

**STAFF REPORT
TO THE
FLORENCE COUNTY PLANNING COMMISSION
AUGUST 25, 2015
PC#2015-14**

SUBJECT: Request For Text Amendments To The Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION I. – GENERALLY, Section 30-29, Table II: Schedule Of Permitted And Conditional Uses And Off-Street Parking Requirements For Business & Rural Districts And Section 30-30, Table III: Zoning Setbacks, To Add New Zoning District RU-1A (Rural Community District) With Reduced Intensity Of Land Uses From The Current RU-1 District.

APPLICANT: Florence County Council

STAFF RECOMMENDATION:

Approve as submitted.

STAFF ANALYSIS:

As the economy continues to improve, new subdivision development requests have been submitted for review and approval; and

Developers proposing development of land currently zoned as RU-1, Rural Community District, have raised the public awareness of existing, adjacent neighborhoods on the potential impact that an RU-1 zoning designation represents with respect to uses that are not desirable in the densely populated areas close to city limits; and

In their meeting on Thursday, July 9, 2015, the Committee of the Florence County Council on Public Service & County Planning requested Planning staff to propose a new zoning district to address the public concerns expressed about RU-1 zoning.

Therefore, The Florence County Code of Ordinances, Chapter 30, ZONING ORDINANCE, ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION I. – GENERALLY, Section 30-29, Table II: Schedule of permitted and conditional uses and off-street parking requirements for business & rural districts and Section 30-30, Table III: Zoning setbacks shall be amended as follows:

ARTICLE II. – ZONING DISTRICT REGULATIONS, DIVISION I. – GENERALLY

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

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
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	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Sector 11: Agriculture, Forestry, Fishing, and Hunting											
Agricultural production, crops	111	P	P	P	N	P	P	P	<u>P</u>	P	None
Agricultural production, livestock, animals 112											
Livestock, except feedlots	112111	N	N	N	N	N	N	P	<u>P</u>	P	None
Feedlots	112112	N	N	N	N	N	N	N	<u>N</u>	P	None
Poultry & eggs	1123	N	N	N	N	N	N	N	<u>N</u>	P	None
Animal specialties	1129	N	N	N	N	N	N	N	<u>N</u>	P	None
Horses & other equine	11292	N	N	N	N	N	N	P	<u>P</u>	P	None
General farms	11299	N	N	N	N	P	P	P	<u>P</u>	P	None
Fishing, hunting, trapping	1141-2	N	N	P	N	N	P	P	<u>P</u>	P	None
Agricultural services	115	N	N	N	N	N	N	P	<u>P</u>	P	None
Forestry	11531	N	N	P	N	P	P	P	<u>P</u>	P	1.0 per 1,000 s.f. GFA
Sector 21: Mining											
Mining	212	N	N	N	N	N	P	N	<u>N</u>	P	None
Sector 22: Utilities											
Electric 2211											
Generation	22111	N	N	N	N	N	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Transmission	22112	P	P	P	P	P	P	P	<u>P</u>	P	1.0 per 500 s.f. GFA
Natural gas distribution	2212	P	P	P	P	P	P	P	<u>P</u>	P	1.0 per 500 s.f. GFA
Water supply systems 22131											
Storage/treatment	22131	N	N	P	N	P	P	P	<u>P</u>	P	1.0 per 500 s.f.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
											GFA
Transmission	22131	P	P	P	P	P	P	P	<u>P</u>	P	1.0 per 500 s.f. GFA
Sewerage systems 22132											
Collection	22132	P	P	P	P	P	P	P	<u>N</u>	P	1.0 per 500 s.f. GFA
Treatment	22132	N	N	P	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Steam & air conditioning supply	22133	N	N	P	N	P	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Sector 23: Construction											
Building construction - general contract & operative builders	233	N	N	P	N	N	P	N	<u>N</u>	N	1.0 per 1,000 s.f. GFA
Heavy construction other than building construction-contractors	234	N	N	P	N	N	P	N	<u>N</u>	N	1.0 per 1,000 s.f. GFA
Special trade contractors	235	N	N	P	N	N	P	N	<u>N</u>	N	1.0 per 1,000 s.f. GFA
Sector 31-33: Manufacturing											
Food	311	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Beverage & tobacco	312	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Textile mill products	313	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Textile product mills	314	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Apparel	315	N	N	N	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Leather & allied products	316	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Wood products	321	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Paper & allied products	322	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Petroleum products	324	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Chemical products	325	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Plastic & rubber	326	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Nonmetallic mineral products	327	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Primary metal industry	331	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Fabricated metal products	332	N	N	N	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Machinery	333	N	N	N	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Computer & electronic products	334	N	N	N	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Electrical equipment, appliances & components	335	N	N	N	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Transportation equipment	336	N	N	N	N	N	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Furniture & related products	337	N	N	P	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA
Misc. manufacturing indus.	339	N	N	N	N	P	P	N	<u>N</u>	P	1.0 per 500 s.f. GFA

