

**STAFF REPORT  
TO THE  
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.

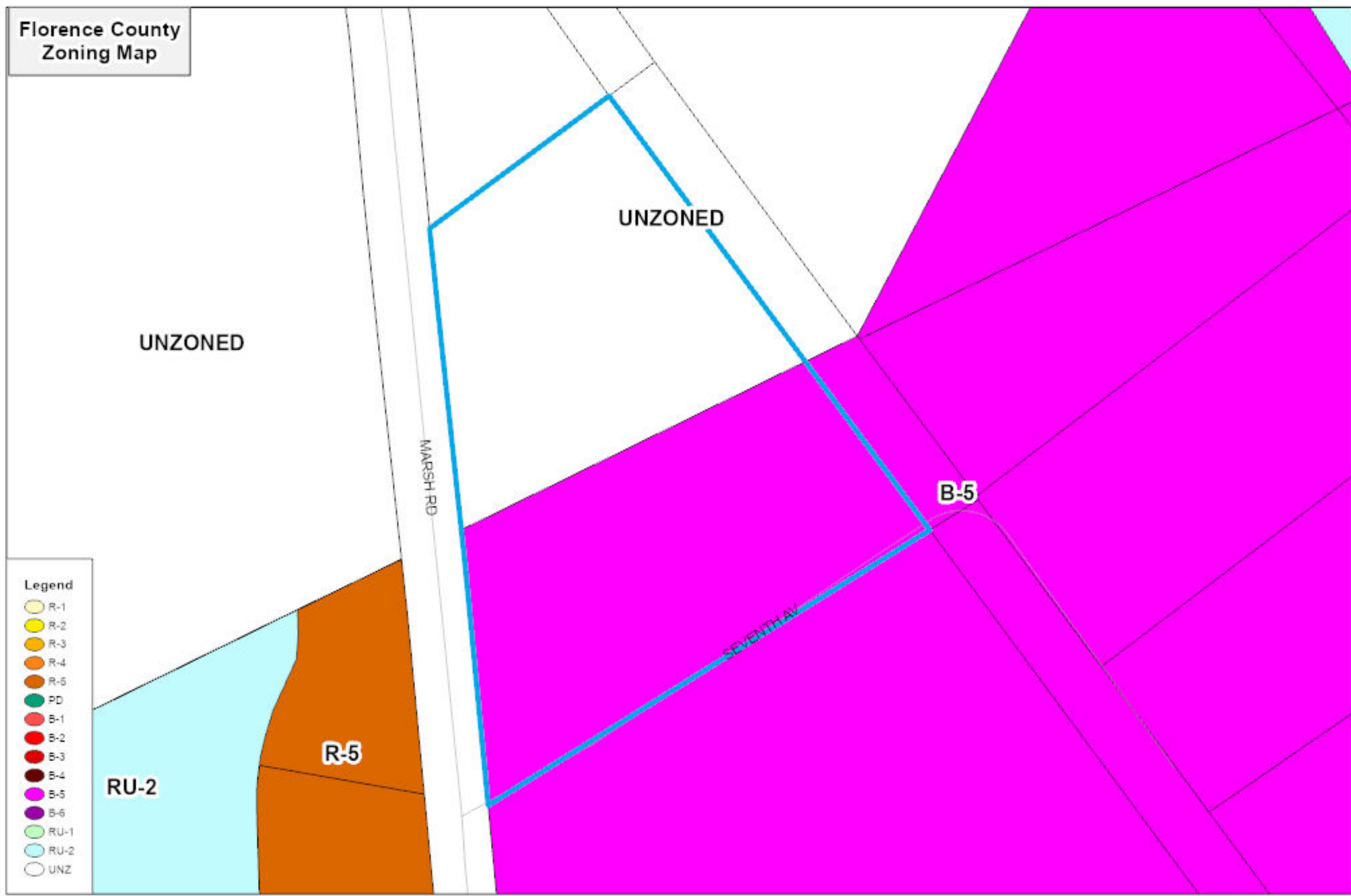
**FLORENCE COUNTY COUNCIL MEETING:**

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

Florence County  
Zoning Map



Legend

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

0 65 130 260 Feet

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



Council District 2  
PC#2024-01

2021 Aerial



0 65 130 260 Feet

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



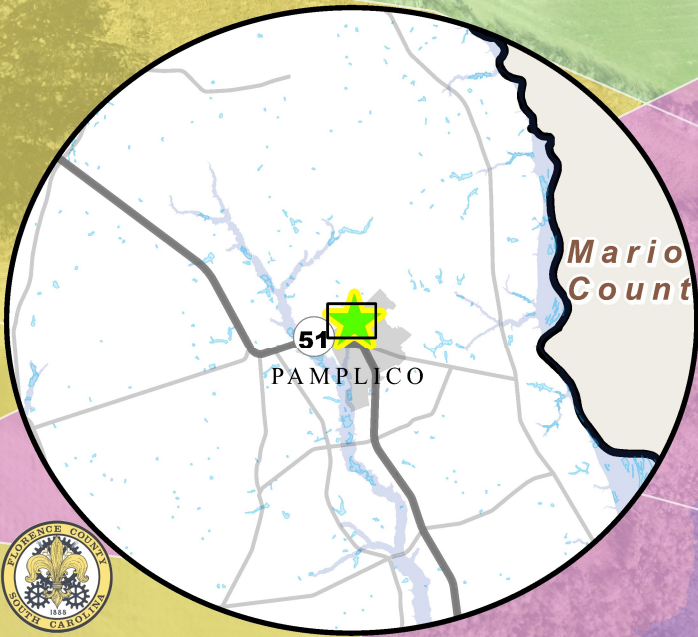
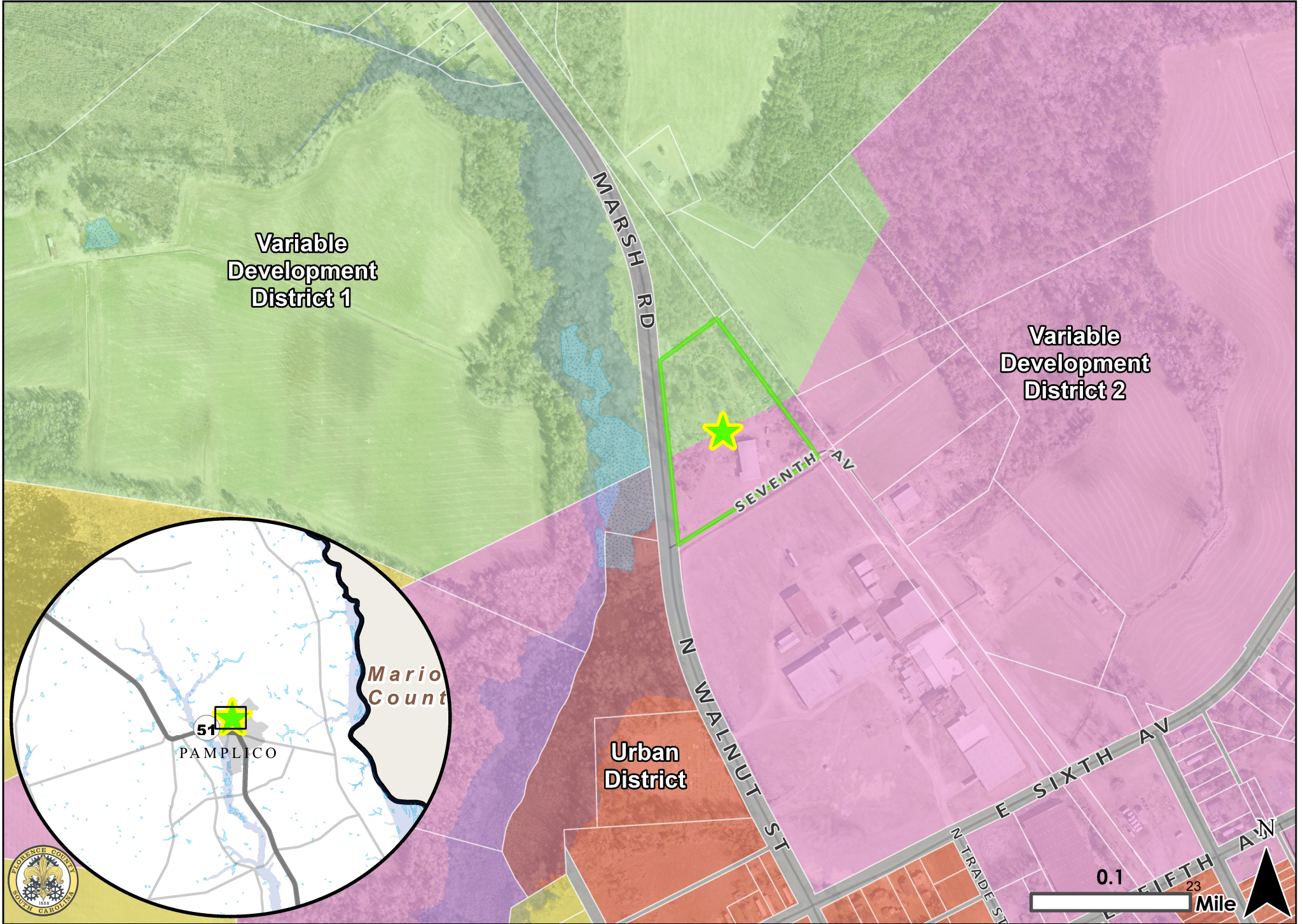
Council District 2  
PC#2024-01

# PC#2024-01

Jan. 23, 2024

## FUTURE LAND USE

VARIABLE DEVELOPMENT DISTRICTS 1 & 2



**STAFF REPORT  
TO THE  
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. Surrounding Land Use and Zoning:  
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.

