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per
(section 30-95)											unit
/			-	-	-	-					

Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit		
Accessory Uses to R	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	С	С	С	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	С	N	С	С	С	С	N	None		
	Temporary Uses												
All temporary uses (section 30-99)	NA	С	С	С	C	С	С	С	С	С	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.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITONAL USE REGULATIONS, Sec.30-111(6) (d) Mining and extraction operations; Shall be amended to read as follows:

- d. Mining and extraction operations.
 - 1. Refer to section 30-117- Mining and extraction operations.

- 1. Mines greater than five acres shall be not less than 300 feet from the property line. Such mines shall not be less than 500 feet from the nearest residential use and not less than 1,000 feet from an obvious place where children may be present such as: schools, playgrounds, and daycares, etc.
- 2. Mines five acres or less shall be 100 feet from any residential use. And not less than 50 feet from property line.
- 3. A buffer shall be provided, that complies with section 30-111 Table II, Type D Buffer along the margins of the excavation site to reduce sedimentation and air borne debris.
- 4. Proposed facilities shall have direct access off a collector or arterial street.
- 5. Mine sites greater than five acres shall have a permanent sign installed in plain view of the mine's vehicular entrance. Such signs shall be not less than nine square feet and state that the referenced property is a mining operation with contact information for emergency purposes.
- 6. Where explosives are employed, the mine operator shall provide an action plan that has been approved by the fire marshal having jurisdiction and the Florence County Sheriff's Office. Explosive operation times shall be within the hours of 7:00 a.m. and 5:00 p.m. Monday—Friday excluding county observed holidays.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITONAL USE REGULATIONS, Sec. 30-117-30-120.- Reserved.; Shall be amended to read as follows:

Secs. 30-118117 - 30-120. - Reserved

30-117 Mining and Extraction operations.

A mining or extraction operation must obtain a certificate of zoning compliance prior to such activities. Prior to the issuance of a certificate of zoning compliance, applicable mining related permits must be obtained from applicable state and federal agencies. Proof of such permits must be provided along with a zoning compliance application. The applicable state and federal permits shall have been issued within six (6) months of the date of the request for the County certificate. The application for the certificate of zoning compliance must include documentation to demonstrate compliance with the following requirements.

(1) Mines greater than five acres:

a. Shall be not less than five hundred feet (500') from the property line.

shall not be less than two thousand feet (2,000') from the nearest residential use and obvious place where children congregate such as: schools, religious worship centers, playgrounds, and daycares, etc.

b. Shall have Bufferyards created and maintained in the locations prescribed for Industrial uses as identified in Sec. 30-121, Table VI. Regardless of the distance of the extraction site from the property line, bufferyards shall be created and maintained in compliance with the twenty-foot (20') bufferyard requirements of Type D bufferyards as identified in Sec. 30-121.

(2) Mines five acres or less:

- a. Shall not be less than two hundred fifty feet (250') from the property line.
- b. Shall be 1,000 feet from the nearest residential use and not less than 2,000 feet from an obvious place where children congregate such as: schools, playgrounds, and daycares, etc.
- c. Shall have Bufferyards created and maintained in the locations prescribed for Industrial uses as identified in Sec. 30-121, Table VI. Regardless of the distance of the extraction site from the property line, bufferyards shall be created and maintained in compliance with the forty-foot (40') bufferyard requirements of Type D bufferyards as identified in Sec. 30-121.

(3) Mines regardless of size:

- a. Hours of operation shall be Monday thru Friday 7:30 AM To 5:30 PM and Saturdays 8:30 AM 12:00 PM, except County observed Holidays.
- b. Where explosives are employed, the mine operator shall provide an action plan that has been approved by the fire marshal having jurisdiction and the Florence County

 Sheriff's Office. Explosive operation times shall be within the hours of 9:00 a.m. and 5:00 p.m. Monday—Friday excluding county observed holidays.

c. Site access.

- i. The site must have direct access to a major arterial road. Minor arterial road and Collector road access may be allowed only when direct access to a major arterial road is unreasonable and alternate access would not result in excessive traffic through populated areas and the road(s) is designed for heavy truck traffic. It shall be the burden of the developer/applicant to demonstrate compliance.
- ii. A truck route plan must be included in the submission for zoning compliance.

- iii. All private and/or public roads shall be kept wetted while being used or shall be hard-surfaced and maintained to prevent the emanation of dust.
- iv. Access from the site onto any public road shall not create the accumulation of debris such as dirt or gravel onto the roadway.
- v. Any sub-standard roads must be brought up to adequate standards before a certificate zoning compliance can be issued. A financial guarantee must be provided to ensure road repairs are made during and post mining activities.

 Cost estimates of road repairs must be provided by a duly licensed SC Engineer.
- d. Height. No equipment shall exceed 38 feet in height above the lowest natural grade on the site regardless of zoned districts.
- e. Fencing. A fencing plan shall be submitted with an application for zoning compliance for mines. In addition to fencing that may be required for bufferyard compliance, the following requirements must be met.
 - i. A heavy-duty security fence of not less than six feet (6') shall encompass the extraction site, areas of possible unsafe conditions (such as above ground fuel tanks and stockpiles of materials) and places where unauthorized personnel are prohibited.
 - ii. The fence shall not be less than fifty feet (50') from the extraction site and other required fenced areas.
 - <u>iii.</u> Entrances, gates and access points in the fence shall be lockable to prevent unauthorized entry during non-operational hours.

f. Identification:

- i. Clearly legible signs shall be placed along the fence at intervals not to exceed three hundred feet (300'). The sign shall read, "NO TRESSPASSING MINING ZONE" in letters not less than four inches (4") in height. These signs shall also be placed at all entry/access points to the site.
- ii. A sign shall be located at all entrances, gates and access points that provide the assigned E-911 Address, and the operators emergency contact name, address and phone number. The sign shall not be less than nine (9) square feet with letters and numbers not less than six inches (6") in height.
- g. Noise. Maximum noise at the property line shall not exceed 65 decibels measured at the property line.
- h. Operations Plan. An operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be

- incorporated into the use, potential impacts on adjacent lands and mitigation measures, the size of the operation, the number of employees, and the operating hours of the use.
- i. Exemptions for certain uses pertaining to mining operations. Excavation or grading activities solely for onsite construction, or land development whereas the extracted materials will not be removed from the site, and agricultural irrigation ponds five (5) acres or less and drainage conveyances shall be exempt from the mining requirements of the Zoning Ordinance if the use complies with all of the following conditions:
 - i. The mining operation shall be limited to one year. If such work exceeds one year, a new certificate of zoning compliance must be obtained.
 - ii. The mining operation shall not be located within 50 feet of any property boundary and/or within 250 feet of any Building intended for human occupancy existing at the time of zoning compliance application.
 - iii. No more than one mining use shall be permitted on the same property within one year from the date of zoning compliance approval for a previous mining use.

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-15

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances,

Chapter 30, ZONING ORDINANCE, ARTICLE III- CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, Sec. 30-29- Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural

Districts; Sec. 30-117-30-120. Reserved.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update Florence County Code of Ordinance regarding mining operations in Florence County.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III-CONDITIONAL USE REGULATIONS, Sec. 30-111(6)(d) Mining And Extraction Operations; And Chapter 30- ZONING ORDINANCE, ARTICLE II.- ZONING DISTRICT REGULATIONS, 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. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	RU-1A	RU-2	Off-Street Parking Requirements
	Sec	tor 11:	Agric	culture	e, Fore	estry, l	Fishing	g, and H	unting		
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
Agricultural produc	ction, livesto	ck, ani	mals 1	12							
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	1141-2	N	N	Р	N	N	Р	P	P	P	None
Agricultural services	115	N	N	N	N	N	N	P	Р	P	None

Forestry	11531	N	N	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
				Sec	ctor 21	: Min	ing				
Mining (See Sec.30-117)	212	N	N	N	N	N	C	N	N	С	None
				Sec	tor 22	: Utili	ties				
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	С	С	С	С	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 system	ns 22131										
Storage/treatment	22131	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems 22	2132										
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	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		Constr					
Building construction - general contract & operative builders	233	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	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
contractors			Se	ctor 3	1-33· N	Manuf	acturi	nσ			3.1. GI A
Food	311	N	N	N	N	N	Р	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
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	Р	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	Р	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
	•		S	ector 4	12: WI	nolesal	le Trac	de			•
Wholesale trade- durable goods	421	N	N	P	P	P	Р	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	С	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade- nondurable goods	422	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
			S	ector	44-45:	Retai	l Trad	le	•		
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
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Electronics & appliances	443	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Building materials,	garden sup	plies 44	14								
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
	-	-	-	-		_		-		-	-

77 1	14440	1	-	-	T =	1	1	1 ~	1 ~	1,,	110 250 2
Hardware stores (section 30-103)	44413	N	P	P	P	N	N	С	С	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 (section30-103)	445	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	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)	452	N	P	P	Р	N	N	С	С	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	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)	4533	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Flea markets	4533	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Gravestones, monuments	453998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	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 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
			-	_				rehousi			
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
Ŭ				Secto	r 51:]	Inforn	nation				
Publishing Industries	511	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	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	5131	N	С	С	С	С	С	С	С	С	None
Info, services & data processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
			Sec	tor 52:	: Fina	nce &	Insura	nce			_
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	522298	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
		Sec	ctor 53	: Real	Estat	e & R	ental &	& Leasi	ng		
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	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
services											GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
	Se	ctor 5	4: Pro	fessior	al, Sc	ientific	, Tecl	nnical S	ervices		•
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising	54185	See	article	V				<u>l</u>			
- Signs											
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	5412-9	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
	Sec	ctor 55	: Man	ageme	ent of (Compa	nies a	nd Ent	erprises		
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
	: Administr	ative a	nd Su	pport	and V	Vaste I	Manag	ement	and Reme	diation Se	ervices
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	С	N	N	С	N	N	С	1.0 per 500 s.f. GFA
	•		Sec	tor 61:	Educ	ationa	l Serv	ices	•		
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	6112-3	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	Р	N	N	N	5.0 per classroom plus 2 per admin. office

	6116		T.5	T.5	T.		T	137	137	3.7	1.50
Other schools and	6116	P	P	P	P	P	P	N	N	N	5.0 per
instruction											classroom plus
											2 per admin.
											Office
Education support	6117	P	P	P	P	P	P	N	N	N	1.0 per 200 s.f.
services											GFA
		Sect	or 62:	Healt	h Car	-	Social	Assista	nce		
Ambulatory Health	62	P	P	P	P	P	N	N	N	N	1.0 per 150 s.f.
Care Services											GFA
Medical & dental	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
laboratories											GFA
Home health care	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f.
services											GFA
Hospitals	622	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing &	623	P	P	P	P	P	N	P	P	P	0.4 per bed
residential care											
facilities											
Nursing Care	623	N	N	P	N	N	N	P	P	P	1.0 per 500 s.f.
facilities											GFÅ
Community care	623	P	P	P	P	Р	N	P	P	P	0.4 per bed
for elderly											1
Social services	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f.
											GFA
Individual & family	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f.
social services	02.11	1	_	_		1	1	1	1	- '	GFA
Community, food	6242	N	N	P	P	P	N	N	N	N	
& housing &	0212	1	11	1	1	1	1'	1	11	11	
emergency & relief											
services											
Rehabilitation	6243	N	N	Р	P	Р	Р	N	N	N	1.0 per 350 s.f.
services	02.0	1		1				1	1	- '	GFA
Day care services	6244	P	Р	P	P	Р	Р	Р	P	P	1.0 per 200 s.f.
zuj curc services	02	1	1	1				1	1		GFA
		Secto	r 71: /	Arts. F	nterta	inmei	ıt. and	Recrea	ation		1 2222
Performing art	7111	P	P	P P	N	N	N	N	N	N	1.0 per 200 s.f.
companies	/111	1	1	1	11	11	11	11	11	11	GFA
•	7112	N	N	Р	P	N	N	N	N	N	By individual
Spectator sports	/112	11	11	1	1	11	11	11	11	14	review
Musaums	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000
Museums, historical sites, &	/12	l r	Г	Г	Г	IN	IN	IN	IN	IN	s.f. GFA
similar institutions											5.1. GFA
Coin operated	7132	N	N	С	N	N	N	N	N	N	1.0 per 200 s.f.
amusement, cash	/132	IN.	11		IN	IN	IN	IN	IN	IN	GFA
payouts more than											GFA
5 machines (section											
30-107)											
Golf courses &	71391	N	N	P	N	P	P	N	N	P	5 O man hala
	/1391	IN	IN	r	IN	l r	1	1N	IN	l r	5.0 per hole
country clubs	71392	N	N	N	N	P	P	P	P	P	1.01'
Marinas											1.0 per slip
Public parks &	71394	P	P	P	P	P	P	P	P	P	1% land area
playgrounds	#100 <i>1</i>				1	-	-	1			10 200
Physical fitness	71394	N	P	P	P	P	P	N	N	N	1.0 per 300 s.f.
facilities			1	 	1	1	1	1	1		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
		Secto	or 72:	Accon	nmoda	tion a	nd Fo	od Serv	ices		
Accommodations 72		1	•	_		•					
Bed and breakfast inns (section 30-93)	721191	С	N	P	P	P	N	С	С	С	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	С	N	N	N	N	N	С	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	С	С	N	N	N	N	N	1.0 per 150 s.f. GFA
	Sec	tor 81:	Other	r Servi	ices (ex	cept l	Public	Admin	istration)		
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	С		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)	8112-4	N	P	P	P	P	P	С		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	С	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	81221	N	N	P	N	N	N	P	P	P	None
Crematories	81222	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	С	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
Organizations			Sect	or 92:	Public	r Adm	inistra	ntion			
Executive,	921	P	T P	P	T P	P	N	N	N	N	1.0 per 350 s.f.
legislative, & general govt.	721	1	1	1		1	11	11		11	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.	924-5	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	
				R	esiden	tial Us	ses				
Site built dwellings	ı		1	T	T	1	1	1	_		
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	С	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 dwel					Ţ						
Residential designed (section 30-94)	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	С	N	С	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 R	esidential	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	С	С	С	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	Р	P	P	P	None
Open storage (section 30-108)	NA	N	N	С	N	С	С	С	С	N	None
				Te	empor	ary Us	es				
All temporary uses (section 30-99)	NA	С	С	С	Ĉ	С	С	С	С	С	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.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITONAL USE REGULATIONS, Sec.30-111(6) (d) Mining and extraction operations; Shall be amended to read as follows:

