



Proposed Text Amendment – Report to City Council

Case No. T-2011-02

Date of Meeting: October 24, 2011
Staff Contact: William Meyer, AICP, Planning & Development Director

INFORMATION

Applicable Sections: Article 4: Use Standards, and Article 10: Definitions and Rules for Interpretation.
Application Date: August 8, 2011
Applicant: Rock Hill City Council
Attachments: Proposed Amendment Language

During the discussion of the rezoning of IH- Heavy Industry properties in the Textile Corridor area of Old Town, the City Council identified the need to broaden some of the permitted uses in the Industry Business (IB) district, to make it a more useful tool in zoning existing mixed-use non-residential areas. In conjunction with first reading of the rezoning ordinance, the Council sponsored a set of changes to the IB district and related amendments to fine-tune uses in the industrial zones.

EXPLANATION FOR AMENDMENT

While it was originally crafted to accommodate new industrial business areas, especially popular “flex” industrial buildings, it is also apparent that the IB district can be a useful district for accommodating existing mixed commercial development. In many cases such areas were developed under old zoning districts that allowed a very broad mix of commercial and industrial uses including light manufacturing and warehousing in areas relatively close to residential areas. The IB district comes closest to replicating that mix, while minimizing potential negative uses and keeping industrial uses at an appropriate scale near neighborhoods.

The biggest category of uses missing from the IB district has been automotive and other vehicle uses, because such uses are generally not compatible in contemporary business park settings. However, in these older existing areas such uses are common. By allowing these vehicle uses by Special Exception, they can be accommodated in existing areas, and sufficient flexibility exists to allow them in new development areas where they might be appropriate.

We have also added some other uses via Special Exception for the following reasons: Private Clubs under 300 occupancy, which parallels the existing permitted use for smaller Religious Institutions; Animal Grooming, which has similar impacts to the already permitted Veterinary Clinics; Machine Shops, which generally meet the definitions of Limited Manufacturing; and Funeral Homes, which is a logical use in the existing mixed use corridors.

We have recommended several fine-tuning changes to some of the Use Specific Standards regarding architectural details and access. These changes maintain the original intent, without precluding certain styles or locations that can meet that intent.

Finally, we have modified language in the definition of Heavy Manufacturing that sought to prohibit certain uses. In some cases, this language could be construed to prohibit certain small scale operations that do not have the same impacts as are classically associated with those businesses or manufacturing processes. We have added a Special Exception process for these uses that gives the Zoning Board of Appeals wide latitude to protect the community from major facilities that might have significant impacts, while allowing appropriate facilities to be located on larger tracts and utilizing the latest technologies to mitigate impacts.

PUBLIC HEARING

The Rock Hill Planning Commission held a public hearing on this application on October 4, 2011. There were no comments from the public.

STAFF RECOMMENDATION

Staff recommends approval of the proposed amendments for forwarding to the City Council.

PLANNING COMMISSION RECOMMENDATION

Following the public hearing at their October meeting, the Planning Commission voted 6-0 to recommend approval of the proposed amendments.

PUBLIC NOTIFICATION

The following public notification actions have been taken:

- September 4 & 18, 2011- Planning Commission public hearing advertisements published in *The Herald*.

ATTACHMENTS:

- Proposed text amendment language with editorial notations

ARTICLE 4: USE REGULATIONS

4-100 TABLE OF ALLOWED USES

Table 4-100(B), *Table of Allowed Uses*, sets forth the uses allowed within the base zone districts.

4-100(A) Explanation of Table of Allowed Uses

(1) Organization of Use Table

Table 4-100(B), *Table of Allowed Uses*, organizes the uses by Use Classifications, Use Categories, and Use Types.

(a) *Use Classifications*

The Use Classifications are: Residential Uses, Public and Institutional Uses, Commercial Uses, and Industrial and Related Uses. The Use Classifications provide a systematic basis for assigning present and future land uses into broad general classifications (e.g., residential and commercial uses). The Use Classifications then organize land uses and activities into general “Use Categories” and specific “Use Types” based on common functional, product, or physical characteristics, such as the type and amount of activity, the type of customers or residents, how goods or services are sold or delivered, and site conditions.

(b) *Use Categories*

The Use Categories describe the major sub-groups of the Use Classification, based on common characteristics, e.g., the Residential Use classification is divided into two (2) major Use Categories: Household Living and Group Living. Principal uses are identified in defining the Use Category. These are principal uses that most closely share the common characteristics that are key to the Use Category.

(c) *Use Types*

The Use Categories are divided into specific Use Types. The specific Use Types are included in the respective Use Category. These identify the specific uses that are considered to fall within characteristics identified in the Use Category. For example, live/work dwellings, single-family detached dwellings, single-family attached dwellings, two- (2) to four- (4) family dwellings, townhouses, multiple family dwellings, upper story dwellings, and mobile home dwellings are Use Types in the Household Living Use Category.

(d) *Use Classifications, Use Categories, and Use Types Defined*

Use Classifications are defined and the common characteristics of each Use Category are identified in Section 4-200, *Use Classifications, Use Categories, and Use Types*. Use Types are defined in Article 10: *Definitions and Rules for Interpretation*.