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Sector 42: Wholesale Trade											
Wholesale trade-durable goods	421	N	N	P	P	P	P	N	<u>N</u>	P	1.0 per 5,000 s.f. GFA
Recycle materials (section 30-102)	42193	N	N	N	N	N	C	N	<u>N</u>	N	1.0 per 5,000 s.f. GFA
Wholesale trade-nondurable goods	422	N	N	P	P	P	P	N	<u>N</u>	P	1.0 per 5,000 s.f. GFA
Sector 44-45: Retail Trade											
Motor vehicle & parts	441	N	N	P	P	N	N	N	<u>N</u>	N	1.0 per 600 s.f. GFA
Automotive dealers	4411	N	N	P	P	N	N	N	<u>N</u>	N	1.0 per 600 s.f. GFA
Other motor vehicle dealers	4412	N	N	P	P	N	N	N	<u>N</u>	N	1.0 per 600 s.f. GFA
Automotive parts	4413	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Furniture & home furnishings	442	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Electronics & appliances	443	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Building materials, garden supplies 444											
Building materials & supplies	4441	N	N	P	N	N	N	P	<u>P</u>	N	1.0 per 1,000 s.f. GFA
Paint & wallpaper	44412	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Hardware stores (section 30-103)	44413	N	P	P	P	N	N	C	<u>C</u>	N	1.0 per 350 s.f. GFA
Lawn & garden equipment & supplies stores	4442	N	P	P	P	P	P	P	<u>P</u>	P	1.0 per 350 s.f. GFA
Food stores (section 30-	445	N	P	P	P	N	N	C	<u>C</u>	N	1.0 per 350 s.f.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
103)											GFA
Beer, wine, & liquor stores (section 30-103)	4453	N	N	P	P	N	N	C	<u>C</u>	N	1.0 per 350 s.f. GFA
Health & personal care (Section 30-103)	446	N	P	P	P	N	N	C	<u>C</u>	N	1.0 per 350 s.f. GFA
Gasoline stations	447	N	P	P	P	N	N	P	<u>N</u>	P	1.0 per 600 s.f. GFA
Truck stops	44719	N	N	P	N	N	N	N	<u>N</u>	N	1.0 per 600 s.f. GFA
Clothing & accessory stores	448	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Sporting goods, Hobbies, Books, & Music	451	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
General merchandise, except pawn shops & flea markets (section 30-103)	452	N	P	P	P	N	N	C	<u>C</u>	N	1.0 per 350 s.f. GFA
Miscellaneous retail	453	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Used merchandise, except pawn shops & flea markets (section 30-103)	4533	N	P	P	P	N	N	C	<u>C</u>	N	1.0 per 350 s.f. GFA
Flea markets	4533	N	N	P	N	N	N	P	<u>N</u>	N	1.5 per stall
Retail not elsewhere classified except grave monuments, fireworks, sexually oriented businesses	4539	N	N	P	N	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Manufactured home dealers	45393	N	N	P	N	N	N	N	<u>N</u>	N	1.0 per 600 s.f. GFA
Fireworks	453998	N	N	P	N	N	N	N	<u>N</u>	N	1.0 per 350 s.f.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
											GFA
Gravestones, monuments	453998	N	N	P	N	N	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Miscellaneous retail	45399	N	N	P	N	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Non-store retailers	454	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Fuel dealers	45431	N	N	P	N	N	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Sector 48-49: Transportation Warehousing											
Air transportation	481	N	N	P	N	P	P	N	<u>N</u>	N	1.0 per 250 s.f. GFA
Rail transportation	482	N	N	P	P	P	P	P	<u>P</u>	P	1.0 per 500 s.f. GFA
Truck transportation	484	N	N	P	P	P	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Transit and ground passenger transportation	485	N	N	P	P	P	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Scenic & sightseeing transportation	487	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Support activities for transportation	488	N	N	P	P	P	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
U.S. Postal Service	491	P	P	P	P	P	P	P	<u>P</u>	P	1.0 per 350 s.f. GFA
Couriers & messengers	492	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Warehousing & storage	493	N	N	P	P	P	P	P	<u>N</u>	P	1.0 per 1,000 s.f. GFA
Sector 51: Information											
Publishing Industries	511	N	P	P	P	P	P	N	<u>N</u>	P	1.0 per 500 s.f.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
											GFA
Motion pictures & sound industries	512	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Motion picture theaters	512131	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 5 seats
Broadcasting & telecommunications	513	N	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Communication tower & ant. (section 30-101)	5131	N	C	C	C	C	C	C	<u>C</u>	C	None
Info. services & data processing	514	N	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Libraries	519120	P	P	P	P	P	N	P	<u>P</u>	N	1.0 per 350 s.f. GFA
Sector 52: Finance & Insurance											
Banks	521	P	P	P	P	P	P	N	<u>P</u>	N	1.0 per 350 s.f. GFA
Credit Intermediation	522	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Pawn Shops	522298	N	N	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Security & commodity contracts, financial investments	523	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Insurance carriers & related activities	524	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Funds, trust, & other financial vehicles	525	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Sector 53: Real Estate & Rental & Leasing											
Real estate	531	P	P	P	P	P	P	P	<u>P</u>	N	1.0 per 350 s.f. GFA
Mini-warehouses	53113	N	N	P	P	P	P	N	<u>N</u>	N	1.0 per storage units