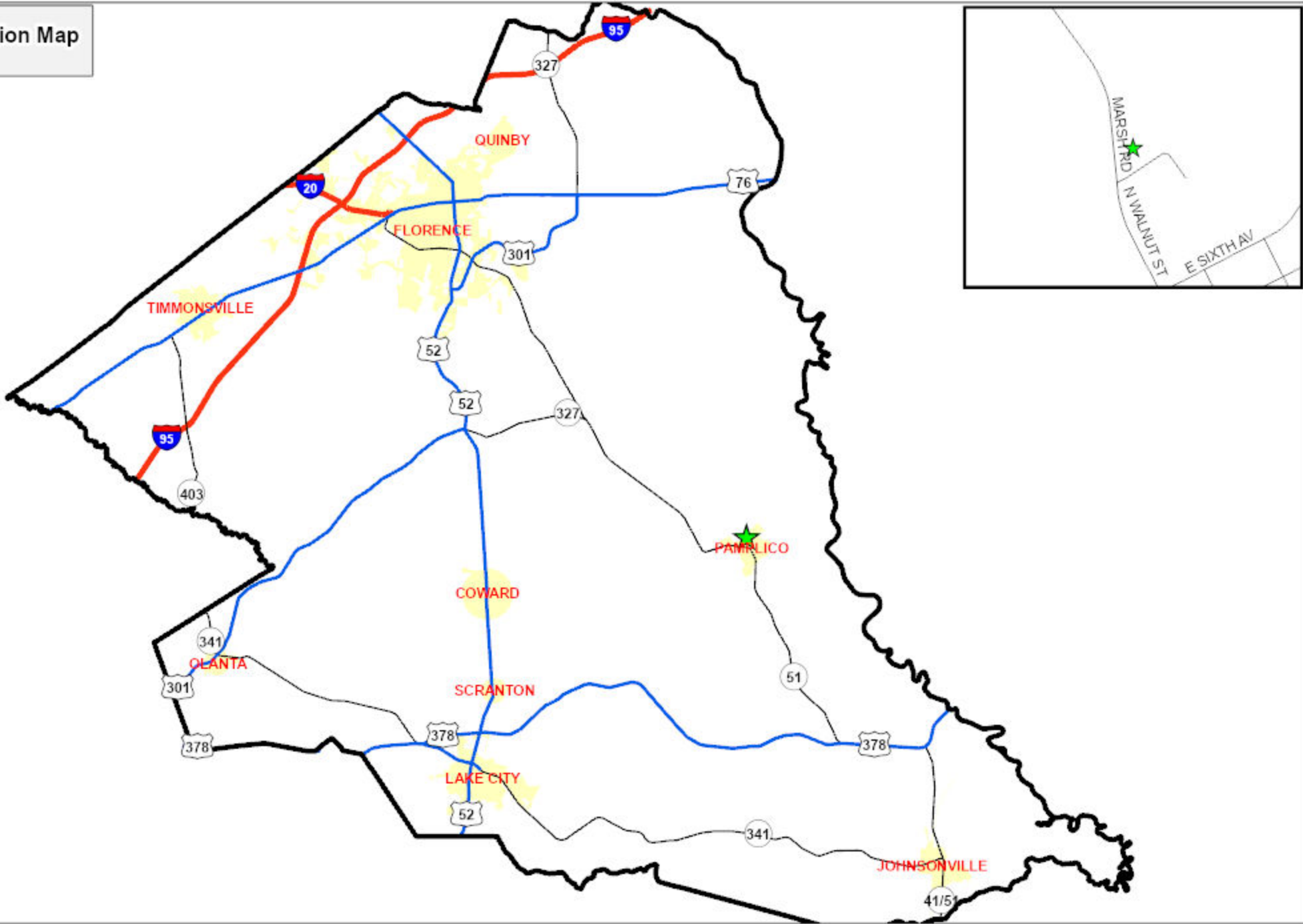
**FLORENCE COUNTY COUNCIL MEETING:**

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**ATTACHMENTS:**

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

Location Map

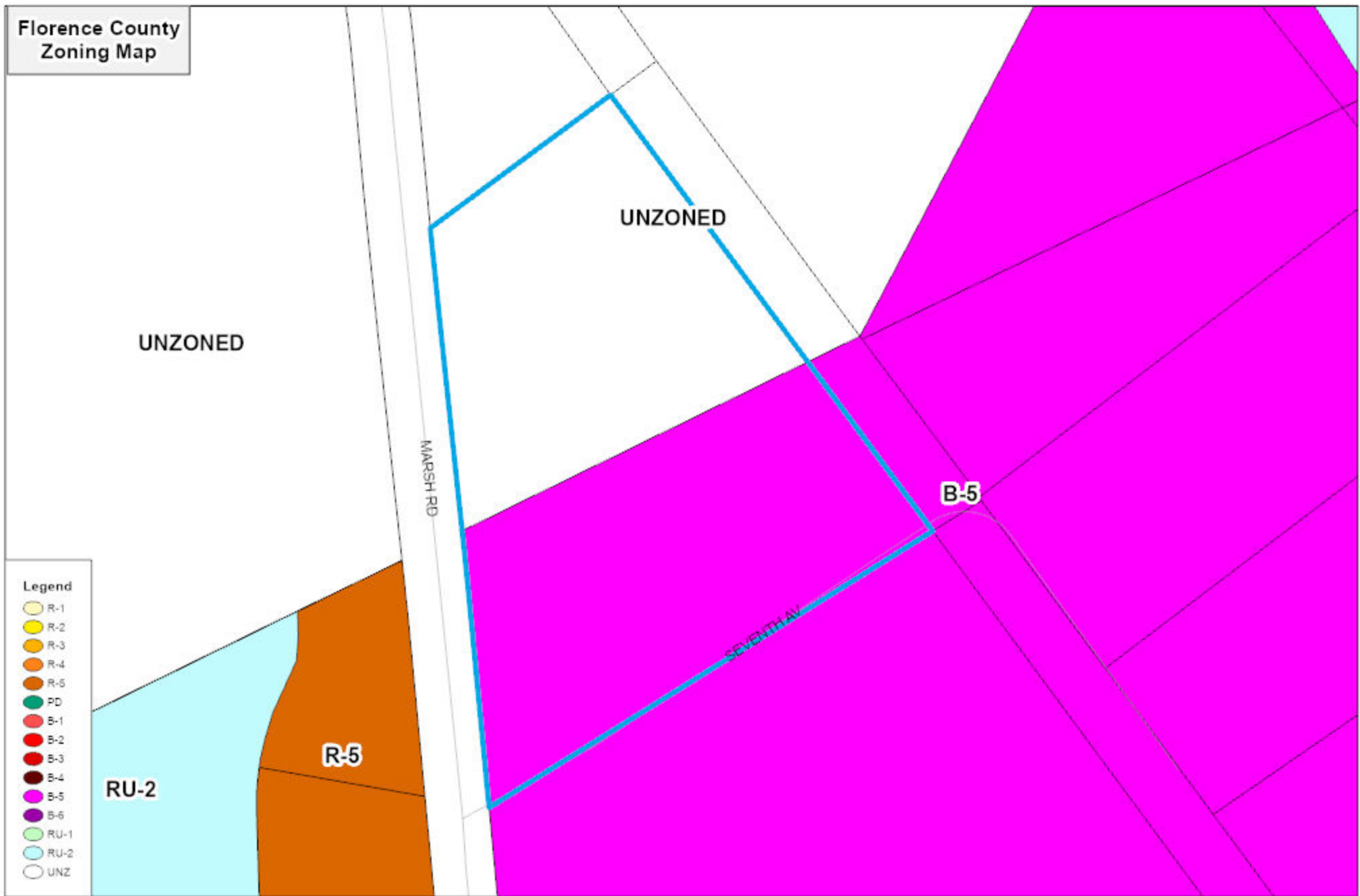


Florence County  
Planning Department  
Meeting Date:  
1/23/24



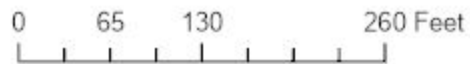
**Council District 2**  
**PC#2024-02**

Florence County  
Zoning Map



Legend

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



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



Council District 2  
PC#2024-02



2021 Aerial



0 65 130 260 Feet

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



Council District 2  
PC#2024-02

REF: MAP DATED JANUARY 5, 1978 FOR J. L. BOSTICK  
 BY ROBERT F. MORGAN

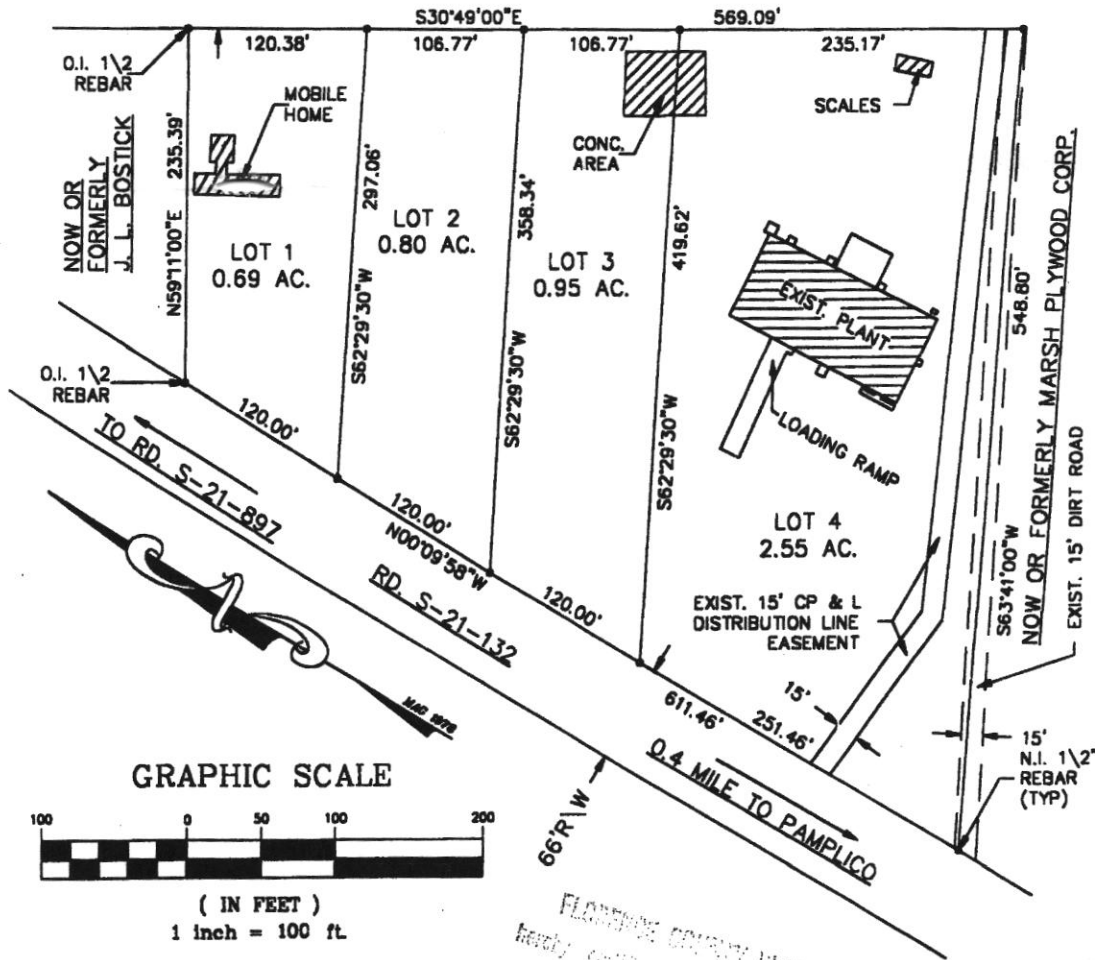
JAN 25 2 18 PM '94

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE  
 THE RATIO OF PRECISION OF THE FIELD SURVEY MEETS  
 THE REQUIREMENTS OF A CLASS "B" SURVEY, AND THE  
 AREA WAS CALCULATED BY DMD METHOD.  
 BERNICE B. PAIT  
 CCC & GS  
 FLORENCE COUNTY, SC



VICINITY MAP

NOW OR FORMERLY SEABOARD COAST LINE R.R.



STATE OF SOUTH CAROLINA  
 DATE: NOVEMBER 27, 1993

25  
 COUNTY OF FLORENCE  
 SCALE: 1" = 100'  
 January 10, 1994  
**PLAT**  
*Robert F. Morgan*

OF A TRACT OF LAND LOCATED APPROXIMATELY 0.4 MILE NORTH OF PAMPLICO  
 AND SUBDIVIDED INTO 4 LOTS.

SURVEYED FOR  
 348 BLOCK 02 PARCELS 061, 062, 043  
 ON FLORENCE COUNTY TRACT 348  
 SPLIT FROM 348-02-043  
**WILLIAM WEAVER**

*Robert F. Morgan*  
 SURVEYED BY ROBERT F. MORGAN  
 RLS NO. 4184 PAMPLICO, S.C.

FILE NO. P156

52-37

# TOWN OF PAMPLICO

Mayor

Bruce M. Bennett

Mayor Protem

Pamela M. Turner

Clerk-Treasurer

Vanessa Munn

P.O Box 296 – 180 E. Main Street

Pamplico, SC 29583

(843) 493-5551 TEL

(843) 493-5013 FAX

[admin@pamplico.org](mailto:admin@pamplico.org) email

Council Members

Robb H. Bostick

Olive E. Parker

Pamela M. Turner

Curtis L. Bethea

Tammy A. Cain

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

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**STAFF REPORT  
TO THE  
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. Transportation Access and Circulation:

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.

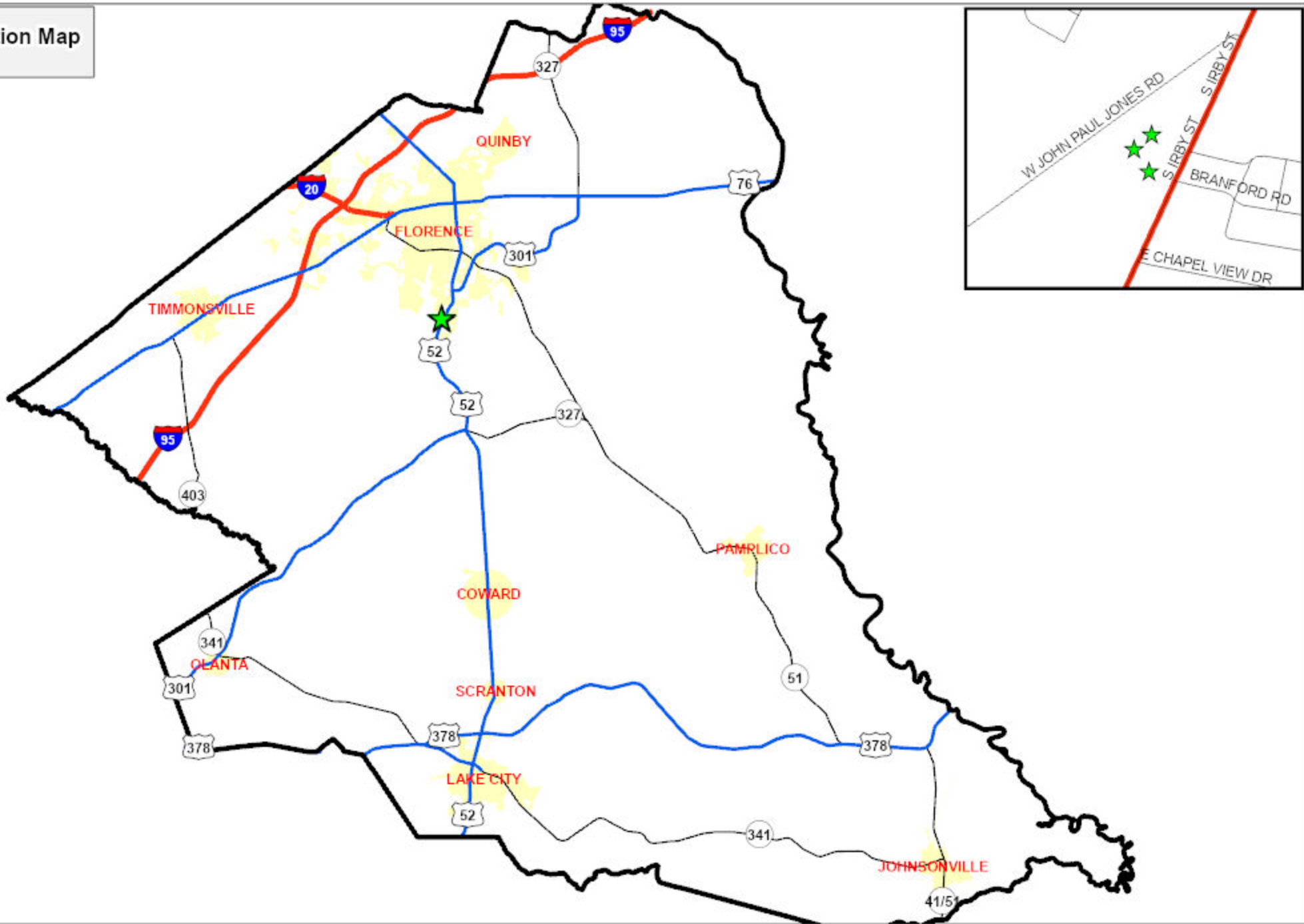
**FLORENCE COUNTY COUNCIL MEETING:**

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

Location Map

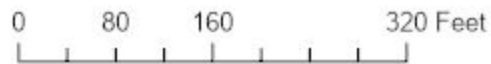


Florence County  
Planning Department  
Meeting Date:  
1/23/24



**Council District 5**  
**PC#2024-03**

Florence County  
Zoning Map



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



Council District 5  
PC#2024-03

2021 Aerial



0 80 160 320 Feet

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



Council District 5  
PC#2024-03



**STAFF REPORT  
TO THE  
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.

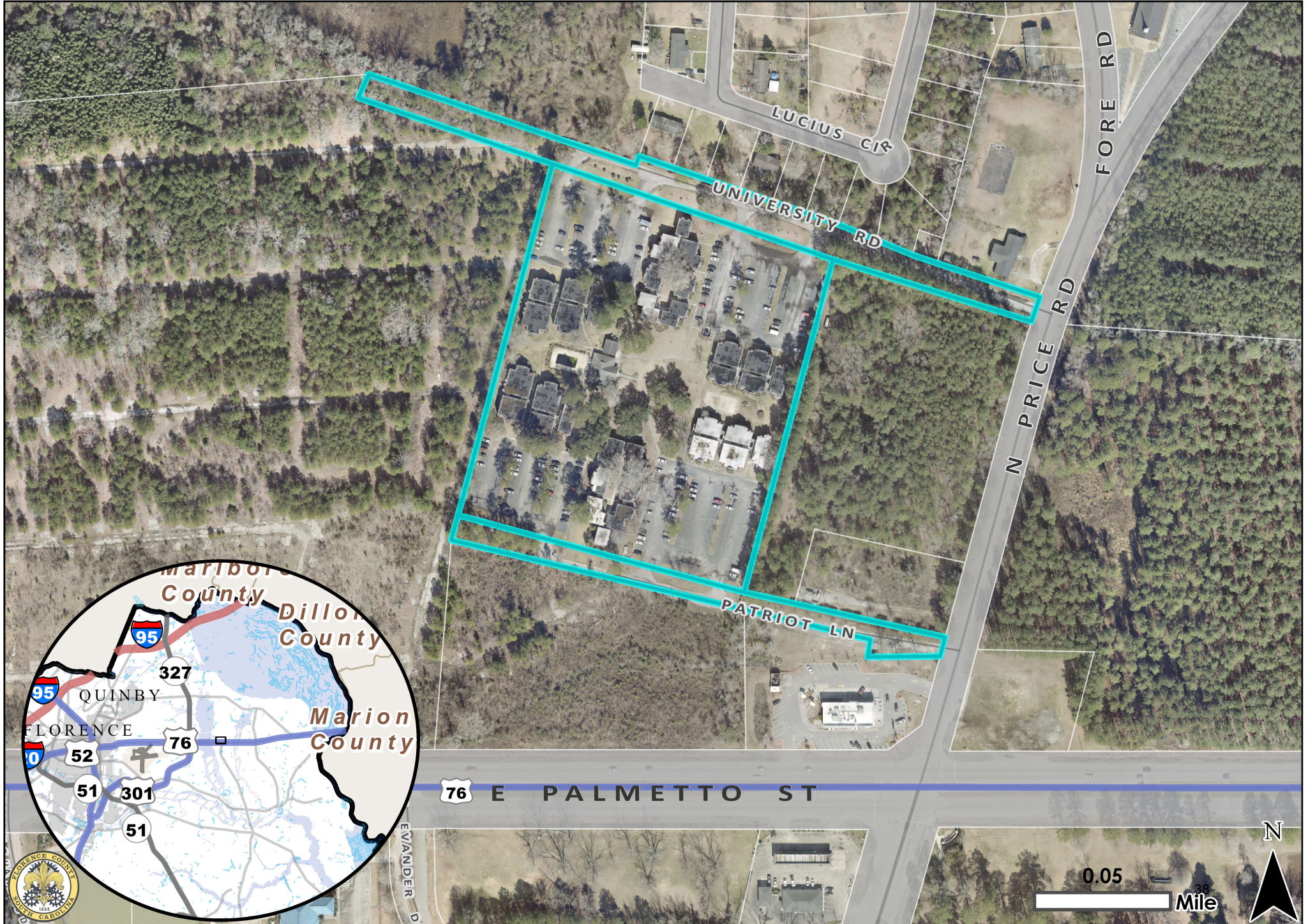
**ATTACHMENTS:**

- Aerial Map

# PC#2024-04

Jan. 23, 2024

## AERIAL VIEW



**STAFF REPORT  
TO THE  
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:**

- Aerial Map

# PC#2024-05

Jan. 23, 2024

## AERIAL VIEW



**STAFF REPORT  
TO THE  
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, 27518-01-013, 27518-01-014, 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:**

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**ATTACHMENTS:**

- Aerial Map



# PC#2024-06

Jan. 23, 2024

## AERIAL VIEW



**STAFF REPORT  
TO THE  
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:**

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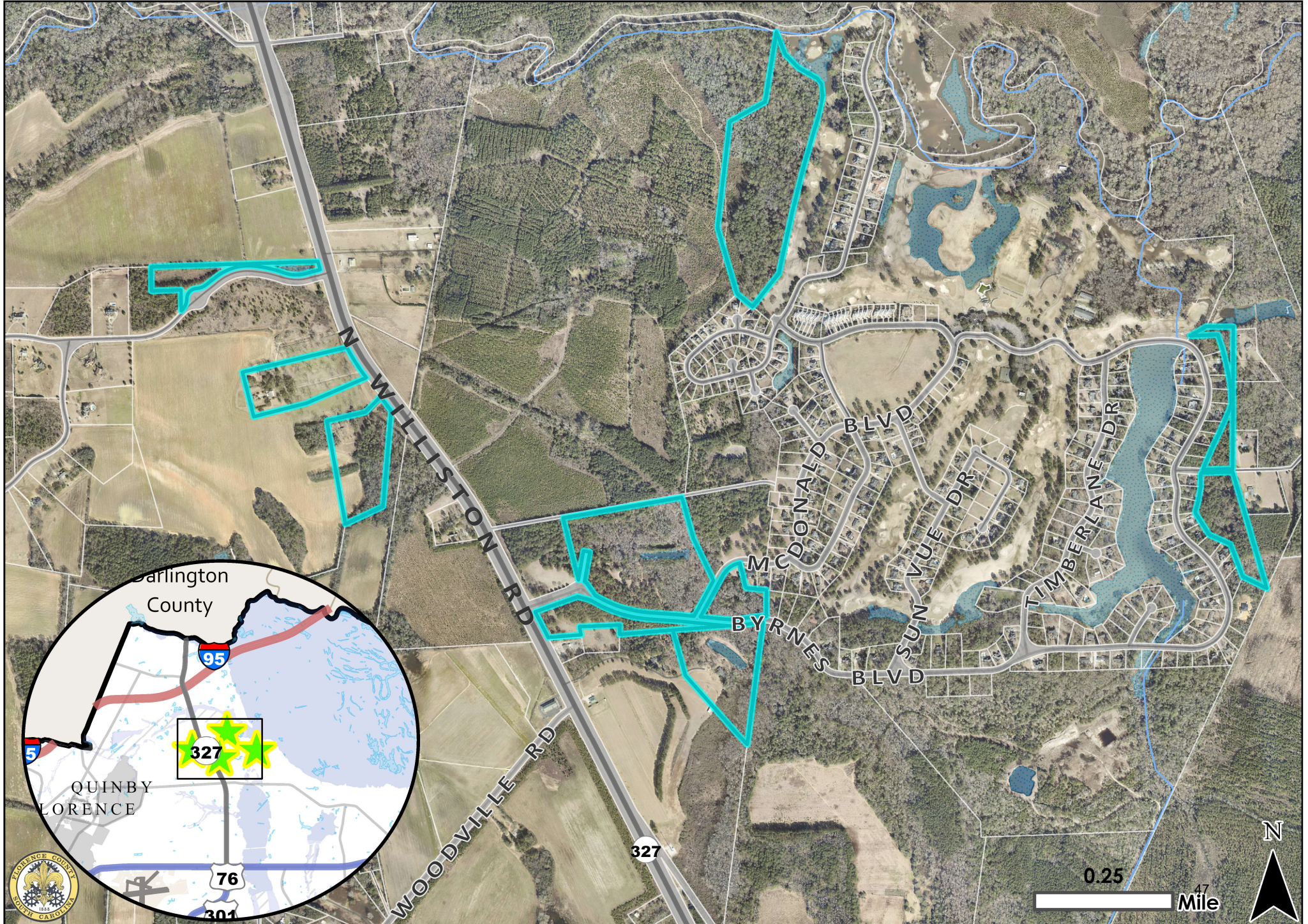
**ATTACHMENTS:**

