

**Sec. 26-141. Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions.**

- (a) *General.* The Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions that follows, contains a listing of uses that may be permitted in one or more of the various zoning districts established by this article. Uses are listed in alphabetical order in eleven functional categories. The categories in order of their listing are: agricultural uses; residential uses; accessory uses and structures; recreational uses; institutional, educational and civic uses; business, professional and personal services; retail trade and food services; wholesale trade; transportation, information, warehousing, waste management, and utilities; manufacturing, mining, and industrial uses; and, other uses.
- (b) *Symbols used.* The districts in which a particular use is permitted (with or without special requirements), are indicated by a “P”, “SR”, or “SE” in the district column(s) opposite the listed use. Blank spaces in the district column under any proposed use indicates that the use is NOT permitted in that particular zoning district.
- (c) *Meaning of symbols.* The meaning of the symbols in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions are as follows:
  - (1) *P.* Means the indicated use is permitted in the indicated district.
  - (2) *SR.* Means the indicated use is permitted provided special additional standards set forth in this chapter are met. These standards are contained in Article VI., Supplemental Use Standards.
  - (3) *SE.* Means the indicated use is permitted in the indicated district, subject to approval of a special exception by the board of zoning appeals (Section 26-56 of this chapter). Minimum conditions that must be met in order for the board to grant a special exception are listed in Article VI., Supplemental Use Standards.
- (d) *North American Industry Classification System (NAICS).* The North American Industry Classification System, United States Manual – 2002 Edition (NAICS) was utilized in the preparation of the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions. The listing of the numerical references (in the NAICS) utilized is found in Appendix I. This listing and the 2002 NAICS manual shall be consulted as a guide for the purpose of interpretation by the zoning administrator when necessary. The NAICS number in the appendix refers to the corresponding NAICS classification for that particular use. Listings with a “000000” in the NAICS column do not correspond to any classification manual, but rather are identified uses of local significance.

- (e) *Relationship to other laws.* The listing of a use in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions in no way relieves that use of having to meet all local, state, and federal laws pertaining to the establishment and operation of that use.
  
- (f) *Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions.* See Table 26-V-2.

**TABLE 26-V-2**  
**TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS**

| <b>USE TYPES</b>                                 | <b>TROS</b> | <b>RU</b> | <b>RR</b> | <b>RS-E</b> | <b>RS-LD</b> | <b>RS-MD</b> | <b>RS-HD</b> | <b>MH</b> | <b>RM-MD</b> | <b>RM-HD</b> | <b>OI</b> | <b>NC</b> | <b>RC</b> | <b>GC</b> | <b>M-1</b> | <b>LI</b> | <b>HI</b> |
|--|-------------|-----------|-----------|-------------|--------------|--------------|--------------|-----------|--------------|--------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|
| <b><u>Agricultural Uses</u></b>                  |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           |           |
| Animal Production                                |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Animal Production Support Services               |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Crop Production                                  |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Crop Production Support Services                 |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          | P         | P         |
| Fish Hatcheries                                  |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Forestry   |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Forestry Support Services                        |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          | P         | P         |
| Poultry Farms                                    |             | SR        |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Produce Stands                                   |             | SR        |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Swine Farms                                      |             |           |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
| Veterinary Services (Livestock)                  |             | P         |           |             |              |              |              |           |              |              |           |           |           |           | P          |           |           |
|  |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           |           |
| <b><u>Residential Uses</u></b>                   |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           |           |
| Accessory Dwellings                              |             | SR        | SR        | SR          | SR           | SR           | SR           |           | P            | P            |           |           |           |           | SR         |           |           |
| Common Area Recreation and Service Facilities    |             | P         | P         | P           | P            | P            | P            | P         | P            | P            | P         | P         | P         | P         |            |           |           |
| Continued Care Retirement Communities            |             | SE        | SE        |             |              |              |              |           | SR           | SR           | SR        |           | SR        | SR        |            |           |           |
| Dormitories                                      |             |           |           |             |              |              |              |           |              | P            | SE        |           |           | SE        |            |           |           |
| Dwellings, Conventional or Modular               |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           |           |
| Multi-Family, Not Otherwise Listed               |             |           |           |             |              |              |              |           | P            | P            |           |           |           | P         |            |           |           |
| Single-Family, Detached                          |             | P         | P         | P           | P            | P            | P            | P         | P            | P            |           |           |           |           |            |           |           |
| Single-Family, Zero Lot Line, Common             |             |           |           |             |              | SE           | SE           |           | SR           | SR           |           |           |           | SR        |            |           |           |
| Single-Family, Zero Lot Line, Parallel           |             |           |           | SR          | SR           | SR           | SR           |           | SR           | SR           |           |           |           |           |            |           |           |
| Two-Family                                       |             |           |           |             |              |              |              |           | P            | P            |           |           |           |           |            |           |           |
| Dwellings, Manufactured Homes on Individual Lots |             | SR        | SR        | SR          |              |              |              | SR        |              |              |           |           |           |           | SE         |           |           |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Fraternity and Sorority Houses                                      |      |    |    |      |       |       |       |    | P     | P     | P  |    |    | P  |     |    |    |
| Group Homes (9 or Less)   |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    |    |    |    |    |     |    |    |
| Group Homes (10 to 15) (Ord No.044-12HR; 9-11-12)                   |      | SR |    |      |       |       |       |    |       | SE    | SE | SE | SE | SE |     |    |    |
| Manufactured Home Parks   |      |    |    |      |       |       |       | SR |       |       |    |    |    |    |     |    |    |
| Rooming and Boarding Houses   |      |    |    |      |       |       |       |    |       | SE    | SE | SE | SE | P  |     |    |    |
| Special Congregate Facilities                                       |      |    |    |      |       |       |       |    |       |       | SE |    |    | SE |     |    |    |
|   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b><u>Accessory Uses and Structures</u></b>                         |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Accessory Uses and Structures<br>(Customary) – See Also Sec. 26-185 |      | P  | P  | P    | P     | P     | P     | P  | P     | P     | P  | P  | P  | P  | P   | P  | P  |
| Home Occupations  |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  |    |    |
| Swimming Pools  |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  |    |    |
| Yard Sales  |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  |    |    |
|   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b><u>Recreational Uses</u></b>                                     |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Amusement or Water Parks, Fairgrounds                               |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | SR  | SR |    |
| Amusement Arcades   |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Athletic Fields   | SR   | SE | SE | SE   | SE    | SE    | SE    | SE | SE    | SE    | P  | SR | SR | P  | P   |    |    |
| Batting Cages   |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | SR  | SR |    |
| Billiard Parlors  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Bowling Centers   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Clubs or Lodges (Ord No.054-08HR; 9-16-08)                          |      | SE |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Country Clubs with Golf Courses                                     | SR   | SR | SE | SE   | SE    | SE    | SE    | SE | SE    | SE    |    |    |    | SR | SR  | SR |    |
| Dance Studios and Schools   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Go-Cart, Motorcycle and Similar Small Vehicle Tracks                |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   |    | P  |
| Golf Courses  | SR   |    |    |      |       |       |       |    |       |       |    |    |    | SR | SR  | SR |    |
| Golf Courses, Miniature   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Golf Driving Ranges (Freestanding)                                  | SR   |    |    |      |       |       |       |    |       |       |    |    | SR | SR | SR  | SR |    |

| USE TYPES  | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Hunt Clubs   |      | P  |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Marinas and Boat Ramps   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Martial Arts Instructional Schools                                     |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Physical Fitness Centers   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Public or Private Parks  | SR   | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  | SR | SR |
| Public Recreation Facilities   | SR   | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  | SR | SR |
| Racetracks and Drag Strips   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | SE |
| Riding Stables   | P    | P  |    |      |       |       |       |    |       |       |    |    |    |    | P   |    |    |
| Shooting Ranges, Indoor  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Shooting Ranges, Outdoor   |      | SE |    |      |       |       |       |    |       |       |    |    |    |    |     |    | SE |
| Skating Rinks  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Swim and Tennis Clubs  | SR   | SE | SE | SE   | SE    | SE    | SE    | SE | SE    | SE    | SE | SE | SE | P  | P   | SE |    |
| Swimming Pools   | SR   | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR |     |    |    |
|  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b><u>Institutional, Educational and Civic Uses</u></b>                |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Ambulance Services, Emergency  |      | P  | P  | P    | P     | P     | P     | P  | P     | P     | P  | P  | P  | P  | P   | P  | P  |
| Ambulance Services, Transport  |      |    |    |      |       |       |       |    |       |       | P  |    | P  | P  | P   | P  |    |
| Animal Shelters  |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | SR  | SR |    |
| Auditoriums, Coliseums, Stadiums                                       |      |    |    |      |       |       |       |    |       |       | P  |    |    | P  | P   | P  |    |
| Bus Shelters/Bus Benches (Ord. 053-09HR; 11-3-09)                      | SR   | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  | SR | SR |
| Cemeteries, Mausoleums (Ord. 069-10HR)                                 |      | SR |    |      |       |       |       |    |       |       | SR | SR | SR | SR | SR  | SR | SR |
| Colleges and Universities  |      |    |    |      |       |       |       |    |       |       | P  |    | P  | P  |     |    |    |
| Community Food Services  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Correctional Institutions  |      | SE |    |      |       |       |       |    |       |       |    |    |    |    | P   | SE | SE |
| Courts   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  |     |    |    |
| Day Care, Adult, Home Occupation (5 or Fewer) (Ord. 008-09HR; 2-17-09) |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR |    |    | SR |     |    |    |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Day Care Centers, Adult (Ord. 008-09HR; 2-17-09)  |      | SR |    |      |       |       |       |    |       |       | SR | SR | SR | SR | SR  |    |    |
| Day Care, Child, Family Day Care, Home Occupation (5 or Fewer) (Ord No. 054-08HR; 9-16-08; (Ord. 008-09HR; 2-17-09) |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR |    |    | SR |     |    |    |
| Day Care, Child, Licensed Center (Ord. 008-09HR; 2-17-09)   |      | SR |    |      |       |       |       |    |       |       | SR | SR | SR | SR | SR  |    |    |
| Fire Stations   |      | P  | P  | P    | P     | P     | P     | P  | P     | P     | P  | P  | P  | P  | P   | P  | P  |
| Government Offices  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Hospitals   |      |    |    |      |       |       |       |    |       |       | P  |    | P  | P  |     |    |    |
| Individual and Family Services, Not Otherwise Listed  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Libraries   |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | P  | P  | P  | P  | P   |    |    |
| Museums and Galleries   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Nursing and Convalescent Homes  |      | SE | SE |      |       |       |       |    | P     | P     | P  | P  | P  | P  |     |    |    |
| Orphanages  |      | SE | SE |      |       |       |       |    | SE    | SE    | P  | P  | P  |    |     |    |    |
| Places of Worship   |      | SR | SR | SE   | SE    | SE    | SE    | SE | SR    | SR    | P  | P  | SR | P  | P   | P  | P  |
| Police Stations, Neighborhood   |      | P  | P  | P    | P     | P     | P     | P  | P     | P     | P  | P  | P  | P  | P   | P  | P  |
| Post Offices  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Postal Service Processing & Distribution  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  |    |
| Schools, Administrative Facilities  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Schools, Business, Computer and Management Training   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Schools, Fine Arts Instruction  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Schools, Junior Colleges  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)                |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | P  | P  | P  | P  |     |    |    |