- d. Mining and extraction operations.
 - 1. Refer to section 30-117- Mining and extraction operations.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE III. – CONDITONAL USE REGULATIONS, Sec. 30-117-30-120.- Reserved.; Shall be amended to read as follows:

Secs. 30-118-30-120. - Reserved

30-117 Mining and Extraction operations.

A mining or extraction operation must obtain a certificate of zoning compliance prior to such activities. Prior to the issuance of a certificate of zoning compliance, applicable mining related permits must be obtained from applicable state and federal agencies. Proof of such permits must be provided along with a zoning compliance application. The applicable state and federal permits shall have been issued within six (6) months of the date of the request for the County certificate. The application for the certificate of zoning compliance must include documentation to demonstrate compliance with the following requirements.

(1) Mines greater than five acres:

- a. Shall be not less than five hundred feet (500') from the property line. shall not be less than two thousand feet (2,000') from the nearest residential use and obvious place where children congregate such as: schools, religious worship centers, playgrounds, and daycares, etc.
- b. Shall have Bufferyards created and maintained in the locations prescribed for Industrial uses as identified in Sec. 30-121, Table VI. Regardless of the distance of the extraction site from the property line, bufferyards shall be created and maintained in compliance with the twenty-foot (20') bufferyard requirements of Type D bufferyards as identified in Sec. 30-121.

(2) Mines five acres or less:

- a. Shall not be less than two hundred fifty feet (250') from the property line.
- b. Shall be 1,000 feet from the nearest residential use and not less than 2,000 feet from an obvious place where children congregate such as: schools, playgrounds, and daycares, etc.
- c. Shall have Bufferyards created and maintained in the locations prescribed for Industrial uses as identified in Sec. 30-121, Table VI. Regardless of the distance of the extraction site from the property line, bufferyards shall be created and maintained in compliance with the forty-foot (40') bufferyard requirements of Type D bufferyards as identified in Sec. 30-121.

(3) Mines regardless of size:

- a. Hours of operation shall be Monday thru Friday 7:30 AM To 5:30 PM and Saturdays 8:30 AM 12:00 PM, except County observed Holidays.
- b. Where explosives are employed, the mine operator shall provide an action plan that has been approved by the fire marshal having jurisdiction and the Florence County Sheriff's Office. Explosive operation times shall be within the hours of 9:00 a.m. and 5:00 p.m. Monday—Friday excluding county observed holidays.

c. Site access.

- i. The site must have direct access to a major arterial road. Minor arterial road and Collector road access may be allowed only when direct access to a major arterial road is unreasonable and alternate access would not result in excessive traffic through populated areas and the road(s) is designed for heavy truck traffic. It shall be the burden of the developer/applicant to demonstrate compliance.
- ii. A truck route plan must be included in the submission for zoning compliance.
- iii. All private and/or public roads shall be kept wetted while being used or shall be hard-surfaced and maintained to prevent the emanation of dust.
- iv. Access from the site onto any public road shall not create the accumulation of debris such as dirt or gravel onto the roadway.
- v. Any sub-standard roads must be brought up to adequate standards before a certificate zoning compliance can be issued. A financial guarantee must be provided to ensure road repairs are made during and post mining activities. Cost estimates of road repairs must be provided by a duly licensed SC Engineer.
- d. Height. No equipment shall exceed 38 feet in height above the lowest natural grade on the site regardless of zoned districts.
- e. Fencing. A fencing plan shall be submitted with an application for zoning compliance for mines. In addition to fencing that may be required for bufferyard compliance, the following requirements must be met.
 - i. A heavy-duty security fence of not less than six feet (6') shall encompass the extraction site, areas of possible unsafe conditions (such as above ground fuel tanks and stockpiles of materials) and places where unauthorized personnel are prohibited.
 - ii. The fence shall not be less than fifty feet (50') from the extraction site and other required fenced areas.

iii. Entrances, gates and access points in the fence shall be lockable to prevent unauthorized entry during non-operational hours.

f. Identification:

- i. Clearly legible signs shall be placed along the fence at intervals not to exceed three hundred feet (300'). The sign shall read, "NO TRESSPASSING MINING ZONE" in letters not less than four inches (4") in height. These signs shall also be placed at all entry/access points to the site.
- ii. A sign shall be located at all entrances, gates and access points that provide the assigned E-911 Address, and the operators emergency contact name, address and phone number. The sign shall not be less than nine (9) square feet with letters and numbers not less than six inches (6") in height.
- g. Noise. Maximum noise at the property line shall not exceed 65 decibels measured at the property line.
- h. Operations Plan. An operations plan shall identify the specific types of activities that are necessary for successful operation of the use, specific technologies that will be incorporated into the use, potential impacts on adjacent lands and mitigation measures, the size of the operation, the number of employees, and the operating hours of the use.
- i. Exemptions for certain uses pertaining to mining operations. Excavation or grading activities solely for onsite construction, or land development whereas the extracted materials will not be removed from the site, and agricultural irrigation ponds five (5) acres or less and drainage conveyances shall be exempt from the mining requirements of the Zoning Ordinance if the use complies with all of the following conditions:
 - i. The mining operation shall be limited to one year. If such work exceeds one year, a new certificate of zoning compliance must be obtained.
 - ii. The mining operation shall not be located within 50 feet of any property boundary and/or within 250 feet of any Building intended for human occupancy existing at the time of zoning compliance application.
 - iii. No more than one mining use shall be permitted on the same property within one year from the date of zoning compliance approval for a previous mining use.

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-16

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances,

Chapter 30, ZONING ORDINANCE, ARTICLE I.- ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-2. – Purpose

of districts.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to better define the aspects of an unzoned area, while stating the necessary standards to ensure the unzoned areas of Florence County will enhance public health, safety, morals, and general welfare.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I.-ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-2. – Purpose of districts. shall be amended to read as follows:

Sec. 30-2. - Purpose of districts.

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts:

R-1, R-2, R-3 and R-3A single-family residential districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

R-4 multi-family residential district, limited: This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

R-5 and R-5A multi-family residential districts: This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and

community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

TH townhouse district: The intent of the TH district is to allow the by-right creation of townhouse neighborhoods to improve housing choice and affordability and, as needed, to serve as a buffer between higher intensity and lower intensity uses.

Business districts:

B-1 limited business district: This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

B-2 convenience business district: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

B-3 general commercial district: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

B-4 central commercial district: The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line to lot line development, sidewalks, and public parking lots.

B-5 office and light industrial district: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

B-6 industrial district: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

Rural districts:

RU-1and RU-1A rural community district: The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

RU-2 rural resource district: The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, and wetlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

Unzoned District:

The intent of this district is to sustain and support the rural community environment. This district is commonly referred to as unzoned areas throughout the Florence County Zoning Ordinance. While identified as unzoned, developments standards do exist and apply to this district as outlined in the Florence County Land Development and Zoning ordinances. This district supports a multitude of uses such as, but limited to, residential, commercial, industrial, agrarian, and horticultural in nature.

Special purpose districts:

PD planned development district: The intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FH flood hazard district: It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

AC airport compatibility district: It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

(1) Protect and promote the general health, safety, economy, and welfare of airport environs,

- (2) Prevent the impairment and promote the utility and safety of airports,
- (3) Promote land use compatibility between airports and surrounding development,
- (4) Protect the character and stability of existing land uses, and
- (5) Enhance environmental conditions in areas affected by airports and airport operations.

CO corridor overlay district: The intent of the corridor overlay district is to improve or maintain the appearance and function of a corridor by controlling signage and landscaping and establishing requirements for access, non-motorized facilities, and overall site design.

Mixed – use districts:

MR lower density mixed residential district: The intent of the MR district is to improve housing options within the county by allowing by-right creation of lower density neighborhoods that contain a mix of 1, 2, 3, and 4-unit housing types.

MMF mixed multi-family district: The intent of the MMF district is to improve housing choice and affordability within the county by allowing by-right creation of multi-family neighborhoods that contain a mix of higher density housing options.

FO/LI flex office/light industrial district: The intent of the FO/LI district is to promote moderate-scale office and light industrial spaces mixed horizontally or vertically within a development site. A special focus of this district is the creation of craft-oriented maker spaces such as studios that allow for the creation, fabrication, and repair of products and the preparation of food products that may include metalworking, woodworking, crafting, ceramics, technology, and similar processes with low risk of anticipated offsite impacts related to light, noise, odor, vibration, heat, and dust. These spaces may allow for small to medium-size group collaboration, creation, and instruction as well as retail sales.

MU mixed-use district: The intent of the MU district is to allow a range of uses including residential, commercial, office, institutional, and flex office/light industrial mixed horizontally or vertically on a development site.

CMU commercial mixed-use district: The intent of the CMU district is to allow a range of uses including residential, commercial, office, institutional, and light industrial mixed horizontally or vertically on a development site where the predominate use is street-level commercial spaces.

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-16

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances,

Chapter 30, ZONING ORDINANCE, ARTICLE I.- ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-2. – Purpose

of districts.

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to better define the aspects of an unzoned area, while stating the necessary standards to ensure the unzoned areas of Florence County will enhance public health, safety, morals, and general welfare.

The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I.-ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-2. – Purpose of districts. shall be amended to read as follows:

Sec. 30-2. - Purpose of districts.

Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

Residential districts:

R-1, R-2, R-3 and R-3A single-family residential districts: Aside from differences in lot sizes and densities, these districts are intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses.

R-4 multi-family residential district, limited: This district is intended to promote and accommodate residential development consisting principally of single-family and two-family dwellings, and related support uses.

R-5 and R-5A multi-family residential districts: This district is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings in areas accessible by major streets and in proximity to commercial uses, employment opportunities, and

community facilities. It is further intended to permit development flexibility in meeting the demands and preferences of a changing housing market, and doing so in an orderly, compatible manner.

TH townhouse district: The intent of the TH district is to allow the by-right creation of townhouse neighborhoods to improve housing choice and affordability and, as needed, to serve as a buffer between higher intensity and lower intensity uses.

Business districts:

B-1 limited business district: This district is intended to accommodate office, institutional, and residential uses in areas whose character is changing, or where such a mix of uses is appropriate. It is designed principally for use along major streets dominated by older houses in transition.

B-2 convenience business district: The intent of this district is to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in these districts are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas.

B-3 general commercial district: The intent of this district is to provide for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region in which it holds a central position.

B-4 central commercial district: The intent of this district is to promote the concentration and vitality of commercial and business uses in the downtown area. This district is characterized by wall-to-wall or lot line to lot line development, sidewalks, and public parking lots.

B-5 office and light industrial district: The intent of this district is to promote the development of business parks, including office, distribution, and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards.

B-6 industrial district: The intent of this district is to accommodate certain industrial uses which, based on their operational characteristics are potentially incompatible with residential, social, medical, and commercial environs. As a result, the establishment of such districts shall be restricted to areas geographically removed or buffered from such environs.

Rural districts:

RU-1and RU-1A rural community district: The intent of this district is to sustain and support rural community centers as an integral part of the rural environment, serving the commercial, service, social, and agricultural needs of nearby rural residents.