- Aerial Map

# PC#2024-07

Jan. 23, 2024

## AERIAL VIEW



0.25  
Mile



**STAFF REPORT  
TO THE  
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:**

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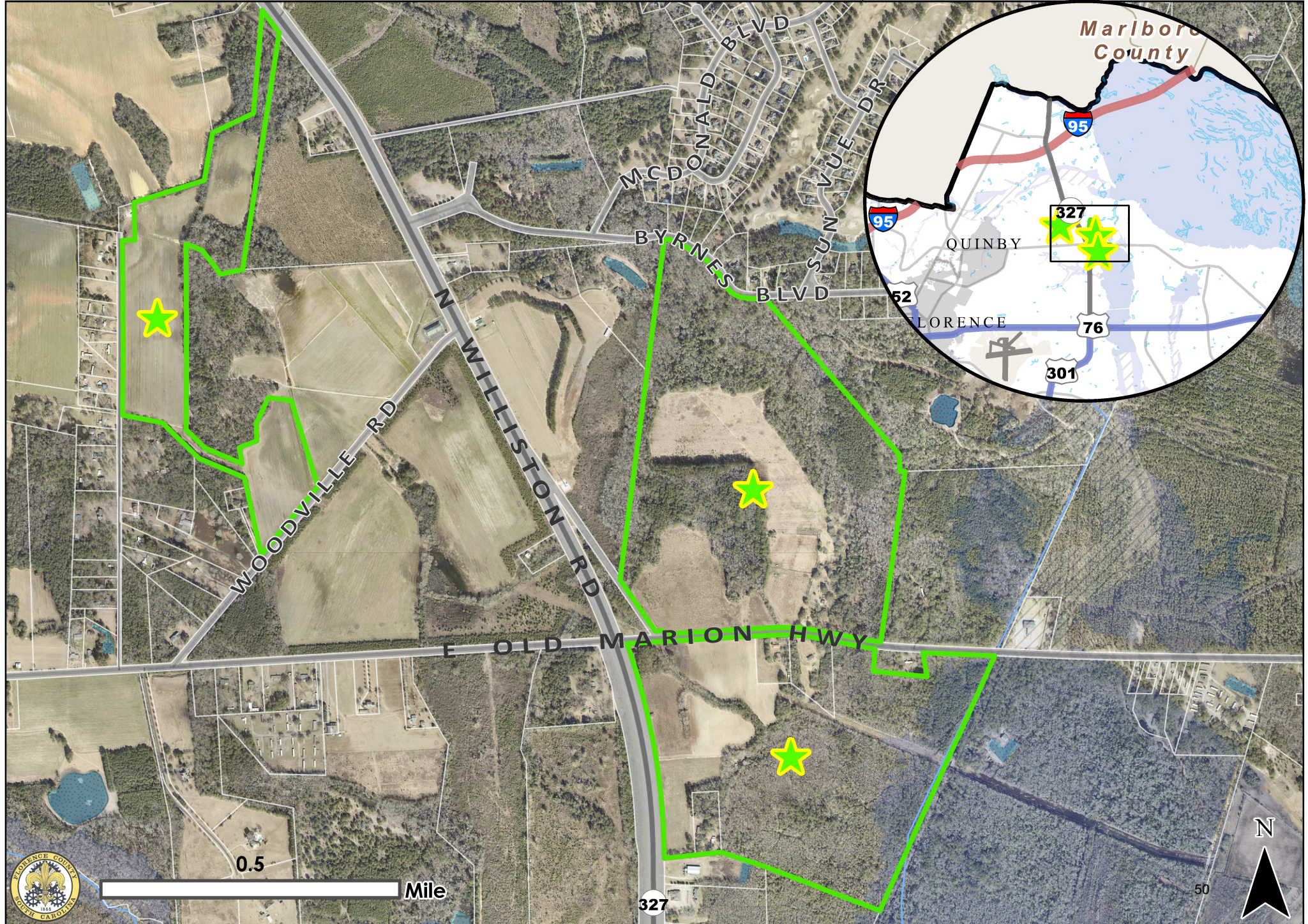
**ATTACHMENTS:**

- Aerial Map

# PC#2024-08

Jan. 23, 2024

## AERIAL VIEW



**STAFF REPORT  
TO THE  
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:**

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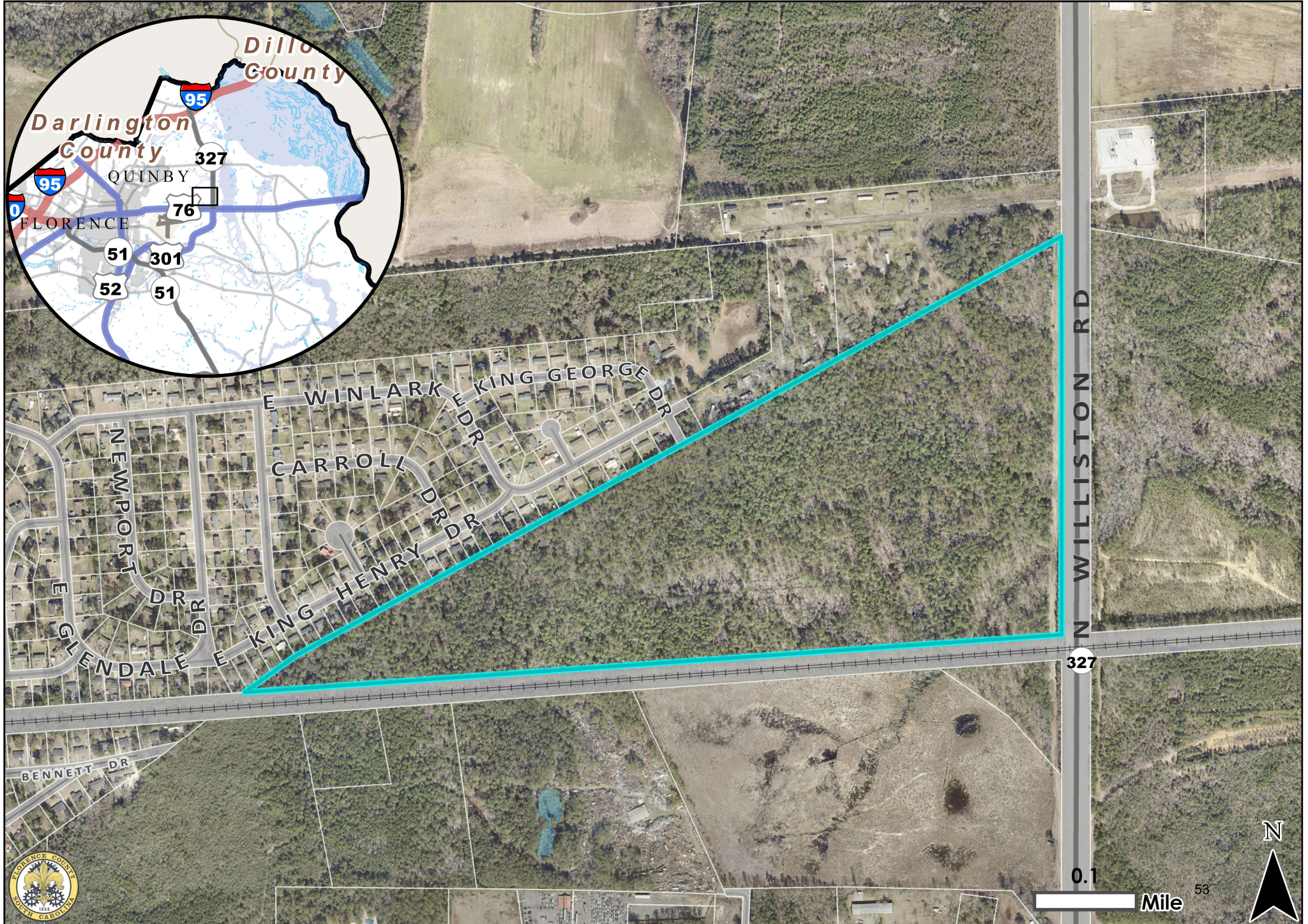
**ATTACHMENTS:**

- Aerial Map

# PC#2024-09

Jan. 23, 2024

## AERIAL VIEW



**STAFF REPORT  
TO THE  
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.

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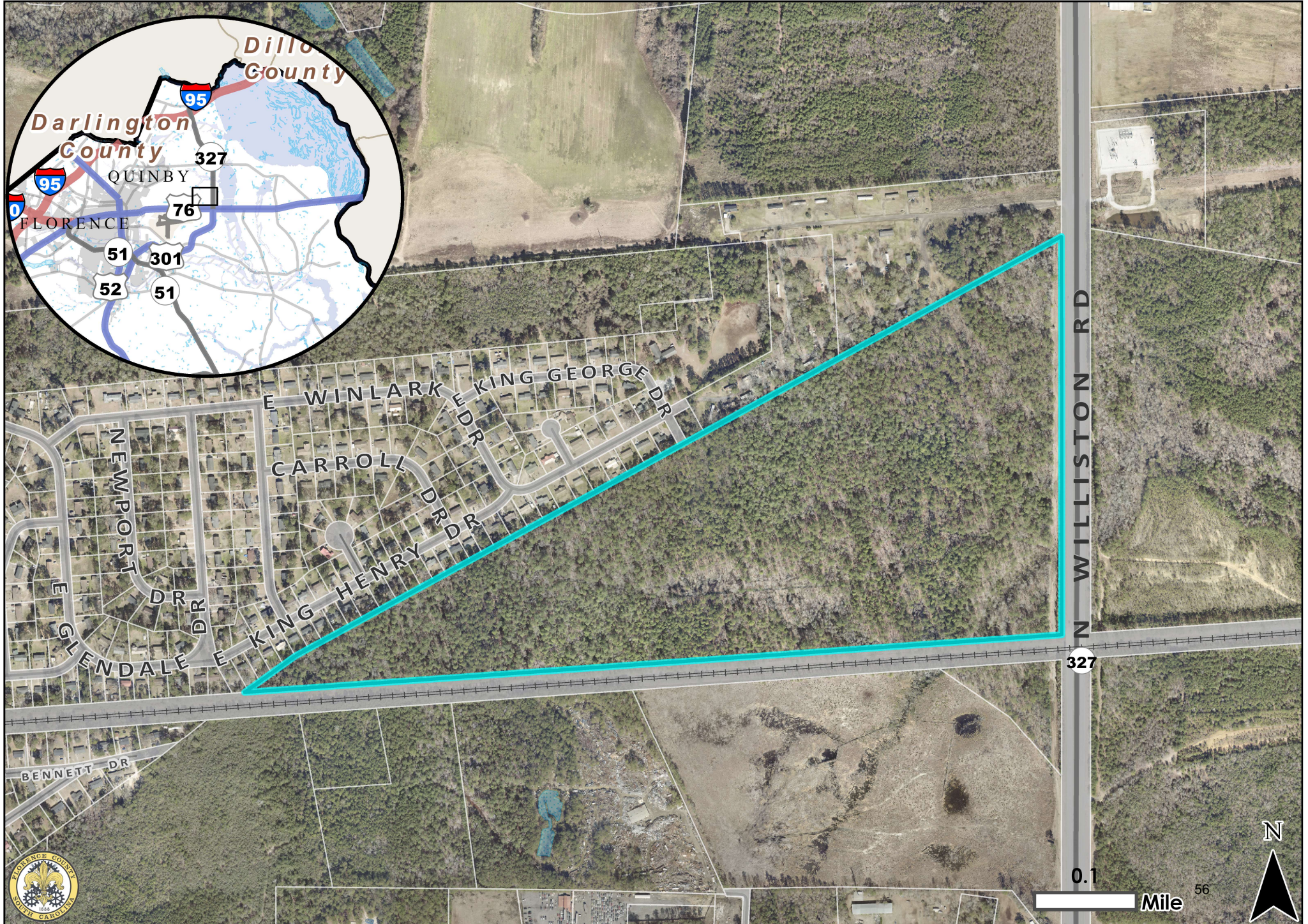
**ATTACHMENTS:**