| USE TYPES  | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Schools, Technical and Trade (Except Truck Driving)            |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Schools, Truck Driving   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Zoos and Botanical Gardens                                     |      | SE |    |      |       |       |       |    |       |       | SE |    | SE | SR | SR  |    |    |
|  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b><u>Business, Professional and Personal Services</u></b>     |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Accounting, Tax Preparation, Bookkeeping, and Payroll Services |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Advertising, Public Relations, and Related Agencies            |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Automatic Teller Machines                                      |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Automobile Parking (Commercial)                                |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Automobile Rental or Leasing                                   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Automobile Towing, Not Including Storage                       |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Automobile Towing, Including Storage Services                  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Banks, Finance, and Insurance Offices                          |      |    |    |      |       |       |       |    |       |       | P  | SR | SR | P  | P   | P  |    |
| Barber Shops, Beauty Salons, and Related Services              |      | SR |    |      |       |       |       |    | SR    | SR    | P  | P  | P  | P  | P   | P  |    |
| Bed and Breakfast Homes/Inns (Ord. 020-10HR; 5-4-10)           |      | SR | SR |      |       |       |       |    | SR    | SR    | SR | SR | SR | SR |     |    |    |
| Body Piercing Facilities                                       |      |    |    |      |       |       |       |    |       |       |    |    |    | SR |     |    |    |
| Building Maintenance Services, Not Otherwise Listed            |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Car and Light Truck Washes (See also Truck Washes)             |      |    |    |      |       |       |       |    |       |       |    |    | SR | P  | P   | P  | P  |
| Carpet and Upholstery Cleaning Services                        |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |

| USE TYPES  | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Computer Systems Design and Related Services                         |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Clothing Alterations/Repairs; Footwear Repairs                       |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Construction, Building, General Contracting, with Outside Storage    |      |    |    |      |       |       |       |    |       |       |    |    |    |    | SR  | SR | P  |
| Construction, Building, General Contracting, without Outside Storage |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Construction, Heavy, with Outside Storage                            |      |    |    |      |       |       |       |    |       |       |    |    |    |    | SR  | SR | P  |
| Construction, Heavy, without Outside Storage                         |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Construction, Special Trades, with Outside Storage                   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | SR  | SR | P  |
| Construction, Special Trades, without Outside Storage                |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Employment Services  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Engineering, Architectural, and Related Services                     |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Exterminating and Pest Control Services                              |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Funeral Homes and Services   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Furniture Repair Shops and Upholstery                                |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Hotels and Motels  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Janitorial Services  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Kennels  |      | SR |    |      |       |       |       |    |       |       | SR |    | SR | SR | SR  | SR |    |
| Landscape and Horticultural Services                                 |      | P  |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  |    |
| Laundromats, Coin Operated   |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   | P  |    |
| Laundry and Dry Cleaning Services, Non-Coin Operated                 |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Legal Services (Law Offices, Etc.)                                   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |

| USE TYPES  | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Linen and Uniform Supply   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Locksmith Shops  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Management, Scientific, and Technical Consulting Services              |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Massage Therapists   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Medical/Health Care Offices  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Medical, Dental, or Related Laboratories                               |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Motion Picture Production/Sound Recording                              |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  |    |
| Office Administrative and Support Services, Not Otherwise Listed       |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Packaging and Labeling Services  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Pet Care Services (Excluding Veterinary Offices and Kennels)           |      |    |    |      |       |       |       |    |       |       | P  | SR | SR | P  | P   | P  |    |
| Photocopying and Duplicating Services                                  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Photofinishing Laboratories  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  | P  |
| Photography Studios  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Picture Framing Shops  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Professional, Scientific, and Technical Services, Not Otherwise Listed |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Publishing Industries  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Real Estate and Leasing Offices  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Recreational Vehicle Parks and Recreation Camps                        |      | SR |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Rental Centers, with Outside Storage                                   |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Rental Centers, without Outside Storage                                |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Repair and Maintenance Services, Appliance and Electronics             |      |    |    |      |       |       |       |    |       |       |    |    | SR | SR | SR  | SR | P  |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Repair and Maintenance Services, Automobile, Major                                |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Repair and Maintenance Services, Automobile, Minor                                |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Repair and Maintenance Services, Boat and Commercial Trucks, Large                |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   |    | P  |
| Repair and Maintenance Services, Boat and Commercial Trucks, Small                |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Repair and Maintenance Services, Commercial and Industrial Equipment              |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Repair and Maintenance Services, Home and Garden Equipment                        |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  |    |
| Repair and Maintenance Services, Personal and Household Goods                     |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   | P  |    |
| Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   | P  |    |
| Research and Development Services   |      |    |    |      |       |       |       |    |       |       | SR |    |    | P  | P   | P  | P  |
| Security and Related Services   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  |    |
| Septic Tank Services  |      |    |    |      |       |       |       |    |       |       |    |    | P  |    | P   |    | P  |
| Tanning Salons  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Tattoo Facilities (Ord 010-07HR; 2-20-07) and (Ord No. 054-08HR; 9-16-08)         |      |    |    |      |       |       |       |    |       |       |    |    |    | P  |     |    |    |
| Taxidermists  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Theaters, Live Performances   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Theaters, Motion Picture, Other Than Drive-Ins                                    |      |    |    |      |       |       |       |    |       |       |    | SE | P  | P  | P   | P  |    |
| Theaters, Motion Picture, Drive-Ins   |      |    |    |      |       |       |       |    |       |       |    |    | SE | SE | P   | SE |    |
| Tire Recapping  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   |    | P  |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Travel Agencies (without Tour Buses or Other Vehicles)  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Traveler Accommodations, Not Otherwise Listed   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   |    |    |
| Truck (Medium and Heavy) Washes   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Vending Machine Operators   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) |      |    |    |      |       |       |       |    |       |       | SR | SR | P  | P  | P   | P  |    |
| Watch and Jewelry Repair Shops  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Weight Reducing Centers   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
|   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b>Retail Trade and Food Services</b>   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Antique Stores (See Also Used Merchandise Shops and Pawn Shops)   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Appliance Stores  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Art Dealers   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Arts and Crafts Supply Stores   |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Auction Houses  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Automotive Parts and Accessories Stores   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Bakeries, Retail  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   | P  |    |
| Bars and Other Drinking Places  |      |    |    |      |       |       |       |    |       |       | SE | SE | SR | SR | SR  | SR |    |
| Bicycle Sales and Repair  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   | P  |    |
| Boat and RV Dealers, New and Used   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Book, Periodical, and Music Stores  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Building Supply Sales with Outside Storage  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Building Supply Sales without Outside Storage   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Camera and Photographic Sales and Service           |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Candle Shops  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Candy Stores (Confectionery, Nuts, Etc.)            |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Caterers, No On Site Consumption                    |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Clothing, Shoe, and Accessories Stores              |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Coin, Stamp, or Similar Collectibles Shops          |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Computer and Software Stores                        |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Convenience Stores (with Gasoline Pumps)            |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   | P  | P  |
| Convenience Stores (without Gasoline Pumps)         |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   | P  | P  |
| Cosmetics, Beauty Supplies, and Perfume Stores      |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Department, Variety or General Merchandise Stores   |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Direct Selling Establishments, Not Otherwise Listed |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  |    |
| Drugstores, Pharmacies, with Drive-Thru             |      |    |    |      |       |       |       |    |       |       | P  |    | P  | P  | P   | P  |    |
| Drugstores, Pharmacies, without Drive-Thru          |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Electronic Shopping and Mail Order Houses           |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Fabric and Piece Goods Stores                       |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Flea Markets, Indoor                                |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Flea Markets, Outdoor                               |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Floor Covering Stores                               |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   |    |    |
| Florists  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |

| <b>USE TYPES</b>  | <b>TROS</b> | <b>RU</b> | <b>RR</b> | <b>RS-E</b> | <b>RS-LD</b> | <b>RS-MD</b> | <b>RS-HD</b> | <b>MH</b> | <b>RM-MD</b> | <b>RM-HD</b> | <b>OI</b> | <b>NC</b> | <b>RC</b> | <b>GC</b> | <b>M-1</b> | <b>LI</b> | <b>HI</b> |
|---|-------------|-----------|-----------|-------------|--------------|--------------|--------------|-----------|--------------|--------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|
| Food Service Contractors  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Food Stores, Specialty, Not Otherwise Listed  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Formal Wear and Costume Rental  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Fruit and Vegetable Markets   |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          | P         |           |
| Fuel Sales (Non- Automotive)  |             |           |           |             |              |              |              |           |              |              |           |           |           |           | SR         |           | SR        |
| Furniture and Home Furnishings  |             |           |           |             |              |              |              |           |              |              |           |           | P         | P         | P          |           |           |
| Garden Centers, Farm Supplies, or Retail Nurseries  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Gift, Novelty, Souvenir, or Card Shops  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Grocery/Food Stores (Not Including Convenience Stores)  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Hardware Stores   |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Health and Personal Care Stores, Not Otherwise Listed   |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Hobby, Toy, and Game Stores   |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Home Centers  |             |           |           |             |              |              |              |           |              |              |           |           |           | P         | P          |           |           |
| Home Furnishing Stores, Not Otherwise Listed  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Jewelry, Luggage, and Leather Goods (May Include Repair)  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Liquor Stores   |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Manufactured Home Sales   |             |           |           |             |              |              |              |           |              |              |           |           |           | SR        | SR         |           |           |
| Meat Markets  |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |
| Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building |             |           |           |             |              |              |              |           |              |              |           | P         | P         | P         | P          |           |           |