RU-2 rural resource district: The intent of this classification is to conserve and protect from urban encroachment rural characteristics and resources, particularly agricultural, and maintain a balanced rural-urban environment.

The retention of open lands, woodlands, and wetlands, which make up a large part of this area, are essential to clean air, water, wildlife, many natural cycles, and a balanced environment, among other things. Even more essential from an economic perspective are the agricultural lands and farming operations in this area. Also provided by this district is a rural environment preferred by many people over subdivisions and higher density urban or community settings.

Unzoned District:

The intent of this district is to sustain and support the rural community environment. This district is commonly referred to as unzoned areas throughout the Florence County Zoning Ordinance. While identified as unzoned, developments standards do exist and apply to this district as outlined in the Florence County Land Development and Zoning ordinances. This district supports a multitude of uses such as, but limited to, residential, commercial, industrial, agrarian, and horticultural in nature.

Special purpose districts:

PD planned development district: The intent of the planned development district is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance public health, safety, morals, and general welfare.

Within the PD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than where such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development", it is the intent of these regulations to promote and encourage or require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

FH flood hazard district: It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditure of public money for costly flood control projects and rescue and relief efforts associated with flooding.

AC airport compatibility district: It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

- (1) Protect and promote the general health, safety, economy, and welfare of airport environs,
- (2) Prevent the impairment and promote the utility and safety of airports,

- (3) Promote land use compatibility between airports and surrounding development,
- (4) Protect the character and stability of existing land uses, and
- (5) Enhance environmental conditions in areas affected by airports and airport operations.

CO corridor overlay district: The intent of the corridor overlay district is to improve or maintain the appearance and function of a corridor by controlling signage and landscaping and establishing requirements for access, non-motorized facilities, and overall site design.

Mixed – use districts:

MR lower density mixed residential district: The intent of the MR district is to improve housing options within the county by allowing by-right creation of lower density neighborhoods that contain a mix of 1, 2, 3, and 4-unit housing types.

MMF mixed multi-family district: The intent of the MMF district is to improve housing choice and affordability within the county by allowing by-right creation of multi-family neighborhoods that contain a mix of higher density housing options.

FO/LI flex office/light industrial district: The intent of the FO/LI district is to promote moderate-scale office and light industrial spaces mixed horizontally or vertically within a development site. A special focus of this district is the creation of craft-oriented maker spaces such as studios that allow for the creation, fabrication, and repair of products and the preparation of food products that may include metalworking, woodworking, crafting, ceramics, technology, and similar processes with low risk of anticipated offsite impacts related to light, noise, odor, vibration, heat, and dust. These spaces may allow for small to medium-size group collaboration, creation, and instruction as well as retail sales.

MU mixed-use district: The intent of the MU district is to allow a range of uses including residential, commercial, office, institutional, and flex office/light industrial mixed horizontally or vertically on a development site.

CMU commercial mixed-use district: The intent of the CMU district is to allow a range of uses including residential, commercial, office, institutional, and light industrial mixed horizontally or vertically on a development site where the predominate use is street-level commercial spaces.

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-17

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances,

Chapter 30, ZONING ORDINANCE, ARTICLE I.- ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-9. – Unzoned

areas

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to better define the aspects of an unzoned area, while stating the necessary standards to ensure the unzoned areas of Florence County will enhance public health, safety, morals, and general welfare.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I.-ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-9. — Unzoned areas. shall be amended to read as follows:

Sec. 30-9. - Unzoned areas.

Unzoned areas of the county shall be subject to the requirements of article II zoning district regulations, division 4, FH Flood Hazard District; article III conditional use regulations, section 30-94, residential designed manufactured dwellings; 30-94 standard designed manufactured dwellings; section 30-95, manufactured homes section 30-96, manufactured home parks; section 30-99, temporary uses; section 30-105, sexually oriented businesses; section 30-106 camps & recreational vehicle parks; section 30-107, coin operated amusements, cash payouts; section 30-111, development standards for unzoned areas; section 30-112, special use permit; article V, sign regulations; section 30-202, signs on private property; section 30-205, temporary signs on private property; and, article VII general and ancillary regulations, section 30-246, accessory buildings and uses.

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-17

SUBJECT: Request For Text Amendments To The Florence County Code Of Ordinances,

Chapter 30, ZONING ORDINANCE, ARTICLE I.- ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-9. – Unzoned

areas

APPLICANT: Florence County

Staff Analysis:

The intent of this text amendment is to update the Florence County Ordinance to better define the aspects of an unzoned area, while stating the necessary standards to ensure the unzoned areas of Florence County will enhance public health, safety, morals, and general welfare.

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE I.-ESTABLISHMENT, PURPOSE, RULES FOR THE INTERPRETATION OF ZONING DISTRICTS, AND ZONING ANNEXED PROPERTY, Sec. 30-9. — Unzoned areas. shall be amended to read as follows:

Sec. 30-9. - Unzoned areas.

Unzoned areas of the county shall be subject to the requirements of article II zoning district regulations, division 4, FH Flood Hazard District; article III conditional use regulations, section 30-94, residential designed manufactured dwellings; 30-94 standard designed manufactured dwellings; section 30-95, manufactured homes section 30-96, manufactured home parks; section 30-99, temporary uses; section 30-105, sexually oriented businesses; section 30-106 camps & recreational vehicle parks; section 30-107, coin operated amusements, cash payouts; section 30-111, development standards for unzoned areas; section 30-112, special use permit; article V, sign regulations; section 30-202, signs on private property; section 30-205, temporary signs on private property; and, article VII general and ancillary regulations, section 30-246, accessory buildings and uses.

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-18

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 allow the use of Ambulatory Health Care Services in the B-6 Industrial District and FO/LI Flex Office/ Light Industrial District.

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: Agricultu	ire, Forestry	, Fishi	ng, and	d Hun	ting						
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
Agricultural produc	ction, livesto	ck, ani	mals 1	12							
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	1141-2	N	N	P	N	N	P	P	P	P	None

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	212	N	N	N	N	N	P	N	N	P	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	С	С	С	С	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 system	ms 22131				•		•				•
Storage/treatment	22131	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems 2	2132			•							
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	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: Construc	ction						<u>'</u>	•	_		
Building construction - general contract & operative builders	233	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	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manu	facturing										
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
Apparel	315	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA

Leather & allied	316	N	N	N	N	N	P	N	N	Р	1.0 per 500 s.f.
products	310	1	1,		1			'			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	Р	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: Wholesal	e Trade										
Wholesale trade- durable goods	421	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	С	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade- nondurable goods	422	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail	7										
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
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA

Electronics &	443	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f.
appliances											GFA
Building materials,	garden sup	plies 44	14								
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)	44413	N	P	P	P	N	N	С	С	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 (section30-103)	445	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	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)	452	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	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)	4533	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Flea markets	4533	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA

	4.52000	3.7	137	T.5	3.7	3.7	-	3.7	137	137	1.0 500 0
Gravestones, monuments	453998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	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 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Trans	portation V	Vareho	using								
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: Informat	tion										
Publishing Industries	511	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	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	5131	N	С	С	С	С	С	С	С	С	None
Info, services & data processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance	& Insuranc	e									
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	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA

Security &	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
commodity											GFA
contracts, financial											
investments											
Insurance carriers	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
& related activities											GFA
Funds, trust, &	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
other financial											GFA
vehicles											
Sector 53: Real Esta	ate & Renta	ıl & Le	asing	-			•	•			
Real estate	531	P	T P	P	P	P	P	P	P	N	1.0 per 350 s.f.
											GFA
Mini-warehouses	53113	N	N	P	Р	Р	P	N	N	N	1.0 per 25 storage
warehouses	33113	11	1	1	1	1	1	1	11	11	units
Rental & leasing	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
services	332	11	11	1	1	1	1	11	11	11	GFA
	52222	NI	P	P	P	NT	NI	- C	C	NI	
Video tape rental	53223	N	P	P	P	N	N	С	C	N	1.0 per 350 s.f.
(section 30-103)		e T	1								GFA
Sector 54: Professio			- T	T	T	T D	137	T D	T D	Lar	1.0 200 6
Professional,	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f.
Scientific,											GFA
Technical Svcs.											
Display advertising	54185	See	article	V							
- Signs										•	_
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f.
											GFA
Engineering,	5412-9	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
accounting,											GFA
research											
management &											
related services											
Tax return prep,	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f.
service											GFA
Photographic	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f.
studios, portraits											GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f.
											GFA
Sector 55: Manager	nent of Con	npanie	s and I	Enterp	rises						
Mgmt. Of	551	Р	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
companies and											GFA
enterprises											
Sector 56: Administ	trative and	Suppor	rt and	Waste	Mana	gemei	nt and	Reme	diation Se	ervices	
Administrative &	561	P	Р	P	Р	P	P	Р	P	P	1.0 per 750 s.f.
support services		1	1	1	1	1	1	1	1	1	GFA
Landscape services	56173	N	Р	P	N	P	P	P	P	P	1.0 per 1,000 s.f.
Landscape services	20113	1 1	1	1	11	1	1	1	1	1	GFA
Refuse systems	562	N	N	С	N	N	С	N	N	С	1.0 per 500 s.f.
(section 30-104)	302	11	11		IN	IN		111	IN		GFA
	nol Comissi										Ul'A
Sector 61: Educatio	T	_	I D	Ιp	l D	NT.	l NT	l NT	l NI	NT.	1.0 200 - 0
Educational	611	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f.
Services											GFA

		_	_	_	_			1			1
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,	6112-3	P	P	P	P	P	P	N	N	N	5.0 per classroom
colleges,											plus 2 per admin.
universities,											office
professional											
schools											
Business schools,	6114-5	P	P	P	P	P	P	N	N	N	5.0 per classroom
computer, &											plus 2 per admin.
management											office
training											
Other schools and	6116	P	P	P	P	P	P	N	N	N	5.0 per classroom
instruction											plus 2 per admin.
											Office
Education support	6117	P	P	P	P	P	P	N	N	N	1.0 per 200 s.f.
services											GFA
Sector 62: Health C	are and Soc	ial Ass	sistanc	e				<u> </u>	<u> </u>	•	
Ambulatory Health	62	Р	P	P	Р	P	₩P	N	N	N	1.0 per 150 s.f.
Care Services							-				GFA
Medical & dental	6215	N	N	Р	Р	Р	Р	N	N	N	1.0 per 500 s.f.
laboratories											GFA
Home health care	6216	P	P	P	Р	Р	N	Р	P	N	1.0 per 500 s.f.
services	0210	1			1	-		1		1	GFA
Hospitals	622	N	N	P	Р	Р	N	N	N	N	0.7 per bed
Nursing &	623	P	P	P	P	P	N	P	P	P	0.4 per bed
residential care	023	1	1	1	1	1	1	1	1		or per sea
facilities											
Nursing Care	623	N	N	P	N	N	N	Р	P	P	1.0 per 500 s.f.
facilities	023	1	1 '	1	1	1	1	1	1	1	GFA
Community care	623	P	P	P	P	P	N	P	P	P	0.4 per bed
for elderly	023	1	1	1	1	1	11	1	1	1	0.4 pci bcu
Social services	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f.
Social services	024	11	11	ı	l r	11	11	11	IN .	11	GFA
Individual & family	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f.
social services	0241	11	1	ı	l r	11	11	11	IN .	11	GFA
Community, food	6242	N	N	P	P	P	N	N	N	N	UrA
& housing &	0242	1N	1N	P	P	P	IN .	IN	IN	IN	
emergency & relief											
services											
Rehabilitation	6243	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f.
services	0243	114	18	P	P	P	P	IN	IN	IN	GFA
	6244	P	P	P	P	P	P	P	P	P	
Day care services	6244	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f.
C4 71 - A4 E 4		J D		·•							GFA
Sector 71: Arts, Ent		T	_	_	N.T	N.T	NT.	N.T	l NI	NT.	1.0 200
Performing art	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f.
companies	7110	3.7	3.7			3.7	3.7	3.7	1		GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual
											review