- Aerial Map

# PC#2024-09

Jan. 23, 2024

## AERIAL VIEW



**STAFF REPORT  
TO THE  
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.

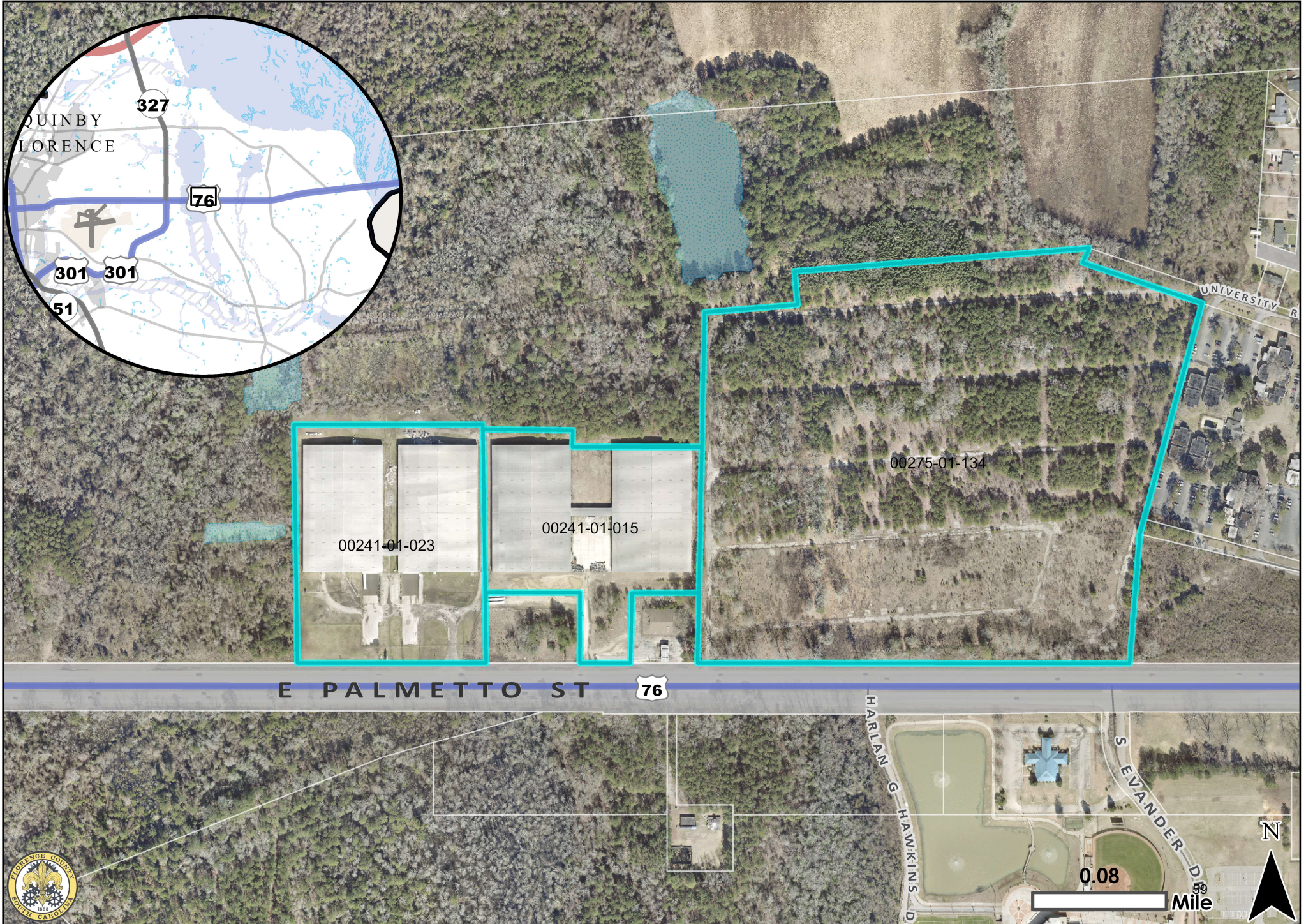
**ATTACHMENTS:**

- Aerial Map

# PC#2024-10

Jan. 23, 2024

## AERIAL VIEW 1

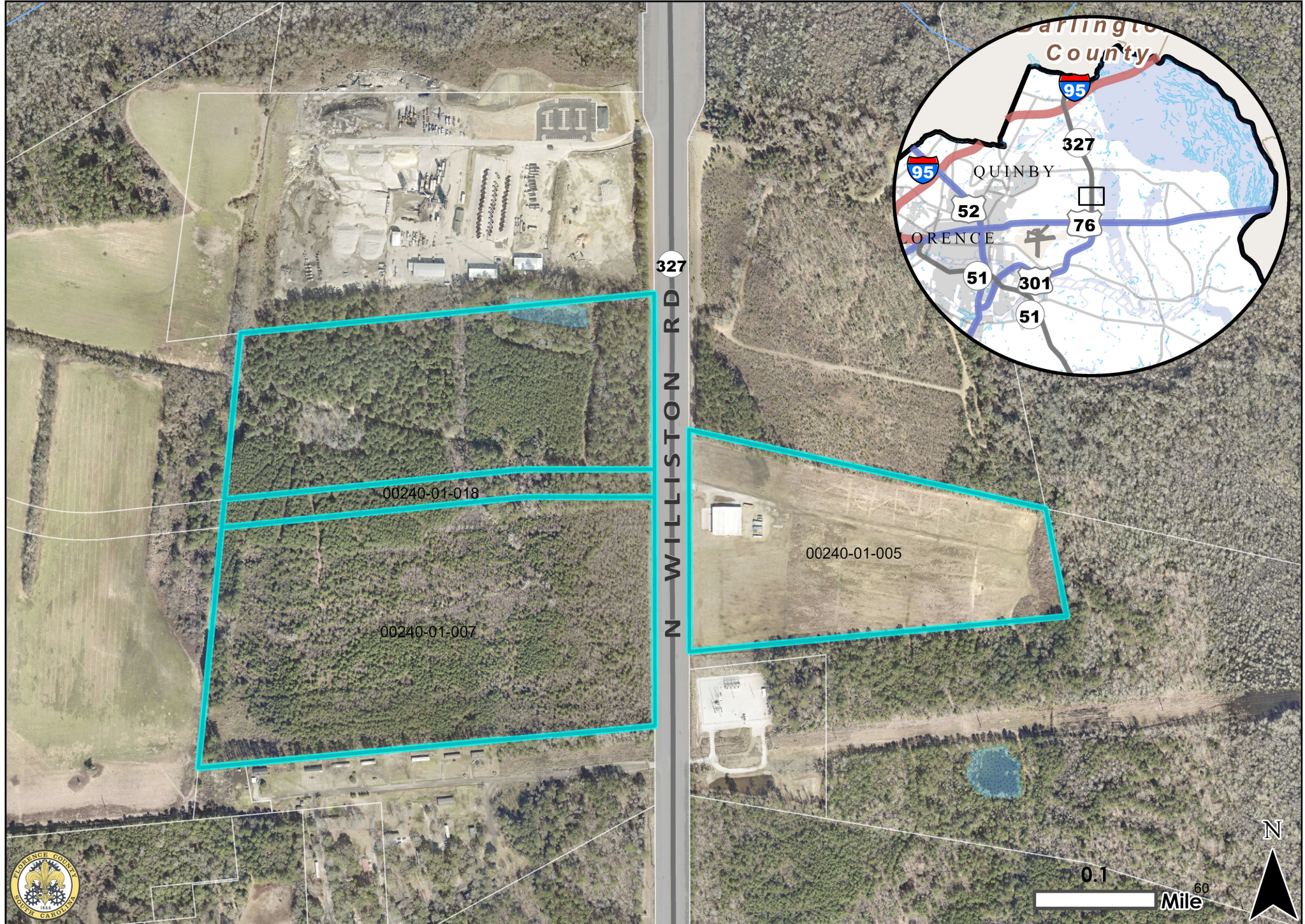




# PC#2024-10

Jan. 23, 2024

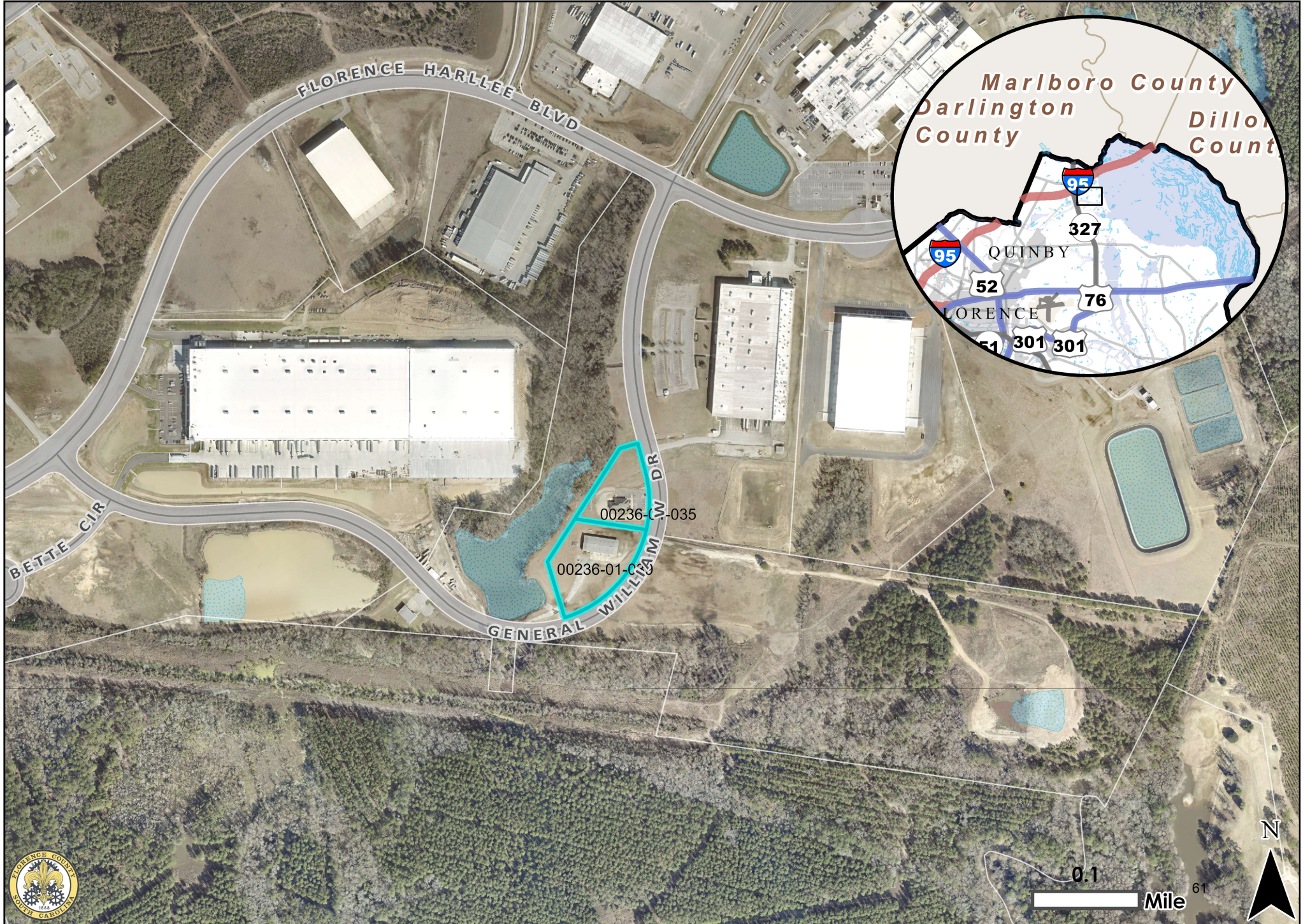
## AERIAL VIEW 2



# PC#2024-10

Jan. 23, 2024

# AERIAL VIEW 3



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**STAFF REPORT  
TO THE  
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.