| USE TYPES  | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Motor Vehicle Sales – Car and Truck – New and Used                     |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   |    |    |
| Motorcycle Dealers, New and Used                                       |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   |    |    |
| Musical Instrument and Supplies Stores (May Include Instrument Repair) |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| News Dealers and Newsstands  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Office Supplies and Stationery Stores                                  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Optical Goods Stores   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   |    |    |
| Outdoor Power Equipment Stores   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   |    |    |
| Paint, Wallpaper, and Window Treatment Sales                           |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Pawnshops  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
| Pet and Pet Supplies Stores  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Record, Video Tape, and Disc Stores                                    |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Restaurants, Cafeterias  |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Restaurants, Full Service (Dine-In Only)                               |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Restaurants, Limited Service (Delivery, Carry Out)                     |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Restaurants, Limited Service (Drive-Thru)                              |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Restaurants, Snack and Nonalcoholic Beverage Stores                    |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Service Stations, Gasoline   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  |    |
| Sporting Goods Stores  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Television, Radio or Electronic Sales                                  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   |    |    |
| Tire Sales   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   |    |    |
| Tobacco Stores   |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Truck Stops  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Used Merchandise Stores  |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |

| USE TYPES                                    | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Video Tape and Disc Rental                   |      |    |    |      |       |       |       |    |       |       |    | P  | P  | P  | P   |    |    |
| Warehouse Clubs and Superstores              |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   |    |    |
|  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b><u>Wholesale Trade</u></b>                |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Apparel, Piece Goods, and Notions            |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Beer/Wine/Distilled Alcoholic Beverages      |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Books, Periodicals, and Newspapers           |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Chemicals and Allied Products                |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Drugs and Druggists' Sundries                |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Durable Goods, Not Otherwise Listed          |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Electrical Goods                             |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Farm Products, Raw Materials                 |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Farm Supplies                                |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Flowers, Nursery Stock, and Florist Supplies |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Furniture and Home Furnishings               |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Groceries and Related Products               |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Hardware                                     |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Jewelry, Watches, Precious Stones            |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Lumber and Other Construction Materials      |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   |    | P  |
| Machinery, Equipment and Supplies            |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Market Showrooms (Furniture, Apparel, Etc.)  |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Metal and Minerals                           |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Motor Vehicles                               |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Motor Vehicles, New Parts and Supplies  |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Motor Vehicles, Tires and Tubes   |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Motor Vehicles, Used Parts and Supplies   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Nondurable Goods, Not Otherwise Listed  |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Paints and Varnishes  |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Paper and Paper Products  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Petroleum and Petroleum Products  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | SR  |    | SR |
| Plumbing & Heating Equipment and Supplies   |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Professional and Commercial Equipment and Supplies                                      |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Scrap and Recyclable Materials  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | SE  | SE | SE |
| Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Sporting Firearms and Ammunition  |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Timber and Timber Products  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Tobacco and Tobacco Products  |      |    |    |      |       |       |       |    |       |       |    |    |    | SR | P   | P  | P  |
| Toys and Hobby Goods and Supplies   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
|   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></b> |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Airports or Air Transportation Facilities and Support Facilities                        |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Antennas  |      | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  | SR | SR |
| Bus Facilities, Interurban  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Bus Facilities, Urban   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Charter Bus Industry  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Courier Services, Central Facility  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Courier Services, Substations   |      |    |    |      |       |       |       |    |       |       | P  |    | P  | P  | P   | P  | P  |
| Landfills, Sanitary and Inert Dump Sites  |      | SE |    |      |       |       |       |    |       |       |    |    |    |    |     |    | SE |
| Limousine Services  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Materials Recovery Facilities (Recycling)   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Power Generation, Natural Gas Plants, and Similar Production Facilities   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Radio and Television Broadcasting Facilities (Except Towers)  |      |    |    |      |       |       |       |    |       |       | P  |    | P  | P  | P   | P  |    |
| Radio, Television, and Other Similar Transmitting Towers (038-12HR; 6-19-12)  |      | SE |    |      |       |       |       |    |       |       | SE | SE | SE | SE | SE  | SE | SE |
| Rail Transportation and Support Facilities  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Recycling Collection Stations   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Remediation Services  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   |    | P  |
| Scenic and Sightseeing Transportation   |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Sewage Treatment Facilities, Private  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Taxi Service Terminals  |      |    |    |      |       |       |       |    |       |       |    |    | P  | P  | P   | P  | P  |
| Truck Transportation Facilities   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Utility Company Offices   |      |    |    |      |       |       |       |    |       |       | P  | P  | P  | P  | P   | P  |    |
| Utility Lines and Related Appurtenances   | P    | P  | P  | P    | P     | P     | P     | P  | P     | P     | P  | P  | P  | P  | P   | P  | P  |
| Utility Service Facilities (No Outside Storage)   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Utility Substations   | SR   | SR | SR | SR   | SR    | SR    | SR    | SR | SR    | SR    | SR | SR | SR | SR | SR  | SR | SR |
| Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government) |      |    |    |      |       |       |       |    |       |       | SR | SR | SR | SR | P   | P  | P  |
| Warehouses, Self-Storage  |      |    |    |      |       |       |       |    |       |       |    |    | SR | SR | SR  | SR | P  |
| Waste Collection, Hazardous   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | SE |

| USE TYPES  | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|--|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Waste Collection, Other                                  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Warehouses, Self-Storage                                 |      |    |    |      |       |       |       |    |       |       |    |    | SR | SR | SR  | SR | P  |
| Waste Collection, Solid, Non-Hazardous                   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Waste Treatment and Disposal, Hazardous                  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | SE |
| Waste Treatment and Disposal, Non-Hazardous              |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Water Treatment Plants, Non-Governmental, Public         |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
|  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| <b><u>Manufacturing, Mining, and Industrial Uses</u></b> |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    |    |
| Animal Food  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Animal Slaughtering and Processing                       |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Apparel  |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Bakeries, Manufacturing                                  |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Beverage, Other Than Soft Drink and Water, and Tobacco   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Beverage, Soft Drink and Water                           |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Borrow Pits  |      | SE | SE |      |       |       |       |    |       |       |    |    |    |    | SE  | SE | P  |
| Cement and Concrete Products                             |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Chemicals, Basic   |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Chemical Products, Not Otherwise Listed                  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Clay Products  |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Computer, Appliance, and Electronic Products             |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Dairy Products   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Dolls, Toys, and Games                                   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |

| USE TYPES   | TROS | RU | RR | RS-E | RS-LD | RS-MD | RS-HD | MH | RM-MD | RM-HD | OI | NC | RC | GC | M-1 | LI | HI |
|---|------|----|----|------|-------|-------|-------|----|-------|-------|----|----|----|----|-----|----|----|
| Fabricated Metal Products                         |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | SE | P  |
| Food Manufacturing, Not Otherwise Listed          |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Furniture and Related Products                    |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Glass and Glass Products                          |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | SE | P  |
| Jewelry and Silverware                            |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Leather and Allied Products (No Tanning)          |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Leather and Hide Tanning and Finishing            |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Lime and Gypsum Products                          |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Machinery   |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | SE | P  |
| Manufacturing, Not Otherwise Listed               |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | SE | P  |
| Medical Equipment and Supplies                    |      |    |    |      |       |       |       |    |       |       |    |    | P  |    | P   | P  | P  |
| Mining/Extraction Industries                      |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Office Supplies (Not Paper)                       |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Paint, Coating, and Adhesives                     |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Paper Products (Coating and Laminating)           |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Paper Products (No Coating and Laminating)        |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |
| Petroleum and Coal Products Manufacturing         |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | SR |
| Primary Metal Manufacturing                       |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Printing and Publishing                           |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Pulp, Paper, and Paperboard Mills                 |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Rubber and Plastic Products                       |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Seafood Product Preparation and Packaging         |      |    |    |      |       |       |       |    |       |       |    |    |    |    |     |    | P  |
| Signs   |      |    |    |      |       |       |       |    |       |       |    |    |    | P  | P   | P  | P  |
| Soap, Cleaning Compounds, and Toilet Preparations |      |    |    |      |       |       |       |    |       |       |    |    |    |    | P   | P  | P  |

| <b>USE TYPES</b>                        | <b>TROS</b> | <b>RU</b> | <b>RR</b> | <b>RS-E</b> | <b>RS-LD</b> | <b>RS-MD</b> | <b>RS-HD</b> | <b>MH</b> | <b>RM-MD</b> | <b>RM-HD</b> | <b>OI</b> | <b>NC</b> | <b>RC</b> | <b>GC</b> | <b>M-1</b> | <b>LI</b> | <b>HI</b> |
|---|-------------|-----------|-----------|-------------|--------------|--------------|--------------|-----------|--------------|--------------|-----------|-----------|-----------|-----------|------------|-----------|-----------|
| Sporting and Athletic Goods             |             |           |           |             |              |              |              |           |              |              |           |           |           |           | P          | P         | P         |
| Textile Mills                           |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           | P         |
| Textile Product Mills                   |             |           |           |             |              |              |              |           |              |              |           |           |           |           | P          | SE        | P         |
| Transportation Equipment                |             |           |           |             |              |              |              |           |              |              |           |           |           |           | P          | SE        | P         |
| Wood Products, Chip Mills               |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           | P         |
| Wood Products, Excluding Chip Mills     |             |           |           |             |              |              |              |           |              |              |           |           |           |           | P          | P         | P         |
|   |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           |           |
| <b>Other Uses</b>                       |             |           |           |             |              |              |              |           |              |              |           |           |           |           |            |           |           |
| Sexually Oriented Businesses            |             |           |           |             |              |              |              |           |              |              |           |           |           | SR        |            |           | SR        |
| Buildings, High Rise, 4 or 5 Stories    |             |           |           |             |              |              |              |           |              | SR           | SR        |           |           | SR        |            |           |           |
| Buildings, High Rise, 6 or More Stories |             |           |           |             |              |              |              |           |              | SE           | SE        |           |           | SE        |            |           |           |

