



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

**PLANNING COMMISSION
SUPPORTING DOCUMENTS
TUESDAY, NOVEMBER 3, 2020
6:30PM**

**MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA**

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM
ADMINISTRATIVE ASSISTANT

DATE: October 30, 2020

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, November 3, 2020, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact Brenda Moneer at (x.1116) or Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



MINUTES

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, OCTOBER 6, 2020, 6:30 P.M.
GOOSE CREEK MUNICIPAL CENTER
519 N. GOOSE CREEK BLVD**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m.
Present: Heather Byrd; Judie Edwards; Josh Johnson; Jeffrey Smith; Gary Berenyi
Absent: Paul Connerty
Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer
Council Present: None

II. APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Smith; **Seconded by** Commissioner Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

III. REVIEW OF MINUTES: SEPTEMBER 1, 2020

Chairman Johnson stated the number of members who voted in the motions of the minutes was incorrect.

Motion: A motion was made to approve the minutes with corrections. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

IV. PRESENTATIONS:

A) TSW'S LATEST INFORMATION OF THE 2020 COMPREHENSIVE PLAN

Ms. Allison Bustin from TSW presented a PowerPoint presentation. She stated we are in the visioning phase of the Comprehensive Plan (Comp Plan) and are 25% complete. She stated the visioning phase includes the following:

- Confirm needs and opportunities for the City
- Get input on further wants and needs from the community
- Create goals and policies for the City

She stated the next two phases following the visioning phase is a draft recommendation and a final recommendation. She presented the upcoming schedule:

- Public Workshop #1 – October 15-25
- City Council Meeting – November 10th
- Planning Commission Meeting #3 and Public Workshop #2 - January 5th
- Draft Plan Open House – Early February
- Planning Commission Meeting #4 – To Be Determined
- City Council Meeting (Adoption) – March 9th

She presented what they learned from the Stakeholder Interviews:

- Goose Creek needs an identity
- Outside perceptions of the City are improving – it is a great place to live
- There is a desire to move past “Bedroom Community” identity
- Traffic (along major roads and intersections) and safety (car accidents) are among the biggest challenges.
- There is reservation about future growth because of the existing traffic issues
- The biggest needs include more connectivity throughout the city, a town center development, diversification of the City’s tax digest in the form of new and higher quality businesses, and safety improvements.
- There are a lot of opportunities for the City:
 - Its location and demographics (younger, more affluent population)
 - The economic climate is improving (even with COVID-19)
 - The new brewery
 - The success of Carnes Crossroads
 - The annexation of the Century Aluminum property
- A lot of priorities were identified for the comprehensive plan update:
 - Transportation enhancements (road improvements, traffic management, and connectivity)
 - Infrastructure enhancements
 - Retaining the City’s quality of life
 - Growth management
- Most agreed that there is a need for a central gathering place for Goose Creek
- There is a lot of support for annexation in Goose Creek, especially the Century Aluminum

property.

- People identified Summerville, Nexton, and North Charleston as the places that they visit and spend money outside of Goose Creek
- There is a lot happening in Berkeley County/metro Charleston area that is not happening in Goose Creek.
- The City has been treated as an afterthought when it comes to important issues like funding transportation projects, but that is starting to change.

Ms. Bustin stated the first Public workshop will be launch on October 15th at 6:30 p.m. She stated it will be held virtually via Facebook Live . She stated during this event she will introduce the process, present findings to date, present a virtual workshop, give instructions, and do a quick polling exercise. She stated the video will be posted online for future viewing.

Ms. Bustin stated the workshop will be kept open for ten days via Social Pinpoint. She stated the goal is to understand the community's goals for the comprehensive plan update and what the community would like to see in Goose Creek. She stated the activities will be a goal survey and mapping activity.

The mapping activity will ask the participants to point out the following:

- Places to preserve
- Transportation Concerns
- Development opportunities
- Bike/pedestrian improvements

The Goal survey will use goals from the current plan, Planning Commission survey, and inquire if participants agree.

B) OLD BACK RIVER ROAD PROJECT/WORKSHOP

Mr. Brodeur stated there is a piece of property located in the Old Back River Road area that has presented issues to allow for opportunities. Mr. David Stephens stated he is trying to make an affordable community on this property. He stated the square footage of the lot and the width requirement is a big driver in the cost of affordable homes. Mr. Stephens presented different proposals for R1, R2 and R3. He stated he also had a Multiple Listing Service (MLS) Sale Closing cost done of homes currently selling in the area. Mr. Stephens stated they range from \$42 per foot to \$150 a foot. He stated he would like to request R3 zoning and build patio homes. He stated the reason they want to do patio homes is to subdivide them individually and not be a joint use on a duplex.

Mr. Brodeur stated this is a workshop as a precursor to what is probably going to be a zoning change request before the Planning Commission. The applicant is looking to develop the property

in a manner where it could be sold. The applicant is here to have an open conversation with the Commission.

Mr. Brodeur stated patio homes are a very thin long home; some people call them Charleston singles. He stated the narrower the lot the more affordable the builder can make the product. Mr. Stephens answered questions regarding amenities, timeline, and fire station location. It was stated they are looking to put up a fence to separate the trailers on the neighboring property.

V. OLD BUSINESS & PUBLIC HEARING: PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE TO INCLUDE LANGUAGE AFFECTING ALL SECTIONS AND TABLES ESTABLISHING THE ZONING CLASSIFICATION HEAVY INDUSTRIAL DISTRICT (HI).

Chairperson Johnson reviewed what was discussed at the last meeting and open the public hearing. He stated they do have three industrial districts within the City and inquired as to why a 4th is needed. He stated he inquired to staff if there are any commercial industrial properties within the City; staff informed him that there is none. He inquired of City staff as to when these zoning were brought into the Ordinance. He stated the last activities for these were in June of 2016. Commissioner Byrd stated she is in favor of consolidating these zoning classes into one with exceptions. It was stated most municipalities have a heavy and light industrial with minor differences.

Mr. Brodeur stated the heavy industrial uses such as aluminum smelting and refining is not a use he would recommend putting in a light or medium industrial district. He stated it belongs in its own campus. He stated the real difference was the site development standards that the Century campus had been built under. Mr. Brodeur stated one of those development standards that jumped out was the building height. He stated the language needed to reflect no space above 70 feet would be able to be occupied by human habitation in a building 300 feet high. He stated the site development standards for light industrial and medium are quite different as almost all of the uses are in zones that could be combined into one if we can assure ourselves that we would never have another refining plant in the City. He stated the purpose for bringing forward a sole, one deal heavy industrial district is to allow the aluminum smelting plant to have a place of its own and not have it proliferate anywhere else in the community; anything beyond that would allow smelting plants in the City.

Mr. Brodeur stated the Commission has three options. The Commission can recommend a heavy industrial district to City Council. The Commission does not provide a recommendation to City Council; or the Commission recommends some kind of hybrid.

Chairman Johnson proposed to eliminate the Commercial Industrial District, to move some of the heavier general industrial items to the Heavy Industrial District and to create the new zoning classification of Heavy Industrial.

Discussion regarding adding a workshop or subcommittee to discuss this further ensued. It was decided that Chairman Johnson, Commissioner Berenyi, and Commissioner Byrd would be a part of the subcommittee.

Motion: A motion was made to continue this item until the next Planning Commission meeting. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Smith.
Discussion: There was none.
Vote: All voted in favor. The motion carried (6-0).