[illegible]

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Educational Services	611	P	P	P	P	N	N	N	<u>N</u>	N	1.0 per 200 s.f. GFA
Elementary schools	6111	P	P	P	P	N	N	P	<u>P</u>	P	2.0 per classroom plus 5 admin. spaces
Secondary schools	6111	P	P	P	P	N	N	P	<u>P</u>	P	5.0 per classroom plus 10 admin. spaces
Jr. colleges, colleges, universities, professional schools	6112-3	P	P	P	P	P	P	N	<u>N</u>	N	5.0 per classroom plus 2 per admin. office
Business schools, computer, & management training	6114-5	P	P	P	P	P	P	N	<u>N</u>	N	5.0 per classroom plus 2 per admin. office
Other schools and instruction	6116	P	P	P	P	P	P	N	<u>N</u>	N	5.0 per classroom plus 2 per admin. Office
Education support services	6117	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 200 s.f. GFA
Sector 62: Health Care and Social Assistance											
Ambulatory Health Care Services	62	P	P	P	P	P	N	N	<u>N</u>	N	1.0 per 150 s.f. GFA
Medical & dental laboratories	6215	N	N	P	P	P	P	N	<u>N</u>	N	1.0 per 500 s.f. GFA
Home health care services	6216	P	P	P	P	P	N	P	<u>P</u>	N	1.0 per 500 s.f. GFA
Hospitals	622	N	N	P	P	P	N	N	<u>N</u>	N	0.7 per bed
Nursing & residential care facilities	623	P	P	P	P	P	N	P	<u>P</u>	P	0.4 per bed
Nursing Care facilities	623	N	N	P	N	N	N	P	<u>P</u>	P	1.0 per 500 s.f.

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
											GFA
Community care for elderly	623	P	P	P	P	P	N	P	<u>P</u>	P	0.4 per bed
Social services	624	N	N	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Individual & family social services	6241	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Community, food & housing & emergency & relief services	6242	N	N	P	P	P	N	N	<u>N</u>	N	
Rehabilitation services	6243	N	N	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Day care services	6244	P	P	P	P	P	P	P	<u>P</u>	P	1.0 per 200 s.f. GFA
Sector 71: Arts, Entertainment, and Recreation											
Performing art companies	7111	P	P	P	N	N	N	N	<u>N</u>	N	1.0 per 200 s.f. GFA
Spectator sports	7112	N	N	P	P	N	N	N	<u>N</u>	N	By individual review
Museums, historical sites, & similar institutions	712	P	P	P	P	N	N	N	<u>N</u>	N	1.2 per 1,000 s.f. GFA
Coin operated amusement, cash payouts more than 5 machines (section 30-107)	7132	N	N	C	N	N	N	N	<u>N</u>	N	1.0 per 200 s.f. GFA
Golf courses & country clubs	71391	N	N	P	N	P	P	N	<u>N</u>	P	5.0 per hole
Marinas	71392	N	N	N	N	P	P	P	<u>P</u>	P	1.0 per slip
Public parks & playgrounds	71394	P	P	P	P	P	P	P	<u>P</u>	P	1% land area