**Secs. 26-142 – 26-150. Reserved**

ARTICLE VI. SUPPLEMENTAL USE STANDARDS

**Sec. 26-151. Permitted uses with special requirements.**

- (a) *Purpose.* Permitted uses with special requirements are uses permitted by right in a certain zoning district, provided that the specific standards set forth in this article are met. The specified standards are intended to ensure that these uses fit the intent of the districts within which they are permitted, and that these uses are compatible with other development within the district. All permitted uses with special requirements shall comply with the following:
- (1) All properties and structures containing permitted uses with special requirements shall conform to all applicable development standards.
  - (2) Permitted uses with special requirements shall comply with all applicable local, state, and federal regulations and standards, and shall be properly licensed and permitted.
- (b) *Permitted uses with special requirements listed by zoning district.*
- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
  - (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
  - (3) Animal Shelters - (GC, M-1, LI)
  - (4) Antennas - (All Districts)
  - (5) Athletic Fields - (TROS, NC, RC) (Ord. 043-07HR; 5-1-07)
  - (6) Banks, Finance, and Insurance Offices – (NC, RC)
  - (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
  - (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
  - (9) Batting Cages - (GC, M-1, LI)
  - (10) Bed and Breakfast Homes/Inns - (RU, RR, RM-MD, RM-HD, OI, NC, RC, GC) (Ord. 020-10HR; 5-4-10)
  - (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)

- (12) Body Piercing Facilities – (GC) (Ord. 033–07HR; 4-3-07)
- (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
- (14) Bus Shelters/Bus Benches - (All Districts) (Ord. 053–09HR; 11-3-09)
- (15) Car and Light Truck Washes- (RC)
- (16) Cemeteries and Mausoleums - (RU, OI, NC, RC, GC, M-1, LI, HI) (Ord. 069-10HR; 11-16-10)
- (17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
- (18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)
- (19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)
- (20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- (21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- (22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC) (Ord No. 008-09HR; 2-17-09)
- (23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1) (Ord No. 008-09HR; 2-17-09)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC) (Ord No. 054-08HR; 9-16-08) (Ord No. 008-09HR; 2-17-09)
- (25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1) (Ord No. 008-09HR; 2-17-09)
- (26) Drugs and Druggists’ Sundries – (GC)
- (27) Durable Goods, Not Otherwise Listed – (GC)
- (28) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- (29) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)

- (30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, GC; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD) (Ord. 029-13HR; 6-18-13)
- (31) Electrical Goods – (GC)
- (32) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (33) Furniture and Home Furnishings – (GC)
- (34) Golf Courses - (TROS, GC, M-1, LI) (Ord. 043–07HR; 5-1-07)
- (35) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI) (Ord. 043–07HR; 5-1-07)
- (36) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (37) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (38) Group Homes (10 to 15) – (RU) (Ord. No. 044-12HR; 9-11-12)
- (39) Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (40) Kennels - (RU, OI, RC, GC, M-1, LI)
- (41) Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (42) Lumber and Other Construction Materials – (GC)
- (43) Machinery, Equipment and Supplies – (GC)
- (44) Manufactured Home Sales – (GC, M-1)
- (45) Manufactured Home Parks – (MH) (Ord. No. 065-13HR; 11-19-13)
- (46) Market Showrooms - (GC)
- (47) Motor Vehicles, New Parts and Supplies – (GC)
- (48) Motor Vehicles, Tires and Tubes – (GC)
- (49) Nondurable Goods, Not Otherwise Listed – (GC)

- (50) Paints and Varnishes – (GC)
- (51) Pet Care Services – (NC, RC)
- (52) Petroleum and Coal Products Manufacturing - (HI)
- (53) Petroleum and Petroleum Products - (M-1, HI)
- (54) Places of Worship – (RU, RR, RM-MD, RM-HD, RC)
- (55) Plumbing and Heating Equipment and Supplies – (GC)
- (56) Poultry Farms – (RU)
- (57) Produce Stands – (RU)
- (58) Public or Private Parks- (All Districts)
- (59) Public Recreation Facilities- (All Districts)
- (60) Recreational Vehicle Parks and Recreation Camps – (RU)
- (61) Rental Centers, With Outside Storage – (GC)
- (62) Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)
- (63) Research and Development Services – (OI)
- (64) Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (65) Sexually Oriented Businesses - (GC, HI) (Ord. 089-08HR; 12-16-08)
- (66) Sporting Firearms and Ammunition – (GC)
- (67) Swim and Tennis Clubs – (TROS) (Ord. 043-07HR; 5-1-07)
- (68) Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC) (Ord. 043-07HR; 5-1-07)
- (69) Tobacco and Tobacco Products – (GC)
- (70) Utility Substations - (All Districts)

- (71) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)
  - (72) Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) - (OI, NC, RC, GC)
  - (73) Warehouses (Self Storage) - (RC, GC, M-1, LI)
  - (74) Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
  - (75) Zoos and Botanical Gardens – (GC, M-1)
- (c) *Standards.* The development standards listed herein are additional to other requirements of this chapter. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions (Table 26-V-2. Section 26-141).
- (1) *Accessory dwellings.*
    - a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density, M-1 Light Industrial.
    - b. Accessory dwellings shall be located only on lots containing one single-family detached structure. (However, other conforming accessory structures may also be located on the lot).
    - c. Only one accessory dwelling shall be permitted per single-family dwelling.
    - d. If the accessory dwelling is located within the same structure as the principal dwelling, the principal dwelling shall not be altered in any way so as to appear from a public or private road to be multi-family housing.
    - e. A manufactured home may not be used as an accessory dwelling.
    - f. The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.

(2) *Amusement or waterparks, fairgrounds.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. The minimum lot size for an amusement park, waterpark, or fairground shall be five (5) acres.
- c. No principal building or structure shall be located within fifty (50) feet of any property line.
- d. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the park activities.
- e. No amusement equipment, machinery, or mechanical device of any kind may be operated within two hundred (200) feet of any residentially zoned property.

(3) *Animal shelters.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. Any building (which is part of an animal shelter) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or developed property.
- c. Fenced outdoor runs are allowed for use during the hours of 6:00 am to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface water.

(4) *Antennas.*

- a. Use districts: All Districts.
- b. In residential districts, no antenna shall be permitted between the front of a principal structure and any adjacent public road. In the case of corner lots, no antenna shall be permitted between the side of a principal structure and the road. No dish type antenna more

than eighteen (18) inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent property.

- c. In nonresidential districts, antennas may be placed at any location that is not visible from any adjacent public road. Antennas may be placed on top of a principal structure less than thirty (30) feet in height, provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of a flat roofed structure that exceeds thirty (30) feet in height. Antennas erected on any pitched roof structure, regardless of height of the structure, must be screened with materials compatible with the principal structure. The screening shall not be less than the height of the antenna. In these districts, dish type antennas measuring less than three (3) feet in diameter may be placed at any location on a principal structure, except for the building façade or any road oriented side wall.

(5) *Athletic fields.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Commercial; Rural Commercial. (043-07HR; 5-1-07)
- b. All athletic fields shall have primary access to collector or thoroughfare roads.
- c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(6) *Banks, finance, and insurance offices.*

- a. Use districts: Neighborhood Commercial; Rural Commercial.
- b. No drive-thru service permitted.

(7) *Barber shops, beauty salons, and related services.*

- a. Use districts: Rural; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No more than four (4) workstations are permitted.

- c. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.

(8) *Bars and other drinking places.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
- c. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
- d. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
- e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

(9) *Batting cages.*

- a. Use districts. General Commercial; M-1 and LI Light Industrial.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned property.
- c. Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(10) *Bed and breakfast homes/inns.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office

and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial. (Ord. 020-10HR; 5-4-10)

- b. Bed and breakfast homes/inns shall be located a minimum of one thousand five hundred (1,500) feet from any other bed and breakfast home/inn.
- c. The owner or manager of the home/inn shall reside on the property.
- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be nine (9). (Ord. 020-10HR; 5-4-10)
- e. Activities and functions designed to accommodate the guests shall take place within the principal structure.
- f. Off-street parking for bed and breakfast homes/inns shall be provided as required in Section 26-173 of this chapter. Parking shall be provided on the same lot on which the bed and breakfast inn is located, at the rear of the lot, and screened (with vegetation) from adjacent properties and from the road.
- g. In the residential districts, signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- h. Exterior lighting shall be residential in nature and shall not be directed toward adjacent properties.
- i. No meals may be served to anyone other than staff and guests registered at the inn.
- j. No exterior alterations, other than those necessary to ensure the safety and accessibility of the structure, shall be made to any building for the purpose of providing a bed and breakfast home/inn.

(11) *Beer/Wine/Distilled Alcoholic Beverages.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(12) *Body Piercing Facilities.* (Ord. No. 033-07HR; 4-3-07)

- a. Use districts: General Commercial.
- b. The applicant must receive a license from the South Carolina Department of Health and Environmental Control (SCDHEC) to operate the facility.

(13) *Buildings, high-rise, four (4) or five (5) stories.*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
  - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten

percent (10%) of the total lot area upon which the high-rise structure is located.

2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in paragraph e. of this subsection.
  - g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
  - h. Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.
- (14) *Bus shelters/bus benches.* (Ord. 053-09HR; 11-3-09)
- a. Use districts: All Districts. (Ord. 053-09HR; 11-3-09)
  - b. Any person wishing to erect and maintain a bus shelter or bus bench shall obtain a permit for each shelter from the Planning Department. Each permit for a bus shelter shall cost fifty (\$50.00) dollars and shall be valid for one (1) year. Each permit for a bus bench shall cost twenty-five (\$25.00) dollars and shall be valid for one (1) year. These permits may be renewed upon payment of the fifty (\$50.00) dollar renewal fee for a bus shelter or upon payment of the twenty-five (\$25.00) dollar renewal fee for a bus bench. (Ord. 053-09HR; 11-3-09)
  - c. A shelter or bench may only be located at a designated bus stop that is presently being served by a public transit authority, and only one (1) bus shelter shall be allowed per bus stop location. (Ord. 053-09HR; 11-3-09)
  - d. If the shelter or bench is proposed to be located within a SCDOT right-of-way, the location of the shelter must be approved by SCDOT prior to obtaining a permit from the Richland County Planning Department. (Ord. 053-09HR; 11-3-09)
  - e. Bus shelters must meet the following additional requirements: (Ord. 053-09HR; 11-3-09)
    1. Design plans for the bus shelter shall be submitted for review and a building permit obtained. The bus shelter must be built to the current and future editions of the International Building Code for commercial structures,

except that plumbing and mechanical elements are not required, and the bus shelter must be able to withstand sustained three (3) second wind gusts of up to 95 MPH. All normal review and permit fees apply, along with normal inspections. (Ord. 053-09HR; 11-3-09)

2. The shelter shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings. It shall be illuminated and provide protection from weather elements. The shelter design shall include the following: (Ord. 053-09HR; 11-3-09)

[a] Each shelter shall consist of an aluminum or steel framework suitable for supporting transparent wall panels and opaque roof panels. The shelter must have a rear wall section, two (2) side panels, and a roof. The transparent wall section must be of tempered glass. (Ord. 053-09HR; 11-3-09)