VI. DISCUSSION: PARKING REGULATIONS (MAXIMUM PARKING SPACES ALLOWED)

Chairman Johnson stated the intent of the proposal is to establish a maximum amount of parking when sites are developed. Currently the City has minimum parking regulations but not a maximum. He reviewed the proposal which is not to exceed 150% of the required minimum number of spaces. It was stated that the Mount Pleasant Ordinance would be a good reference. It was suggested to use a different material if they exceed the parking. The Commission discussed new language to include in the proposed Ordinance. Chairman Johnson suggested this be a public hearing for next month.

VII. COMMENTS FROM THE COMMISSION

Commissioner Byrd stated the next meeting is on election day and inquired if the City is a polling place. City staff stated it is not. Commissioner Smith stated he will not renew his term. Chairperson Johnson stated there is an online application to apply for reappointment. He stated his term is up and he intends to reapply. He stated if he is reappointed, he does not intend to fulfill his entire term as he will be building a home in Hanahan next year.

VIII. COMMENTS FROM STAFF

Mr. Broder stated Thursday evening October 15, 2020 at 6:30 pm will be a virtual public workshop for the Comp Plan. He stated there is a three-hour continuing education training required by the State and is due by Mid-November for all Commissioners.

IX. ADJOURNMENT

Commissioner Smith made a motion to adjourn, Commissioner Berenyi seconded. All voted in favor (6-0). The meeting adjourned at approximately 8:17 pm.

Mr. Josh Johnson, Chairman

Date: _____



**Department of
Planning and Zoning**

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Zoning ordinance available online at:

[www.cityofgoosecreek.com/
government/code-ordinances](http://www.cityofgoosecreek.com/government/code-ordinances)

- TITLE XV: LAND USAGE Section 151.0 – ZONING

**ORDINANCE LANGUAGE AMENDMENT
APPENDIX “B”, “C” & “D”**

TO: City of Goose Creek
Planning Commission

FROM: Brenda M. Moneer *Brenda M. Moneer*
Planning and Zoning Technician

DATE: October 26, 2020

SUBJECT: Industrial Zoning Classification Amendments for Appendix B, C and D of the City of Goose Creek, South Carolina Zoning Ordinance §151.0.

As you are aware, over the last few months the Planning Commission has been continuing the Discussion and held Public Hearings to discuss adding the zoning classification of **Heavy Industrial (HI)**.

Attached are the Zoning Code Appendices showing modifications for the proposal of **Heavy Industrial (HI)** zoning classification along with the following actions:

1. **DELETE COMMERCIAL INDUSTRIAL (CI).**
This zoning class is currently not applied to any land use, and is a duplication of industrial regulations and requirements. **Light Industrial (LI)** and **General Industrial (GI)** zoning classifications are currently applied to parcels within the boundaries of Goose Creek. The deletion of this class will omit a zoning classification that is no longer relevant to the future development of the City. With that in mind Staff would like to request the Commission consideration to amend the ordinance language at a future Public Hearing.
2. **ADD HEAVY INDUSTRIAL (HI).**
This zoning classification will provide an appropriate class for the Annexation of Century Aluminum. The land use requirements are to provide for the most intense industrial use. This would be a continued Public Hearing.
3. **CLEAN UP THE APPENDICES REFLECTING THE ABOVE CHANGES. (note the legend below)***

- ~~LANGUAGE TO OMIT~~
- 
- **NEW ZONING CLASSIFICATION**

Sections marked in blue with a strike out are those Staff proposes to eliminate. Sections marked in blue with a horizontal hatch pattern indicate the **Commercial Industrial (CI)** classification that Staff proposes to eliminate in its entirety. Sections highlighted in yellow with red text indicate the **Heavy Industrial (HI)** areas of language Staff proposes to add to the ordinance language. Recommendation of these changes will allow the City to utilize three different classes to offer a light, medium and heavy zoning classification for industrial industry. Also, these amendments will polish the tables for a clean/clearer understanding of land usage.

Please review the attached and contact us with any questions or concerns. Thank you for your consideration.

151.135 HEAVY INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for heavy industrial uses that involve industrial and intensive manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) *Residential uses.* Residential uses which are incidental or accessory to a principal use or to another accessory use or which are for caretakers, security personnel, managers, or other persons whose physical proximity to a principal use or to a principal use or to another accessory use is reasonably required. (Examples of such accessory uses include, but are not limited to, caretaker cottages, temporary guest facilities, on-site residence for supervisory personnel, conference centers, and meeting rooms with overnight accommodations.)

(2) Office, governmental, institutional uses, agricultural uses.

(a) Any publicly owned and/or operated building, facility or land.

(b) Public transportation terminal/passenger facility.

(c) Public utility substations, associated gas pipes/lines, transmission lines, distribution lines and any other associated infrastructure.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(e) Air monitoring devices.

(f) Recreational uses, indoor and outdoor.

(g) Agricultural uses, both animal and plant and including timbering operations.

(h) Institutional uses such as, colleges, schools, worship, governmental, utilities, including any utility substation infrastructure.

(i) Private/public institutional uses such as child and elder care.

(j) Office uses as standalone or part of another allowed use.

(k) Communication towers.

(3) Commercial uses.

(a) Animal shelter/kennels

(b) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

- (c) Commercial, general services.
- (d) Commercial, transportation (truckstop).
- (e) Emergency medical care facility.

(f) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(g) Gun range

(h) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(i) Storage uses, interior and exterior.

(j) Vehicle storage

(k) Wholesale sales.

(4) *Commercial industrial uses.*

(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure, and/or where damaged vehicles or equipment are stored outside.

(b) Automotive towing/storage.

(c) Commercial laundry/dry cleaning plant facility.

(d) Heavy equipment, machinery, heavy truck sales, service, and repair.

(e) Mini warehouses.

(f) Storage of recreational vehicles.

(5) *Light industrial uses.*

(a) Assembly of products or materials.

(b) Distribution center.

(c) Parcel services.

(d) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

(e) Research facility.

(f) Materials handling.

(g) Warehousing/distribution.

(6) *Heavy industrial uses.*

- (a) Cold storage plant.
- (b) Concrete production plant.
- (c) Freight container storage yard.
- (d) Fuel storage facility.
- (e) Light and heavy manufacturing including but not limited to aluminum production/reduction.
 - (f) Manufacturing services (construction and others).
 - (g) Mining/resource extraction in compliance with DHEC reclamation regulations.
 - (h) Natural resource production (excavation of mineral deposits).
 - (i) Research or storage facilities, with potentially hazardous or flammable materials.
 - (j) Sanitary landfills.
 - (k) Scrap yards, scrap service.
 - (l) Stockpiling of sand, gravel or other materials.
 - (m) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.
 - (n) Waste disposal/recycling centers. All commercial waste disposal facilities shall comply with the "Berkeley County and Dorchester County Solid Waste Management Plan 1993-2013" and the "Berkeley County Water and Sanitation Authority 2000 Update to the Solid Waste Management Plan". All industrial waste disposal facilities shall be lined with materials permitted by SCDHEC as appropriate for the specific waste disposal site.
 - (o) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property

- (C) *Lot, yard, height and coverage.* These requirements are illustrated in Appendix D but are provided here for ease of review.
- (1.) Minimum lot area: Five acres.
 - (2.) Minimum lot frontage: Forty feet
 - (3.) Minimum front yard setback: Forty feet* (* not applicable to utility poles, public utility substations, fencing and infrastructure elements)
 - (4.) Minimum side yard setbacks: Twenty feet* (* not applicable to utility poles, public utility substations fencing and infrastructure elements)
 - (5.) Minimum rear yard setback: Forty feet* (* not applicable to utility poles, public utility substations, fencing and infrastructure elements)

- (6.) Minimum second street frontage: Thirty feet
- (7.) Minimum pervious coverage: Twenty percent
- (8.) Maximum building height: Three hundred feet
- (9.) Chimney/antennas/vents: Three hundred feet
- (10.) Church spires/bell towers/flagpoles: One hundred five feet
- (11.) Parking Standards: One space per TWO employees for the largest shift; plus 25% to allow for shift change overlap

(12.) Land Use Buffers: Existing City buffering requirements shall apply, provided that no buffering shall be required for timbering or existing industrial uses unless there is new development or expansion of the existing uses.