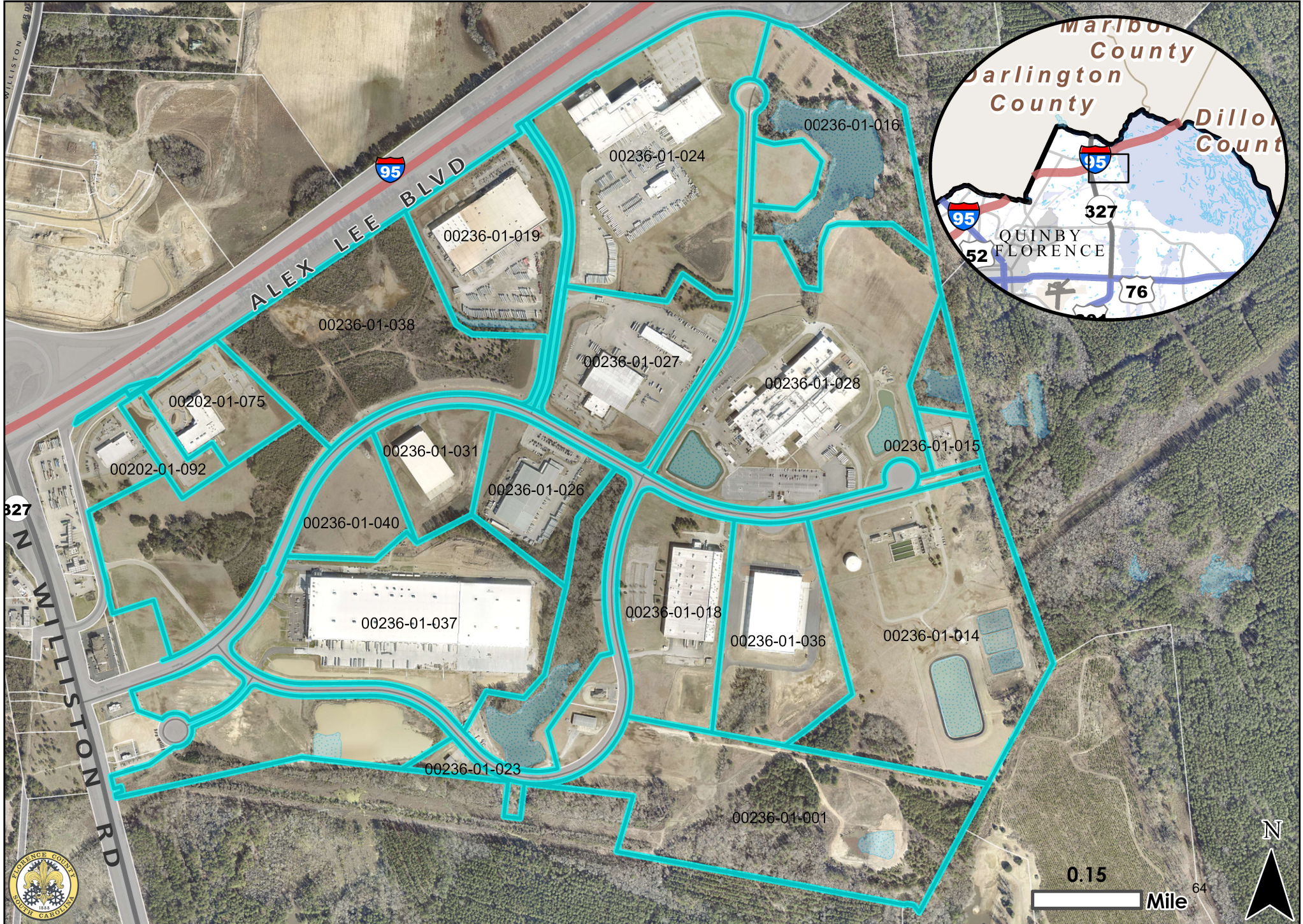
**ATTACHMENTS:**

- Aerial Map

# PC#2024-11

Jan. 23, 2024

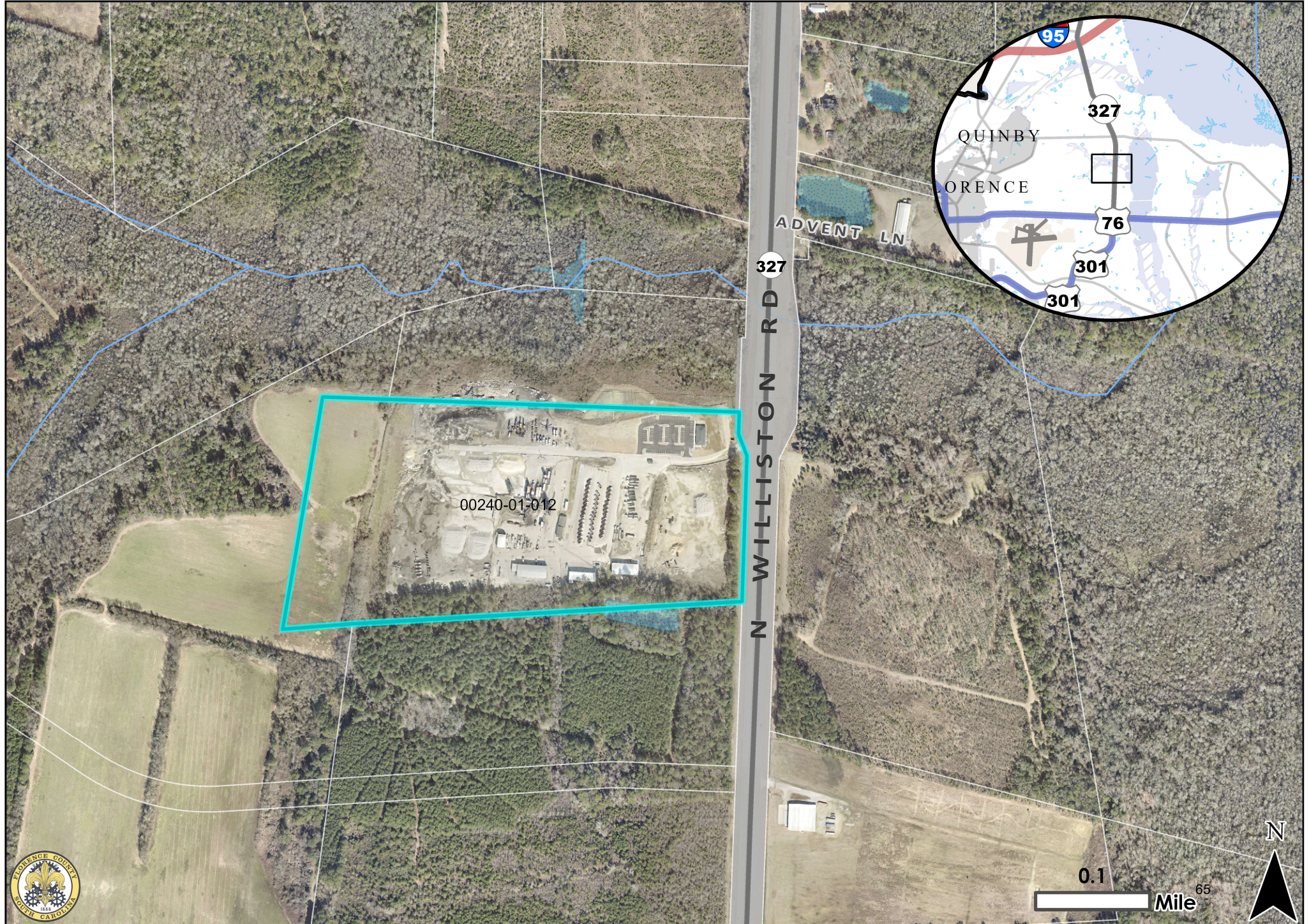
## AERIAL VIEW 1



# PC#2024-11

Jan. 23, 2024

## AERIAL VIEW 2



**STAFF REPORT  
TO THE  
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, Or Curb, And Extend Landwards.

**LOCATION:** The East Highway 76 Gateway Study

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

**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:**

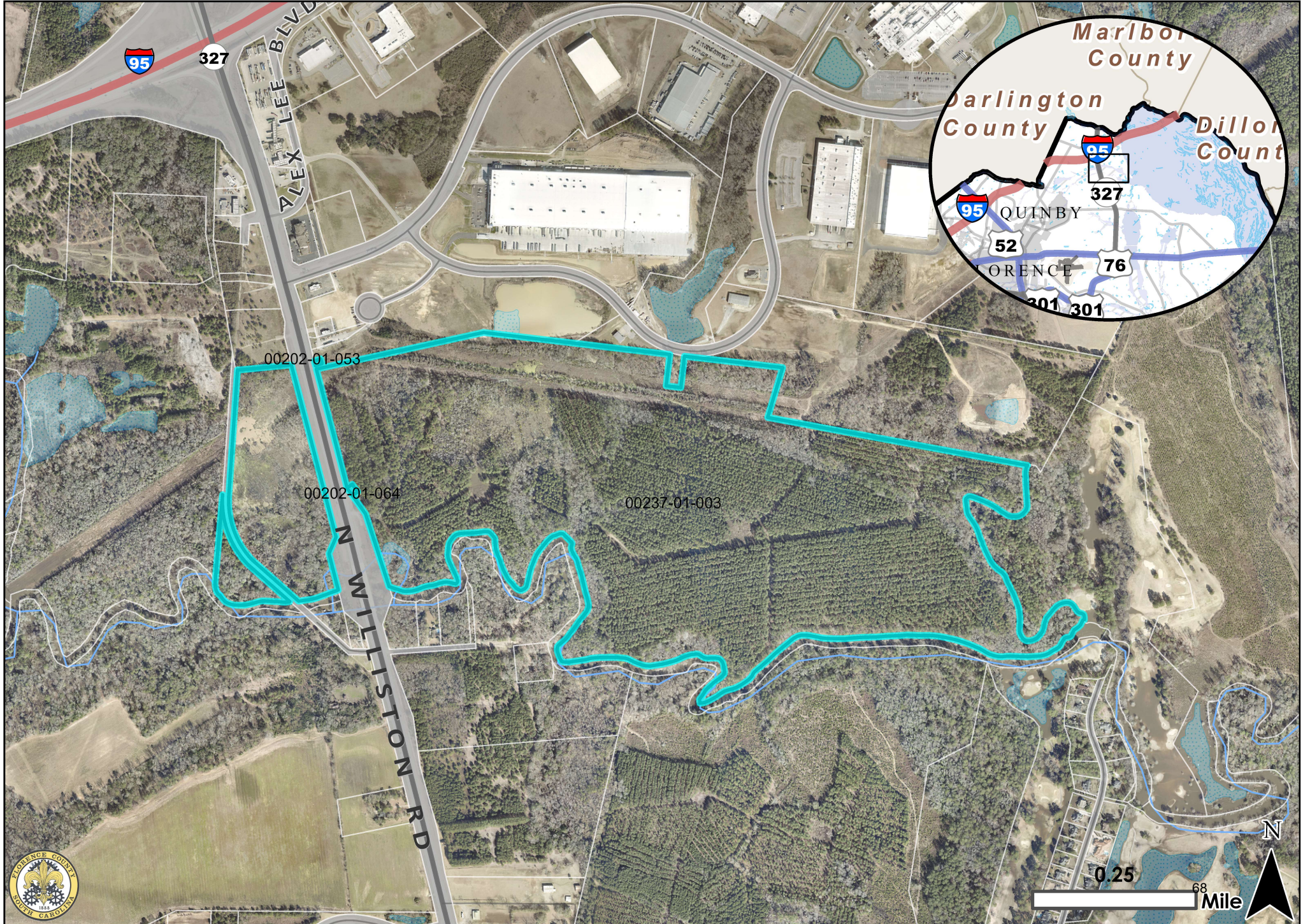
- Aerial Map



# PC#2024-12

Jan. 23, 2024

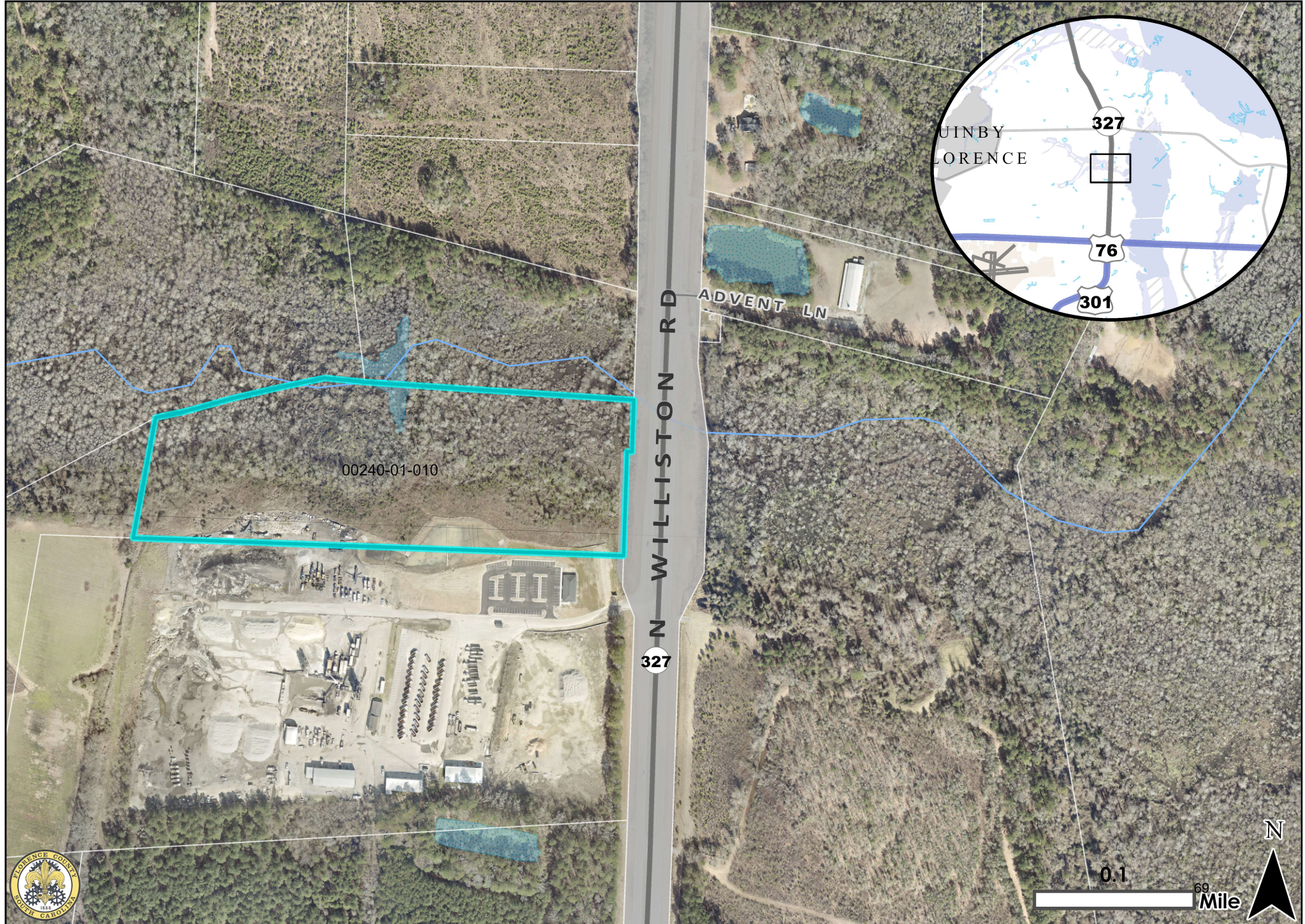
## AERIAL VIEW 1



# PC#2024-12

Jan. 23, 2024

## AERIAL VIEW 2



**STAFF REPORT  
TO THE  
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.

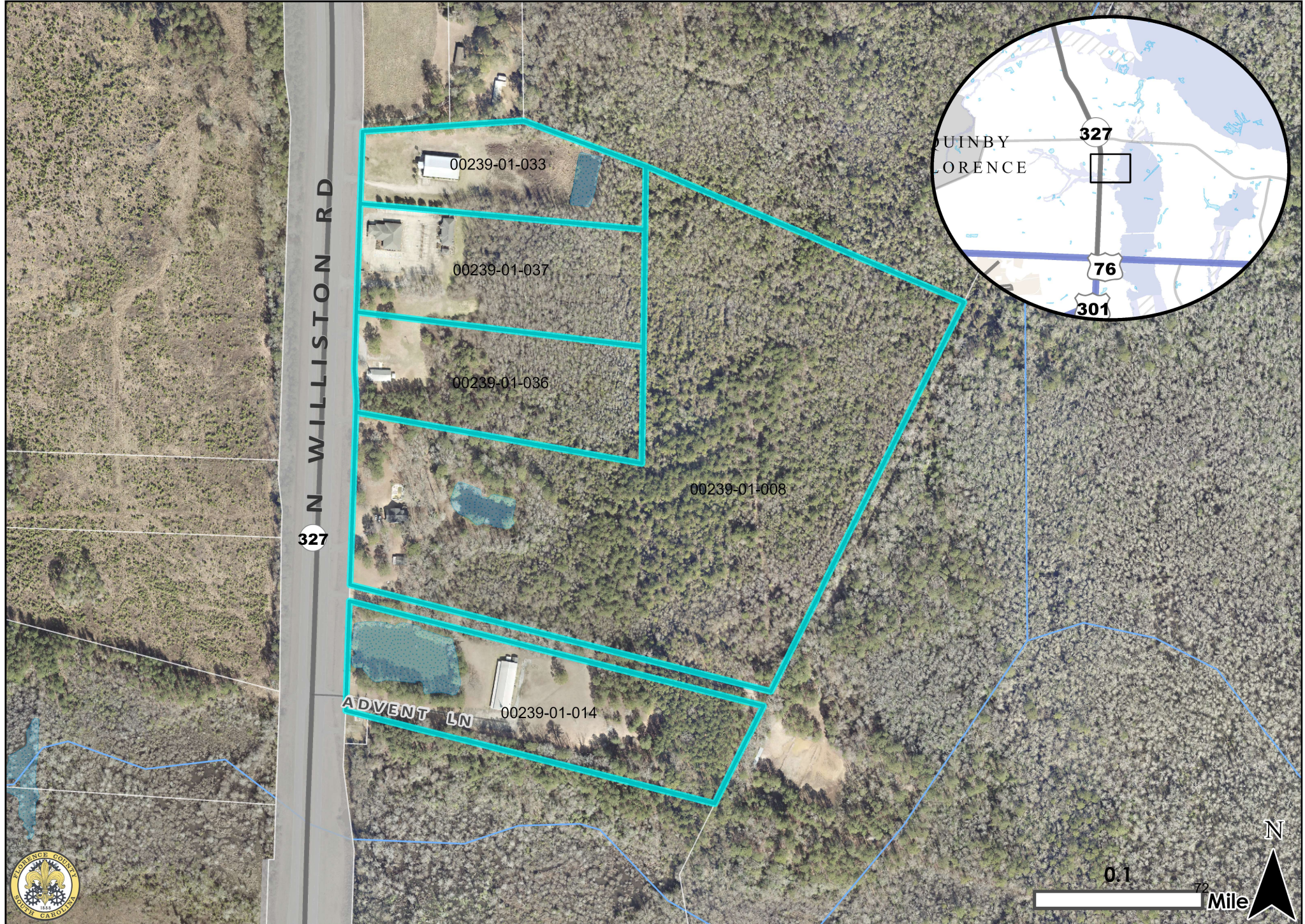
**ATTACHMENTS:**

- Aerial Map

# PC#2024-13

Jan. 23, 2024

## AERIAL VIEW



**STAFF REPORT  
TO THE  
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.

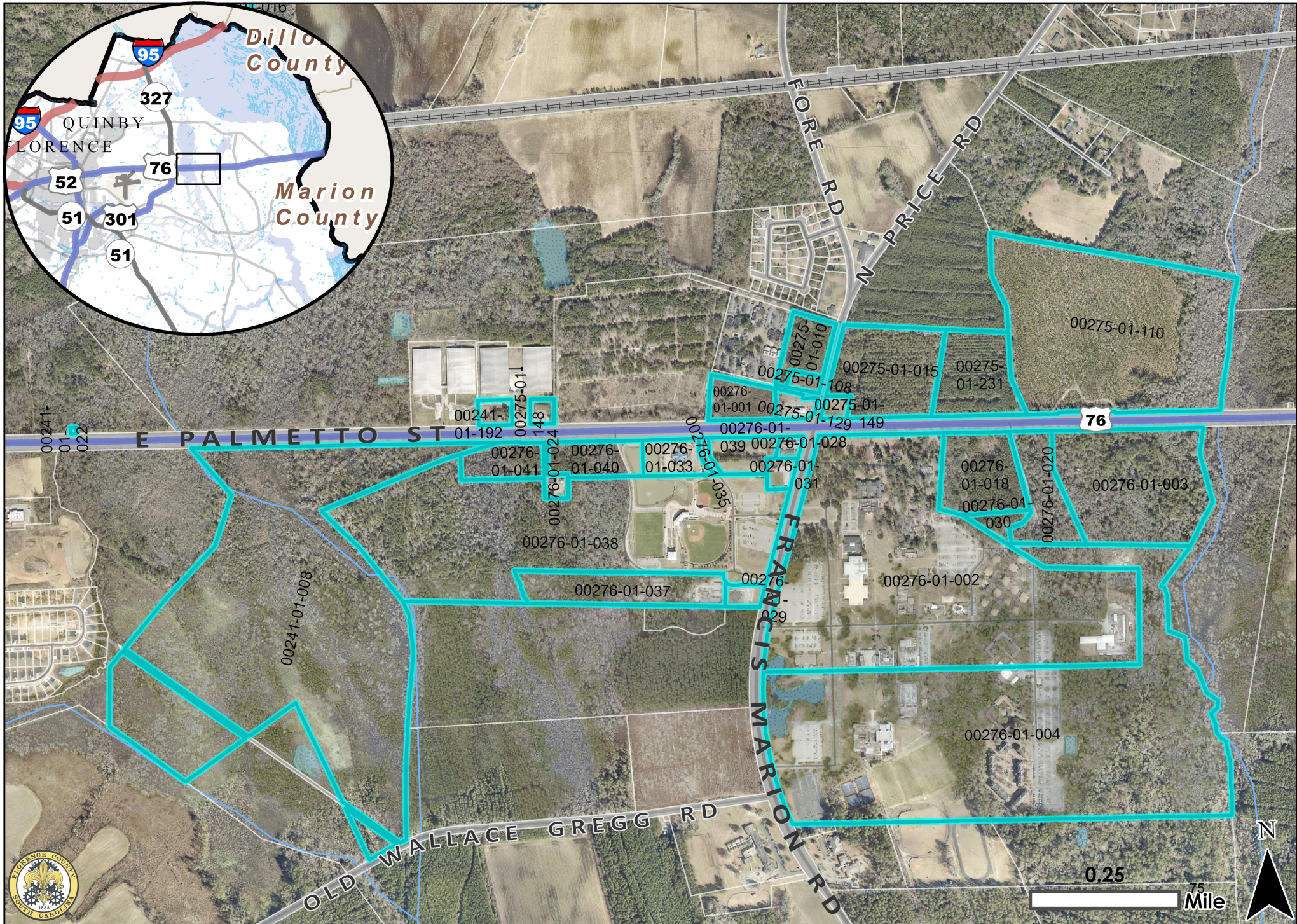
**ATTACHMENTS:**

- Aerial Map

# PC#2024-14

Jan. 23, 2024

## AERIAL VIEW 1

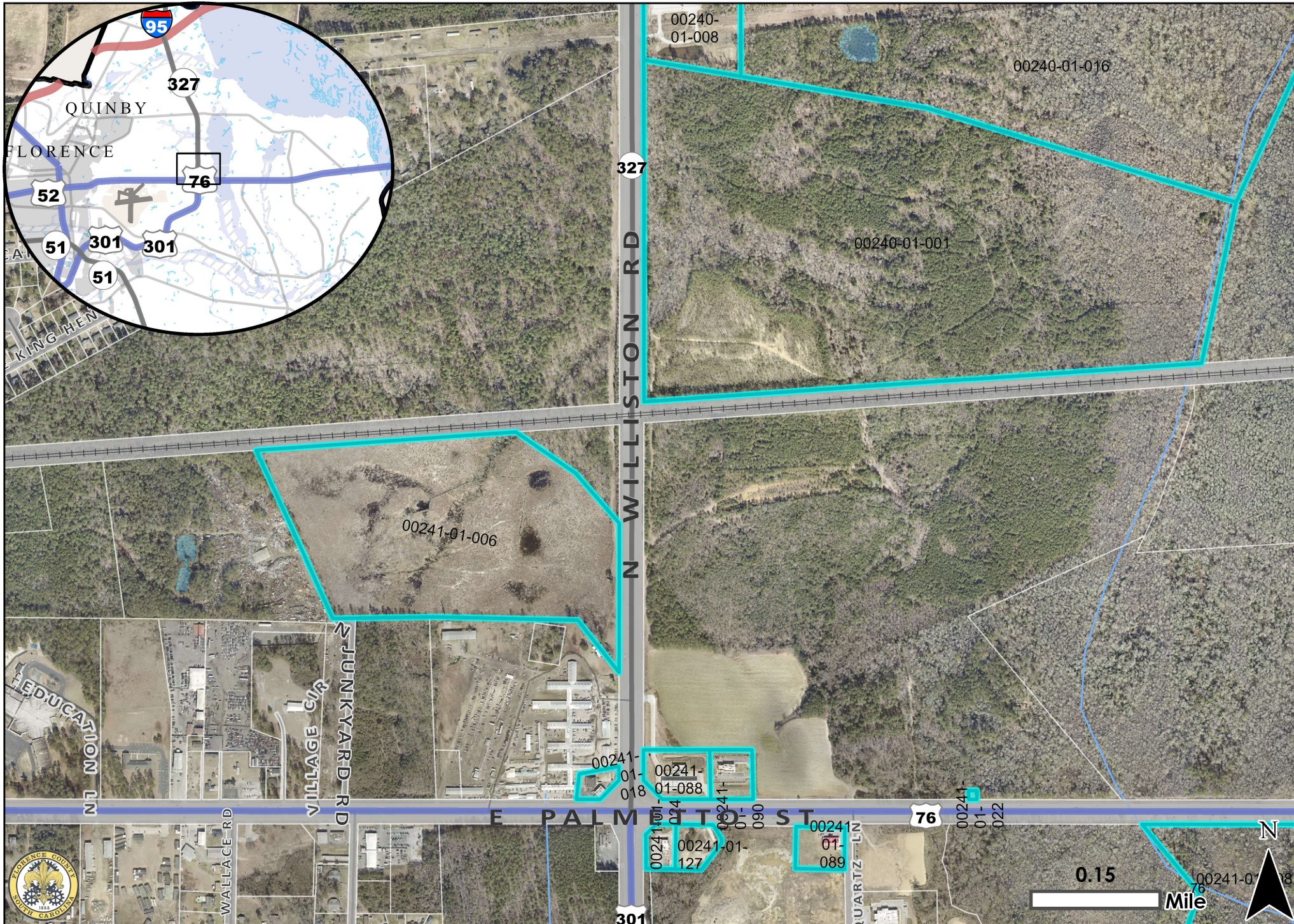




# PC#2024-14

Jan. 23, 2024

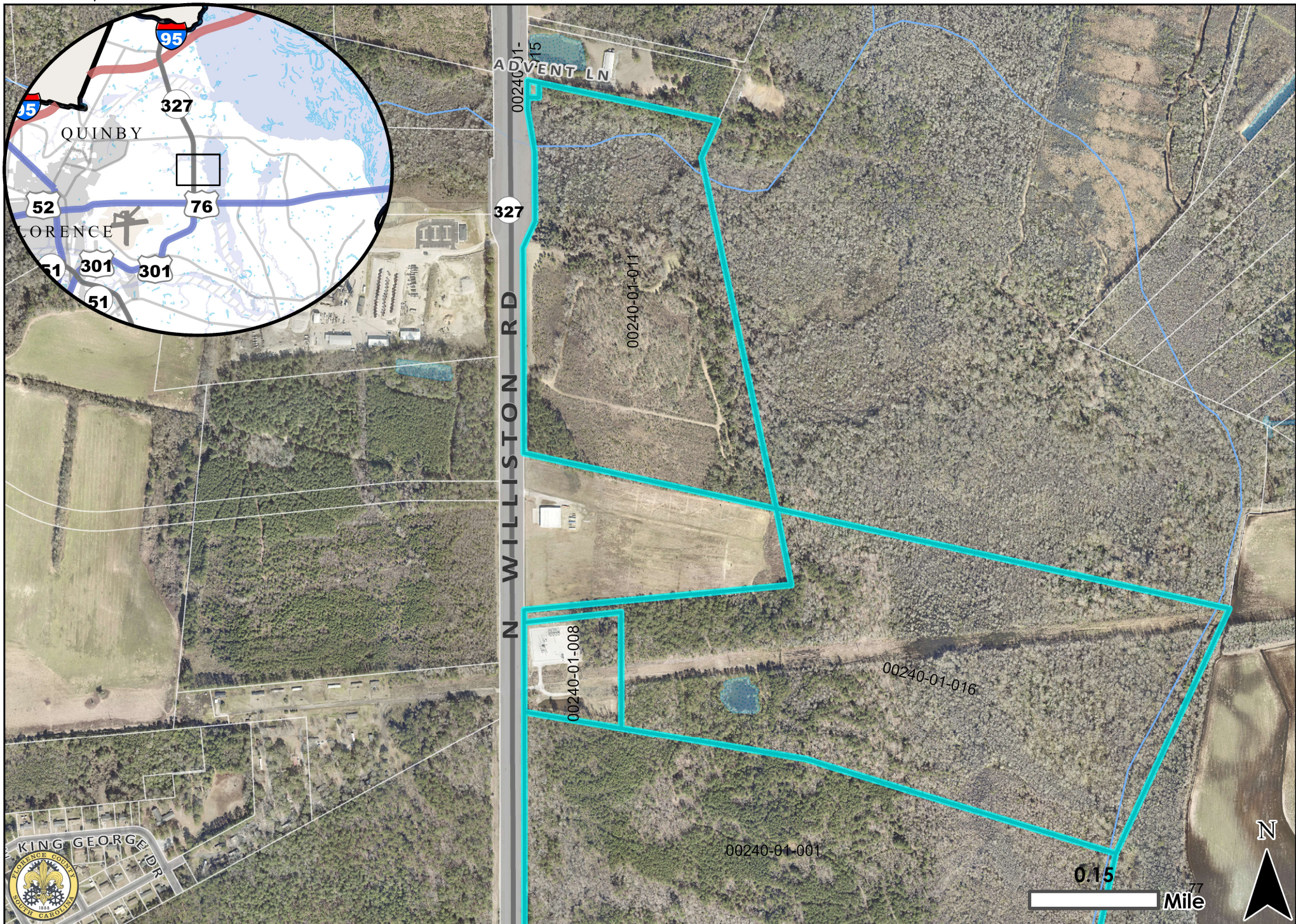
## AERIAL VIEW 2



# PC#2024-14

Jan. 23, 2024

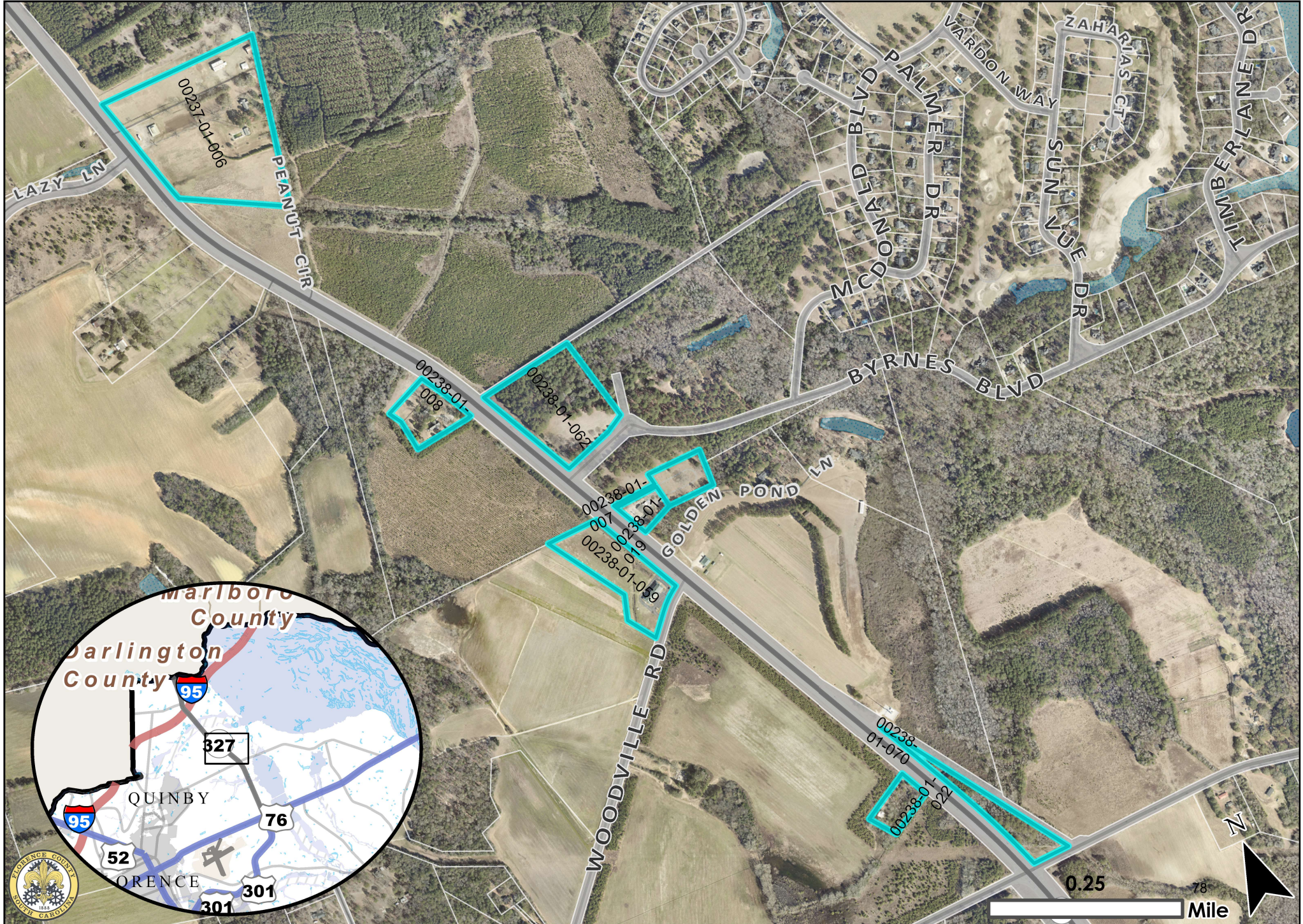
## AERIAL VIEW 3



# PC#2024-14

Jan. 23, 2024

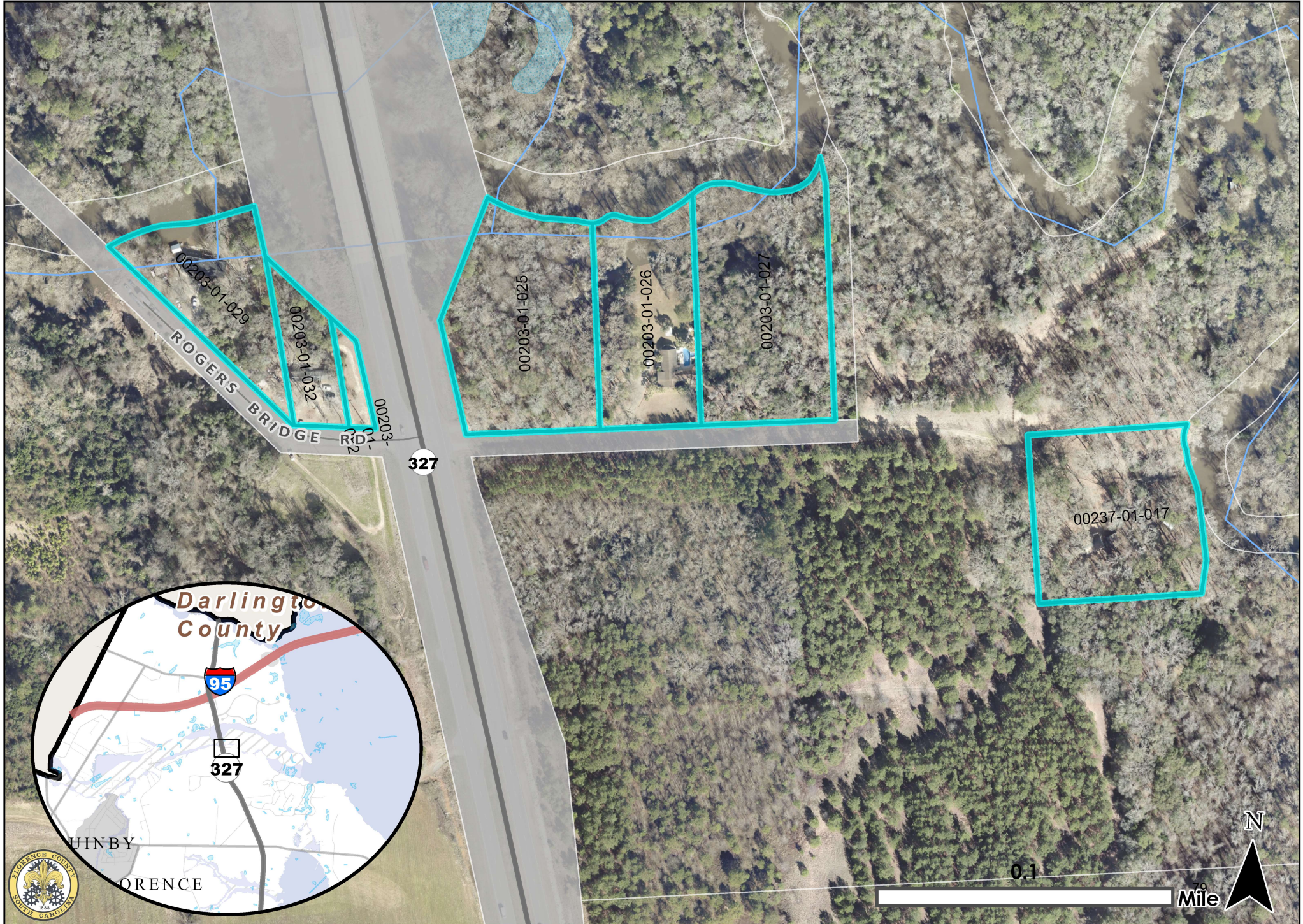
## AERIAL VIEW 4



# PC#2024-14

Jan. 23, 2024

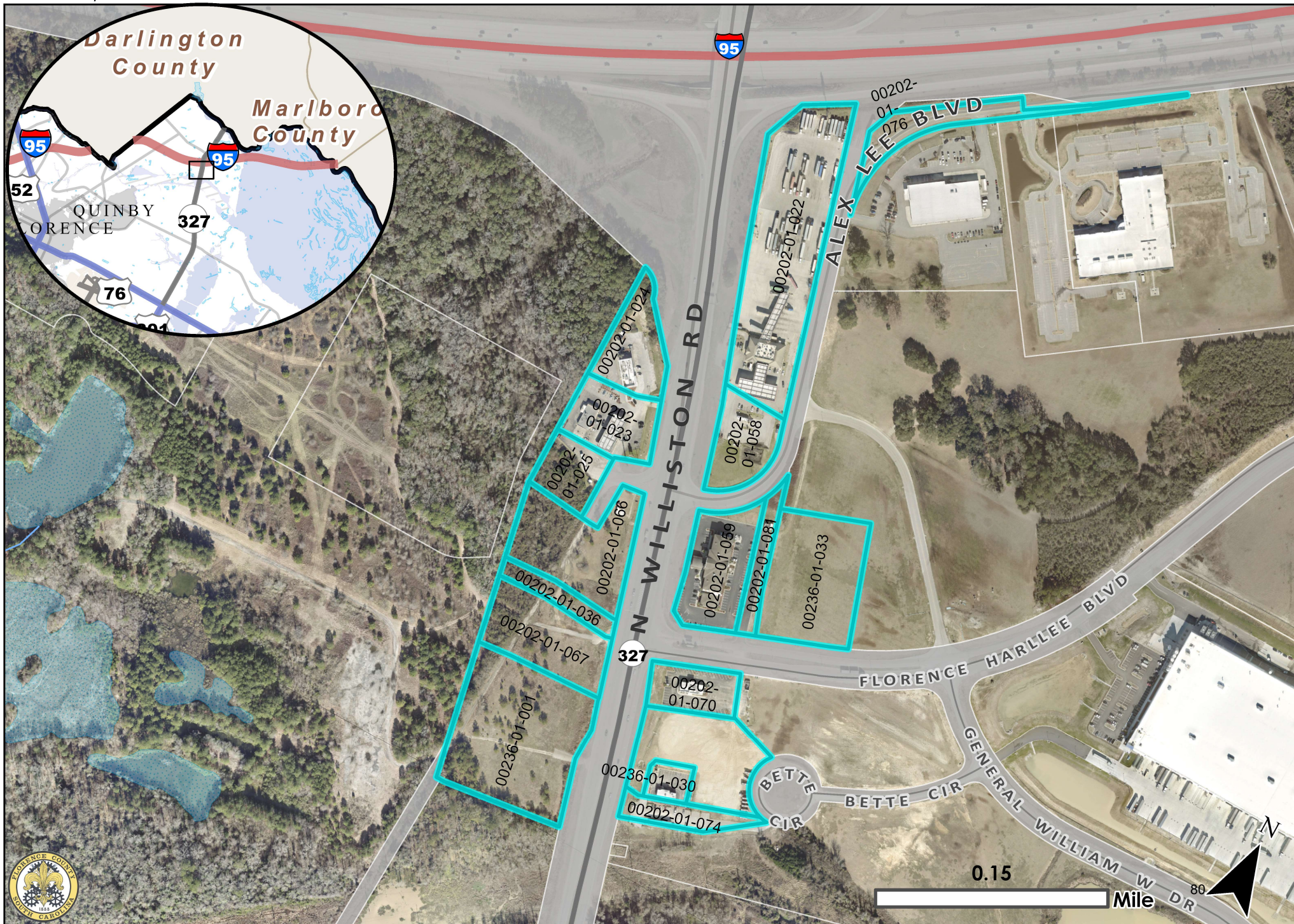
## AERIAL VIEW 5



# PC#2024-14

Jan. 23, 2024

## AERIAL VIEW 6



**STAFF REPORT  
TO THE  
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
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
<b>Agricultural production, livestock, animals 112</b>											
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
<b>Sector 21: Mining</b>											
Mining ( <a href="#">See Sec.30-117</a> )	212	N	N	N	N	N	<del>CP</del>	N	N	<del>CP</del>	None
<b>Sector 22: Utilities</b>											
<b>Electric 2211</b>											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Water supply systems 22131</b>											
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
<b>Sewerage systems 22132</b>											
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
<b>Sector 23: Construction</b>											
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
<b>Sector 31-33: Manufacturing</b>											
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

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
<b>Sector 42: Wholesale Trade</b>											
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	C	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
<b>Sector 44-45: Retail Trade</b>											
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
<b>Building materials, garden supplies 444</b>											
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	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	C	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	C	C	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	C	C	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
<b>Sector 48-49: Transportation Warehousing</b>											
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
<b>Sector 51: Information</b>											
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	C	C	C	C	C	C	C	C	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
<b>Sector 52: Finance &amp; Insurance</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units

Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	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
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>											
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

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
<b>Sector 62: Health Care and Social Assistance</b>											
Ambulatory Health Care Services	62	P	P	P	P	P	N	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
<b>Sector 71: Arts, Entertainment, and Recreation</b>											
Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	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
<b>Sector 72: Accommodation and Food Services</b>											
<b>Accommodations 721</b>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	N	C	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	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-4	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA
Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin
Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	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	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
<b>Sector 92: Public Administration</b>											
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.	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	
<b>Residential Uses</b>											
<b>Site built dwellings</b>											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