[b] At a minimum, each shelter must have a six (6) foot bench, a bus route and schedule holder, a trash receptacle, and be illuminated during hours of darkness. The shelter must be installed on and attached to a concrete foundation. (Ord. 053-09HR; 11-3-09)

[c] Each bus shelter must be erected in accordance with ADA specifications and requirements. The permittee is responsible to meet the ADA standards and any complaints of nonconformance must be rectified by permittee at his/her expense within thirty (30) days of notification by the Planning department. Under this subsection, ADA compliance includes, but is not limited to, sidewalk on ramps, tactile warnings, and signage or directional arrows indicating handicap accessibility. (Ord. 053-09HR; 11-3-09)

[d] Advertising on the shelter shall be limited to the outward side of the side wall panels, and may provide a lighting source contained within the panel cabinet. Only two (2) advertisements will be allowed per shelter, and each advertisement will be limited to a maximum poster dimension of 4' wide by 6' high. (Ord. 053-09HR; 11-3-09)

- [e] The general dimensions of a typical shelter will be at a minimum 9' long by 6' wide by 8' high.
  - 3. The route number shall be displayed prominently on the bus shelter. (Ord. 053-09HR; 11-3-09)
  - 4. Each bus shelter shall make available printed bus schedules, and shall display a large regional map that includes the bus route. (Ord. 053-09HR; 11-3-09)
  - 5. Bus shelters shall be maintained in good repair and the person whose name is on the permit application shall be responsible for the cleaning, repairing or replacement of any part thereof, including advertising materials, sidewalks, walkways, curbs or foundations encompassed by the bus shelter. Such work as is necessary to relocate, alter or maintain the bus shelter will be done in such a manner that it will not in any way interfere with or endanger the safety of the general public in their use of the roads. (Ord. 053-09HR; 11-3-09)
  - f. Bus benches must meet the following additional requirements: (Ord. 053-09HR; 11-3-09)
    - 1. The bench shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings. (Ord. 053-09HR; 11-3-09)
    - 2. Benches shall be constructed of durable material and shall be securely fastened to the ground. (Ord. 053-09HR; 11-3-09)
    - 3. Advertising on the bench shall be limited to the forward facing side of the back rest and shall not extend beyond the perimeters of the back rest. (Ord. 053-09HR; 11-3-09)
- (15) *Car and light truck washes.*
- a. Use districts: Rural Commercial.
  - b. Buildings shall not be less than seventy-five (75) feet from any interior side or rear property line that adjoins a residentially zoned or used property.
  - c. The hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.

- d. Adequate provisions shall be made for the safe and efficient disposal of waste products.

(16) *Cemeteries and mausoleums.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial; Heavy Industrial. (Ord. 069-10HR; 11-16-10)
- b. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
- c. Primary access to the facility shall be from a local, collector or thoroughfare road. (Ord. 069-10HR; 11-16-10)

(17) *Continued care retirement communities.*

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office Institutional; Rural Commercial; General Commercial.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
- c. No parking space or driveway shall be located closer than twenty (20) feet to any other residence not a part of the community.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be twenty (25) feet.
- e. All facilities shall be solely for the use of the residents and their guests.

(18) *Construction, building, general contracting, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.
- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

(19) *Construction, building, heavy, with outside storage.*

- a. Use districts: M-1 and LI Light Industrial.

- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (20) *Construction, special trades, with outside storage.*
- a. Use districts: M-1 and LI Light Industrial.
  - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (21) *Country clubs with golf courses.*
- a. Use districts: TROS, Rural; General Commercial; M-1 and LI Light Industrial. (043-07HR; 5-1-07)
  - b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
  - c. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights.
- (22) *Day care, adult, home occupation (five or fewer).* (Ord No. 008-09HR; 2-17-09)
- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family - Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial. (Ord No. 008-09HR; 2-17-09)
  - b. An adult day care, home occupation, with five (5) or fewer attendees must be operated in an occupied residence. (Ord No. 008-09HR; 2-17-09)
  - c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
  - d. All other state and federal regulations shall be met.
- (23) *Day care centers, adult.*
- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial. (Ord No. 008-09HR; 2-17-09)

- b. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

(24) *Day care, child, family day care, home occupation (five or fewer).* (Ord No. 054-08HR; 9-16-08) (Ord No. 008-09HR; 2-17-09)

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial. (Ord No. 008-09HR; 2-17-09)
- b. A child family day care home occupation must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. All other state and federal regulations shall be met.

(25) *Day care centers, child, licensed centers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial. (Ord No. 008-09HR; 2-17-09)
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children’s play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(26) *Drugs and Druggists’ Sundries.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(27) *Durable Goods, Not Otherwise Listed.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(28) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural, Manufactured Home Park.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of

1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.

- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

(29) *Dwellings, manufactured homes on individual lots.*

- a. Use districts: Rural Residential; Residential, Single-Family, Estate.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. The manufactured home shall be oriented so that the side containing the front entrance door shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. The front of the manufactured home is that side which has an entrance door leading to a living room, foyer, or hall.
- e. The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- f. A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than twelve (12) inches above grade.
- g. The pitch of the manufactured home's roof shall have a minimum vertical rise of three feet for each twelve feet of horizontal run

(3:12) and the roof shall be finished with a type of roof that is commonly used in standard residential construction.

- h. The manufactured home shall have a length not exceeding four (4) times its width, excluding additions.
- i. There shall be a porch, at the main entrance to the manufactured home, which is a minimum of six (6) feet by six (6) feet in size.

(30) *Dwellings, single family, zero lot line, common and parallel.*

- a. Use districts, Common: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; General Commercial. (Ord. 029-13HR; 6-18-13)

Use districts: Parallel: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density. (Ord. 029-13HR; 6-18-13)

- b. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the development of zero setback. The maintenance and drainage easement required in subsection e. below must be provided as part of this agreement and deed restriction.
- c. For common lot line dwellings, the dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area; provided, however, no structure shall be placed within easements required by subsection e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit, and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.

- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

(31) *Electrical Goods.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(32) *Fuel oil sales, non-automotive.*

- a. Use districts: M-1 Light Industrial; Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred

twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.

- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(33) *Furniture and Home Furnishings.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(34) *Golf courses.*

- a. Use districts: Traditional Recreation Open Space; General Commercial; M-1 and LI Light Industrial. (043-07HR; 5-1-07)
- b. There shall be a minimum fifty (50) foot setback between clubhouses or other non-course facilities and adjacent residentially zoned or used property.

- (35) *Golf driving ranges (freestanding).*
- a. Use districts: Traditional Recreation Open Space; Rural Commercial; General Commercial; M-1 and LI Light Industrial. (043-07HR; 5-1-07)
  - b. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
  - c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
  - d. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.
- (36) *Go-cart, motorcycle, and similar small vehicle tracks.*
- a. Use districts: General Commercial.
  - b. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the track activities.
  - c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
  - d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.
- (37) *Group homes (nine persons or less).*
- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
  - b. Location approval is subject to Section 6-29-770 of the South Carolina Code of Laws, as amended.
- (38) *Group homes (10 to 15).* (Ord. No. 044-12HR; 9-11-12)
- a. Use districts: Rural District.
  - b. Minimum lot size to establish a group home shall be five (5) acres.

- c. The gross floor area of the group home shall not exceed seven thousand (7,000) square feet.
- d. Parking shall not be located in the required front yard.
- e. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line.

(39) *Home occupations.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Home occupations shall be conducted entirely within the principal dwelling or an accessory structure, if such accessory structure meets all setback requirements for a principal structure in the district in which it is located. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall not change the outward appearance of the structure.
- c. An area equal to not more than twenty-five percent (25%) of the floor area of the principal dwelling may be utilized for the home occupation. If the home occupation is housed in an accessory structure, the accessory structure can be no larger than twenty-five percent (25%) the gross floor area of the principal dwelling.
- d. Only persons residing on the premises may be employed by the home occupation.
- e. The home occupation shall not involve the retail sale of merchandise manufactured off the premises. No display of goods, products, services, merchandise, or any form of advertising shall be visible from outside the dwelling.
- f. No outside storage shall be allowed in connection with any home occupation.
- g. Instruction in music, dance, art or similar subjects shall be limited to four (4) students at a time.

- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any parking need generated by the home occupation shall be provided for off street and other than in the front yard.
- i. Signage for the home occupation shall be regulated in accordance with Section 26-180 of this chapter.

(40) *Kennels.*

- a. Use districts: Rural; Office and Institutional; Rural Commercial; General Commercial, M-1 and LI Light Industrial.
- b. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
- c. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.

(41) *Libraries.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No parking shall be allowed in the required front yard.

(42) *Lumber and Other Construction Materials.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.

- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(43) *Machinery, Equipment and Supplies.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(44) *Manufactured home sales.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. Sales and storage areas shall be screened from adjacent residentially zoned or used properties.

(45) *Manufactured home parks.*

- a. Use districts: Manufactured Home. (Ord. 065-13HR; 11-19-13)

- b. All manufactured home park development plans must be approved by DHEC.
- c. Uses permitted within any manufactured home park shall be regulated in accordance with the underlying zoning district. See Article V. of this chapter. Unless otherwise, specified, all minimum development standards for the underlying zoning district apply.
- d. All manufactured home parks must provide water and sanitary sewer to each manufactured home site, subject to DHEC requirements. All manufactured homes within the site are required to connect to water, sanitary sewers, and electricity.
- e. The minimum area required for the development of a manufactured home park shall be five (5) acres.
- f. The maximum density of a manufactured home park shall not exceed six (6) units per acre.
- g. A minimum of seven thousand two hundred sixty (7,260) square feet is required for each manufactured home site within the manufactured home park development.
- h. A minimum width of sixty (60) feet is required for each manufactured home site within the manufactured home park development.
- i. All manufactured homes shall be set back from exterior road rights-of-way a minimum of thirty-five (35) feet, and shall be set back a minimum of fifteen (15) feet from all other exterior property lines.

If the landscape and buffer yard standards require additional setbacks, the most restrictive shall apply. See Section 26-176 of this chapter.

- j. All manufactured homes shall be set back from interior road rights-of-way a minimum of fifteen (15) feet. Additionally, the following minimum spacing between manufactured home structures shall apply:
  - 1. Front to front: 35 feet.
  - 2. Front to side: 25 feet.