Museums, historical sites, &	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
similar institutions Coin operated	7132	N	N	С	N	N	N	N	N	N	1.0 per 200 s.f.
amusement, cash	7132	11			11	1	11	11			GFA
payouts more than											
5 machines (section											
30-107)											
Golf courses &	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
country clubs											1
Marinas	71392	N	N	N	N	P	P	P	P	P	1.0 per slip
Public parks &	71394	P	P	P	P	P	P	P	Р	P	1% land area
playgrounds											
Physical fitness	71394	N	P	P	P	P	P	N	N	N	1.0 per 300 s.f.
facilities											GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	N	5.0 per lane
Coin operated	71399	N	P	P	P	N	N	N	N	N	1.0 per 200 s.f.
amusement non-											GFA
cash payouts											
All other	71399	N	N	P	N	N	N	N	N	N	1.0 per 200 s.f.
amusement &											GFÅ
recreational											
industries											
Sector 72: Accomm	odation and	l Food	Servic	es							
Accommodations 72	21										
Bed and breakfast	721191	С	N	P	P	P	N	С	С	С	1.5 per bedroom
inns (section 30-93)											
Camps &	721191	N	N	С	N	N	N	N	N	С	Not applicable
recreational vehicle											
parks											
Rooming &	72121	N	N	P	N	N	N	N	N	N	1.0 per bedroom
boarding houses,											
dormitories, group											
housing											
Eating places	7221-3	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f.
											GFA
Drinking places	7224	N	N	C	C	N	N	N	N	N	1.0 per 150 s.f.
(section 30-110)									1		GFA
Sector 81: Other Se			_	_		_	1	1 -			1.0
Auto repair &	8111	N	N	P	P	P	N	С	1	N	1.0 per 500 s.f.
maintenance									1		GFA
(section 30-103)	01110		-		1						
Car washes	811192	N	N	P	N	N	N	N		N	None
(multiple bays)	0110										
Other repair	8112-4	N	P	P	P	P	P	С		N	1.0 per 350 s.f.
(section 30-103)	01112										GFA
Shoe repair, shoe	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f.
shine shops	0.1.0					-			1		GFA
Personal & laundry	812										
services	0101	1	 	 	<u> </u>	3.7	1		1		105
Personal care	8121	N	P	P	P	N	N	P	1	N	2.5 per chair
services									1		basin

Tattoo facilities	812199	N	N	С	N	N	N	N	N	N	1.0 per 150 s.f.
(section 30-113											GFA
Funeral homes &	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2
services											seats main
											assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Laundry & dry	8123	N	N	P	P	N	P	N	N	N	1.0 per 500 s.f.
cleaning services											GFA
Coin operated	81231	N	P	P	P	N	N	P	N	P	1.0 per 250 s.f.
laundries/dry											GFA
cleaning											
Pet care	81291	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Automotive	81293	N	Р	Р	Р	Р	Р	N	N	N	None
parking lots &	01200	1	1						1	1	1,5115
garages											
Sexually oriented	81299	N	N	С	N	N	N	N	N	N	1.0 per 350 s.f.
business (section	01200	1	1		1,		1,	1	1,	1,	GFA
30-105											3111
All other personal	81299	N	P	P	Р	N	N	N	N	N	1.0 per 300 s.f.
services	012))	1			1	1'	1	1	1	11	GFA
Religious, fraternal,	813	P	Р	Р	Р	P	Р	P	Р	P	1.0 per 250 s.f.
professional,	013	1	1	1	1	1	1	1			GFA
political, civic,											3111
business											
organizations											
Sector 92: Public A	dministratio	on									
Executive,	921	P	P	P	P	Р	N	N	N	N	1.0 per 350 s.f.
legislative, &	/21	1 *	1 *	1 -	-	1 -	1 1	1 - '	1 '	- 1	
											I (†FA
											GFA
general govt.	922	N	N	P	P	P	P	N	N	P	
general govt. Justice, public	922	N	N	P	P	P	P	N	N	P	1.0 per 350 s.f.
general govt. Justice, public order & safety											1.0 per 350 s.f. GFA
general govt. Justice, public	922 92211	N N	N N	P P	P P	P N	P N	N P	N P	P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f.
general govt. Justice, public order & safety Courts	92211	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety											1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f.
general govt. Justice, public order & safety Courts Police protection	92211	N P	N P	P P	P P	N P	N P	P P	P P	P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional	92211	N	N	P	P	N	N	P	P	P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell,
general govt. Justice, public order & safety Courts Police protection	92211	N P	N P	P P	P P	N P	N P	P P	P P	P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250
general govt. Justice, public order & safety Courts Police protection Correctional institution	92211 92212 92214	N P N	N P N	P P	P P	N P N	N P P	P P N	P P N	P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection	92211 92212 92214 92216	N P N	N P N P	P P P	P P P	N P N P	N P P	P P N	P P N P	P P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of	92211 92212 92214	N P N	N P N	P P	P P	N P N	N P P	P P N	P P N	P P	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f.
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources	92211 92212 92214 92216 923	N P N P P	N P N P P	P P P	P P P	N P N P P	N P P P P	P P N P N	P P N P N	P P P N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ,	92211 92212 92214 92216	N P N	N P N P	P P P	P P P	N P N P	N P P	P P N	P P N P	P P P	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing	92211 92212 92214 92216 923	N P N P P	N P N P P	P P P	P P P	N P N P P	N P P P P	P P N P N	P P N P N	P P P N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog.	92211 92212 92214 92216 923 924-5	N P N P P	N P N P P	P P P P	P P P P	N P P P	N P P P P	P P N N P N N	P N P N N	P P P N N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog. Administration of	92211 92212 92214 92216 923	N P N P P	N P N P P	P P P	P P P	N P N P P	N P P P P	P P N P N	P P N P N	P P P N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog. Administration of economic programs	92211 92212 92214 92216 923 924-5	N P P P P	N P N P P P	P P P P	P P P P P	N P N P P P	N P P P P P	P P N N N N	P P N N N N	P P P N N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog. Administration of	92211 92212 92214 92216 923 924-5	N P N P P	N P N P P	P P P P	P P P P	N P P P	N P P P P	P P N N P N N	P N P N N	P P P N N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA

National Security &	928	N	N	P	Р	P	P	N	N	N	
Internal Affairs	720	11	11	1	1	1	1	11	11		
Residential Uses											
Site built dwellings											
Single-family	NA	P	P	P	N	N	N	P	P	P	None
detached	1471				1	11	11		1	1	TVOILE
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	С	P	N	N	N	N	1.5 spaces per unit
Rooming &	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per
boarding houses											bedroom
Manufactured dwel							T	ı	<u> </u>		
Residential designed (section 30-94)	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	С	N	С	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 R	esidential	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	Р	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	С	С	С	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	С	N	С	С	С	С	N	None
Temporary Uses						1					
All temporary uses (section 30-99)	NA	С	С	С	С	С	С	С	С	С	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.

			Zon	ing Dist		Off-Street Parking		
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Utilities								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	С	С	С	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	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA

			Zon	ing Dist		Off-Street Parking		
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Manufacturing								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	С	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))	4533	N	N	N	С	С	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))	4571	С	N	С	С	С	С	1.0 per 600 s.f. GFA
All other retail, excluding farm supply	455, 458, 459	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Transportation Warehousing								

			Zon	ing Dist	ricts b	y Type		Off-Street Parking	
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums	
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	С	С	С	Р	Р	Р	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	С	С	С	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	511	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	512131	N	N	N	P	P	N	1.0 per 5 seats	
Broadcasting & telecommunications	513	N	N	N	P	P	P	1.0 per 350 s.f. GFA	
Communication towers & antennas (Sec. 30-29.3(b))	5131	N	N	N	С	С	С	None	
Communication transmission only, except towers/antennas	5133	P	P	P	P	P	P	None	
Info, services & data processing	514	N	N	N	P	P	Р	1.0 per 350 s.f. GFA	
Libraries	519120	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	

			Zon	ing Dist		Off-Street Parking		
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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
Legal services	5411	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	N	N	N	Р	Р	Р	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								

			Zon	ing Dist		Off-Street Parking		
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
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	6112-3	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	Р	1.0 per 200 s.f. GFA
Health Care and Social Assistance								
Ambulatory Health Care Services	62	N	N	N	P	P	N <u>P</u>	1.0 per 150 s.f. GFA
Medical & dental 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	С	С	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social services	624	N	N	N	P	P	N	1.0 per 350 s.f. GFA

			Zon	ing Dist		Off-Street Parking		
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
Individual & family social services	6241	N	N	N	P	Р	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	Р	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	6243	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Day care services		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	С	С	С	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	С	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

			Zon	ing Dist	ricts b	y Type		Off-Street Parking	
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums	
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	С	С	С	N	1.5 per bedroom	
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room	
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	P	Р	N	1.0 per bedroom	
Eating places	7221-3	N	N	N	P	P	P	1.0 per 150 s.f. GFA	
Drinking places (Sec. 30-110)	7224	N	N	N	С	С	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	8112-4	N	N	N	N	P	P	1.0 per 350 s.f. GFA	
Shoe repair, shoeshine shops	81143	N	N	N	N	Р	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	812199	N	N	N	P	P	P	1.0 per 150 s.f. GFA	
Laundry & drycleaning 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	81311	P	Р	P	P	P	Р	0.3 spaces per seat, main seating	
All other personal services	81299	N	N	N	P	P	N	1.0 per 300 s.f. GFA	
Fraternal, professional, political, civic, business	813	N	N	N	P	P	Р	1.0 per 250 s.f. GFA	

			Zon	ing Dist	ricts b	y Type		Off-Street Parking		
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums		
organizations, except religious organizations										
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 & housing prog.	924-5	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		
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	С	N	N	N	2.0 spaces per unit		
Townhouse (Sec. 30-80.4(b))	81411	С	N	С	С	N	N	1.5 spaces per unit		
Patio home (Sec. 30-80.4(b))	81411	N	С	N	N	N	N	2.0 spaces per unit		
Triplex (Sec. 30-80.4(b))	81411	N	C	С	N	N	N	2.0 spaces per unit		
Quadraplex (Sec. 30-80.4(b))	81411	N	С	С	N	N	N	1.5 spaces per unit		
Multi-family (Sec. 30-80.4(b))	81411	С	N	С	С	С	N	1.5 spaces per unit		
Modular building	81411	N	P	P	P	N	N	Not applicable		
Accessory uses										

			Zon	ing Dist	ricts b	y Type		Off-Street Parking	
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums	
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	С	С	С	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	Р	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))		С	Р	С	С	С	С	None	
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses		P	Р	Р	Р	Р	Р	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)		С	С	С	С	С	С	By individual review	

STAFF REPORT TO THE

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-18

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 allow the use of Ambulatory Health Care Services in the B-6 Industrial District and FO/LI Flex Office/ Light Industrial District.

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: Agricultu	Sector 11: Agriculture, Forestry, Fishing, and Hunting														
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None				
Agricultural produc	ction, livesto	k, ani	mals 1	12											
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	1141-2	N	N	P	N	N	P	P	P	P	None				

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	212	N	N	N	N	N	P	N	N	P	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	С	С	С	С	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 system	ms 22131				•		•				•
Storage/treatment	22131	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems 2	2132			•							
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	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: Construc	ction						<u>'</u>	•	_		
Building construction - general contract & operative builders	233	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	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manu	facturing										
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
Apparel	315	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA

Leather & allied	316	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f.
products	310	1	1		1			'			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: Wholesal	e Trade										
Wholesale trade- durable goods	421	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	С	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade- nondurable goods	422	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail	7										
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
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA

Electronics &	443	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f.
appliances											GFA
Building materials,	garden sup	plies 44	14								
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)	44413	N	P	P	P	N	N	С	С	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 (section30-103)	445	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	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)	452	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	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)	4533	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Flea markets	4533	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA

	4.52000	3.7	137	T 5	3.7	3.7	-	3.7	137	137	1.0 500 0
Gravestones, monuments	453998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	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 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Trans	portation V	Vareho	using								
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	Р	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: Informat	tion										
Publishing Industries	511	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	512131	N	P	P	P	N	N	N	N	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	5131	N	С	С	С	С	С	С	С	С	None
Info, services & data processing	514	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Sector 52: Finance	& Insuranc	e									
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	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA

Security &	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
commodity											GFA
contracts, financial											
investments											
Insurance carriers	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
& related activities											GFA
Funds, trust, &	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
other financial											GFA
vehicles											
Sector 53: Real Esta	ate & Renta	ıl & Le	asing	-	•		•	•			
Real estate	531	P	ΤP	P	P	P	P	P	P	N	1.0 per 350 s.f.
											GFA
Mini-warehouses	53113	N	N	P	Р	Р	P	N	N	N	1.0 per 25 storage
Warehouses	33113	11	1	1	1	1	1	1	11	11	units
Rental & leasing	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
services	332	11	11	1	1	1	1	11	11	11	GFA
	52222	NI	P	P	P	NT	NI	- C	C	NI	
Video tape rental	53223	N	P	P	P	N	N	С	C	N	1.0 per 350 s.f.
(section 30-103)	10:4	e T	1 .								GFA
Sector 54: Profession			1	1		T D	137	T D	T D	137	1.0 200 6
Professional,	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f.
Scientific,											GFA
Technical Svcs.											
Display advertising	54185	See	article	V							
- Signs										•	_
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f.
											GFA
Engineering,	5412-9	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
accounting,											GFA
research											
management &											
related services											
Tax return prep,	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f.
service											GFA
Photographic	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f.
studios, portraits											GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f.
											GFA
Sector 55: Manager	nent of Con	npanie	s and I	Entern	rises						
Mgmt. Of	551	Р	Р	Р	P	P	P	N	N	N	1.0 per 350 s.f.
companies and											GFA
enterprises											
Sector 56: Administ	trative and	Suppoi	rt and	Waste	Mana	gemei	nt and	Reme	diation Se	rvices	
Administrative &	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f.
support services	301	1	1	1	1	1	1	1	1	1	GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f.
Lanuscape services	301/3	11	l r	l r	11	l r	I r	I r	1	ľ	GFA
Defuse aveteres	562	N	N	С	N	N	С	N	N	С	
Refuse systems	302	IN.	IN		IN	IN		IN	IN IN		1.0 per 500 s.f.
(section 30-104)	16										GFA
Sector 61: Educatio	1	_	Tn	T n	T	1 3 7	137	137	137	137	1.0 200 2
Educational	611	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f.
Services											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	6112-3	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 C	are and So	cial Ass	sistanc	e							
Ambulatory Health Care Services	62	P	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & dental 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	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Social services	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	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA
Sector 71: Arts, Ent											
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, &	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
similar institutions											
Coin operated amusement, cash	7132	N	N	С	N	N	N	N	N	N	1.0 per 200 s.f. GFA
payouts more than											
5 machines (section											
30-107)											
Golf courses &	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
country clubs											
Marinas	71392	N	N	N	N	P	P	P	P	P	1.0 per slip
Public parks &	71394	P	P	P	P	P	P	P	P	P	1% land area
playgrounds											
Physical fitness	71394	N	P	P	P	P	P	N	N	N	1.0 per 300 s.f.
facilities											GFA
Bowling centers	71395	N	N	P	P	N	N	N	N	N	5.0 per lane
Coin operated	71399	N	P	P	P	N	N	N	N	N	1.0 per 200 s.f.
amusement non-									1		GFA
cash payouts									1		1
All other	71399	N	N	P	N	N	N	N	N	N	1.0 per 200 s.f.
amusement &									1		GFA
recreational									1		
industries	1		<u>~ .</u>								
Sector 72: Accomm		1 Food	Servic	es							
Accommodations 72		-	1	T_	1_	Τ_	1		T ~	-	T
Bed and breakfast	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
inns (section 30-93)			1.7		1	1	1	3.7	7.7	~	27 41 44
Camps &	721191	N	N	C	N	N	N	N	N	C	Not applicable
recreational vehicle											
parks	50101	2.7	> 7) T) T) T	3.7	3.7	N.T.	1.0 1.1
Rooming &	72121	N	N	P	N	N	N	N	N	N	1.0 per bedroom
boarding houses,											
dormitories, group											
housing	7221.2	NI	P	P	P	P	D	D	D	N	1.0 150 f
Eating places	7221-3	N	1	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Duinking along	7224	N	N	С	С	NT.	N	N	N	NT.	
Drinking places (section 30-110)	7224	IN	IN			N	IN IN	IN	IN IN	N	1.0 per 150 s.f. GFA
Sector 81: Other Se	rvices (evec	nt Duk	lie Ad	minis ⁴	rotion)			<u> </u>		UFA
Auto repair &	8111	N Pub	N N	P P	ration P	P	N	С		N	1.0 per 500 s.f.
maintenance	0111	IN	IN IN	1	1		IN		1	IN IN	GFA
(section 30-103)											UFA
Car washes	811192	N	N	P	N	N	N	N	+	N	None
(multiple bays)	011192	11	11	ľ	I IN	IN	I IN	1		IN IN	INOTIC
Other repair	8112-4	N	P	P	P	P	P	С	+	N	1.0 per 350 s.f.
(section 30-103)	0112-4	11	I	I	l r	F	l r		1	1N	GFA
Shoe repair, shoe	81143	N	P	P	P	N	N	N	+	N	1.0 per 300 s.f.
shine shops	01143	11	I	I	l r	11	11	11	1	1N	GFA
Personal & laundry	812				+	+	+	+	+		OI /I
services	012								1		
Personal care	8121	N	P	P	P	N	N	P	+	N	2.5 per chair
services	0121	14	1	1	1	1,	11	1	1	11	basin
301 11003	l										Jasiii

Tattoo facilities	812199	N	N	С	N	N	N	N	N	N	1.0 per 150 s.f.
(section 30-113											GFA
Funeral homes &	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2
services											seats main
											assembly
Cemeteries	81221	N	N	P	N	N	N	P	P	P	None
Crematories	81222	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Laundry & dry	8123	N	N	P	P	N	P	N	N	N	1.0 per 500 s.f.
cleaning services											GFA
Coin operated	81231	N	P	P	P	N	N	P	N	P	1.0 per 250 s.f.
laundries/dry											GFA
cleaning											
Pet care	81291	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Automotive	81293	N	Р	Р	Р	Р	Р	N	N	N	None
parking lots &	01290	1					1		1		1,5115
garages											
Sexually oriented	81299	N	N	С	N	N	N	N	N	N	1.0 per 350 s.f.
business (section	01299	1	1		1,		1,	1	1,	1,	GFA
30-105											3111
All other personal	81299	N	P	P	Р	N	N	N	N	N	1.0 per 300 s.f.
services	01277	1			1	1'	1	1	1'	1	GFA
Religious, fraternal,	813	P	Р	Р	Р	P	Р	P	Р	P	1.0 per 250 s.f.
professional,	013	1	1	1	1	1	1	1			GFA
political, civic,											3111
business											
organizations											
Sector 92: Public A	dministratio	on									
Executive,	921	P	Р	P	P	Р	N	N	N	N	1.0 per 350 s.f.
legislative, &	/	-	_	1 -	_	_	- 1	1 '	1 - '		
											I GFA
											GFA
general govt.	922	N	N	P	P	P	P	N	N		
general govt. Justice, public	922	N	N	P	P	P	P	N	N	P	1.0 per 350 s.f.
general govt. Justice, public order & safety										P	1.0 per 350 s.f. GFA
general govt. Justice, public	922 92211	N N	N N	P P	P P	P N	P N	N P	N P		1.0 per 350 s.f. GFA 1.0 per 350 s.f.
general govt. Justice, public order & safety Courts	92211	N	N	P	P	N	N	P	P	P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety										P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f.
general govt. Justice, public order & safety Courts Police protection	92211	N P	N P	P P	P P	N P	N P	P P	P P	P P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional	92211	N	N	P	P	N	N	P	P	P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell,
general govt. Justice, public order & safety Courts Police protection	92211	N P	N P	P P	P P	N P	N P	P P	P P	P P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250
general govt. Justice, public order & safety Courts Police protection Correctional institution	92211 92212 92214	N P N	N P N	P P	P P	N P N	N P P	P P N	P P N	P P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection	92211 92212 92214 92216	N P N	N P N P	P P P	P P P	N P N P	N P P	P P N	P P N P	P P P	1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of	92211 92212 92214	N P N	N P N	P P	P P	N P N	N P P	P P N	P P N	P P P	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f.
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources	92211 92212 92214 92216 923	N P N P P	N P N P P	P P P	P P P	N P N P P	N P P P P	P P N P N	P P N P N	P P P N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ,	92211 92212 92214 92216	N P N	N P N P	P P P	P P P	N P N P	N P P	P P N	P P N P	P P P	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing	92211 92212 92214 92216 923	N P N P P	N P N P P	P P P	P P P	N P N P P	N P P P P	P P N P N	P P N P N	P P P N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog.	92211 92212 92214 92216 923 924-5	N P N P P	N P N P P	P P P P	P P P P	N P P P	N P P P P	P P N N P N N	P N P N N N	P P P N N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog. Administration of	92211 92212 92214 92216 923	N P N P P	N P N P P	P P P	P P P	N P N P P	N P P P P	P P N P N	P P N P N	P P P N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog. Administration of economic programs	92211 92212 92214 92216 923 924-5	N P P P P	N P N P P P	P P P P	P P P P	N P N P P P	N P P P P P	P P N N N N	P P N N N N	P P P N N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA
general govt. Justice, public order & safety Courts Police protection Correctional institution Fire protection Administration of human resources Ad. of environ, quality & housing prog. Administration of	92211 92212 92214 92216 923 924-5	N P N P P	N P N P P	P P P P	P P P P	N P P P	N P P P P	P P N N P N N	P N P N N N	P P P N N	1.0 per 350 s.f. GFA 1.0 per jail cell, plus 1.0 per 250 s.f. GFA 4.0 per bay 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA 1.0 per 350 s.f. GFA

National Security &	928	N	N	P	P	P	P	N	N	N	
Internal Affairs	720	11	11	1	1	1	1	11	11		
Residential Uses											
Site built dwellings											
Single-family	NA	P	P	P	N	N	N	P	P	P	None
detached	1471				11	11	11		1	1	TVOILE
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	С	P	N	N	N	N	1.5 spaces per unit
Rooming &	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per
boarding houses											bedroom
Manufactured dwel							T	ı	<u> </u>		
Residential designed (section 30-94)	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	С	N	С	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 R	esidential	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	Р	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	С	С	С	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	С	N	С	С	С	С	N	None
Temporary Uses					1	1					
All temporary uses (section 30-99)	NA	С	С	С	С	С	С	С	С	С	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.

		Zoning Districts by Type						Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Utilities								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	С	С	С	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	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA

			Zon	ing Dist	Off-Street Parking			
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Manufacturing								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	С	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))	4533	N	N	N	С	С	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))	4571	С	N	С	С	С	С	1.0 per 600 s.f. GFA
All other retail, excluding farm supply	455, 458, 459	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Transportation Warehousing								

			Zon	ing Dist	Off-Street Parking			
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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	С	С	С	P	P	Р	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	С	С	С	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	511	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	512131	N	N	N	P	P	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Communication towers & antennas (Sec. 30-29.3(b))	5131	N	N	N	С	С	С	None
Communication transmission only, except towers/antennas	5133	Р	Р	P	Р	Р	Р	None
Info, services & data processing	514	N	N	N	P	Р	Р	1.0 per 350 s.f. GFA
Libraries	519120	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

			Zon	ing Dist	Off-Street Parking			
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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
Legal services	5411	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5412-9	N	N	N	Р	Р	Р	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								

			Zon	ing Dist	Off-Street Parking			
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Administrative & support services	561	N	N	N	P	Р	Р	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	Р	Р	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	6112-3	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	62	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Medical & dental 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	Р	P	С	С	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social services	624	N	N	N	P	P	N	1.0 per 350 s.f. GFA

			Zon	ing Dist	Off-Street Parking			
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
Individual & family social services	6241	N	N	N	P	Р	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	Р	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	6243	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Day care services		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	С	С	С	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	С	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

			Zon	ing Dist	ricts b	y Type		Off-Street Parking	
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums	
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	С	С	С	N	1.5 per bedroom	
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room	
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	P	Р	N	1.0 per bedroom	
Eating places	7221-3	N	N	N	P	P	P	1.0 per 150 s.f. GFA	
Drinking places (Sec. 30-110)	7224	N	N	N	С	С	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	8112-4	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	812199	N	N	N	P	P	P	1.0 per 150 s.f. GFA	
Laundry & drycleaning 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	81311	P	P	P	P	P	P	0.3 spaces per seat, main seating	
All other personal services	81299	N	N	N	P	P	N	1.0 per 300 s.f. GFA	
Fraternal, professional, political, civic, business	813	N	N	N	P	P	Р	1.0 per 250 s.f. GFA	

			Zon	ing Dist	ricts b	y Type		Off-Street Parking		
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums		
organizations, except religious organizations										
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 & housing prog.	924-5	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		
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	С	N	N	N	2.0 spaces per unit		
Townhouse (Sec. 30-80.4(b))	81411	С	N	С	С	N	N	1.5 spaces per unit		
Patio home (Sec. 30-80.4(b))	81411	N	С	N	N	N	N	2.0 spaces per unit		
Triplex (Sec. 30-80.4(b))	81411	N	С	С	N	N	N	2.0 spaces per unit		
Quadraplex (Sec. 30-80.4(b))	81411	N	С	С	N	N	N	1.5 spaces per unit		
Multi-family (Sec. 30-80.4(b))	81411	С	N	С	С	С	N	1.5 spaces per unit		
Modular building	81411	N	P	P	P	N	N	Not applicable		
Accessory uses										

			Zon	ing Dist	ricts b	у Туре		Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	С	С	С	None
Accessory apartment (Sec. 30-97)	1	N	С	N	N	N	N	1.0 space
Auxiliary shed, workshop		N	P	N	N	N	P	None
Family day care home		P	P	Р	P	Р	Р	None
Home occupation		P	P	P	P	P	N	None
Horticulture, gardening		P	P	P	N	N	N	None
Non-commercial greenhouse		N	Р	N	N	N	N	None
Private garage & carport (Sec. 30-80.4(a))		С	Р	С	С	С	С	None
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses	ł	P	Р	P	Р	Р	Р	None
Storage building	-1	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)		С	С	С	С	С	С	By individual review

STAFF REPORT TO THE

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-19

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.30-27- Application Of Regulations, And Sec. 30-28. – Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts, And 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.30-27- Application Of Regulations. shall be amended to read as follows:

Sec. 30-27. - Application of regulations.