(D) *Accessory uses.* Other necessary and customary accessory uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property.

(E) *Temporary uses.* Other necessary and customary temporary uses determined by the zoning administrator to be appropriate, incidental and subordinate to the principal use of the property

(F) *Conditional uses.* As defined in § 151.028, the following uses may be approved uses by a conditional use permit.

- (1) Radio/television station or studio, with transmission tower on premises.



PROPOSED AMENDMENTS
151.085 TABLES OF LAND USE
BUFFERS

**TABLE OF LAND USE BUFFERS
ADJACENT USE**

PROPOSED USE	ADJACENT USE										
	SINGLE FAMILY	MULTI-FAMILY	RESTRICTED COMMERCIAL	NEIGHBORHOOD COMMERCIAL	GENERAL COMMERCIAL AND INSTITUTIONAL	GENERAL COMMERCIAL AND INSTITUTIONAL OVER 5 ACRES	COMMERCIAL INDUSTRIAL	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	HEAVY INDUSTRIAL	
Single-Family Residential (R1, R2, R3)	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 3	Buffer 4 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet			
Multi-Family Residential (R3)	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2	Buffer 3 50 - 75 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
Restricted Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
Neighborhood Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
General Commercial and Institutional (GC)	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 30 - 50 feet	NA	Buffer 1 15 - 30 feet	Buffer 1	Buffer 1	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
General Commercial and Institutional Over 5 Acres	Buffer 3	Buffer 2	Buffer 2	Buffer 2 30 - 50 feet	Buffer 1	NA	NA	NA	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
Commercial-Industrial	Buffer-3 50 - 75 feet	Buffer-2 30 - 50 feet	Buffer-2 30 - 50 feet	Buffer-2 30 - 50 feet	Buffer-1 15 - 30 feet	NA	NA	NA	Buffer-1 15 - 30 feet	Buffer-3 50 - 75 feet	
Light Industrial (LI)	Buffer 4 100 - 150 feet	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 1 15 - 30 feet	Buffer 1	NA	Buffer 3 50 - 75 feet	NA
General Industrial (GI)	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3	Buffer 3 50 - 75 feet	NA	NA
Heavy Industrial (HI)	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet			Buffer 3 50 - 75 feet	NA	NA



PROPOSED AMENDMENTS
**151.105 ESTABLISHMENT OF
DISTRICTS AND MAPS**

ZONING DISTRICTS AND BOUNDARIES

§ 151.105 ESTABLISHMENT OF DISTRICTS AND MAPS.

Updated Zoning, Flood Plain and City Boundary Maps can be found in the office of the Planning Director.

(A) To accomplish the purposes set forth in § 151.027, the City of Goose Creek is hereby divided into the zoning districts described below and illustrated on the zoning map approved by City Council and on file with the Planning Director and City Clerk. Regardless of the existence of copies of the zoning map, the Official Zoning map, signed by the Mayor, and located in the city offices, shall be the final authority on the zoning status of buildings and land and water areas of Goose Creek.

(B) For the purposes of these regulations, the City of Goose Creek is hereby classified according to these ten districts:

- (1) R-1 Low-Density Residential District;
- (2) R-2 Medium-Density Residential District;
- (3) R-3 High-Density Residential District;
- (4) BPO Business Professional Office District;
- (5) RC Restricted Commercial District;
- (6) NC Neighborhood Commercial District;
- (7) GC General Commercial;
- ~~(8) CI Commercial Industrial;~~
- (9) L-1 Light Industrial District;
- (10) GI General Industrial District;
- (11) HI Heavy Industrial District;
- (12) CO Conservation and Open Space;
- (13) PD Planned Development; and
- (14) PD/MH Planned Development-Mobile Home

(1985 Code, Art. VI, § 601)

Black Text with yellow highlight represents ordinance language to **be added OR renumbered**

~~Blue strikethrough represents ordinance language to be OMITTED.~~



PROPOSED AMENDMENTS
151.109 SPECIAL USES

§ 151.109 SPECIAL USES.

(A) Home occupation(s), as defined in § 151.028 may be permitted in any residential zoning district.

(B) Mobile homes established after the enactment of this chapter shall be located only in PD-MH Zoning Districts, in compliance with § 151.136(M) of these regulations. Pre-existing mobile homes are non-conforming, and shall comply with § 151.152(G) or made to conform to § 151.135.

(C) Excavation of topsoil in any residential district for removal and sale is prohibited.

(D) Condominium ownership may be used on any style of construction, subject to zoning district regulations, City of Goose Creek fire and acoustical standards and the Southern Standard Building Code. Prior to the approval of any condominium project, the legal declaration establishing the ownership association shall be submitted to the Planning Commission for review and approval by the City Attorney, according to the Horizontal Property Act (S.C. Code §§ 27-31-10 et seq.), and provisions of this chapter. All the declarations shall require the association to provide architectural control and exterior building maintenance services.

(E) Adult uses, including but not limited to those defined in § 151.028, may be allowed in General Commercial Zoning Districts, subject to the provisions of § 151.109 above, and the following:

(1) Proposed location is not within 1,500 feet from the property line of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) Proposed location is not within 1,500 feet of another adult use, or an establishment that sells alcoholic beverages.

(3) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed adult use lot and the nearest property line of a church, school, recreation area, or property zoned to allow residential use, or property with an existing residential use.

(F) Conditional uses, by type of land use, per zoning district, are illustrated in Appendix B. (See § 151.171(C).) Determination of uses not specifically identified as permitted or conditional shall be referred to the Planning Commission for approval or identification of additional controls.

(1) Parking of implements, trailers and/or equipment used for commercial, industrial, farm or construction purposes, in residential districts, is limited to one implement, trailer or piece of equipment per residence, and the implement, trailer and/or equipment can weigh no more than 5,000 pounds;

(2) Vehicles with a gross weight in excess of 10,000 pounds, and used for commercial, industrial, farm or construction purposes are prohibited from parking in residential districts when not actively involved in commerce. It is not, however, the intent of this section to prohibit the parking of the vehicle, by the resident, for use on his or her property on a temporary basis. For the purposes of this section, gross weight shall have the same meaning as set forth in S.C. Code §§ 56-3-20(19) and 56-5-360, as amended, and as set out

on vehicle registration information issued by the Division of Motor Vehicles (DMV) of the South Carolina Department of Highways and Public Transportation; and

(3) The total number of implements, trailers, equipment and/or vehicles as set out in divisions (F)(1) and (2) above, is limited to one.