3. Front to rear: 35 feet.
  4. Rear to rear: 25 feet.
  5. Rear to side: 25 feet.
  6. Side to side: 25 feet.
- k. A minimum of twenty percent (20%) of the total development area shall be reserved for open space. However, in no event shall the required open space within a manufactured home development be less than three hundred (300) square feet. In order to expand an existing manufactured home park development, the minimum open space requirements must be met. (Ord. No. 003-12HR; 1-17-12)

(46) *Market showrooms.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. Display areas shall exist within permanent buildings only.

(47) *Motor Vehicles, New Parts and Supplies.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(48) *Motor Vehicles, Tires and Tubes.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(49) *Nondurable Goods, Not Otherwise Listed.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(50) *Paints and Varnishes.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.

- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(51) *Pet Care Services.*

- a. Use districts: Neighborhood Commercial, Rural Commercial.
- b. All pet care services shall be conducted inside an enclosed structure.

(52) *Petroleum and coal products manufacturing.*

- a. Use districts: Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred

seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.

- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(53) *Petroleum and petroleum products.*

- a. Use districts: Heavy Industrial; M-1 Light Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(54) *Places of worship.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.

- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(55) *Plumbing and Heating Equipment and Supplies.* (Ord. No. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 *infra*.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 *infra*.

(56) *Poultry farms.*

- a. Use districts: Rural.
- b. Not more than one (1) animal unit shall be kept per six thousand (6,000) square feet of land.
- c. All areas containing poultry shall be located no closer than one hundred and fifty (150) feet from any abutting residentially zoned or used property.

(57) *Produce stands.*

- a. Use districts: Rural.
- b. Produce stands operating year-round must be located on the property on which the crops for sale are produced.
- c. Produce stands operating seasonally (i.e. for no more than six (6) months in any one calendar year) shall be located no closer than five (5) feet from a road right-of-way. Adequate off-street parking shall be provided.

(58) *Public or private parks.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

(59) *Public recreation facilities.*

- a. Use districts: All Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(60) *Recreational vehicle parks and recreation camps.*

- a. Use districts: Rural.
- b. Uses permitted within a recreational vehicle park and recreation camp shall include: recreational vehicle sites, camp sites, recreation facilities, common buildings and facilities (laundry,

dining, etc.), and management offices (which may include living quarters for the operator or manager of the park/camp).

- c. A minimum of five (5) acres is required for a recreational vehicle park or recreation camp.
- d. For recreational vehicle parks, there shall be a minimum net space of six hundred ninety (690) square feet for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.
- e. For recreational vehicle parks, each travel trailer or recreational vehicle area shall be connected to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by DHEC, shall be provided in all travel trailer/recreational vehicle parking areas.
- f. In recreational vehicle parks, neither any person nor any travel trailer/recreational vehicle shall occupy a trailer space or travel trailer parking space for a period in excess of thirty (30) days. A registry of all occupants, the space occupied, the time of arrival, and time of departure shall be maintained by the owner or operator of the travel trailer/recreational vehicle parking facility.
- g. Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

(61) *Rental centers, with outside storage.*

- a. Use districts: General Commercial.
- b. All storage areas shall be screened from adjacent residentially zoned or used properties.
- c. Lighting shall be directed and shielded so as not to shine across to adjacent properties.

(62) *Repair and maintenance service, appliance and electronics.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.

- b. No outside storage of appliances, equipment, or parts shall be permitted.

(63) *Research and development services.*

- a. Use districts: Office and Institutional.
- b. Research using dangerous hazardous materials is prohibited.
- c. All research and development operations must be conducted indoors.

(64) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. The minimum lot size for a school shall be two (2) acres.
- c. Parking and active recreation areas shall not be located within any required setback.
- d. Primary access shall be provided from a collector or a thoroughfare road.

(65) *Sexually oriented businesses.*

- a. Use districts: General Commercial, Heavy Industrial. (Ord. 045-08HR; 7-15-08)
- b. *Purpose and Findings:*
  - 1. The purpose of this subsection is to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of Richland County, and to establish reasonable and uniform regulations to prevent or reduce to any extent the secondary effects of sexually oriented businesses within the County. The provisions of this subsection have neither the purpose nor effect of imposing a limitation or restriction on the content of or reasonable access to any communicative

materials or expression. Similarly, it is neither the intent nor effect of these regulations to restrict or deny access by adults to sexually oriented materials or expression protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this subsection to condone or legitimize the distribution or exhibition of obscenity. (Ord.045-08HR; 7-15-08)

2. Based on evidence of the adverse secondary effects of sexually oriented businesses presented in hearings and reports made available to the Richland County Council, and on the findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, LLC*, 124 S. Ct. 2219 (2003); *City of Los Angeles v. Alameda Books, Inc.*, 535 U.S. 425 (2002); *Pap's A.M. v. City of Erie*, 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *California v. LaRue*, 409 U.S. 109 (1972); *Chesapeake B & M, Inc. v. Harford County*, 58 F.3d 1005 (4<sup>th</sup> Cir. 1995); *Giovani Carandola, Ltd. v. Fox*, 470 F.3d 1074 (4<sup>th</sup> Cir. 2006); *Centaur v. Richland County*, 392 S.E.2d 165 (S.C. 1990); and other cases; and on reports of secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Phoenix, Arizona (1979); Minneapolis, Minnesota (1980); Houston, Texas (1987); Indianapolis, Indiana (1984); Amarillo, Texas (1977); Garden Grove, California (1991); Los Angeles, California (1977); Whittier, California (1978); Austin, Texas (1986); Seattle, Washington (1989); Oklahoma City, Oklahoma (1986); El Paso, Texas (1986); New York City, New York (1994); Dallas, Texas (1997); Newport News, Virginia (1996); New York Times Square Study (1994); Phoenix, Arizona (1995-1998); Greensboro, North Carolina (2003); Toledo, Ohio (2002); Centralia, Washington (2004); and also from the reports of "Sexually Oriented Businesses: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, January 12, 2000; "Survey of Appraisers Fort Worth & Dallas, Effects of Land Uses on Surrounding Property Values, by Duncan Associates, September 2004; and the Report of the Attorney General's Working Group on the Regulation of Sexually Oriented Businesses, (June 6, 1989,

State of Minnesota), the Richland County Council finds:  
(Ord.045-08HR; 7-15-08)

(a) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, public safety risks, prostitution, potential spread of disease, lewdness, public indecency, illicit sexual activity, illicit drug use and drug trafficking, negative impacts on surrounding properties, litter, and sexual assault and exploitation. (Ord.045-08HR; 7-15-08)

(b) Each of the foregoing negative secondary effects constitutes a harm which the County has a substantial government interest in preventing and/or abating in the future. This substantial government interest in preventing secondary effects, which is the County's rationale for this ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the County's interest in regulating sexually oriented businesses extends to future secondary effects that could occur in the County related to current sexually oriented businesses in the future as well as sexually oriented businesses that may locate in the County in the future. The County Council finds that the cases and secondary effects documentation relied on in this ordinance are reasonably believed to be relevant to said secondary effects. (Ord.045-08HR; 7-15-08)

c. *Classification.* Sexually oriented businesses are classified as follows: (Ord.045-08HR; 7-15-08)

1. Adult arcades;
2. Adult bookstores or adult video stores;
3. Adult cabarets;
4. Adult motels;
5. Adult motion picture theaters;
6. Sexual device shops; and

7. Sexual encounter centers.

d. *Location of Sexually Oriented Businesses:*

1. A sexually oriented business currently in operation or established subsequent to the enactment of this Ordinance shall comply with the provisions herein. (Ord.045-08HR; 7-15-08)
2. All sexually oriented businesses shall be located within a General Commercial or Heavy Industrial District. (Ord.045-08HR; 7-15-08)
3. A sexually oriented business shall not be located within one thousand (1,000) feet of any place of worship, a public or private elementary or secondary school, a child care center or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office; or a public park. (Ord.045-08HR; 7-15-08)
4. A sexually oriented business shall not be located within one thousand (1,000) feet of another sexually oriented business. (Ord.045-08HR; 7-15-08)
5. The operation, establishment, or maintenance of more than one (1) sexually oriented business is prohibited in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing another sexually oriented business. (Ord.045-08HR; 7-15-08)
6. For the purpose of this subparagraph d. 3., above, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a place of worship, or public or private elementary or secondary school, daycare facility, kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park. Presence of a city or other political subdivision boundary shall be irrelevant for purposes of

calculating and applying the distance requirements of this section. (Ord.045-08HR; 7-15-08)

7. For the purpose of subparagraph d. 4. above, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the premises where a sexually oriented business is conducted to the nearest property line of another premises where a sexually oriented business is conducted. (Ord.045-08HR; 7-15-08)

- e. *Regulations pertaining to Sexually Oriented Businesses that offer Viewing Room(s).* (Ord.045-08HR; 7-15-08)

A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than one hundred fifty (150) square feet of floor space, adult media, or live entertainment characterized by emphasis on exposure or display of specified sexual activities or specified anatomical areas, shall comply with the following requirements: (Ord.045-08; 7-15-08)

1. A diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted must be provided to the Zoning Administrator. A manager's station may not exceed thirty-two (32) square feet of floor area. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six (6) inches. (Ord.045-08HR; 7-15-08)
2. The diagram shall be sworn to be true and correct by the applicant. (Ord.045-08HR; 7-15-08)
3. No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator.

4. It is the duty of the owner(s) and operator(s) of the premises to ensure that at least one (1) employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two (2) or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one (1) of the manager's stations. The view required in this subparagraph must be by direct line of sight from the manager's station. (Ord.045-08HR; 7-15-08)
6. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in subparagraph (5) above remains unobstructed by any doors, walls, merchandise, display racks, or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the diagram submitted pursuant to subparagraph (1) above. (Ord.045-08HR; 7-15-08)
7. No viewing room may be occupied by more than one (1) patron or customer at any time. (Ord.045-08HR; 7-15-08)
8. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illuminations of not less than one (1) foot-candle as measured at the floor level.
9. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the illuminations described above, is maintained at all times that any patron is present in the premises.