<b>Manufactured dwellings</b>											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit

Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
<b>Temporary Uses</b>											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

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

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

Secs. 30-~~118~~~~117~~– 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.

**STAFF REPORT  
TO THE  
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
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
<b>Agricultural production, livestock, animals 112</b>											
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
<b>Sector 21: Mining</b>											
Mining (See Sec.30-117)	212	N	N	N	N	N	C	N	N	C	None
<b>Sector 22: Utilities</b>											
<b>Electric 2211</b>											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Water supply systems 22131</b>											
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
<b>Sewerage systems 22132</b>											
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
<b>Sector 23: Construction</b>											
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
<b>Sector 31-33: Manufacturing</b>											
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

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
<b>Sector 42: Wholesale Trade</b>											
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	C	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
<b>Sector 44-45: Retail Trade</b>											
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
<b>Building materials, garden supplies 444</b>											
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	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	C	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	C	C	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	C	C	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
<b>Sector 48-49: Transportation Warehousing</b>											
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
<b>Sector 51: Information</b>											
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	C	C	C	C	C	C	C	C	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
<b>Sector 52: Finance &amp; Insurance</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units



Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	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
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>											
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

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
<b>Sector 62: Health Care and Social Assistance</b>											
Ambulatory Health Care Services	62	P	P	P	P	P	N	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
<b>Sector 71: Arts, Entertainment, and Recreation</b>											
Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	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
<b>Sector 72: Accommodation and Food Services</b>											
<b>Accommodations 721</b>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	N	C	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	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-4	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA
Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin
Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	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	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
<b>Sector 92: Public Administration</b>											
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.	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	
<b>Residential Uses</b>											
<b>Site built dwellings</b>											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
<b>Manufactured dwellings</b>											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit

Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
<b>Temporary Uses</b>											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

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

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.



**STAFF REPORT  
TO THE  
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-1 and 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.

**STAFF REPORT  
TO THE  
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:**

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*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.

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### **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.

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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.

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- (2) Prevent the impairment and promote the utility and safety of airports,

- (3) Promote land use compatibility between airports and surrounding development,
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*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.