(G) Communication towers shall be reviewed as conditional uses subject to the provisions of § 151.171(C), and the following as outlined in Appendix B, with the exception that the City of Goose Creek shall be exempt from these regulations.

(1) A minimum of 50 feet setback from any residential district and use, plus two feet setback per one foot of tower height, as measured from the base of the tower. In the case of a tower or structure on a building, the additional setback shall be measured from the base of the building.

(2) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed communication tower lot and the nearest property line of a property zoned to allow residential use, or property with an existing residential use.

(3) The proposed structure shall not endanger the health and safety of residents, employees or travelers, including, but not limited to, the likelihood of the failure of the structures.

(4) The proposed tower is located in an area where it will not substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.

(5) The proposed tower is not located within 1,000 feet of another tower.

(6) The proposed user has attempted to co-locate on existing towers and structures especially on any publicly owned and/or operated building, facility or land, and is willing to allow other users to co-locate on the proposed tower in the future, subject to engineering capabilities of the tower. At the time of permit application, satisfactory evidence shall be submitted 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.

(7) Towers located on existing buildings and structures are preferable to the construction of new towers.

(8) Towers located in commercial areas shall not exceed a height of 150 feet and towers located in light industrial areas shall not exceed a height of 300 feet. Towers shall be constructed for future co-location opportunity subject to engineering capabilities of that design.

(9) To the extent possible, all new towers proposed for upgrades with new equipment shall employ techniques to hide the towers.

(10) All towers which have been abandoned as defined in § 151.152(C) shall be removed within 120 days of the date it is taken out of service.

(11) A site plan, elevation drawing(s), photographs and construction documents with an engineer's stamp and other appropriate documentation shall be submitted with the construction permit request for conditional use which provide the following information:

(a) Site plan must include the location of tower(s), guy anchors (if any), transmission building and other accessory uses, parking access, fences and adjacent land use. Landscaping and required buffering shall also be shown;

(b) Elevation drawings shall clearly show the design of the tower and materials to be used; and

(c) Photographs shall show the proposed site and the immediate area. Submittal of other detailed information, such as topography and aerial view, which supports the request are encouraged at the option of the applicant.

(12) Landscaping and fencing are to be provided as follows:

(a) An eight-foot high fence shall be provided around the tower and any associated building;

(b) Around the base of the tower, outside of the fencing, a buffer screen shall be provided subject to the provisions of § 151.085(A)(1) through (3). Landscaping shall be required in accordance with § 151.083;

(c) Towers and structures shall be illuminated only to the extent required by applicable federal or state statute or regulation;

(d) No signage is permitted except as is required by applicable state or federal law, rule or regulation. Signs for the purpose of identification, warning, emergency function or contact may be placed as required by standard industry practice;

(e) Communication towers and structures located in ~~Commercial and~~ Light Industrial Districts shall be subject to the review and approval by the Architectural Review Board; and

(f) Communication towers and structures shall be earth tone colors, except as otherwise required by applicable federal or state statute or regulation.

(H) Tattoo facilities as defined in § 151.028, may be allowed in the General Commercial, ~~Commercial Industrial~~, Light Industrial, and General Industrial Zoning Districts, subject to the provisions of § 151.109 above, and the following:

(1) Proposed location is not within 1,000 feet form the property line of a church, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) For the purposes of this section, the distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(3) Must meet all the licensure and certification requirements as outlined by the South Carolina Department of Health and Environmental Control (DHEC).

(1985 Code, Art. VI, § 605) (Ord. 90-04, passed 3-13-1990; Ord. 92-03, passed 5-5-1992; Ord. 97-002, passed 1-14-1997; Ord. 96-012, passed 10-8-1996; Ord. 99-013, passed 8-10-1999; Ord. 11-009, passed 7-12-2011; Ord. 17-019, passed 8-8-2017)



PROPOSED AMENDMENTS
**151.132 COMMERCIAL
INDUSTRIAL DISTRICT
REPEAL IN ITS ENTIRETY**

§ 151.132 COMMERCIAL INDUSTRIAL DISTRICT.

~~—(A) Purpose.~~

~~—(1) To develop and reserve areas for commercial industrial uses that involve moderate scale and intensity, require a larger than typical land area for its use, and/or the aesthetics of the property are not consistent at a larger scale with other less intense commercial uses; and~~

~~—(2) To reserve undeveloped areas suitable for future uses.~~

~~—(B) Permitted uses. The following are approved uses by right.~~

~~—(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.~~

~~—(2) Educational uses.~~

~~—(a) Licensed nursery or preschool facility.~~

~~—(b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two-acre site.~~

~~—(c) Public/private school, including business, trade or vocational school, on a minimum five-acre site, and no structure or parking within 50 feet of property boundaries.~~

~~—(3) Recreational uses.~~

~~—(a) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.~~

~~—(b) Public recreational facility.~~

~~—(c) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.~~

~~—(4) Office, governmental, institutional uses.~~

~~—(a) Any publicly owned and/or operated building, facility or land.~~

~~—(b) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.~~

~~—(c) Public transportation terminal/passenger facility.~~

~~—(d) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.~~

~~—(e) Railroad rights-of-way, excluding all facilities other than those required for track operations.~~

~~—(5) Commercial uses.~~

~~—(a) Automotive, boat, mobile home, and recreational vehicles sales, service, and repair.~~

~~—(b) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.~~

~~—(c) Boarding kennel—pet shop requirements apply.~~

~~—(d) Commercial farm, orchard, or nursery, with retail and/or wholesale sales.~~

~~—(e) Emergency medical care facility.~~

~~—(f) Enterprise rendering a personal or business service, or restricted retail store of a specific product.~~

- ~~—(g) Funeral home or mortuary, with or without crematorium.~~
 - ~~—(h) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.~~
 - ~~—(i) Laundry/dry cleaner for processing items delivered to the premises by retail customers; plant facilities.~~
 - ~~—(j) Microbrewery.~~
 - ~~—(k) Other enterprise (grocery, home furnishings, hardware, banking) having less than 5,000 square feet of floor area.~~
 - ~~—(l) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.~~
 - ~~—(m) Printing facility.~~
 - ~~—(n) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.~~
 - ~~—(o) Unrestricted commercial activities such as grocery stores, department stores, variety stores, drug stores, building supply, restaurants, clubs and bars allowing on-premises consumption.~~
 - ~~—(p) Veterinary clinic/animal hospital, with or without boarding facilities (pet shop requirements apply).~~
 - ~~—(6) Commercial industrial uses.~~
 - ~~—(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure and/or where damaged vehicles or equipment are stored outside.~~
 - ~~—(b) Automotive towing/storage.~~
 - ~~—(c) Commercial laundry/dry cleaning plant facility.~~
 - ~~—(d) Heavy equipment, machinery, heavy truck sales, service, and repair.~~
 - ~~—(e) Radio/television station or studio, with transmission tower on premises.~~
 - ~~—(f) Storage of recreational vehicles.~~
 - ~~—(g) Warehousing, mini-warehouses.~~
 - ~~—(B) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.~~
 - ~~—(C) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.~~
 - ~~—(D) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.~~
 - ~~—(E) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.~~
 - ~~—(1) Cemetery (permanent barrier/screening wall required).~~
 - ~~—(2) Governmental, business, professional, or general purpose office, excluding storage, repair, or rental of equipment on premises.~~
 - ~~—(3) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.~~
- ~~(Ord. 16-009, passed 6-14-2016)~~



PROPOSED AMENDMENTS
151.133 LIGHT INDUSTRIAL
DISTRICT

§ 151.133 LIGHT INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for light industrial uses that involve commerce, manufacturing, warehousing, assembly, or processing of a nonnuisance nature, and that can be conducted wholly within a structure and do not produce smoke, odors, or excessive noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Educational uses. Public/private school, including business, trade or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(3) Recreational uses.