10. No owner or operator shall allow openings of any kind to exist between viewing rooms. (Ord.045-08HR; 7-15-08)
  11. The operator or owner shall, during each business day, regularly inspect the walls between the viewing booths to determine if any openings or holes exist. (Ord.045-08HR; 7-15-08)
  12. The owner or operator shall cause all floor coverings in viewing booths to be nonporous, easily cleanable surfaces with no rugs or carpets. (Ord.045-08HR; 7-15-08)
  13. The owner or operator shall cause all wall surfaces and ceiling surfaces in viewing booths to be constructed of, or permanently covered by, nonporous, easily cleanable material. (Ord.045-08HR; 7-15-08)
- f. *Regulations pertaining to adult cabarets and sexual encounter centers.* It shall be a violation of this chapter for an employee, independent contractor, or person under a similar arrangement with any owner, operator, manager, agent, shareholder of an adult cabaret or sexual encounter center, while located within an adult cabaret or sexual encounter center, to appear in a manner that does not conform to the definition of semi-nude. (Ord.045-08HR; 7-15-08)
- g. *Exemptions.* The following activities or businesses are exempt from the requirements of section 26-151(c)(64): (Ord.045-08HR; 7-15-08)
1. A business or organization in which a person serves as a model for a drawing, painting, sketching, sculpture or other similar art studio class operated: (Ord.045-08HR; 7-15-08)
    - (a) By a university or college or other institution of higher education; or (Ord.045-08HR; 7-15-08)
    - (b) By a non-profit arts organization, such as a museum, gallery, artist association or arts cooperative. (Ord.045-08HR; 7-15-08)
  2. A professional or community theater, or a theater affiliated with an institution of higher education, that produces works of dramatic arts in which actors or actresses occasionally appear on stage in a state of semi-nudity, nudity, or in any

state of undress as part of his or her dramatic role.  
(Ord.045-08HR; 7-15-08)

h. *Administrative Decision-making Process; Appeals.* (Ord.045-08HR; 7-15-08)

1. Under no circumstances shall staff review and decision-making of an application of a sexually oriented business for a permitted use with special requirements, including determination of completeness, extend beyond fifteen business (15) days from the date of receipt of an application. In the event that a County official is required to take an act or do a thing pursuant to section 26-55 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the County by the close of business on the fifteenth (15) business day from receipt of application, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.

2. Under no circumstances shall an appeal of an administrative decision pursuant to section 26-58 of the Richland County Code of Ordinances concerning an application by a sexually oriented business for a permitted use with special requirements exceed a time period of seventy-five (75) business days from the date of receipt of an appeal to the Board of Zoning Appeals. In the event that a County official, including the Board of Zoning Appeals, is required to take an act or do a thing pursuant to section 26-58 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the Board of Zoning Appeals by the close of business on the sixtieth (60<sup>th</sup>) business day from receipt of an appeal, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.

i. *Amortization; Conforming Use.* (Ord.045-08HR; 7-15-08)

1. Any sexually oriented business in operation before the effective date of this ordinance that does not comply with the location restrictions found in subsection (d) above is permitted to continue its operation for a period not to exceed three years from the effective date of this ordinance. During this period of non-compliance, such continued operation shall not be increased, enlarged, extended, or altered.
2. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location, of a place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park within one thousand (1,000) feet of the sexually oriented business.

(66) *Sporting Firearms and Ammunition. (Ord. 106-05HR; 12-20-05)*

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(67) *Swim and Tennis Clubs. (Ord. 043-07HR; 5-1-07)*

- a. Use Districts. Traditional Recreation Open Space.

- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.

(68) *Swimming pools.* (Ord. 043-07HR; 5-1-07) (Ord. 031-12HR; 5-15-12)

- a. Use districts: Traditional Recreation Open Space; Neighborhood Mixed Use; Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- c. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(69) *Tobacco and Tobacco Products.* (Ord. 106-05HR; 12-20-05)

- a. Use districts: General Commercial.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177 infra.

- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(70) *Utility substations.*

- a. Use districts: All Districts.
- b. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
- c. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- d. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).

(71) *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

- a. Use districts: Office and Institutional; Neighborhood Commercial.
- b. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
- c. All buildings used in the operation shall be soundproofed and air-conditioned.
- d. Outside activity shall be limited to six (6) hours per day or fewer.
- e. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
- f. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

(72) *Warehouses (general storage, enclosed, not including storage of any hazardous materials or waste as determined by any agency of the federal, state, or local government).*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:
  - 1. In the Office and Institutional and the Neighborhood Commercial districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
  - 2. In the Rural Commercial and the General Commercial districts, warehousing is permitted as an accessory use not involving over twelve thousand (12,000) square feet of gross floor area.

(73) *Warehouses (self-storage)*. (Ord. 053-08HR; 9-16-08)

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- b. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- c. Off-street parking shall be as follows:
  - 1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
  - 2. Two parking spaces for any manager's quarters.
  - 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- d. On-site driveway widths shall be required as follows:
  - 1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
  - 2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.
  - 3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.

- e. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.
- f. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection c. above.
- g. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

(74) *Yard Sales.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Yard sales shall be limited to two (2) occurrences within a twelve (12) month period.
- c. Each occurrence shall be no longer than two (2) days and only during the daylight hours.

(75) *Zoos and Botanical Gardens.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

**Sec. 26-152. Special exceptions.**

- (a) *Purpose.* Special exceptions are uses that are generally compatible with the land uses permitted in a particular zoning district. However, because of their unique characteristics or their potential impacts on the surrounding neighborhood and/or the county as a whole, they require individual consideration of their location, design, configuration, and/or operation at the particular location being proposed. Such individual consideration may also call for the imposition of individualized conditions in order to ensure that the use is appropriate at a particular location and to ensure protection of the public health, safety, and welfare.
- (b) *Conditions.* All special exceptions shall, at a minimum, meet the conditions set forth in this section. The Board of Zoning Appeals shall approve or deny an application for a special exception (see also Section 26-56 of this chapter) based on the following:
- 1) A determination that all standards for the particular use, as defined in this article and in other relevant sections of this chapter, have been met.
  - 2) A finding that the special exception is in harmony with the intent and purpose of this chapter. In making this determination, the board shall consider the following:
    - a. Traffic impacts.
    - b. Vehicle and pedestrian safety.
    - c. Potential impact of noise, lights, fumes, or obstruction of airflow on adjoining properties.
    - d. Adverse impact of the proposed use on the aesthetic character of the environs, to include the possible need for screening from view.
    - e. Orientation and spacing of improvements or buildings.
- In granting a special exception, the board may impose such additional restrictions and requirements as it may deem necessary in order that the purpose and intent of this chapter are served.
- (c) *Special exceptions listed by zoning district.*
- (1) Athletic Fields – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
  - (2) Bars and Other Drinking Places - (OI, NC)

- (3) Borrow Pits – (RU, RR, M-1, LI)
- (4) Buildings, High-Rise, Six (6) or More Stories – (RM-HD, GC).
- (5) Clubs or lodges – (RU) (Ord 054-08HR; 9-16-08)
- (6) Continued Care Retirement Communities – (RU, RR)
- (7) Correctional Institutions – (RU, LI, HI)
- (8) Country Clubs with Golf Courses – (RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (9) Dormitories- (OI, GC)
- (10) Dwellings, Single-Family, Zero Lot Line, Common – (RS-MD, RS-HD)
- (11) Dwellings, Manufactured Homes on Individual Lots – (M-1)
- (12) Fabricated Metal Products – (LI)
- (13) Glass and Glass Products – (LI)
- (14) Group Homes (10 or more) - (RM-HD, OI, NC, RC, GC)
- (15) Landfills, Sanitary and Inert Dump Sites – (RU, HI)
- (16) Machinery – (LI)
- (17) Manufacturing, Not Otherwise Listed – (LI)
- (18) Nursing and Convalescent Homes - (RU, RR)
- (19) Orphanages – (RU, RR, RM-MD, RM-HD)
- (20) Places of Worship – (RS-E, RS-LD, RS-MD, RS-HD, MH)
- (21) Race Tracks and Drag Strips– (HI)
- (22) Radio, Television, and Telecommunications and other Transmitting Towers- (RU, OI, NC, RC, GC, M-1, LI, HI) (Ord. 038-12HR; 6-19-12)
- (23) Rooming and Boarding Houses – (RM-HD, OI, NC, RC)
- (24) Scrap and Recyclable Materials – (M-1, LI, HI)

- (25) Shooting Ranges, Outdoor – (RU, HI)
  - (26) Special Congregate Facilities – (OI, GC)
  - (27) Swim and Tennis Clubs – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, LI)
  - (28) Textile Product Mills – (LI)
  - (29) Theaters, Motion Picture, Drive-Ins – (RC, GC, LI)
  - (30) Theaters, Motion Picture, Other Than Drive-Ins - (NC)
  - (31) Transportation Equipment – (LI)
  - (32) Waste Collection, Hazardous – (HI)
  - (33) Waste Treatment and Disposal, Hazardous – (HI)
  - (34) Zoos and Botanical Gardens – (RU, OI, RC)
- (d) *Standards.*
- (1) *Athletic fields.*
    - a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
    - b. Parking lots for athletic fields shall have primary access to collector or thoroughfare roads.
    - c. Lights shall be positioned so as not to shine onto adjacent properties.
    - d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.
  - (2) *Bars and other drinking places.*
    - a. Use districts: Office Institutional; Neighborhood Commercial.
    - b. Lots used for bars or drinking places shall be located no closer than four hundred (400) feet from any other lot used as a bar or drinking

place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.

- c. A minimum six (6) foot high opaque fence or wall shall be erected adjacent to the property line of any abutting residences.
- d. Parking areas related to the establishment shall be located no closer than thirty (30) feet to the property lines of any abutting residences.

(3) *Borrow pits.*

- a. Use districts: Rural; Rural Residential; M-1 and LI Light Industrial.
- b. Proposals for borrow pits will only be permitted where:
  - 1. There are overriding environmental or other planning benefits compared to obtaining materials from alternative sources;
  - 2. Alternative materials of the required specification are unavailable in sufficient quantities;
  - 3. They are contiguous with or close to the projects they are intended to serve;
  - 4. They are time-limited to the life of the project and material is to be used only for the specified project;
  - 5. Proposals include appropriate reclamation measures that make full use of surplus spoil from the project;
  - 6. The site can be restored to its original levels or an alternative acceptable landform only utilizing materials from the construction project;
  - 7. Any impacts on the environment or local communities can be controlled to acceptable levels; and
  - 8. The project area is less than ten (10) acres.
- c. All borrow pits subject to this subsection shall comply with the following requirements:
  - 1. The average slope of any cut bank measured from a point located ten (10) feet from the boundary of any abutting

property to the bottom of the cut bank in the pit shall not exceed a horizontal to vertical ratio of 2:1. The owner of the borrow pit is responsible for maintaining this condition;

2. The top of the cut bank of the borrow pit shall, at no time, be closer than ten (10) feet from the property boundary of any abutting landowner;
3. The depth of the borrow pit is limited to a maximum of twelve feet below the average seasonal high water table or three feet above a confining or semi-confining unit, whichever is shallower;
4. No excavation shall occur within two hundred (200) feet of a wetland or other surface water;
5. Best management practices shall be used to control erosion and sediment transport during and after the excavation activities;
6. The borrow pit slopes shall be stabilized with native vegetation within six months following completion of the excavation;
7. Upon completion of the excavation area, side slopes shall be no steeper than 4 (horizontal):1 (vertical) out to a depth of two feet below the average water elevation;
8. No on-site grading or sorting of materials shall occur; and
9. The active excavation, processing, and transportation of fill material shall only occur between 8:00 a.m. and 8:00 p.m.