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Physical fitness facilities	71394	N	P	P	P	P	P	N	<u>N</u>	N	1.0 per 300 s.f. GFA
Bowling centers	71395	N	N	P	P	N	N	N	<u>N</u>	N	5.0 per lane
Coin operated amusement non-cash payouts	71399	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 200 s.f. GFA
All other amusement & recreational industries	71399	N	N	P	N	N	N	N	<u>N</u>	N	1.0 per 200 s.f. GFA
Sector 72: Accommodation and Food Services											
Accommodations 721											
Bed and breakfast inns (section 30-93)	721191	C	N	P	P	P	N	C	<u>C</u>	C	1.5 per bedroom
Camps & recreational vehicle parks	721191	N	N	C	N	N	N	N	<u>N</u>	C	Not applicable
Rooming & boarding houses, dormitories, group housing	72121	N	N	P	N	N	N	N	<u>N</u>	N	1.0 per bedroom
Eating places	7221-3	N	P	P	P	P	P	P	<u>P</u>	N	1.0 per 150 s.f. GFA
Drinking places (section 30-110)	7224	N	N	C	C	N	N	N	<u>N</u>	N	1.0 per 150 s.f. GFA
Sector 81: Other Services (except Public Administration)											
Auto repair & maintenance (section 30-103)	8111	N	N	P	P	N	N	C	<u>N</u>	N	1.0 per 500 s.f. GFA
Other repair (section 30-103)	8112-4	N	P	P	P	N	P	C	<u>N</u>	N	1.0 per 350 s.f. GFA
Shoe repair, shoe shine shops	81143	N	P	P	P	N	N	N	<u>N</u>	N	1.0 per 300 s.f. GFA
Personal & laundry services 812											
Personal care services	8121	N	P	P	P	N	N	P	<u>P</u>	N	2.5 per chair

[illegible]

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Executive, legislative, & general govt.	921	P	P	P	P	P	N	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Justice, public order & safety	922	N	N	P	P	P	P	N	<u>N</u>	P	1.0 per 350 s.f. GFA
Courts	92211	N	N	P	P	N	N	P	<u>P</u>	P	1.0 per 350 s.f. GFA
Police protection	92212	P	P	P	P	P	P	P	<u>P</u>	P	1.0 per 350 s.f. GFA
Correctional institution	92214	N	N	P	P	N	P	N	<u>N</u>	P	1.0 per jail cell, plus 1.0 per 250 s.f. GFA
Fire protection	92216	P	P	P	P	P	P	P	<u>P</u>	P	4.0 per bay
Administration of human resources	923	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Ad. of environ. quality & housing prog.	924-5	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Administration of economic programs	926	P	P	P	P	P	P	N	<u>N</u>	N	1.0 per 350 s.f. GFA
Space research & technology	927	N	N	P	P	P	P	N	<u>N</u>	N	
National Security & Internal Affairs	928	N	N	P	P	P	P	N	<u>N</u>	N	
Residential Uses											
Site built dwellings											
Single-family detached	NA	P	P	P	N	N	N	P	<u>P</u>	P	None
Duplex	NA	N	N	N	N	N	N	P	<u>N</u>	N	2.0 spaces per unit
Multi-family, apts. (section 30-109)	NA	N	N	P	C	P	N	N	<u>N</u>	N	1.5 spaces per unit
Rooming & boarding houses	72131	N	P	P	P	N	N	N	<u>N</u>	N	1.0 spaces per bedroom