(a) Public recreational facility.

(b) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises.

(4) Office, governmental, institutional uses.

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal or passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(5) Commercial uses.

(a) Commercial laundry/dry cleaning plant facility.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Mini-warehouses, where interior units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.

(e) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

~~(6) Commercial industrial uses.~~

~~(a) Radio/television station or studio, with transmission tower on the premises.~~

~~(b) Storage of recreational vehicles.~~

(7) Light industrial uses.

(a) Assembly of products or materials.

(b) Distribution center.

(c) Materials handling.

- (d) Parcel services.
 - (e) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.
 - (f) Research facility.
 - (g) Warehousing/distribution.
 - (C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.
 - (D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.
 - (E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
 - (F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
 - (1) Cemetery (permanent barrier/screening wall required).
 - (2) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.
 - (3) Communication towers.
 - (4) Country club, tennis club, swimming club, or golf course, provided no lighting impacts adjacent uses.
 - (5) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.
 - (6) Radio/television station or studio, with transmission tower on premises.
- (1985 Code, Art. VII, § 707) (Ord. 16-009, passed 6-14-2016)



PROPOSED AMENDMENTS
**151.134 GENERAL INDUSTRIAL
DISTRICT**

§ 151.134 GENERAL INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for general industrial uses that involve industrial and manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Office, governmental, institutional uses.

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal/passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(3) Commercial uses.

(a) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

~~—(4) Commercial industrial uses.~~

~~—(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure, and/or where damaged vehicles or equipment are stored outside.~~

~~—(b) Automotive towing/storage.~~

~~—(c) Commercial laundry/dry cleaning plant facility.~~

~~—(d) Heavy equipment, machinery, heavy truck sales, service, and repair.~~

~~—(e) Mini-warehouses.~~

~~—(f) Storage of recreational vehicles.~~

(5) Light industrial uses.

(a) Assembly of products or materials.

(b) Distribution center.

(c) Parcel services.

(d) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

- (e) Research facility.
 - (f) Materials handling.
 - (g) Warehousing/distribution.
 - (6) General industrial uses.
 - (a) Cold storage plant.
 - (b) Concrete production plant.
 - (c) Freight container storage yard.
 - (d) Fuel storage facility.
 - (e) Light and heavy manufacturing.
 - (f) Natural resource production (excavation of mineral deposits).
 - (g) Research or storage facilities, with potentially hazardous or flammable materials.
 - (h) Sanitary landfills.
 - (i) Scrap yards, scrap service.
 - (j) Stockpiling of sand, gravel or other materials.
 - (k) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.
 - (l) Waste disposal/recycling centers.
 - (C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.
 - (D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.
 - (E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
 - (F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
 - (1) Communication tower.
 - (2) Radio/television station or studio, with transmission tower on premises.
- (Ord. 16-009, passed 6-14-2016)



PROPOSED AMENDMENTS
**APPENDIX A: TABLE OF PARKING AND
LOADING SPACE REQUIREMENTS**

APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

Table of Parking Space Requirements

	<i>Required Spaces</i>	<i>Additional Requirements</i>
RESIDENTIAL		
Single-family dwelling	2 spaces	
Duplex/two-family dwelling	4 spaces	
Multi-family dwelling	2 spaces per unit	+12% of total for overflow parking
Mobile home in mobile home park	2 spaces	+ 1 space per employee
Mobile home park	2 spaces per lot/space	+ 1 space per employee
Rooming/boarding house	1 space per sleeping room	+ 1 space per 2 employees
Group dwelling	1 space per 2 bedrooms	
Nursing home/sanitarium	1 space per 5 patient beds	+ 1 space per each 2 employees on largest shift
RELIGIOUS		
Churches and places of worship	1 space per 5 fixed seats in the main assembly hall	Or, 1 space per classroom, whichever is greater
Educational		
Public/private school, trade or business school, or college	greater of: 1 space per 4 seats in assembly hall, or 5 spaces per classroom	+ 1 space per employee
Library, museum, art gallery, arts, crafts, or dance studio	10 spaces	+ 1 space per employee
Nursery or pre-school/day- care	1 space per classroom (5 space minimum)	+ 1 space per employee
Places of public assembly	1 space per 100 sq. ft. in main assembly hall	
RECREATIONAL		
Country club, tennis club, swim club, golf course	1 space per 5 members	+ 1 space per each 2 employee
Private recreation facility	1 space per 5 members	+ 1 space per employee
Club, fraternity, sorority, lodge or union hall	1 space per active member	
Places of public assembly	1 space per 100 square feet in main assembly hall	
**Recreation and community center	minimum of 1 space per 200 square feet of floor area	
OFFICE		
Public or private office building	1 space per 300 square feet of floor area (4 spaces minimum)*	
Advertising agency, realty office, insurance office	1 space per 300 square feet of floor area (4 spaces minimum)*	

Radio/television station or studio	1 space per 500 square feet of floor area (4 spaces minimum)*	+1 space per employee
COMMERCIAL		
Bank, savings and loan assoc. or similar lending institutions	1 space per 200 square feet of floor area *	
Service or repair establishment, not otherwise mentioned	1 space per 250 square feet of floor area excluding storage *	
Retail business not otherwise mentioned	1 space per 200 square feet of floor area excluding storage (3 space min.)*	+ 1 space per employee
Theatre, night club, and similar places of assembly	1 space per each 4 seating accommodations	+ 1 space per each 3 employees on largest shift
Automotive repair	1 space per employee	+ 1 space per each service bay; 10 space minimum***
Motel, hotel, tourist home	1 space per sleeping room or suite	+ 1 space per each 3 employees
Furniture, appliance, equipment, automotive, boat sales and the like	1 space per 300 square feet retail floor area (3 min.)	Except that auto sales and service have 10 space min.
Bowling alley or center	5 spaces per lane	
Funeral home or mortuary	1 space per 50 sq. ft. of floor area minus work & storage areas *	
Planned shopping center	5 spaces per 1,000 sq. ft. of leaseable area *	
Sit down restaurant	1 space per each 4 seats	+ 1 space per employee on the largest shift
Drive-in restaurant	1 space per 35 sq. ft. of bldg. area *	+ 1 space per employee on largest shift
Take-out restaurant	1 space per 100 sq. ft. of bldg. area *	+ 1 space per employee on the largest shift
Hospital or extended care medical facility	1 space per every 5 patient beds	+ 1 space per each 2 regular employees on the largest shift
Common carrier transportation and/or passenger terminal	1 space per 100 sq. ft. of waiting room (10 space min.)	+ 1 space per employee on the largest shift
Other uses not otherwise specifically mentioned	Established by the Zoning Administrator	Established by the Zoning Administrator
Manufacturing, processing, bulk warehousing, brick/block/coal yard, lumber mill	1 space for each 2 employees on the largest shift (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
Transportation terminal for heavy vehicles, commercial freight distribution and transfer	1 space for each employee (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
INDUSTRIAL		
Country club, tennis club, swim club, golf course	1 space per 2 employees for the largest shift;	+25% for largest shift change
*** NOTE: Amended as of March 14, 2017. Ordinance Number 17-005		
** NOTE: Amended as of February 14, 1995. Ordinance Number 95-01		