The North American Industry Classification System, 2002202, is the basis for determining the use of property permitted by the various zoning districts. Where uncertainty exists relative to a given use not specifically listed by the tables, the NAICS Manual should be consulted. In general, all uses listed by a given NAICS number and category shall be construed as being permitted in the assigned zoning district, unless separately listed.

Uses not listed in the NAICS Manual are identified by the letters "NA" (Not Applicable) in the NAICS Column.

Where the letter "P" is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it complies fully with all applicable development standards of this chapter.

Where the letter "C" is shown, the use to which it refers is conditionally permitted in the indicated district, subject to requirements for uses set out in article III.

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 by either Table I or II, said use shall not be permitted.

A section number reference following a use category means the use must meet the additional conditions and requirements of the referenced section.

To aid in the use of the tables they are arranged by NAICS Sectors, followed by the uses and codes included in the respective sector:

Sector 11: Agriculture, Forestry, Fishing and Hunting

Sector 21: Mining

Sector 22: Utilities

Sector 23: Construction

Sector 31-33: Manufacturing

Sector 42: Wholesale Trade

Sector 44-45: Retail Trade

Sector 48-49: Transportation and Warehousing

Sector 51: Information

Sector 52: Finance and Insurance

Sector 53: Real Estate and Rental and Leasing

Sector 54: Professional, Scientific, and Technical Services

Sector 55: Management of Companies and Enterprises

Sector 56: Administrative and Support and Waste Management and Remediation Services

Sector 61: Educational Services

Sector 62: Health Care and Social Assistance

Sector 71: Arts, Entertainment, and Recreation

Sector 72: Accommodation and Food Services

Sector 81: Other Services (except Public Administration)

Sector 92: Public Administration

Uses and NAICS code references are displayed within the appropriate sector in numerical order, beginning with Sector 11 (Agricultural, Forestry, Fishing and Hunting) and running through Sector 92 (Public Administration).

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-28. – Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts. Shall be amended to read as follows:

Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

	NAICS	R-1	R-2	R-3	R-	R-4	R-5	R-	Off-Street Parking
	MAICS	10-1	112	IX-3	3A	114	IX-3	5A	Requirements
Residential uses	1			<u>I</u>	011			1011	1 resignations
Site built dwellings									
Single-family detached	81411	P	P	P	P	P	P	P	None
Duplex	81411	N	N	N	N	P	P	P	2.0 spaces per unit
Townhouse (section 30-91)	81411	N	N	С	С	С	С	С	2.0 spaces per unit
Patio home (section 30-92)	81411	N	N	С	С	С	С	С	2.0 spaces per unit
Triplex	81411	N	N	N	N	N (1)	P	P	2.0 spaces per unit
Quadraplex	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Multi-family	81411	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Rooming & boarding houses	72131	N	N	N	N	N	P	P	1.0 spaces per bedroom
Bed & breakfast inns (section 30-93)	721191	N	N	С	С	С	С	С	1.0 spaces per bedroom
Manufactured dwellings									
(footnote)									
Residential designed (section 30-94)	81411	N	N	С	N	N	С	N	None
Standard designed (section 30-94)	81411	N	N	N	N	N	N	N	None
Mobile home (section 30-95)	81411	N	N	N	N	N	N	N	2.0 spaces per unit
Modular home	81411	P	P	P	P	P	P	P	None
Manufactured home park (section 30-96)	81411	N	N	N	N	N	С	N	2.0 spaces per unit
Accessory uses (section 30-	246								
Bathhouses, cabanas	NA	P	P	P	P	P	P	P	None
Domestic animal shelters	NA	P	P	P	P	P	P	P	None
Child day care services	6244 <u>10</u>	P	P	P	P	P	P	P	None
Satellite dishes/antennas	NA	P	P	P	P	P	P	P	None
Solar Panels (see sec. 30.114.8)	NA	С	С	С	С	С	С	С	None

	_		_	_	_			_	
Accessory apartment (section 30-97)	NA	С	С	С	С	С	С	С	None
Coin operated laundries & dry cleaners	81231	N	N	N	N	N	N	N	None
Non-commercial greenhouse	NA	P	P	P	P	P	P	P	None
Private garage & carport	NA	P	Р	P	P	P	P	P	None
Storage building	NA	P	P	P	P	P	P	P	None
Swimming pool, tennis	NA	P	P	P	P	P	P	P	None
courts									
Auxiliary shed, work shop	NA	P	P	P	P	P	P	P	None
Home occupation (section 30-98)	NA	С	С	С	С	С	С	С	None
Horticulture, gardening	NA	P	P	P	P	P	P	P	None
Signs—See article V									None
Support uses			-	-		-	•		
Recreational									
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Golf courses, public & private	71391	P	P	P	P	P	P	P	5.0 spaces for each hole
Swimming & tennis clubs	71394	P	P	P	P	P	P	P	1.0 space for each 200 s.f. GFA
Educational									
Elementary schools	6111	P	P	P	P	P	P	P	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces
Information									
Libraries	519 120 21	N	N	N	N	P	P	P	1.0 space per 350 s.f. GFA
Social									
Nursing & residential care facilities	623	N	N	N	N	P	P	P	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Day care services	62441 <u>0</u>	N	N	N	N	P	P	P	1.0 space per 200 s.f. GFA
Religious organizations	81311	P	P	P	P	P	P	P	0.3 spaces per seat, main seating
Utilities									
Communication transmission only, except towers/antennas	51 33 7112	P	P	P	P	P	P	P	None

Communication towers & antennas (see 30-101)	51 332 <u>7112</u>	С	С	С	С	С	С	С	None
Electric, gas, transmission only	221121	P	P	P	P	P	P	P	None
Sewerage treatment facilities	22132	P	P	P	P	P	P	P	None
Water supply & irrigation systems	22131	P	P	P	P	P	P	P	None
Public order & safety	9221	P	P	P	P	P	P	P	1.0 space per 350 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	P	4.0 spaces per bay
Temporary uses									
Temporary uses (section 30-99)		С	С	С	С	С	С	С	By individual review

- (1) Permitted uses in areas previously zoned (prior) to effective date of this chapter) RG-2 in Florence County.
- (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 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 produc	ction, livestoc	k, anii	mals 1	12								
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	1141-2	N	N	P	N	N	P	P	P	P	None	

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	1									<u> </u>	
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	С	С	С	С	P	P	P	P	Р	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 system	ms 22131										
Storage/treatment	22131	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems 2	2132										
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	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: Construc	ction										
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	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manu	facturing										
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
Apparel	315	N	N	N	N	P	P	N	N	Р	1.0 per 500 s.f. GFA

Leather & allied	316	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f.
products	310	'	'	'	1,	1,		1,	1		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: Wholesal	e Trade										
Wholesale trade- durable goods	421	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	С	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade- nondurable goods	422	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail	1										
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
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA

Electronics &	443	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f.
appliances											GFA
Building materials,	garden supp	lies 44	14								
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)	44413	N	P	P	P	N	N	С	С	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 (section30-103)	445	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	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)	452	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	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)	4533	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Flea markets	45 33 9510	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA

Gravestones, monuments	453998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	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 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Trans	sportation W	areho	using					_			
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: Informati	tion	L	ı			ı					
Publishing Industries	51 <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	51 <u>35</u>	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	51 31 7112	N	С	С	С	С	С	С	С	С	None
Info, services & data processing	514 <u>8210</u>	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519 120 21	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

~ ~.		1	T	T	1_	1	1	1	1	1	1.0 0.0
Pawn Shops	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security &	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
commodity											GFA
contracts, financial											
investments											
Insurance carriers	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
& related activities											GFA
Funds, trust, &	525	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
other financial											GFA
vehicles											
Sector 53: Real Esta	ate & Rental	& Lea	asing								
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	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
services											GFA
Video tape rental	53223	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f.
(section 30-103)											GFA
Sector 54: Profession	nal, Scientif	ic, Tec	hnical	Servi	ces						
Professional,	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f.
Scientific,											GFA
Technical Svcs.											
Display advertising	54185	See	article	V							
- Signs									_		
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f.
											GFA
Engineering,	541 2-9 3	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
accounting,											GFA
research											
management &											
related services											
Tax return prep,	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f.
service	54100	P	P	P	P) T	NT.	N T	N.T.	N.T.	GFA
Photographic	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f.
studios, portraits	54104	NT.	NT	D	NT	NT	D	D	P	D	GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f.
Sector 55: Manager	nont of Com	nonica	and F	ntown	migog						GFA
Mgmt. Of	551	P	P And E	P	P	Р	P	N	N	N	1.0 per 350 s.f.
companies and	331	Г	ſ	l L	l r	Г	l r	11	IN	IN	GFA
enterprises											JIA
Sector 56: Administ	trative and S	linnar	t and V	Waste	Mana	gemen	t and	Remed	liation Servi	ices	
Administrative &	561	P	P	P	Р	P	P	P	P	P	1.0 per 750 s.f.
support services		1	1	1	1	1	1	1	1	1	GFA
Landscape services	56173	N	P	P	N	P	Р	Р	P	P	1.0 per 1,000 s.f.
		1 '	1	1	1	1	*		1	1	GFA
Refuse systems	562	N	N	С	N	N	С	N	N	С	1.0 per 500 s.f.
(section 30-104)		1 '] ``	1 '					GFA
Sector 61: Educatio	nal Services										

Educational Services	611	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
	6111	P	Р	P	P	N	N	Р	P	P	2.0 per classroom
Browner y someons	0111	-	1			1	1	_			plus 5 admin,
											spaces
Secondary schools	6111	P	P	Р	Р	N	N	P	P	P	5.0 per classroom
,											plus 10 admin.
											spaces
Jr. colleges,	611 2-3 <u>310</u>	P	P	P	P	P	P	N	N	N	5.0 per classroom
colleges,											plus 2 per admin.
universities,											office
professional											
schools			<u> </u>								
/	6114-5	P	P	P	P	P	P	N	N	N	5.0 per classroom
	<u>310</u>										plus 2 per admin.
management											office
training Other schools and	6116	P	P	P	P	P	P	N	N	NT.	5.0
instruction	0110	Р	P	P	P	P	P	IN	IN .	N	5.0 per classroom plus 2 per admin.
ilistruction											Office
Education support	6117	P	P	Р	P	P	P	N	N	N	1.0 per 200 s.f.
services	0117	1	1	1	1	1	1	11			GFA
Sector 62: Health Car	re and Socia	ıl Assi	istance	<u> </u>							9111
	62 <u>1</u>	P	P	P	P	P	NP	N	N	N	1.0 per 150 s.f.
Care Services	_										GFA
Medical &dental	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
<u>Diagnostic</u>											GFA
laboratories											
Home health care	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f.
services											GFA
	622	N	N	P	P	P	N	N	N	N	0.7 per bed
\mathcal{L}	623	P	P	P	P	P	N	P	P	P	0.4 per bed
residential care											
facilities									<u> </u>	_	
\mathcal{L}	623	N	N	P	N	N	N	P	P	P	1.0 per 500 s.f.
facilities	600	_	-	_				_	-	_	GFA
3	623	P	P	P	P	P	N	P	P	P	0.4 per bed
for elderly	(24	NT	NT.	P	P	NI	NI	NI	NT	NT.	1.0 250 f
	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f.
Assistance Individual & family	6241	N	P	P	P	N	N	N	N	N	GFA 1.0 per 350 s.f.
social services	0241	1/1	r	1	r	1N	1N	IN	IN	1N	1.0 per 350 s.i. GFA
	6242	N	N	P	P	P	N	N	N	N	ULA
& housing &	0474	1 N	¹	1	1	1	1.4	1.4	1,	11	
emergency & relief											
services											
	6 243 21420	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f.
services	= <u>== ·= v</u>		'								GFA
	C	ъ	Р	Р	Р	Р	P	P	P	P	1.0 per 200 s.f.
Day care services	6244 <u>10</u>	P	l P	P	Р	Р	P	P	P	Г	1.0 per 200 s.r.
Day care services	6244 <u>10</u>	Р	Р	P	P	P	P	P	P	Г	GFA