**STAFF REPORT  
TO THE  
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.

**STAFF REPORT  
TO THE  
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.

**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
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
<b>Agricultural production, livestock, animals 112</b>											
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
<b>Sector 21: Mining</b>											
Mining	212	N	N	N	N	N	P	N	N	P	None
<b>Sector 22: Utilities</b>											
<b>Electric 2211</b>											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Water supply systems 22131</b>											
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
<b>Sewerage systems 22132</b>											
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
<b>Sector 23: Construction</b>											
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
<b>Sector 31-33: Manufacturing</b>											
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
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
<b>Sector 42: Wholesale Trade</b>											
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	C	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
<b>Sector 44-45: Retail Trade</b>											
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
<b>Building materials, garden supplies 444</b>											
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	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	C	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	C	C	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	C	C	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
<b>Sector 48-49: Transportation Warehousing</b>											
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
<b>Sector 51: Information</b>											
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	C	C	C	C	C	C	C	C	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
<b>Sector 52: Finance &amp; Insurance</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	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
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>											
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
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
<b>Sector 62: Health Care and Social Assistance</b>											
Ambulatory Health Care Services	62	P	P	P	P	P	<del>NP</del>	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
<b>Sector 71: Arts, Entertainment, and Recreation</b>											
Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review

Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	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
<b>Sector 72: Accommodation and Food Services</b>											
<b>Accommodations 721</b>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	N	C	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	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-4	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA
Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin

Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	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	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
<b>Sector 92: Public Administration</b>											
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.	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	
<b>Residential Uses</b>											
<b>Site built dwellings</b>											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
<b>Manufactured dwellings</b>											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
<b>Temporary Uses</b>											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

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

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

**Sec. 30-80.2. Uses Permitted**

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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
<b>Utilities</b>								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None
<b>Construction</b>								
Building construction - general contract & operative builders	233	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA

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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Air transportation excluding freight	481	N	N	N	N	N	P	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	N	N	N	P	1.0 per 500 s.f. GFA
Transit and ground passenger transportation (Sec. 30-80.4(d))	485	C	C	C	P	P	P	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	C	C	C	1.0 per 500 s.f. GFA
U.S. Postal Service	491	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Warehousing & storage	493	N	N	N	N	N	P	1.0 per 1,000 s.f. GFA
<b>Information</b>								
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	C	C	C	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	P	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	P	1.0 per 350 s.f. GFA
<b>Finance &amp; Insurance</b>								
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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Real Estate &amp; Rental &amp; Leasing</b>								
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
<b>Professional, Scientific, Technical Services</b>								
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	P	P	P	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA
<b>Management of Companies and Enterprises</b>								
Mgmt. of companies and enterprises	551	N	N	N	P	P	P	1.0 per 350 s.f. GFA
<b>Administrative and Support and Waste Management and Remediation Services</b>								



	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Educational Services</b>								
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	P	1.0 per 200 s.f. GFA
<b>Health Care and Social Assistance</b>								
Ambulatory Health Care Services	62	N	N	N	P	P	<del>NP</del>	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	C	C	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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Individual & family social services	6241	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	6243	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
<b>Arts, Entertainment, and Recreation</b>								
Community gardens	--	P	P	P	P	P	P	None
Performing art companies	7111	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	N	P	P	N	By individual review
Museums, historical sites, & similar institutions (Sec. 30-80.4(c))	712	C	C	C	P	P	P	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)	7132	N	N	N	N	C	N	1.0 per 200 s.f. GFA
Golf courses, public & private	71391	P	P	P	N	N	N	5.0 spaces for each hole
Physical fitness facilities	71394	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Swimming & tennis clubs	71394	P	P	P	P	P	N	1.0 space for each 200 s.f. GFA
Bowling centers	71395	N	N	N	N	P	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	N	N	P	N	1.0 per 200 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
All other amusement & recreational industries	71399	N	N	N	P	P	P	1.0 per 200 s.f. GFA
<b>Accommodation and Food Services</b>								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	C	C	C	N	1.5 per bedroom
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	P	P	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	C	C	P	1.0 per 150 s.f. GFA
<b>Other Services (except Public Administration)</b>								
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	P	1.0 per 250 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
organizations, except religious organizations								
<b>Public Administration</b>								
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
<b>Residential Uses</b>								
Single-family detached	81411	N	P	N	N	N	N	None
Duplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))	81411	C	N	C	C	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))	81411	N	C	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))	81411	C	N	C	C	C	N	1.5 spaces per unit
Modular building	81411	N	P	P	P	N	N	Not applicable
<b>Accessory uses</b>								

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	C	C	C	None
Accessory apartment (Sec. 30-97)	--	N	C	N	N	N	N	1.0 space
Auxiliary shed, workshop	--	N	P	N	N	N	P	None
Family day care home	--	P	P	P	P	P	P	None
Home occupation	--	P	P	P	P	P	N	None
Horticulture, gardening	--	P	P	P	N	N	N	None
Non-commercial greenhouse	--	N	P	N	N	N	N	None
Private garage & carport (Sec. 30-80.4(a))	--	C	P	C	C	C	C	None
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses	--	P	P	P	P	P	P	None
Storage building	--	N	P	N	N	N	N	None
Swimming pool, tennis courts	--	P	P	P	P	P	P	None
<b>Temporary uses</b>								
Temporary uses (Sec. 30-99)	--	C	C	C	C	C	C	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
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
<b>Agricultural production, livestock, animals 112</b>											
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
<b>Sector 21: Mining</b>											
Mining	212	N	N	N	N	N	P	N	N	P	None
<b>Sector 22: Utilities</b>											
<b>Electric 2211</b>											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Water supply systems 22131</b>											
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
<b>Sewerage systems 22132</b>											
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
<b>Sector 23: Construction</b>											
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
<b>Sector 31-33: Manufacturing</b>											
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
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
<b>Sector 42: Wholesale Trade</b>											
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	C	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
<b>Sector 44-45: Retail Trade</b>											
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
<b>Building materials, garden supplies 444</b>											
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	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	C	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	C	C	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	C	C	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
<b>Sector 48-49: Transportation Warehousing</b>											
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
<b>Sector 51: Information</b>											
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	C	C	C	C	C	C	C	C	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
<b>Sector 52: Finance &amp; Insurance</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	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
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>											
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
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
<b>Sector 62: Health Care and Social Assistance</b>											
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
<b>Sector 71: Arts, Entertainment, and Recreation</b>											
Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review

Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	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
<b>Sector 72: Accommodation and Food Services</b>											
<b>Accommodations 721</b>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	N	C	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	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-4	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA
Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin

Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	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	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
<b>Sector 92: Public Administration</b>											
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.	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	
<b>Residential Uses</b>											
<b>Site built dwellings</b>											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
<b>Manufactured dwellings</b>											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
<b>Temporary Uses</b>											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

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

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

**Sec. 30-80.2. Uses Permitted**

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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
<b>Utilities</b>								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None
<b>Construction</b>								
Building construction - general contract & operative builders	233	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA



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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Air transportation excluding freight	481	N	N	N	N	N	P	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	N	N	N	P	1.0 per 500 s.f. GFA
Transit and ground passenger transportation (Sec. 30-80.4(d))	485	C	C	C	P	P	P	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	C	C	C	1.0 per 500 s.f. GFA
U.S. Postal Service	491	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Warehousing & storage	493	N	N	N	N	N	P	1.0 per 1,000 s.f. GFA
<b>Information</b>								
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	C	C	C	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	P	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	P	1.0 per 350 s.f. GFA
<b>Finance &amp; Insurance</b>								
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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Real Estate &amp; Rental &amp; Leasing</b>								
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
<b>Professional, Scientific, Technical Services</b>								
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	P	P	P	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA
<b>Management of Companies and Enterprises</b>								
Mgmt. of companies and enterprises	551	N	N	N	P	P	P	1.0 per 350 s.f. GFA
<b>Administrative and Support and Waste Management and Remediation Services</b>								

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Educational Services</b>								
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	P	1.0 per 200 s.f. GFA
<b>Health Care and Social Assistance</b>								
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	P	P	C	C	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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Individual & family social services	6241	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	6243	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
<b>Arts, Entertainment, and Recreation</b>								
Community gardens	--	P	P	P	P	P	P	None
Performing art companies	7111	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	N	P	P	N	By individual review
Museums, historical sites, & similar institutions (Sec. 30-80.4(c))	712	C	C	C	P	P	P	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)	7132	N	N	N	N	C	N	1.0 per 200 s.f. GFA
Golf courses, public & private	71391	P	P	P	N	N	N	5.0 spaces for each hole
Physical fitness facilities	71394	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Swimming & tennis clubs	71394	P	P	P	P	P	N	1.0 space for each 200 s.f. GFA
Bowling centers	71395	N	N	N	N	P	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	N	N	P	N	1.0 per 200 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
All other amusement & recreational industries	71399	N	N	N	P	P	P	1.0 per 200 s.f. GFA
<b>Accommodation and Food Services</b>								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	C	C	C	N	1.5 per bedroom
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	P	P	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	C	C	P	1.0 per 150 s.f. GFA
<b>Other Services (except Public Administration)</b>								
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	P	1.0 per 250 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
organizations, except religious organizations								
<b>Public Administration</b>								
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
<b>Residential Uses</b>								
Single-family detached	81411	N	P	N	N	N	N	None
Duplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))	81411	C	N	C	C	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))	81411	N	C	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))	81411	N	C	C	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))	81411	C	N	C	C	C	N	1.5 spaces per unit
Modular building	81411	N	P	P	P	N	N	Not applicable
<b>Accessory uses</b>								

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	C	C	C	None
Accessory apartment (Sec. 30-97)	--	N	C	N	N	N	N	1.0 space
Auxiliary shed, workshop	--	N	P	N	N	N	P	None
Family day care home	--	P	P	P	P	P	P	None
Home occupation	--	P	P	P	P	P	N	None
Horticulture, gardening	--	P	P	P	N	N	N	None
Non-commercial greenhouse	--	N	P	N	N	N	N	None
Private garage & carport (Sec. 30-80.4(a))	--	C	P	C	C	C	C	None
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses	--	P	P	P	P	P	P	None
Storage building	--	N	P	N	N	N	N	None
Swimming pool, tennis courts	--	P	P	P	P	P	P	None
<b>Temporary uses</b>								
Temporary uses (Sec. 30-99)	--	C	C	C	C	C	C	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, ~~2002~~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-3A	R-4	R-5	R-5A	Off-Street Parking Requirements
<b>Residential uses</b>									
<b>Site built dwellings</b>									
Single-family detached	<del>81411--</del>	P	P	P	P	P	P	P	None
Duplex	<del>81411--</del>	N	N	N	N	P	P	P	2.0 spaces per unit
Townhouse (section 30-91)	<del>81411--</del>	N	N	C	C	C	C	C	2.0 spaces per unit
Patio home (section 30-92)	<del>81411--</del>	N	N	C	C	C	C	C	2.0 spaces per unit
Triplex	<del>81411--</del>	N	N	N	N	N (1)	P	P	2.0 spaces per unit
Quadraplex	<del>81411--</del>	N	N	N	N	N (1)	P	P	1.5 spaces per unit
Multi-family	<del>81411--</del>	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	C	C	C	C	C	1.0 spaces per bedroom
<b>Manufactured dwellings (footnote)</b>									
Residential designed (section 30-94)	<del>81411--</del>	N	N	C	N	N	C	N	None
Standard designed (section 30-94)	<del>81411--</del>	N	N	N	N	N	N	N	None
Mobile home (section 30-95)	<del>81411--</del>	N	N	N	N	N	N	N	2.0 spaces per unit
Modular home	<del>81411--</del>	P	P	P	P	P	P	P	None
Manufactured home park (section 30-96)	<del>81411--</del>	N	N	N	N	N	C	N	2.0 spaces per unit
<b>Accessory uses (section 30-246)</b>									
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	C	C	C	C	C	C	C	None

Accessory apartment (section 30-97)	NA	C	C	C	C	C	C	C	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	P	P	P	P	P	P	None
Storage building	NA	P	P	P	P	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	P	P	P	None
Auxiliary shed, work shop	NA	P	P	P	P	P	P	P	None
Home occupation (section 30-98)	NA	C	C	C	C	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	P	P	P	None
Signs—See article V									None
<b>Support uses</b>									
<b>Recreational</b>									
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
<b>Educational</b>									
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
<b>Information</b>									
Libraries	519 <del>420</del> <u>21</u>	N	N	N	N	P	P	P	1.0 space per 350 s.f. GFA
<b>Social</b>									
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
<b>Utilities</b>									
Communication transmission only, except towers/antennas	51 <del>33</del> <u>7112</u>	P	P	P	P	P	P	P	None

Communication towers & antennas (see 30-101)	51 <del>332</del> 7112	C	C	C	C	C	C	C	C	None
Electric, gas, transmission only	221121	P	P	P	P	P	P	P	P	None
Sewerage treatment facilities	22132	P	P	P	P	P	P	P	P	None
Water supply & irrigation systems	22131	P	P	P	P	P	P	P	P	None
Public order & safety	9221	P	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	P	4.0 spaces per bay
<b>Temporary uses</b>										
Temporary uses (section 30-99)		C	C	C	C	C	C	C	C	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
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
<b>Agricultural production, livestock, animals 112</b>											
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
<b>Sector 21: Mining</b>											
Mining (See Sec.30-117)	212	N	N	N	N	N	PC	N	N	PC	None
<b>Sector 22: Utilities</b>											
<b>Electric 2211</b>											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Water supply systems 22131</b>											
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
<b>Sewerage systems 22132</b>											
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
<b>Sector 23: Construction</b>											
Building construction - general contract & operative builders	2336	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
<b>Sector 31-33: Manufacturing</b>											
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
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
<b>Sector 42: Wholesale Trade</b>											
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	C	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
<b>Sector 44-45: Retail Trade</b>											
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
<b>Building materials, garden supplies 444</b>											
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	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	C	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	C	C	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	C	C	N	1.0 per 350 s.f. GFA
Flea markets	<del>4533</del> 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
<b>Sector 48-49: Transportation Warehousing</b>											
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
<b>Sector 51: Information</b>											
Publishing Industries	51 <del>4</del> 3	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 <del>3</del> 5	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	51 <del>3</del> 47112	N	C	C	C	C	C	C	C	C	None
Info, services & data processing	5148210	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	519 <del>4</del> 2021	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
<b>Sector 52: Finance &amp; Insurance</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	541 <del>2</del> <u>93</u>	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
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>											

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	611 <del>2</del> <u>3310</u>	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114 <del>5</del> <u>310</u>	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Other schools and instruction	6116	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. Office
Education support services	6117	P	P	P	P	P	P	N	N	N	1.0 per 200 s.f. GFA

**Sector 62: Health Care and Social Assistance**

Ambulatory Health Care Services	62 <u>1</u>	P	P	P	P	P	<del>NP</del>	N	N	N	1.0 per 150 s.f. GFA
Medical & <del> dental</del> <u>Diagnostic</u> 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 <del>services</del> <u>Assistance</u>	624	N	N	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	P	P	P	N	N	N	N	N	1.0 per 350 s.f. GFA
Community, food & housing & emergency & relief services	6242	N	N	P	P	P	N	N	N	N	
Rehabilitation services	6243 <del>2</del> <u>1420</u>	N	N	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Day care services	6244 <u>10</u>	P	P	P	P	P	P	P	P	P	1.0 per 200 s.f. GFA

**Sector 71: Arts, Entertainment, and Recreation**

Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	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
<b>Sector 72: Accommodation and Food Services</b>											
<b>Accommodations 721</b>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	721 <del>23</del> 1	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	722 <del>4</del> 351	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-8114	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA

Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin
Tattoo facilities ( <a href="#">section 30-113</a> )	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	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	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
<b>Sector 92: Public Administration</b>											
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
<a href="#">Ad. of environ, quality &amp; housing prog. Admin of</a>	<a href="#">924-5-924</a>	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA

<u>env. quality programs</u>											
<u>Admin of housing programs</u>	<u>925</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>1.0 per 350 s.f. GFA</u>
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	
<b>Residential Uses</b>											
<b>Site built dwellings</b>											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	<del>721</del> <u>231</u>	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
<b>Manufactured dwellings</b>											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None

Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
<b>Temporary Uses</b>											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	C	C	None

Notes:

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

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

**Sec. 30-80.2. Uses Permitted**

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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
<b>Utilities</b>								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None
<b>Construction</b>								
Building construction - general contract & operative builders	<del>233</del> 236	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA
<b>Manufacturing</b>								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	C	1.0 per 500 s.f. GFA
<b>Retail</b>								
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 <del>33</del> 9510	N	N	N	C	C	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including	4571	C	N	C	C	C	C	1.0 per 600 s.f. GFA



	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Transportation Warehousing</b>								
Air transportation excluding freight	481	N	N	N	N	N	P	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	N	N	N	P	1.0 per 500 s.f. GFA
Transit and ground passenger transportation (Sec. 30-80.4(d))	485	C	C	C	P	P	P	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	C	C	C	1.0 per 500 s.f. GFA
U.S. Postal Service	491	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Warehousing & storage	493	N	N	N	N	N	P	1.0 per 1,000 s.f. GFA
<b>Information</b>								
Publishing Industries	51 <del>3</del>	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( <u>except drive-ins</u> )	512131	N	N	N	P	P	N	1.0 per 5 seats
Broadcasting & telecommunications	51 <del>5</del> <del>3</del>	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Communication towers & antennas (Sec. 30-29.3(b))	51 <del>3</del> <u>7112</u>	N	N	N	C	C	C	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Communication transmission only, except towers/antennas	<del>5133</del> <u>7112</u>	P	P	P	P	P	P	None
Info, services & data processing	<del>5145</del> <u>18210</u>	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Libraries	<del>5191205</del> <u>1921</u>	P	P	P	P	P	P	1.0 per 350 s.f. GFA
<b>Finance &amp; Insurance</b>								
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
<b>Real Estate &amp; Rental &amp; Leasing</b>								
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
<b>Professional, Scientific, Technical Services</b>								
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	<del>5412-9</del> <u>413</u>	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	P	P	1.0 per 500 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Management of Companies and Enterprises</b>								
Mgmt. of companies and enterprises	551	N	N	N	P	P	P	1.0 per 350 s.f. GFA
<b>Administrative and Support and Waste Management and Remediation Services</b>								
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
<b>Educational Services</b>								
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	<del>6112</del> <u>3310</u>	N	N	N	P	P	P	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	<del>6114</del> <u>5310</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
<b>Health Care and Social Assistance</b>								