* NOTE: Amended as of March 14, 1995, Ordinance No. 95-02

Table of Off-Street Loading Space Requirements

Type of Uses	Total Floor Area (Sq.	Spaces Required
Commercial, retail and personal Service establishments	0 - 1,999	None
	2,000 - 24,999	1
	For each additional	1 additional
Wholesale, manufacturing, governmental, and institutional (including places of public assembly), hospital, educational institution, recreational facility, business service, terminal or similar business uses	0 - 24,999	None
	25,000 - 49,999	1
	50,000 - 99,999	2
	100,000 - 249,999	3
	250,000 - 999,999	4
	1,000,000 or more	5
Funeral home or mortuary	0 - 2,499	None
	2,500 - 3,999	1
	4,000 - 5,999	2
	For each additional	1 additional
Offices and office buildings	0 - 4,999	None
	5,000 - 9,999	1
	10,000 - 20,000	1 additional
	For each additional	1 additional

(1985 Code, Annex A) (Ord. 95-01, passed 2-14-1995; Ord. 95-02, passed 3-14-1995; Ord. 15-008, passed 8-11-



PROPOSED AMENDMENTS
APPENDIX B: TABLE OF LAND USES

LEGEND:	APPENDIX B: TABLE OF LAND USE													
+ - Permitted*	R1)-Low Density Residential, R2)-Medium Density Residential, R3)-High Density Residential												NC)-	
? - Conditional**	BPO)-Business Professional Office, RC)-Restricted Commercial,												Neighborhood Commercial, GC)-General Commercial	
x - Prohibited	-CI)-Commercial Industrial, LI)-Light Industrial, GI)-General Industrial, HI)-Heavy Industrial													
() - Notes	CO)-Conservation Open Space, PD)-Planned Development, PD/MH)-Planned Development Mobile Home													
RESIDENTIAL***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned facility or building or land, provided no vehicles are stored overnight except at police/fire stations and substations	?	?	?	X	+	+	+	+	+	+	+	+	(1)	(1)
Customary home occupations (as defined in § 151.028)	+	+	+	X	+	+	X	X	X	X	X	X	(1)	(1)
Detached single-family dwelling	+	+	+	X	+	+	X	X	X	X	X	+	(1)	(1)
Duplex and two-family dwellings	X	X	+	X	+	+	X	X	X	X	X	X	(1)	(1)
Group dwelling (as defined in § 151.028)	X	X	X	X	X	+	?	X	X	X	X	X	(1)	(1)
Multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like	X	X	?	X	?	?	?	X	X	X	X	X	(1)	(1)
Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees	X	X	+	X	X	+	?	X	X	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+	+	+	+	+
Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee	?	?	+	X	+	+	+	+	+	+	+	?	(1)	(1)
RELIGIOUS***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Cemetery (permanent barrier/screening wall required)	?	?	?	X	?	?	?	?	?	X	X	?	(1)	(1)
Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards	N/A	N/A	N/A	X	+	+	?	?	?	X	X	X	(1)	(1)
Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets	+	+	+	+	N/A	N/A	N/A	N/A	N/A	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+	+
EDUCATIONAL***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Business, trade, or vocational school	X	X	X	X	X	X	+	+	+	X	X	X	(1)	(1)
Licensed nursery or preschool facility	X	X	+	X	+	+	+	+	X	X	X	X	(1)	(1)
Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum 2 acre site	?	?	+	+	+	+	+	+	X	X	X	?	(1)	(1)
Public/private school (not trade or business) on a minimum 5 acre site, and no structure or parking within 50 feet of property boundaries	+	+	+	X	+	+	+	+	+	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+	+
RECREATIONAL***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)

Any publicly-owned building, facility or land, provided no vehicles are stored overnight except at police/fire stations and substations	?	?	?	X	+	+	+	+	+	+	+	+	(1)	(1)
Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses	+	+	+	X	+	+	+	?	X	X	+	?	(1)	(1)
Private recreation facility of at least 2 acres, with no structure located within 30 feet of property boundaries	+	+	+	X	+	+	+	+	X	X	+	?	(1)	(1)
Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment	+	+	+	X	+	+	+	+	+	X	+	X	(1)	(1)
Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises	X	X	X	X	+	+	+	+	+	X	+	X	(1)	(1)
OFFICE, GOVERNMENT, INSTITUTIONAL***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned building, facility or land, provided no vehicles are stored overnight except at police/fire station and substation	?	?	?	X	+	+	+	+	+	+	+	+	(1)	(1)
Business office for services specific to a profession such as an attorney, accountant, advertising, insurance, real estate, and the like	X	X	X	+	+	+	+	X	X	X	X	X	(1)	(1)
Governmental, business, professional, or general purpose office, excluding storage, repair, or rental of equipment on premises	X	X	X	+	+	+	+	?	X	X	X	X	(1)	(1)
Office for professional or administrative support services such as word processing, printing, computer graphics, and the like	X	X	X	+	+	+	+	+	X	X	X	X	(1)	(1)
Professional healthcare offices such as medical, dental, chiropractic offices, and the like	X	X	X	+	+	+	+	X	X	X	X	X	(1)	(1)
Public transportation terminal/passenger facility	X	X	X	X	+	+	+	+	+	+	+	X	X	X
Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Railroad rights-of-way, excluding all facilities other than those required for track operations	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
COMMERCIAL***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Arts, crafts, or dance studio; art gallery	X	X	X	X	+	+	+	X	X	X	X	X	(1)	(1)
Automobile, boat, mobile home, and recreational vehicle sales, service, and repair	X	X	X	X	X	X	+	+	X	+	+	X	(1)	(1)
Automotive/equipment repair garage offering major repairs, body and fender repairs and painting	X	X	X	X	X	X	+	+	+	+	X	X	(1)	(1)
Combination commercial/residential structure not over 4 stories, provided no dwellings on first floor, and all dwellings have street access	X	X	X	X	?	?	?	X	X	X	X	X	(1)	(1)
Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises	X	X	X	X	X	?	+	+	?	X	X	?	(1)	(1)
Emergency medical care facility	X	X	?(4)	X	+	+	+	+	+	+	+	X	(1)	(1)
Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category	X	X	X	X	-5	+	+	+	X	X	X	X	(1)	(1)
Funeral home or mortuary (excluding crematorium)	X	X	X	X	X	+	+	+	+	X	X	X	(1)	(1)