(4) *Buildings, high-rise, six (6) or more stories.*

- a. Use districts: Residential, Multi-Family, High-Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.

- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
  - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces, and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten percent (10%) of the total lot area upon which the high-rise structure is located.
  - 2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in subsections e. and f.1. above.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 of this chapter. No parking lots shall be permitted within any required setback.
- i. High-rise buildings over fifteen (15) stories in height are only permitted on lots located at the intersection of major thoroughfares or interstate highway interchanges.
- j. In the Office and Institutional District the maximum height for a high rise shall be seventy-five (75) feet.

(5) *Clubs or lodges.* (Ord 054-08HR; 9-16-08)

- a. Use districts: Rural.
- b. A club or lodge may not be used after 12:00 midnight, Sunday through Thursday, and after 1:00 a.m. on Fridays and Saturdays.
- c. Sexually oriented businesses are not permitted in a club or lodge.

- (6) *Continued care retirement communities.*
- a. Use districts: Rural; Rural Residential.
  - b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
  - c. No parking space or drive aisle shall be located closer than twenty (20) feet to any other residence not a part of the community.
  - d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be as set forth for the district.
  - e. All facilities shall be solely for the use of the residents and their guests.
- (7) *Correctional institutions.*
- a. Use districts: Rural; LI Light Industrial; Heavy Industrial.
  - b. Off-street parking requirements shall be as listed in Section 26-173 of this chapter.
- (8) *Country clubs with golf courses.*
- a. Use districts: Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
  - b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used properties.
- (9) *Dormitories.*
- a. Use districts: Office and Institutional; General Commercial.
  - b. The property on which the use is located shall be within a one-half (½) mile radius of property developed as the primary campus of the representing college or university.

(10) *Dwellings, single-family, zero lot line, common.*

- a. Use districts: Residential, Single-Family, Medium Density; Residential, Single-Family, High Density.
- b. The lot proposed for zero lot line development must be under the same ownership at the time of initial construction or the owner of adjacent properties must record an agreement or deed restriction in writing to the development of zero setback. The maintenance and drainage easement required in e. below must be provided as part of this agreement and deed restriction.
- c. One (1) dwelling unit shall be placed on one interior side property line with a zero (0) setback and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area, provided, however, no structure shall be placed within easements required by e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other types of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

(11) *Dwellings, Manufactured Homes on Individual Lots.*

- a. Use districts: M-1 Light Industrial.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in

effect on the date the application is made for a land development permit.

- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

(12) *Fabricated metal products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of fabricated metal products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(13) *Glass and glass products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of glass and glass products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(14) *Group homes (10 or more).*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Parking shall not be located in the required front yard, except in the General Commercial District.

- (15) *Landfill, sanitary and inert dump sites.*
- a. Use districts: Rural; Heavy Industrial.
  - b. All required local, state, and federal permits must be obtained.
  - c. Ingress and egress to the site must be from a thoroughfare or collector road.
- (16) *Machinery.*
- a. Use districts: LI Light Industrial.
  - b. Any building used for the manufacture of machinery shall be no greater than thirty thousand (30,000) square feet in gross floor area.
  - c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.
- (17) *Manufacturing, not otherwise listed.*
- a. Use districts: LI Light Industrial.
  - b. Any building used for manufacturing processes fitting in this classification shall be no greater than thirty thousand (30,000) square feet in gross floor area.
  - c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.
- (18) *Nursing and convalescent homes.*
- a. Use districts: Rural; Rural Residential.
  - b. Minimum lot size to establish a nursing and/or a convalescent home shall be one (1) acre.
  - c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.

- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

(19) *Orphanages.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. Minimum lot size to establish an orphanage shall be one (1) acre.
- c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

(20) *Places of worship.*

- a. Use districts: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector of thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(21) *Racetracks and drag strips.*

- a. Use districts: Heavy Industrial.
- b. All racetracks and drag strips shall be fully secured by fencing.
- c. All outside edges of any racing surface or principal building that is part of the operation of a racetrack or drag strip shall be at least

one thousand five hundred (1,500) feet from any part of the property line. No development, including (but not limited to) parking areas, accessory buildings, or drives, may be located in the buffer, except for permissible entryways and exits.

- d. No racing event may be conducted during the hours of 11:00 p.m. and 9:00 a.m. Racing events may be conducted for a maximum of three consecutive days, a maximum of five (5) days in a calendar week, and a maximum of six (6) hours per day.
- e. A traffic plan, noise mitigation plan, fire protection plan, and lighting plan shall be provided and reviewed as part of the special exception process. Adequate outdoor lighting shall be provided, however, all outdoor lighting fixtures shall be installed and operated in such a manner as to protect the roads and neighboring properties from direct glare or hazardous interference of any kind.

(22) *Radio, television and telecommunications and other transmitting towers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial; LI Light Industrial; Heavy Industrial. (Ord. 038-12HR; 6-19-12)
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from abutting districts shall be as follows: (Ord. 040-09HR; 7-21-09)
  - 1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet. (Ord. No. 040-09HR; 7-21-09)
  - 2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet. (Ord. No. 040-09HR; 7-21-09)

3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.  
(Ord. 040-09HR; 7-21-09)
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.
- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(23) *Rooming and boarding houses.*

- a. Use districts: Residential, Multi-Family, High Density; Office Institutional; Neighborhood Commercial; Rural Commercial.

- b. The owner or the manager of the boarding house shall reside on the premises.
- c. Not over fifty percent (50%) of the heated floor area of the rooming or boarding house shall be used for sleeping quarters.
- d. Parking shall be provided as required in Section 26-173 of this chapter. Parking shall be located on the same lot on which the boardinghouse is located, at the rear of the lot and screened from the adjacent properties with vegetation.

(24) *Scrap and recyclable materials.*

- a. Use district: M-1 and LI Light Industrial; Heavy Industrial.
- b. Stocks and supplies shall be either stored inside enclosed structures or screened by solid walls, opaque fences, dense evergreen shrubbery or the like so that they are not visible from any public road or from the ground level of adjacent property used for residential or office purposes.
- c. Any required front or secondary front yard shall not be used for storage.
- d. The side yard setback for storage areas and buildings adjacent to residential or office uses shall be at least twenty-five (25) feet.
- e. The wholesale business shall be conducted in such a manner as to prevent tracking and spillage of debris onto adjacent properties or roads.

(25) *Shooting ranges, outdoor.*

- a. Use districts: Rural; Heavy Industrial.
- b. Adequate provision shall be made for the safety of surrounding property owners.
- c. Setback requirements shall be at least 200 yards from adjacent property lines.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(26) *Special congregate facilities.*

- a. Use districts: Office and Institutional; General Commercial.

- b. The facility shall be operated and contained within the building of and operated by a governmental agency or a nonprofit organization.
- c. The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or a volunteer(s) during the hours of operations.
- d. No such facility shall be located within one quarter (1/4) mile of an existing congregate facility. The Board of Zoning Appeals may, however, in reviewing a special exception application, permit the clustering of special congregate facilities if it is determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.
- e. For the purpose of noise abatement, organized outdoor activities may only be conducted between the hours of 8:00 a.m. and 9:00 p.m. (Ord. 066-13HR; 11-19-13)
- f. The provider shall have a written management plan including, as applicable, provisions for staff training, neighborhood outreach, security, screening of residents to insure compatibility with services provided at the facility, and for training, counseling, and treatment programs for residents. (Ord. 066-13HR; 11-19-13)
- g. The facility shall be located within one-half (1/2) mile of an existing bus route or a public transit transfer station. (Ord. 066-13HR; 11-19-13)
- h. Facilities shall establish and maintain set hours for client intake/discharge. These hours shall be posted at the site. There shall be no loitering at the facility or in the surrounding area when the facility is closed. It is the responsibility of the facility to enforce this requirement. (Ord. 066-13HR; 11-19-13)
- i. Unless provided at the facility, the facility shall be located within one-half (1/2) mile of the following: (Ord. 066-13HR; 11-19-13)
  - 1. Professional services, such as doctor's offices and legal services;
  - 2. Grocery stores;
  - 3. Job development centers; and

4. Providers of services often utilized by the cliental, (i.e., medical clinics, food banks, public transportation).
- j. No facility shall be located within: (Ord. 066-13HR; 11-19-13)
1. Three hundred (300) feet of any residential district;
  2. One thousand (1,000) feet of a public or private daycare, elementary or secondary school; and/or
  3. One thousand (1,000) feet of a public park or public library.

(27) *Swim and tennis clubs.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial, L-I Light Industrial.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.
- d. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height and equipped with a self-closing gate provided with hardware for permanent locking.

(28) *Textile product mills.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of textile products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

- (29) *Theaters, motion picture, drive-ins.*
- a. Use districts: Rural Commercial; General Commercial; LI Light Industrial.
  - b. Drive-in theaters shall be located a minimum of one hundred (100) feet from any property zoned or utilized for residential purposes.
  - c. Access shall be provided from thoroughfare or collector roads.
- (30) *Theaters, motion picture, other than drive-ins.*
- a. Use districts: Neighborhood Commercial.
  - b. Buildings shall have a maximum seating capacity of three hundred (300) seats.
- (31) *Transportation equipment.*
- a. Use districts: LI Light Industrial.
  - b. Any building used for the manufacture of transportation equipment shall be no greater than thirty thousand (30,000) square feet in gross floor area.
  - c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.
- (32) *Waste collection, hazardous.*
- a. Use districts: Heavy Industrial.
  - b. Compliance with state and federal regulations is required.
  - c. Access shall be provided only onto thoroughfare and collector roads.
  - d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.
- (33) *Waste treatment and disposal, hazardous.*
- a. Use districts: Heavy Industrial.

- b. Compliance with state and federal regulations is required.
- c. Access shall be provided only onto thoroughfare and collector roads.
- d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.

(34) *Zoos and Botanical Gardens.*

- a. Use districts: Rural District; Office and Institutional; Rural Commercial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

**Secs. 26-153 – 26-170. Reserved.**