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Ambulatory Health Care Services	621	N	N	N	P	P	<del>NP</del>	1.0 per 150 s.f. GFA
Medical & <del>Dental</del> <u>Diagnostic</u> laboratories	6215	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Home health care services	6216	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	N	0.7 per bed
Nursing & residential care facilities (Sec. 30-80.4(f))	623	P	P	P	C	C	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social <u>Assistance</u> <del>services</del>	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	<del>6243</del> 1420	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Day care services	<del>-6244</del> 10	P	P	P	P	P	P	1.0 space per 200 s.f. GFA
<b>Arts, Entertainment, and Recreation</b>								
Community gardens	--	P	P	P	P	P	P	None
Performing art companies	7111	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	N	P	P	N	By individual review
Museums, historical sites, & similar institutions (Sec. 30-80.4(c))	712	C	C	C	P	P	P	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)	7132	N	N	N	N	C	N	1.0 per 200 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Golf courses, public & private	71391	P	P	P	N	N	N	5.0 spaces for each hole
Physical fitness facilities	71394	N	N	N	P	P	N	1.0 per 300 s.f. GFA
Public parks, playgrounds, & community centers	71394	P	P	P	P	P	P	1.0 per 250 GFA activity buildings, 1% land area to parks
Swimming & tennis clubs	71394	P	P	P	P	P	N	1.0 space for each 200 s.f. GFA
Bowling centers	71395	N	N	N	N	P	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	N	N	N	P	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	N	P	P	P	1.0 per 200 s.f. GFA
<b>Accommodation and Food Services</b>								
Bed and breakfast inns (Sec. 30-93)	721191	N	N	C	C	C	N	1.5 per bedroom
Hotels	721110	N	N	N	P	P	P	1.25 per lodging room
Rooming & boarding houses, dormitories, group housing	<del>721243</del> <u>72131</u>	N	N	P	P	P	N	1.0 per bedroom
Eating places	<del>722435</del> <u>722431</u>	N	N	N	P	P	P	1.0 per 150 s.f. GFA
Drinking places (Sec. 30-110)	7224	N	N	N	C	C	P	1.0 per 150 s.f. GFA
<b>Other Services (except Public Administration)</b>								
Auto repair & maintenance	8111	N	N	N	N	P	N	1.0 per 500 s.f. GFA
Other repair	8112- <del>8113</del> <u>8114</u>	N	N	N	N	P	P	1.0 per 350 s.f. GFA
Shoe repair, shoeshine shops	81143	N	N	N	N	P	N	1.0 per 300 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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 ( <a href="#">section 30-113</a> )	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 <del>4</del>	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
<del>Fraternal</del> Fraternal, professional, political, civic, business, <u>and similar</u> -organizations, <del>except religious organizations</del>	<u>8132, 8133, 8134 &amp; 8139</u>	N	N	N	P	P	P	1.0 per 250 s.f. GFA
<b>Public Administration</b>								
Executive, legislative, & general govt.	921	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin. of environmental quality <u>programs</u> <del>&amp; housing prog.</del>	924 <del>5</del>	N	N	N	P	P	P	1.0 per 350 s.f. GFA
<u>Admin of housing programs</u>	<u>925</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>1.0 per 350 s.f. GFA</u>
Administration of economic programs	926	N	N	N	P	P	P	1.0 per 350 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Space research & technology	927	N	N	N	P	P	P	1.0 per 350 s.f. GFA
National Security & Internal Affairs	928	N	N	N	P	P	P	1.0 per 350 s.f. GFA
<b>Residential Uses</b>								
Single-family detached	<del>81411--</del>	N	P	N	N	N	N	None
Duplex (Sec. 30-80.4(b))	<del>81411--</del>	N	C	C	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))	<del>81411--</del>	C	N	C	C	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))	<del>81411--</del>	N	C	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))	<del>81411--</del>	N	C	C	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))	<del>81411--</del>	N	C	C	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))	<del>81411--</del>	C	N	C	C	C	N	1.5 spaces per unit
Modular building	<del>81411--</del>	N	P	P	P	N	N	Not applicable
<b>Accessory uses</b>								
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	C	C	C	None
Accessory apartment (Sec. 30-97)	--	N	C	N	N	N	N	1.0 space
Auxiliary shed, workshop	--	N	P	N	N	N	P	None
Family day care home	--	P	P	P	P	P	P	None
Home occupation	--	P	P	P	P	P	N	None
Horticulture, gardening	--	P	P	P	N	N	N	None
Non-commercial greenhouse	--	N	P	N	N	N	N	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Private garage & carport (Sec. 30-80.4(a))	--	C	P	C	C	C	C	None
Satellite dishes, antennas, solar energy systems, mechanical equipment, and similar ancillary uses	--	P	P	P	P	P	P	None
Storage building	--	N	P	N	N	N	N	None
Swimming pool, tennis courts	--	P	P	P	P	P	P	None
<b>Temporary uses</b>								
Temporary uses (Sec. 30-99)	--	C	C	C	C	C	C	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-3A	R-4	R-5	R-5A	Off-Street Parking Requirements
<b>Residential uses</b>									
<b>Site built dwellings</b>									
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	C	C	C	C	C	2.0 spaces per unit
Patio home (section 30-92)	--	N	N	C	C	C	C	C	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	C	C	C	C	C	1.0 spaces per bedroom
<b>Manufactured dwellings (footnote)</b>									
Residential designed (section 30-94)	--	N	N	C	N	N	C	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	C	N	2.0 spaces per unit
<b>Accessory uses (section 30-246)</b>									
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	C	C	C	C	C	C	C	None

Accessory apartment (section 30-97)	NA	C	C	C	C	C	C	C	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	P	P	P	P	P	P	None
Storage building	NA	P	P	P	P	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	P	P	P	None
Auxiliary shed, work shop	NA	P	P	P	P	P	P	P	None
Home occupation (section 30-98)	NA	C	C	C	C	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	P	P	P	None
Signs—See article V									None
<b>Support uses</b>									
<b>Recreational</b>									
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
<b>Educational</b>									
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
<b>Information</b>									
Libraries	51921	N	N	N	N	P	P	P	1.0 space per 350 s.f. GFA
<b>Social</b>									
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
<b>Utilities</b>									
Communication transmission only, except towers/antennas	517112	P	P	P	P	P	P	P	None

Communication towers & antennas (see 30-101)	517112	C	C	C	C	C	C	C	C	None
Electric, gas, transmission only	221121	P	P	P	P	P	P	P	P	None
Sewerage treatment facilities	22132	P	P	P	P	P	P	P	P	None
Water supply & irrigation systems	22131	P	P	P	P	P	P	P	P	None
Public order & safety	9221	P	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	P	4.0 spaces per bay
<b>Temporary uses</b>										
Temporary uses (section 30-99)		C	C	C	C	C	C	C	C	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
<b>Sector 11: Agriculture, Forestry, Fishing, and Hunting</b>											
Agricultural production, crops	111	P	P	P	N	P	P	P	P	P	None
<b>Agricultural production, livestock, animals 112</b>											
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
<b>Sector 21: Mining</b>											
Mining (See Sec.30-117)	212	N	N	N	N	N	C	N	N	C	None
<b>Sector 22: Utilities</b>											
<b>Electric 2211</b>											
Generation	22111	N	N	N	N	N	P	N	N	N	1.0 per 500 s.f. GFA
Solar Electric Power Generation (See Sec. 30-114.8)	221114	C	C	C	C	P	P	P	P	P	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	P	P	1.0 per 500 s.f. GFA
<b>Water supply systems 22131</b>											
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
<b>Sewerage systems 22132</b>											
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
<b>Sector 23: Construction</b>											
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
<b>Sector 31-33: Manufacturing</b>											
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
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
<b>Sector 42: Wholesale Trade</b>											
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	C	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
<b>Sector 44-45: Retail Trade</b>											
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
<b>Building materials, garden supplies 444</b>											
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	C	C	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Food stores (section 30-103)	445	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	C	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	C	C	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	C	C	N	1.0 per 350 s.f. GFA
Flea markets	459510	N	N	P	N	N	N	P	P	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	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
<b>Sector 48-49: Transportation Warehousing</b>											
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
<b>Sector 51: Information</b>											
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	C	C	C	C	C	C	C	C	None
Info, services & data processing	518210	N	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Libraries	51921	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
<b>Sector 52: Finance &amp; Insurance</b>											
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
<b>Sector 53: Real Estate &amp; Rental &amp; Leasing</b>											
Real estate	531	P	P	P	P	P	P	P	P	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	N	N	1.0 per 25 storage units
Rental & leasing services	532	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Video tape rental (section 30-103)	53223	N	P	P	P	N	N	C	C	N	1.0 per 350 s.f. GFA
<b>Sector 54: Professional, Scientific, Technical Services</b>											
Professional, Scientific, Technical Svcs.	541	N	P	P	P	P	N	P	P	N	1.0 per 300 s.f. GFA
Display advertising - Signs	54185	See article V									
Legal services	5411	P	P	P	P	P	N	P	P	N	1.0 per 350 s.f. GFA
Engineering, accounting, research management & related services	5413	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
Tax return prep, service	541213	P	P	P	P	N	N	P	P	N	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	P	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	P	N	N	P	P	P	P	1.0 per 1,000 s.f. GFA
<b>Sector 55: Management of Companies and Enterprises</b>											
Mgmt. Of companies and enterprises	551	P	P	P	P	P	P	N	N	N	1.0 per 350 s.f. GFA
<b>Sector 56: Administrative and Support and Waste Management and Remediation Services</b>											
Administrative & support services	561	P	P	P	P	P	P	P	P	P	1.0 per 750 s.f. GFA
Landscape services	56173	N	P	P	N	P	P	P	P	P	1.0 per 1,000 s.f. GFA
Refuse systems (section 30-104)	562	N	N	C	N	N	C	N	N	C	1.0 per 500 s.f. GFA
<b>Sector 61: Educational Services</b>											

Educational Services	611	P	P	P	P	N	N	N	N	N	1.0 per 200 s.f. GFA
Elementary schools	6111	P	P	P	P	N	N	P	P	P	2.0 per classroom plus 5 admin. spaces
Secondary schools	6111	P	P	P	P	N	N	P	P	P	5.0 per classroom plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	611310	P	P	P	P	P	P	N	N	N	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	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 Care and Social Assistance**

Ambulatory Health Care Services	621	P	P	P	P	P	P	N	N	N	1.0 per 150 s.f. GFA
Medical & Diagnostic laboratories	6215	N	N	P	P	P	P	N	N	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	N	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	P	P	0.4 per bed
Nursing Care facilities	623	N	N	P	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Community care for elderly	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, Entertainment, and Recreation**

Performing art companies	7111	P	P	P	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	N	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	N	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	N	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	N	P	5.0 per hole
Marinas	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
<b>Sector 72: Accommodation and Food Services</b>											
<b>Accommodations 721</b>											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	C	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	N	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72131	N	N	P	N	N	N	N	N	N	1.0 per bedroom
Eating places	72251	N	P	P	P	P	P	P	P	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	C	C	N	N	N	N	N	1.0 per 150 s.f. GFA
<b>Sector 81: Other Services (except Public Administration)</b>											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	P	N	C		N	1.0 per 500 s.f. GFA
Car washes (multiple bays)	811192	N	N	P	N	N	N	N		N	None
Other repair (section 30-103)	8112-8114	N	P	P	P	P	P	C		N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N		N	1.0 per 300 s.f. GFA

Personal & laundry services	812										
Personal care services	8121	N	P	P	P	N	N	P		N	2.5 per chair basin
Tattoo facilities (section 30-113)	812199	N	N	C	N	N	N	N	N	N	1.0 per 150 s.f. GFA
Funeral homes & services	81221	P	P	P	P	N	N	N	N	N	5.0 plus 1.0 per 2 seats main assembly
Cemeteries	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	C	N	N	N	N	N	N	1.0 per 350 s.f. GFA
All other personal services	81299	N	P	P	P	N	N	N	N	N	1.0 per 300 s.f. GFA
Religious, fraternal, professional, political, civic, business organizations	813	P	P	P	P	P	P	P	P	P	1.0 per 250 s.f. GFA
<b>Sector 92: Public Administration</b>											
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 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	
<b>Residential Uses</b>											
<b>Site built dwellings</b>											
Single-family detached	NA	P	P	P	N	N	N	P	P	P	None
Duplex	NA	N	N	N	N	N	N	P	N	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	N	N	1.5 spaces per unit
Rooming & boarding houses	72131	N	P	P	P	N	N	N	N	N	1.0 spaces per bedroom
<b>Manufactured dwellings</b>											
Residential designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Standard designed (section 30-94)	NA	N	N	N	N	N	N	C	N	C	2.0 spaces per unit
Mobile homes (section 30-95)	NA	N	N	N	N	N	N	N	N	N	2.0 spaces per unit
Modular homes	NA	P	P	P	N	N	N	P	N	P	2.0 spaces per unit
<b>Accessory Uses to Residential Uses</b>											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	P	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	P	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	P	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	P	P	None
Storage building	NA	P	P	P	P	NA	NA	P	P	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	P	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	P	P	None
Home occupation (section 30-98)	NA	P	P	P	P	NA	NA	C	C	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	P	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	P	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	P	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	P	P	None
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	C	N	None
<b>Temporary Uses</b>											

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

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

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

**Sec. 30-80.2. Uses Permitted**

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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
<b>Utilities</b>								
Transmission, except energy substations	22112	P	P	P	P	P	P	None
Energy substations (Sec. 30-80.4(g))	221	N	N	N	C	C	C	None
Distribution except energy substations	221	P	P	P	P	P	P	None
Water Storage	22131	P	P	P	P	P	P	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
<b>Construction</b>								
Building construction - general contract & operative builders	236	N	N	N	N	P	N	1.0 per 1,000 s.f. GFA
<b>Manufacturing</b>								
Apparel (Sec. 30-80.4(j))	315	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Leather & allied products (Sec. 30-80.4(j))	316	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Wood products (Sec. 30-80.4(j))	321	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Paper & allied products (Sec. 30-80.4(j))	322	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Fabricated metal products (Sec. 30-80.4(j))	332	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Furniture & related products (Sec. 30-80.4(j))	337	N	N	N	N	N	C	1.0 per 500 s.f. GFA
Misc. manufacturing indus. (Sec. 30-80.4(j))	339	N	N	N	N	N	C	1.0 per 500 s.f. GFA
<b>Retail</b>								
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))	459510	N	N	N	C	C	N	1.0 per 1,000 s.f. GFA
Automotive fuel stations including electric vehicle charging stations (Sec. 30-80.4(h))	4571	C	N	C	C	C	C	1.0 per 600 s.f. GFA



	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
All other retail, excluding farm supply	455, 458, 459	N	N	N	P	P	N	1.0 per 350 s.f. GFA
<b>Transportation Warehousing</b>								
Air transportation excluding freight	481	N	N	N	N	N	P	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	N	N	N	P	1.0 per 500 s.f. GFA
Transit and ground passenger transportation (Sec. 30-80.4(d))	485	C	C	C	P	P	P	1.0 per 500 s.f. GFA
Couriers & messengers	492	N	N	N	P	P	P	
Scenic & sightseeing transportation	487	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Support activities for transportation (Sec. 30-80.4(e))	488	N	N	N	C	C	C	1.0 per 500 s.f. GFA
U.S. Postal Service	491	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Warehousing & storage	493	N	N	N	N	N	P	1.0 per 1,000 s.f. GFA
<b>Information</b>								
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 drive-ins)	512131	N	N	N	P	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	C	C	C	None
Communication transmission only, except towers/antennas	517112	P	P	P	P	P	P	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Finance &amp; Insurance</b>								
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
<b>Real Estate &amp; Rental &amp; Leasing</b>								
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
<b>Professional, Scientific, Technical Services</b>								
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	P	P	1.0 per 350 s.f. GFA
Tax return prep, service	541213	N	N	N	P	P	P	1.0 per 500 s.f. GFA
Photographic studios, portraits	54192	N	N	N	P	P	P	1.0 per 300 s.f. GFA
Veterinary services	54194	N	N	N	P	P	P	1.0 per 1,000 s.f. GFA

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
<b>Management of Companies and Enterprises</b>								
Mgmt. of companies and enterprises	551	N	N	N	P	P	P	1.0 per 350 s.f. GFA
<b>Administrative and Support and Waste Management and Remediation Services</b>								
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
<b>Educational Services</b>								
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	P	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
<b>Health Care and Social Assistance</b>								
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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Home health care services	6216	N	N	N	P	P	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	N	P	P	N	0.7 per bed
Nursing & residential care facilities (Sec. 30-80.4(f))	623	P	P	P	C	C	N	0.4 per bed, plus 1.0 space per 500 s.f. GFA
Social Assistance	624	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Community, food & housing, & emergency & relief services	6242	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Rehabilitation services	621420	N	N	N	P	P	N	1.0 per 350 s.f. GFA
Day care services	624410	P	P	P	P	P	P	1.0 space per 200 s.f. GFA
<b>Arts, Entertainment, and Recreation</b>								
Community gardens	--	P	P	P	P	P	P	None
Performing art companies	7111	N	N	N	P	P	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	N	P	P	N	By individual review
Museums, historical sites, & similar institutions (Sec. 30-80.4(c))	712	C	C	C	P	P	P	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (Sec. 30-107)	7132	N	N	N	N	C	N	1.0 per 200 s.f. GFA
Golf courses, public & private	71391	P	P	P	N	N	N	5.0 spaces for each hole
Physical fitness facilities	71394	N	N	N	P	P	N	1.0 per 300 s.f. GFA

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

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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	P	P	P	1.0 per 250 s.f. GFA
<b>Public Administration</b>								
Executive, legislative, & general govt.	921	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	1.0 per 350 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	4.0 per bay
Administration of human resources	923	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin. of environmental quality programs	924	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Admin of housing programs	925	N	N	N	P	P	P	1.0 per 350 s.f. GFA
Administration of economic programs	926	N	N	N	P	P	P	1.0 per 350 s.f. GFA
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
<b>Residential Uses</b>								
Single-family detached	--	N	P	N	N	N	N	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
Duplex (Sec. 30-80.4(b))	--	N	C	C	N	N	N	2.0 spaces per unit
Townhouse (Sec. 30-80.4(b))	--	C	N	C	C	N	N	1.5 spaces per unit
Patio home (Sec. 30-80.4(b))	--	N	C	N	N	N	N	2.0 spaces per unit
Triplex (Sec. 30-80.4(b))	--	N	C	C	N	N	N	2.0 spaces per unit
Quadraplex (Sec. 30-80.4(b))	--	N	C	C	N	N	N	1.5 spaces per unit
Multi-family (Sec. 30-80.4(b))	--	C	N	C	C	C	N	1.5 spaces per unit
Modular building	--	N	P	P	P	N	N	Not applicable
<b>Accessory uses</b>								
Automotive parking lots & garages (Sec. 30-80.4(a))	812930	N	N	N	C	C	C	None
Accessory apartment (Sec. 30-97)	--	N	C	N	N	N	N	1.0 space
Auxiliary shed, workshop	--	N	P	N	N	N	P	None
Family day care home	--	P	P	P	P	P	P	None
Home occupation	--	P	P	P	P	P	N	None
Horticulture, gardening	--	P	P	P	N	N	N	None
Non-commercial greenhouse	--	N	P	N	N	N	N	None
Private garage & carport (Sec. 30-80.4(a))	--	C	P	C	C	C	C	None
Satellite dishes, antennas, solar energy systems, mechanical	--	P	P	P	P	P	P	None

	NAICS	Zoning Districts by Type						Off-Street Parking Maximums
		TH	MR	MMF	MU	CMU	FO/LI	
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
<b>Temporary uses</b>								
Temporary uses (Sec. 30-99)	--	C	C	C	C	C	C	By individual review