Funeral home or mortuary with crematorium	X	X	X	X	X	X	+	+	X	X	X	X	(1)	(1)
Gasoline/fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries	X	X	X	X	X	+	+	+	+	+	+	X	(1)	(1)
Hospital	X	X	?	X	X	X	+	+	X	X	X	X	(1)	(1)
Hotel or tourist home	X	X	X	X	?	?	+	+	X	X	X	X	X	X
Laundry/dry cleaner for processing items delivered to the premises by retail customers only	X	X	X	X	X	+	+	+	X	X	X	X	(1)	(1)
Microbrewery	X	X	X	X	X	X	+	+	+	+	+	X	?	X
Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building (Ref. § 151.131)	X	X	X	X	X	X	+	+	+	+	+	X	(1)	(1)
Nursing home or extended care facility offering outpatient or medical services for a fee	X	X	X	X	X	+	?	+	X	X	X	X	(1)	(1)
Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 sq. ft. of floor area	X	X	X	X	X	-6	+	+	X	X	X	X	(1)	(1)
Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries	X	X	X	X	X	+	+	+	X	X	X	X	(1)	(1)
Pet or animal boarding kennel - pet shop requirements apply	X	X	X	X	X	X	+	+	X	X	X	X	(1)	(1)
Printing shop	X	X	X	X	X	X	+	+	?	+	+	X	(1)	(1)
Radio/television station or studio (excluding transmission towers)	X	X	X	X	+	+	+	+	+	X	X	X	(1)	(1)
Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time	X	X	X	+	X	X	+	+	+	+	+	X	(1)	(1)
Specialty shops such as a florist, news stand, gift shop, boutique, and the like	X	X	X	X	+	+	+	+	X	X	X	X	(1)	(1)
Unrestricted commercial activities such as super- markets, department stores, variety stores, drug stores, building supply, restaurants (sit down/drive-in), clubs/bars allowing on premises consumption	X	X	X	X	X	X	+	+	X	X	X	X	(1)	(1)
Tattoo facilities (§ 151.028)	X	X	X	X	X	X	+	+	+	+	+	X	?	X
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Veterinary clinic/animal hospital without boarding facilities	X	X	X	+	+	+	+	+	X	X	X	X	(1)	(1)
Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop)	X	X	X	X	X	+	+	+	X	X	X	X	(1)	(1)
Commercial Industrial^{***}	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	CO	PD	PD/M	
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	X	X	X	X	X	X	X	+	X	+	X	X	(1)	(1)
Automotive towing/storage	X	X	X	X	X	X	X	+	X	+	X	X	(1)	(1)
Commercial laundry/dry cleaning plant	X	X	X	X	X	X	X	+	X	+	X	X	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	X	X	X	X	X	X	X	+	X	+	X	X	(1)	(1)

Radio/television station or studio, with transmission tower on premises	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Storage of recreational vehicles	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Warehousing, mini-warehouses, with units having access from exterior of unit (Ref. § 151.131)	X	X	X	X	X	X	X	+	X	+		X	(1)	(1)
Light Industrial ***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI		CO	PD	PD/M
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+		+	(1)	(1)
Any publicly-owned and/or operated building, facility or land	X	X	X	X	?	?	+	+	+	+		+	(1)	(1)
Assembly of products or materials	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Communication towers, including cell-phone, television, and radio	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Distribution center	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Materials handling	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Parcel services	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Radio/television transmission towers	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Warehousing/distribution	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
General Industrial ***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI		CO	PD	PD/M
Cold storage plant	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Communication towers	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Concrete production plants	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Freight container storage yard	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Fuel storage facilities	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Light and heavy manufacturing	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Natural resource production (excavation of mineral deposits)	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Sanitary landfills	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Scrap yards, scrap service	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Stockpiling of sand, gravel, or other materials	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+		+	+	+
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	X	X	X	X	X	X	X	X	?	+		X	(1)	(1)
Waste disposal/recycling centers	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
INDUSTRIAL ***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	HI	CO	PD	PD/M
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Air monitoring devices	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Aluminum production, reduction, smelting and refining facilities	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Animal Shelter/Kennels	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Any publicly-owned and/or operated building, facility or land	X	X	X	X	?	?	+	+	+	+	+	+	(1)	(1)
Assembly of products or materials	X	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Automotive towing/storage	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)

Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Cold storage plant	X	X	X	X	X	X	X	*	X	+	+	X	(1)	(1)
Commercial laundry/dry cleaning plant	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Commercial, transportation (Fleet hub)	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Communication towers	X	X	X	X	X	X	X	*	?	?	?	X	(1)	(1)
Communication towers, including cell phone, television, and radio	X	X	X	X	X	X	X	*	?	?	?	X	(1)	(1)
Concrete production plants	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Distribution center	X	X	X	X	X	X	X	*	+	+	+	X	(1)	(1)
Emergency medical care facility.	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Freight container storage yard	X	X	X	X	X	X	X	*	X	+	+	X	(1)	(1)
Fuel storage facilities	X	X	X	X	X	X	X	*	X	+	+	X	(1)	(1)
Gasoline/fuel. Sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Gun range	X	X	X	X	X	X	X	*	+	+	+	X	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Light and heavy manufacturing	X	X	X	X	X	X	X	*	X	+	+	X	(1)	(1)
Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	X	X	X	X	X	X	X	*	+	+	+	X	(1)	(1)
Manufacturing services	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Materials handling	X	X	X	X	X	X	X	*	+	+	+	X	(1)	(1)
Mini-warehouses, where storage units are fully enclosed within a single building structure, with exterior doors or interior access to all units is from a common entrance into the building (Ref. § 151.131)	X	X	X	X	X	X	X	*	+	+	+	X	(1)	(1)
Natural resource production (excavation of mineral deposits)	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Office uses as standalone or part of another allowed use.	X	X	X	X	X	X	+	*	+	+	+	X	(1)	(1)
Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property	+	+	+	+	+	+	+	*	+	+	+	+	(1)	(1)
Parcel services	X	X	X	X	X	X	X	*	+	+	+	X	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	X	X	X	X	X	X	X	*	+	+	+	X	(1)	(1)
Public transportation terminal/passenger facility	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)
Radio/television station or studio, with transmission tower on premises	X	X	X	X	X	X	X	*	?	?	?	X	(1)	(1)
Radio/television transmission towers	X	X	X	X	X	X	X	*	?	?	?	X	(1)	(1)
Railroad rights-of-way, excluding all facilities other than those required for track operations.	+	+	+	+	+	+	+	*	+	+	+	+	(1)	(1)
Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time	X	X	X	X	X	X	X	*	X	X	+	X	(1)	(1)

Research or storage facilities, with potentially hazardous or flammable materials	X	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Sanitary landfills	X	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Scrap yards, scrap service	X	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Stockpiling of sand, gravel, or other materials	X	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Storage of recreational vehicles	X	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Storage uses associated with aluminum production or timbering	X	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+	+	+	+	+	+
Timbering operations	X	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	X	X	X	X	X	X	X	X	X	?	+	+	X	(1)	(1)
Warehousing, mini- warehouses, with units having access from exterior of unit (Ref. § 151.131)	X	X	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Warehousing/distribution	X	X	X	X	X	X	X	X	+	+	+	+	X	(1)	(1)
Waste disposal/recycling centers	X	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Wholesale sales	X	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)

****Conditional uses are subject to Zoning Board of Appeals approval (§ 151.171).**

- NOTES:**
- (1) Commission subject to the approval of City Council (§ 151.136).
 - (2) Restricted nature of the zone.
 - (3) Street access.
 - (4) Urgent care medical facilities must be on major thoroughfares.
 - (5) Sale of beer, wine, or alcoholic liquors prohibited.
 - (6) On premises consumption of beer, wine, and alcoholic liquors prohibited.