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	С	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	71392	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
Sector 72: Accomm	odation and l	Food	Servic	es					<u> </u>		
Accommodations 72	21										
Bed and breakfast inns (section 30-93)	721191	С	N	P	P	P	N	С	С	С	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	С	N	N	N	N	N	С	Not applicable
Rooming & boarding houses, dormitories, group housing	721 <u>23</u> 1	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	722 1-3 <u>51</u>	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	С	С	N	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Se	rvices (excep	t Pub	lic Ad	minist	ration)					•
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	С		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- <u>811</u> 4	N	P	P	P	P	P	С		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	812								1		
services											
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	С	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	81221	N	N	P	N	N	N	P	P	P	None
Crematories	81222	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	С	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 A	dministration	1									
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	924-5 - <u>924</u>	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA

						-					
env. quality programs											
Admin of housing	925	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	N	<u>N</u>	<u>N</u>	1.0 per 350 s.f.
programs											<u>GFA</u>
Administration of	926	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
economic programs											GFA
Space research &	927	N	N	P	P	P	P	N	N	N	
technology											
National Security &	928	N	N	P	P	P	P	N	N	N	
Internal Affairs											
Residential Uses											
Site built dwellings		T_	T_	т	1		T	Τ_	T	T	
Single-family	NA	P	P	P	N	N	N	P	P	P	None
detached	37.4) T	N T	N.T.) T	NT.	NT.	D	NT.	N.T.	2.0
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per
Mar14: Com: 1-1	NA	N	N	P	С	P	N	N	N	N	unit 1.5 spaces per
Multi-family, apts. (section 30-109)	NA	IN	IN	P		P	IN	IN	IN	IN	1.5 spaces per unit
Rooming &	721 2 31	N	P	P	P	N	N	N	N	N	
boarding houses	/21 <u>2</u> 1	11	ı	l r	I F	11	11	11	11	11	1.0 spaces per bedroom
Manufactured dwel	llings							<u> </u>			bearoom
Residential	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per
designed (section	1111	11	11	11	11	11	11		11		unit
30-94)											
Standard designed	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per
(section 30-94)											unit
Mobile homes	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per
(section 30-95)											unit
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per
											unit
Accessory Uses to R		_					•		_		
Bathhouses &	NA	P	P	P	N	NA	NA	P	P	P	None
cabanas				_					_		
Domestic animal	NA	P	P	P	N	NA	NA	P	P	P	None
shelters	27.4		- P			37.4	27.4		- D	- P	N
Non-commercial	NA	P	P	P	P	NA	NA	P	P	P	None
greenhouses	NT A	P	P	P	P	NT A	NIA	P	P	P	NI
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,	NA NA	P	P	P	P	NA	NA	P	P	P	None
tennis courts	INA	1	1	1	1	INA	INA	1	1	1	None
Auxiliary shed,	NA	P	P	P	N	NA	NA	P	P	P	None
workshop	1111	1	1	1	1,	1 1/1 1	1 1/1	1	1	1	1,0110
Home occupation	NA	P	P	P	P	NA	NA	С	С	С	None
(section 30-98)				1			- '- •				
Horticulture,	NA	P	P	P	P	NA	NA	P	Р	Р	None
gardening											
Family day care	NA	P	P	P	P	NA	NA	P	P	P	None
home									<u></u>		
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None

Buildings,	NA	P	P	P	P	P	P	P	P	P	None
structures											
Open storage (section 30-108)	NA	N	N	С	N	С	С	С	С	N	None
Temporary Uses											
All temporary uses (section 30-99)	NA	С	С	С	С	С	С	С	С	С	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.

			Zor	ing Dist	Off-Street Parking			
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Utilities								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	С	С	С	None

			Zor	ning Dist		Off-Street Parking		
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
Distribution except energy substations	221	P	Р	P	P	P	Р	None
Water Storage	22131	P	P	P	P	P	P	None
Construction								
Building construction - general contract & operative builders	233 23 <u>6</u>	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	С	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	С	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))	45 33 <u>9510</u>	N	N	N	С	С	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including	4571	С	N	С	С	С	С	1.0 per 600 s.f. GFA

			Zor	ning Dist	Off-Street Parking			
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
electric vehicle charging stations (Sec. 30-80.4(h))								
All other retail, excluding farm supply	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	С	С	С	P	Р	Р	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	С	С	С	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	51 <u>43</u>	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 driveins)	512131	N	N	N	P	P	N	1.0 per 5 seats
Broadcasting & telecommunications	51 <u>5</u> 3	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Communication towers & antennas (Sec. 30-29.3(b))	51 31 <u>7112</u>	N	N	N	С	С	С	None

			Zor	ning Dist		Off-Street Parking		
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
Communication transmission only, except towers/antennas	51 33 <u>7112</u>	Р	P	Р	P	P	Р	None
Info, services & data processing	514 <u>518210</u>	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Libraries	<u>51912051921</u>	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	Р	1.0 per 300 s.f. GFA
Legal services	5411	N	N	N	P	Р	P	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	54 12-9 413	N	N	N	P	Р	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

			Zoı	ning Dist	Off-Street Parking			
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
Photographic studios, portraits	54192	N	N	N	P	P	Р	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	Р	P	Р	P	N	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	Р	5.0 spaces per classroom, plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	611 2-3 310	N	N	N	P	P	Р	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114-5 <u>310</u>	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								

			Zor	ning Dist	tricts l	у Туре		Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Ambulatory Health Care Services	62 <u>1</u>	N	N	N	P	P	N <u>P</u>	1.0 per 150 s.f. GFA
Medical & <u>Diagnostic</u> dental laboratories	6215	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Home health care services	6216	N	N	N	P	Р	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	Р	Р	С	С	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social Assistance 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	Р	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
Day care services	- <u>624410</u>	P	Р	P	P	Р	Р	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	С	С	С	P	P	Р	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	С	N	1.0 per 200 s.f. GFA

			Zoı	ning Dist	tricts l	оу Туре		Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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	Р	P	P	P	Р	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	Р	Р	1.0 per 200 s.f. GFA
Accommodation and Food Services								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	С	С	С	N	1.5 per bedroom
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room
Rooming & boarding houses, dormitories, group housing	721 21 31	N	N	P	P	P	N	1.0 per bedroom
Eating places	722 1-3 <u>51</u>	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Drinking places (Sec. 30-110)	7224	N	N	N	C	С	P	1.0 per 150 s.f. GFA
Other Services (except Public Administration)								
Auto repair & maintenance	8111	N	N	N	N	Р	N	1.0 per 500 s.f. GFA
Other repair	8112- <u>811</u> 4	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

			Zor	ning Dist	tricts b	у Туре		Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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 1	P	P	P	P	P	P	0.3 spaces per seat, main seating
All other personal services	81299	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Fraternal Fraternal, professional, political, civic, business, and similar -organizations, except religious organizations	813 <u>2, 8133,</u> 8134 & 8139	N	N	N	Р	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 & housing prog.	924 -5	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin of housing programs	<u>925</u>	<u>N</u>	<u>N</u>	N	<u>P</u>	<u>P</u>	<u>P</u>	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

			Zor	ning Dist	tricts l	оу Туре		Off-Street Parking	
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums	
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	Р	Р	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	С	С	N	N	N	2.0 spaces per unit	
Townhouse (Sec. 30-80.4(b))	81411	С	N	С	С	N	N	1.5 spaces per unit	
Patio home (Sec. 30-80.4(b))	81411	N	С	N	N	N	N	2.0 spaces per unit	
Triplex (Sec. 30-80.4(b))	81411	N	С	С	N	N	N	2.0 spaces per unit	
Quadraplex (Sec. 30-80.4(b))	81411	N	С	С	N	N	N	1.5 spaces per unit	
Multi-family (Sec. 30-80.4(b))	81411	С	N	С	С	С	N	1.5 spaces per unit	
Modular building	81411	N	P	P	P	N	N	Not applicable	
Accessory uses									
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	С	С	С	None	
Accessory apartment (Sec. 30-97)		N	С	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	Р	Р	N	N	N	None	
Non-commercial greenhouse		N	Р	N	N	N	N	None	

			Zor	ning Dist	tricts b	у Туре		Off-Street Parking	
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums	
Private garage & carport (Sec. 30-80.4(a))		С	P	С	С	С	С	None	
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses		Р	Р	Р	Р	Р	Р	None	
Storage building		N	P	N	N	N	N	None	
Swimming pool, tennis courts		P	P	Р	P	P	Р	None	
Temporary uses									
Temporary uses (Sec. 30-99)		С	С	С	С	С	С	By individual review	

STAFF REPORT TO THE

FLORENCE COUNTY PLANNING COMMISSION

January 23, 2024 PC#2024-19

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.30-27- Application Of Regulations, And Sec. 30-28. – Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts, And 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.30-27- Application Of Regulations. shall be amended to read as follows:

Sec. 30-27. - Application of regulations.

The North American Industry Classification System, 2022, is the basis for determining the use of property permitted by the various zoning districts. Where uncertainty exists relative to a given use not specifically listed by the tables, the NAICS Manual should be consulted. In general, all uses listed by a given NAICS number and category shall be construed as being permitted in the assigned zoning district, unless separately listed.

Uses not listed in the NAICS Manual are identified by the letters "NA" (Not Applicable) in the NAICS Column.

Where the letter "P" is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it complies fully with all applicable development standards of this chapter.

Where the letter "C" is shown, the use to which it refers is conditionally permitted in the indicated district, subject to requirements for uses set out in article III.

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 by either Table I or II, said use shall not be permitted.

A section number reference following a use category means the use must meet the additional conditions and requirements of the referenced section.

To aid in the use of the tables they are arranged by NAICS Sectors, followed by the uses and codes included in the respective sector:

Sector 11: Agriculture, Forestry, Fishing and Hunting

Sector 21: Mining

Sector 22: Utilities

Sector 23: Construction

Sector 31-33: Manufacturing

Sector 42: Wholesale Trade

Sector 44-45: Retail Trade

Sector 48-49: Transportation and Warehousing

Sector 51: Information

Sector 52: Finance and Insurance

Sector 53: Real Estate and Rental and Leasing

Sector 54: Professional, Scientific, and Technical Services

Sector 55: Management of Companies and Enterprises

Sector 56: Administrative and Support and Waste Management and Remediation Services

Sector 61: Educational Services

Sector 62: Health Care and Social Assistance

Sector 71: Arts, Entertainment, and Recreation

Sector 72: Accommodation and Food Services

Sector 81: Other Services (except Public Administration)

Sector 92: Public Administration

Uses and NAICS code references are displayed within the appropriate sector in numerical order, beginning with Sector 11 (Agricultural, Forestry, Fishing and Hunting) and running through Sector 92 (Public Administration).

To The Florence County Code Of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. - ZONING DISTRICT REGULATIONS, DIVISION 1.- GENERALLY, Sec. 30-28. – Table I: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Residential Districts. Shall be amended to read as follows:

Sec. 30-28. - Table I: Schedule of permitted and conditional uses and off-street parking requirements for residential districts.