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Manufactured dwellings											
Residential designed (section 30-94) <u>2</u>	NA	N	N	N	N	N	N	C	<u>N</u>	C	2.0 spaces per unit
Standard designed (section 30-94) <u>2</u>	NA	N	N	N	N	N	N	C	<u>N</u>	C	2.0 spaces per unit
Mobile homes (section 30-95) <u>2</u>	NA	N	N	N	N	N	N	N	<u>N</u>	N	2.0 spaces per unit
Modular homes	NA	P	P	P	N	N	N	P	<u>N</u>	P	2.0 spaces per unit
Accessory Uses to Residential Uses											
Bathhouses & cabanas	NA	P	P	P	N	NA	NA	P	<u>P</u>	P	None
Domestic animal shelters	NA	P	P	P	N	NA	NA	P	<u>N</u>	P	None
Non-commercial greenhouses	NA	P	P	P	P	NA	NA	P	<u>P</u>	P	None
Private garage & carport	NA	P	P	P	P	NA	NA	P	<u>P</u>	P	None
Storage building	NA	P	P	P	P	NA	NA	P	<u>P</u>	P	None
Swimming pool, tennis courts	NA	P	P	P	P	NA	NA	P	<u>P</u>	P	None
Auxiliary shed, workshop	NA	P	P	P	N	NA	NA	P	<u>P</u>	P	None
Home occupation (section 30-98) <u>2</u>	NA	P	P	P	P	NA	NA	C	<u>C</u>	C	None
Horticulture, gardening	NA	P	P	P	P	NA	NA	P	<u>P</u>	P	None
Family day care home	NA	P	P	P	P	NA	NA	P	<u>P</u>	P	None
Satellite dishes, etc.	NA	P	P	P	P	NA	NA	P	<u>P</u>	P	None
Buildings, structures	NA	P	P	P	P	P	P	P	<u>P</u>	P	None

	NAICS	B-1	B-2	B-3	B-4	B-5	B-6	RU-1	<u>RU-1A</u>	RU-2	Off-Street Parking Requirements
Open storage (section 30-108)	NA	N	N	C	N	C	C	C	<u>N</u>	N	None
Temporary Uses											
All temporary uses (section 30-99)	NA	C	C	C	C	C	C	C	<u>C</u>	C	None

Sec. 30-30. Table III: Zoning setbacks.

District	Minimum Lot Area (a)		Lot Width (ft)	Front Yard Setback (b)	Side Yard Setback	Rear Yard Setback		Max Hgt. (ft) (c)	Max Impervious Surface Ratio (%)		Max. Floor Area Ratio: Non-Res. Uses (d)
	Residential	Non-Residential			Res	Non Res	Res	Non Res			
R-1	15,000	30,000	100	25	10	50	30	60	38	40	0.25
R-2	10,000	20,000	80	25	8	25	25	50	38	45	0.30
R-3	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-3A	6,000	12,000	50	25	5	25	25	50	38	45	0.30
R-4	6,000	12,000	50	25	5	25	20	40	38	45	0.30
R-5	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
R-5A	6,000	12,000	50	25	5	25	20	40	4 stories	70	0.30
B-1	5,000	5,000	50	35	5	5(f)	20	20(f)	38	70	0.30
B-2	5,000	5,000	50	35	5	5(g)	20	20(g)	38	80	0.50
B-3	5,000	5,000	50	35	5	5(0)(h)	20	20(h)	(e)	90	None
B-4	NA	None	None	None	NA	None	NA	None	(e)	100	None
B-5	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
B-6	NA	10,000	100	35	NA	10(h)	NA	25(i)	(e)	90	None
RU-1	15,000	15,000	100	35	10	10	30	30	38	40	0.25
<u>RU-1A</u>	<u>15,000</u>	<u>15,000</u>	<u>100</u>	<u>35</u>	<u>10</u>	<u>10</u>	<u>30</u>	<u>30</u>	<u>38</u>	<u>40</u>	<u>0.25</u>
RU-2	87,120	43,560	200	35	15	50	30	60	38	20	0.15

Notes to Table III

a - Lot area is expressed in square feet.

b - Measurement from front property line.

c - Measurement from average elevation of finished grade of the front of the structure.

d - Total floor measured as a percent of total lot area.

e - There is no maximum: provided side and rear setbacks shall increase by one foot for each two feet in height over 35 feet for buildings outside of the B-4 district; further provided that

approval of buildings over 35 feet shall be based on fire ladder capabilities as determined by the fire department with jurisdiction.

The following side and rear yard setbacks shall be observed in the commercial zoning districts when non-residential development is proposed adjacent to a residential zoning district.

f - 20 feet

g - 20 feet

h - 30 feet

i - 100 feet

j -The minimum front yard setback shall be 20' if parking is established either in the side or rear of the property.

N/A – Not Applicable