(1985 Code, Annex B) (Ord. 11-009, passed 7(1)2-2011; Am. Ord. 12-004, passed 6(1)2-2012; Ord. 16-009, passed 6(1)4-2016; Am. Ord. 17-017, passed 7(1)1-2017; Am. Ord. 17-019, passed 2-28-2018)



PROPOSED AMENDMENTS
APPENDIX C: TABLE OF ACCESSORY USES

LEGEND:		APPENDIX C: TABLE OF ACCESSORY USES						
+ - Permitted* ? - Conditional** x - Prohibited () - Notes								
ACCESSORY LAND USE	RES.	RELIG.	EDUC.	RECRE.	OFF.	COMM.	INDUST. LI. Indus.	
Children's playhouse and play equipment	(2)	+	+	+	+	+	X	
Completely enclosed building for storage of supplies, stock, or merchandise	X	+	+	+	+	+	+	
Gasoline or fuel oil storage tank, specific set-back requirements apply	(1)	(1)	(1)	+	(1)	+	+	
Laundromat in multi-family development for the exclusive use of tenants	+	X	X	X	X	+	X	
Manufacturing or repair facility in compliance with section § 151.108	X	X	X	X	X	+	+	
Non-commercial flower, ornamental shrub or vegetable garden, greenhouse, or slat house not over 8 feet high	(2)	+	+	+	+	+	+	
Non-commercial parking for owners, tenants, guests, members, customers, clients, and employees. (limited to one commercially licensed vehicle per family in residential uses)	+	+	+	+	+	+	+	
Natural or human-made disaster shelter	(2)	+	+	+	+	+	+	
Parsonage, paritorium, or parish house	+	+	+	X	X	X	X	
Religious education building/classrooms	+	+	+	+	+	+	+	
Private swimming pool, bath house, tennis court, and private recreational facility for tenants of principal buildings	(2)	+	+	+	+	+	+	
Private kennel for no more than 6 dogs and/or cats (4)	(2)	X	X	X	X	+	+	
Refuse containers (dumpsters) in multi-family, commercial, light industrial, or recreational appl.	(3)	(3)	(3)	(3)	(3)	(3)	(3)	
Shed or tool room for grounds maintenance tools and equipment; satellite dish antenna	(2)	(2)	(2)	(2)	(2)	(2)	(2)	
Notes:								
(1) Fuel oil storage for on-site heating systems.								
(2) Accessory buildings/uses are subject to § 151.108.								
(3) Site location, screening, and landscaping shall be approved by the Administrator (Ref. §§ 151.085 and 151.108)								
(4) Reference amended Ord. 94-005, September 13, 1994, Ch. 90, Animals and Fowl.								

(1985 Code, Annex C)



PROPOSED AMENDMENTS
APPENDIX D: ZONING DISTRICTS

APPENDIX D: ZONING DISTRICTS

ZONING DISTRICTS	AREA	WIDTH	DEPTH	FRONT	MINIMUM YARD SIDE MINIMUM/ TOTAL (5)	REAR (5)	HEIGHT FT/ STORIES	O/O COVERAGE	ACCESSORY BUILDINGS/ USES
R-1 Low Density Residential	10,000	70	100	30	10/25	25	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
R-2 Medium Density Residential	8,000	60	100	25	8/20	20	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
R-3 High Density Residential									§ 151.108 and Appendix "C"
Single-family	6,500	60	80	20	7/15	20	35/2.5	40% (1) (2)	
Duplex	8,000	65	80	20	7/15	20	35/2.5	40% (1) (2)	
Multi-family	§151.137	70	80	30 (3)	15/35 (3)	25 (3)	50/4.0	40% (1) (2)	
BPO Business and Professional Office	5,000	50	70	20 (3)	7/15 (3)	20 (3)	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
RC Restricted Commercial	5,000	50	70	20 (3)	7/15 (3)	20 (3)	40/3.0	40% (1) (2)	§ 151.108 and Appendix "C"
NC Neighborhood Commercial	15,000 (4)	65	70	25 (3)	8/20 (3)	20 (3)	35/2.5	40% (1)	§ 151.108 and Appendix "C"
GC General Commercial	10,000	70	100	20 (3)	10/20 (3)	20 (3)	50/4.0	40% (1) (2)	§ 151.108 and Appendix "C"
CI Commercial Industrial	10,000	70	100	40	10/20	30	40/4.0	40%	§ 151.108 and Appendix "C"
LI Light Industrial	2 Acres	200	200	50 (3)	20/40 (3)	30 (3)	50/4.0	50%	§ 151.108 and Appendix "C"
HI Heavy Industrial	5 Acres	200	200	50	20/40 (5) 2nd Street 30 (5)	40 (6)	70/5 (7)	50%	§ 151.108 and Appendix "C"
GI General Industrial	5 acres	200	200	50	20/40 (5) 2nd Street 30 (5)	40 (5)	70/5	30%	§ 151.108 and Appendix "C"
CO Conservation Open Space	Variable	Variable	Variable	Site dependent			35/2.5		§ 151.108 and Appendix "C"
PD Planned District	3 Acres	Requirements for planned districts are site- and situation-dependent, and are specified by the Zoning Administrator and the Planning and Zoning Commission, as appropriate, and must be approved by City Council as an amendment to the zoning ordinance (see the appropriate procedures manual for more information).							
PD-MH Planned District- Mobile Home	5 Acres								

- Notes:**
- (1) Percentage of lot coverage by both principal and accessory uses/buildings.
 - (2) If enclosed parking is provided, coverage may be 50%.
 - (3) All minimum yard dimensions shall be increased by 2 feet for each story above the second.
 - (4) Maximum area in NC zone is 1 acre, maximum unit floor area is 5,000 square feet.
 - (5) Setback requirement subject to meeting land use buffer requirement, if applicable.
 - (6) Not applicable to utility poles, public utility substations, fencing and infrastructure elements.
 - (7) Height Maximums: Chimney/Antennas/Vents at 300 feet; Office at 70 feet, Church Spires/Bell Towers/Flagpoles at 105 feet.



PROPOSED AMENDMENTS
NEW BUSINESS
STREET NAMING:
DEVON POINT II

ST JAMES AVE.

BUFFER PLANTING STRIP

LOT LINE

BLDG SETBACK

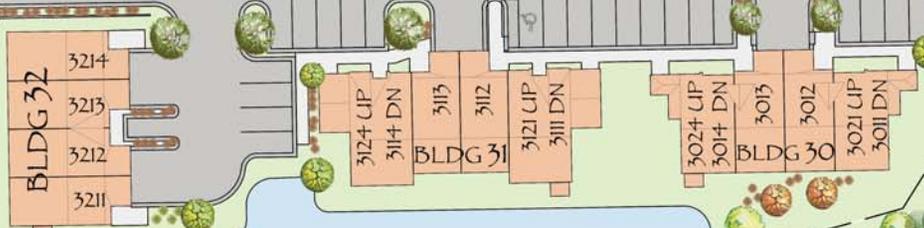
GREY GOOSE DR.

MARSHBIRD COURT

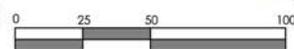
EMPEROR SWAN LANE

APPROVED PIPE PER ARMY CORPS 4-18-18 LETTER

DEVON BLVD.



WETLAND BUFFER



APPLICANT REQUEST FOR STREETS AT DEVON POINT II
 TUNDRA SWAN CIRCLE
 MARSHBIRD COURT
 EMPEROR SWAN LANE
 BACKUP REQUEST:
 BLACK SWAN LANE

PARKING SUMMARY		
UNITS ON SITE	56	SPACES REQ.
2 SPACES PER UNIT	112	112
12% OVERFLOW	13.44	13
TOTAL REQUIRED SPACES		125
SPACES PROVIDED	131	
ADA SPACES	5 REQUIRED	5 PROVIDED