	NAICS	R-1	R-2	R-3	R-	R-4	R-5	R-	Off-Street Parking
	I WILLS	10.1			3A			5A	Requirements
Residential uses			•	1		- I			· •
Site built dwellings									
Single-family detached		P	P	P	P	P	P	P	None
Duplex		N	N	N	N	P	P	P	2.0 spaces per unit
Townhouse (section 30-91)		N	N	С	С	С	С	С	2.0 spaces per unit
Patio home (section 30-92)		N	N	С	С	С	C	С	2.0 spaces per unit
Triplex		N	N	N	N	N (1)	P	P	2.0 spaces per unit
Quadraplex		N	N	N	N	N (1)	P	P	1.5 spaces per unit
Multi-family		N	N	N	N	N (1)	P	P	1.5 spaces per unit
Rooming & boarding houses	72131	N	N	N	N	N	P	P	1.0 spaces per bedroom
Bed & breakfast inns (section 30-93)	721191	N	N	С	С	С	С	С	1.0 spaces per bedroom
Manufactured dwellings									
(footnote)									
Residential designed (section 30-94)		N	N	С	N	N	С	N	None
Standard designed (section 30-94)		N	N	N	N	N	N	N	None
Mobile home (section 30-95)		N	N	N	N	N	N	N	2.0 spaces per unit
Modular home		P	P	P	P	P	P	P	None
Manufactured home park (section 30-96)		N	N	N	N	N	С	N	2.0 spaces per unit
Accessory uses (section 30-2	246	•	•	•	•	•		•	
Bathhouses, cabanas	NA	P	P	P	P	P	P	P	None
Domestic animal shelters	NA	P	P	P	P	P	P	P	None
Child day care services	624410	P	P	P	P	P	P	P	None
Satellite dishes/antennas	NA	P	P	P	P	P	P	P	None
Solar Panels (see sec. 30.114.8)	NA	С	С	С	С	С	С	С	None

	Lata							I	Lyr
Accessory apartment (section 30-97)	NA	С	С	С	С	С	С	С	None
Coin operated laundries & dry cleaners	81231	N	N	N	N	N	N	N	None
Non-commercial	NA	P	P	P	P	P	P	P	None
greenhouse	1171	1	1	1	1	1	1	1	Tione
Private garage & carport	NA	P	P	P	P	P	P	P	None
Storage building	NA	P	P	P	P	P	P	P	None
Swimming pool, tennis	NA	P	P	P	P	P	P	P	None
courts	IVA	1	1	1	1	1	1	1	None
Auxiliary shed, work shop	NA	P	P	P	P	P	P	P	None
Home occupation (section 30-98)	NA	С	С	С	С	С	С	С	None
Horticulture, gardening	NA	P	P	P	P	P	P	P	None
Signs—See article V									None
Support uses								I	
Recreational									
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Golf courses, public &	71391	P	P	P	P	P	P	P	5.0 spaces for each
private									hole
Swimming & tennis clubs	71394	P	P	P	P	P	P	P	1.0 space for each 200 s.f. GFA
Educational									
Elementary schools	6111	P	P	P	P	P	P	P	2.0 spaces per classroom, plus 5.0 admin. spaces
Secondary schools	6111	P	P	P	P	P	P	P	5.0 spaces per classroom, plus 10 admin. spaces
Information									
Libraries	51921	N	N	N	N	P	P	P	1.0 space per 350 s.f. GFA
Social									
Nursing & residential care facilities	623	N	N	N	N	P	P	P	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Day care services	624410	N	N	N	N	P	P	P	1.0 space per 200 s.f. GFA
Religious organizations	81311	P	P	P	P	P	P	P	0.3 spaces per seat, main seating
Utilities									
Communication transmission only, except towers/antennas	517112	P	P	P	P	P	P	P	None

Communication towers & antennas (see 30-101)	517112	С	С	С	С	С	С	С	None
Electric, gas, transmission only	221121	P	P	P	P	P	P	P	None
Sewerage treatment facilities	22132	P	P	P	P	P	P	P	None
Water supply & irrigation systems	22131	P	P	P	P	P	P	P	None
Public order & safety	9221	P	P	P	P	P	P	P	1.0 space per 350 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	P	4.0 spaces per bay
Temporary uses									
Temporary uses (section 30-99)		С	С	С	С	С	С	С	By individual review

- (1) Permitted uses in areas previously zoned (prior) to effective date of this chapter) RG-2 in Florence County.
- (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 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	111	P	P	P	N	P	P	P	P	P	None		
production, crops													
Agricultural produc	ction, livesto	k, ani	mals 1	12									
Livestock, except	112111	N	N	N	N	N	N	P	P	P	None		
feedlots													
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	11292	N	N	N	N	N	N	P	P	P	None		
equine													
General farms	11299	N	N	N	N	P	P	P	P	P	None		
Fishing, hunting,	1141-2	N	N	P	N	N	P	P	P	P	None		
trapping													

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	С	N	N	С	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	С	С	С	С	P	P	P	P	Р	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 system	ms 22131										
Storage/treatment	22131	N	N	P	N	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22131	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Sewerage systems 2	2132										
Collection	22132	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Treatment	22132	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: Construc	ction										
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	234	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	N	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manu	facturing									•	
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
Apparel	315	N	N	N	N	P	P	N	N	P	1.0 per 500 s.f. GFA

Leather & allied	316	N	N	N	N	N	P	N	N	P	1.0 per 500 s.f.
products	310	1	1	1	1,	1	1		1		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: Wholesal	e Trade										
Wholesale trade- durable goods	421	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	С	N	N	N	1.0 per 5,000 s.f. GFA
Wholesale trade- nondurable goods	422	N	N	P	P	P	P	N	N	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail	T T										
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
Automotive parts	4413	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA

Electronics &	443	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f.
appliances											GFA
Building materials,	garden supj	plies 44	14								
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)	44413	N	P	P	P	N	N	С	С	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 (section30-103)	445	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	P	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	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)	452	N	P	P	P	N	N	С	С	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	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)	4533	N	P	P	P	N	N	С	С	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	4539	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	N	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	N	N	1.0 per 350 s.f. GFA

Gravestones,	453998	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f.
monuments	433770	11	11	1	11	1	1	11		1	GFA
Miscellaneous retail	45399	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 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Sector 48-49: Trans	nortation V	Varaba	nging								UrA
	481	N	N	P	N	P	P	l NI	l NI	NI	1.0 250 6
Air transportation								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	Р	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: Informat	ion		ı					ı			
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	515	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	517112	N	С	С	С	С	С	С	С	С	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	& Insuranc	e							1		
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	522298	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Security &	523	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
commodity											GFA
contracts, financial											
investments				_							
Insurance carriers & related activities	524	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Funds, trust, &	525	Р	Р	P	P	P	Р	N	N	N	1.0 per 350 s.f.
other financial	323	1	1	1	1	1	1	11			GFA
vehicles											
Sector 53: Real Esta	ate & Renta	l & Le	asing								
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	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f.
services											GFA
Video tape rental	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f.
(section 30-103)											GFA
Sector 54: Profession	, <u> </u>	T -	T	т —	т —	-			<u> </u>		
Professional,	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f.
Scientific,											GFA
Technical Svcs.	# 44 O #			<u> </u>							
Display advertising	54185	See	article	V							
- Signs	7.41.1	- D	T n	I D	Ln	I D	N.T.	I D	T _D	Lat	1.0 250 6
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering,	5413	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
accounting,											GFA
research											
management &											
related services											
Tax return prep,	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f.
service											GFA
Photographic	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f.
studios, portraits			1	ļ			<u> </u>	+		_	GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
Sector 55: Manager	nant of Con	nanio	and I	Intorn	ricoc						UlA
Mgmt. Of	551	P	P	P	P	P	Р	N	N	N	1.0 per 350 s.f.
companies and	331	1	1	1	1	1	1	11	11	11	GFA
enterprises											GIT
Sector 56: Administ	trative and	Suppor	rt and	Waste	Mana	agemer	nt and	Reme	diation Se	ervices	
Administrative &	561	P	Р	P	P	P	P	P	P	Р	1.0 per 750 s.f.
support services											GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f.
									1		GFA
Refuse systems	562	N	N	С	N	N	С	N	N	С	1.0 per 500 s.f.
(section 30-104)											GFA
Sector 61: Education	nal Service	s									

Educational	(11	I n	П	l n	l n	N.T	NT.	l NT	l NI	N	110 200 6
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	611310	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 C	are and Soc	cial Ass	sistanc	e							
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	623	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 & emergency & relief services	6242	N	N	P	P	P	N	N	N	N	
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, Ent	ertainment	, and R	Recrea	tion							

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	С	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	71392	N	N	N	N	P	P	Р	P	Р	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
Sector 72: Accommo	odation and l	Food S	Service	es	•		•				
Accommodations 72											
Bed and breakfast inns (section 30-93)	721191	С	N	P	P	P	N	С	С	С	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	С	N	N	N	N	N	С	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
Drinking places (section 30-110)	7224	N	N	С	С	N	N	N	N	N	1.0 per 150 s.f. GFA
Sector 81: Other Se	rvices (excep	t Pub	lic Adı	ninist	ration)						
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	С		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	С		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	812										
services	0101	3.7	D	- D	- P	3.7	3.7	- D			2.5
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	С	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	81221	N	N	P	N	N	N	P	P	P	None
Crematories	81222	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	С	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 Ac	dministratio	on									
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
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	926	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f.
economic programs							_				GFA
Space research &	927	N	N	Р	Р	Р	Р	N	N	N	
technology	,				1		-	1			
National Security &	928	N	N	Р	Р	Р	Р	N	N	N	
Internal Affairs	720				1		-	1			
Residential Uses											
Site built dwellings											
Single-family	NA	P	P	Р	N	N	N	P	P	P	None
detached		-			1	- '	-,				1,0110
Duplex	NA	N	N	N	N	N	N	Р	N	N	2.0 spaces per
2 upron	1.12			1	1		-,	_			unit
Multi-family, apts.	NA	N	N	Р	С	Р	N	N	N	N	1.5 spaces per
(section 30-109)	1.12						-,	1			unit
Rooming &	72131	N	P	Р	Р	N	N	N	N	N	1.0 spaces per
boarding houses	, ====										bedroom
Manufactured dwel	llings										
Residential	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per
designed (section											unit
30-94)											
Standard designed	NA	N	N	N	N	N	N	С	N	С	2.0 spaces per
(section 30-94)											unit
Mobile homes	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per
(section 30-95)											unit
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per
											unit
Accessory Uses to R	Residential U	ses									
Bathhouses &	NA	P	P	P	N	NA	NA	P	P	P	None
cabanas											
Domestic animal	NA	P	P	P	N	NA	NA	P	P	P	None
shelters											
Non-commercial	NA	P	P	P	P	NA	NA	P	P	P	None
greenhouses											
Private garage &	NA	P	P	P	P	NA	NA	P	P	P	None
carport											
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool,	NA	P	P	P	P	NA	NA	P	P	P	None
tennis courts											
Auxiliary shed,	NA	P	P	P	N	NA	NA	P	P	P	None
workshop			1							1	
Home occupation	NA	P	P	P	P	NA	NA	C	C	C	None
(section 30-98)			1						1		
Horticulture,	NA	P	P	P	P	NA	NA	P	P	P	None
gardening			<u> </u>			<u> </u>			<u> </u>	1	
Family day care	NA	P	P	P	P	NA	NA	P	P	P	None
home			<u> </u>	<u> </u>	<u> </u>				 	 	
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings,	NA	P	P	P	P	P	P	P	P	P	None
											ī
structures		_	<u> </u>		<u> </u>		_				
Open storage	NA	N	N	С	N	С	С	С	С	N	None
	NA	N	N	С	N	С	С	С	С	N	None

All temporary uses	NA	С	С	C	С	С	C	С	С	С	None
(section 30-99)											

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.

			Zor	ning Dist	tricts l	оу Туре		Off-Street Parking	
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums	
Utilities									
Transmission, except energy substations	22112	P	P	P	P	P	P	None	
Energy substations (Sec. 30-80.4(g))	221	N	N	N	С	С	С	None	
Distribution except energy substations	221	P	Р	P	P	P	Р	None	
Water Storage	22131	P	P	P	P	P	P	None	

			Zoi	ning Dist	Off-Street Parking			
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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	С	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	С	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	С	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	С	1.0 per 500 s.f. GFA
Retail								
Lawn & garden equipment & supplies stores, excluding farm supply	444240	N	N	N	Р	P	N	1.0 per 350 s.f. GFA
Flea markets (Sec. 30-80.4(i))	459510	N	N	N	С	С	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))	4571	С	N	С	С	С	С	1.0 per 600 s.f. GFA

			Zoi	ning Dist		Off-Street Parking		
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
All other retail, excluding farm supply	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	С	С	С	P	Р	Р	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	Р	N	1.0 per 500 s.f. GFA
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	С	С	С	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
Motion picture theaters(except driveins)	512131	N	N	N	Р	P	N	1.0 per 5 seats
Broadcasting & telecommunications	515	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	С	С	С	None
Communication transmission only, except towers/antennas	517112	Р	P	P	P	P	P	None

			Zoi	ning Dist		Off-Street Parking		
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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
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	Р	Р	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	Р	Р	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

			Zoi	ning Dist	Off-Street Parking			
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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	611310	N	N	N	Р	P	P	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	611310	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	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

		Zoning Districts by Type						Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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	Р	Р	P	С	С	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	С	С	С	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	С	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

		Zoning Districts by Type						Off-Street Parking
	NAICS	TH	MR	MMF	MU	CMU	FO/LI	Maximums
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	Р	P	P	1.0 per 200 s.f. GFA
Accommodation and Food Services								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	С	С	С	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	С	С	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	8112-8114	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

		Zoning Districts by Type						Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
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	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	Р	Р	Р	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	Р	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
Space research & technology	927	N	N	N	P	Р	Р	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

		Zoning Districts by Type					Off-Street Parking	
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
Duplex (Sec. 30-80.4(b))		N	С	С	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))		С	N	С	С	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))		N	С	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))		N	С	С	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))		N	С	С	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))		С	N	С	С	С	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	С	С	С	None
Accessory apartment (Sec. 30-97)		N	С	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))		С	P	С	С	С	С	None
Satellite dishes, antennas, solar energy systems, mechanical		Р	Р	P	Р	P	P	None

		Zoning Districts by Type						Off-Street Parking
	NAICS	ТН	MR	MMF	MU	CMU	FO/LI	Maximums
equipment, and similar ancillary uses								
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)		С	С	С	С	С	С	By individual review