(2) Permitted Uses

A “P” in a cell indicates that a Use Type is allowed by right in the respective zone district, subject to compliance with the use-specific standards set forth in the final column of Table 4-100(B), *Table of Allowed Uses*. Permitted uses are subject to all other applicable regulations of this Ordinance, including those set forth in Article 5: *Density, Intensity, and Dimensional Standards*; Article 6: *Development and Design Standards*; and Article 7: *Subdivision Standards*.

(3) Conditional Uses

A “C” in a cell indicates that a Use Category or Use Type is allowed conditionally in the respective zone district, subject to compliance with the use specific standards set forth in the final column of Table 4-100(B), *Table of Allowed Uses*, and approval of a Conditional Use Permit in accordance with Section 2-300(C), *Conditional Use Permit*. Unless subject to a Conditional Use Permit are subject to all other applicable regulations of this Ordinance, including those set forth in Article 5: *Density, Intensity, and Dimensional Standards*; Article 6: *Development and Design Standards*; and Article 7: *Subdivision Standards*.

(4) Special Exception Uses

An “S” in a cell indicates that a Use Category or Use Type is allowed conditionally as a Special Exception in the respective zone district, subject to compliance with any use specific standards set forth in the final column of the table and approval of a Special Exception Permit in accordance with the procedures and standards of Section 2-300(D), *Special Exception Permit*. Uses subject to a Special Exception Permit are subject to all other applicable regulations of this Ordinance, including those set forth in Article 5: *Density, Intensity, and Dimensional Standards*; Article 6: *Development and Design Standards*; and Article 7: *Subdivision Standards*.

(5) Allowed Uses in Planned Development and the NMU District

An “A” in a cell indicates that a Use Category or Use Type is an allowed use in the respective planned development district or in the Neighborhood Mixed Use (NMU) district, subject to compliance with the procedures and standards for planned development district as described in Section 2-300(B), *Planned Development District*, and Section 3-400, *Planned Development Districts*; or the NMU standards in Section 3-300(B)(9), *NMU, Neighborhood Mixed Use*, and Appendix 3-B, *Development Standards in the NMU District*.

(6) Prohibited Uses

A blank cell indicates that the Use Type is prohibited in the respective zone district.

(7) Use Specific Standards

When a particular Use Category or Use Type is permitted in a zone district, there may be additional regulations that are applicable to a specific use. The existence of these use specific standards is noted through a section reference in the last column of the *Table of Allowed Uses* entitled “Additional Requirements”. References refer to Section 4-300, *Use Specific Standards*. These standards apply to all zone districts unless otherwise specified.

(8) Uses Not Listed

The Development Services Director shall determine whether or not an unlisted use is part of an existing Use Category defined in Section 4-200, *Use Classifications, Use Categories, and Use Types*, or is substantially similar to an already defined Use Type, using the standards in Section 4-200, *Use Classifications, Use Categories, and Use Types*.

TABLE 4-100(B): TABLE OF ALLOWED USES

P = Permitted Use C = Conditional Use S = Special Exception A = Allowed in PD/NMU District
Blank Cell = Prohibited

Applicable Use Specific Standards Listed in Column on Far Right

USE CATEGORY	USE TYPE	RESIDENTIAL								BUSINESS								PLANNED DEVELOPMENT					ADDITIONAL REQUIREMENTS					
		SF-2	SF-3	SF-4	SF-5	SF-8	MF-8	MF-15	MHP	RH	OI	NO	DTWN	NC	LC	CC	GC	MUC	NMU	IG	IH	IB		PD-R	PD-C	PD-MEC	PD-TND	PD-PED
RESIDENTIAL USES																												
Household Living	Dwelling, single-family detached	P	P	P	P	P	P	P	P	P	P	P	P				P	A					A			A	A	
	Dwelling, single-family attached				S	C	P	P		P	P	P	S	P	P	P	P	A					A			A	A	4-300(A)(1)(c)
	Dwelling, multiple family				S	S	P	P		S	S	P	S	S	P	S	P	A					A	A	A	A	A	4-300(A)(1)(d)
	Dwelling, Live/work						P	P		P	P	P	P	P	P	P	P	A			S	A	A	A	A		4-300(A)(1)(b)	
	Upper story dwelling above a non-residential use				P	P	P	P		P	P	P	P	P	P	P	P	A			P	A	A	A	A			
	Dwelling, mobile/manufactured home								P																			
	Manufactured/mobile home park								P																			4-300(A)(1)(a)
Group Living	Dormitory						S	S		P		P		S									A		A	A	A	4-300(A)(2)(a)
	Fraternity or sorority house						S	C		P							S	A					A				A	
	Group home (Type A)			S	S	S	S	S	S	S	S	S	S	S	S	S	S	A					A			A		4-300(A)(2)(b)
	Group home (Type B)						S	S	S	S	S	S	S	S	S	S	A						A			A		
	Rooming house							P			S	P		P		S	S	A								A		4-300(A)(2)(c)
PUBLIC AND INSTITUTIONAL USES																												
Community Services	Community center, Senior center, Youth club facility	S	S	S	S	S	P	P	S	P	P	P	S	P	P	P	P	A				A	A		A			
	Museums, art galleries, art centers, and cultural facilities		S	S	S	S	S	S		P	C	P	C	P	P	P	P	A	S		C	A	A		A	A		
	Library		S	S	S	S	P	P		P	P	P	C	C	P	P	P	A					A	A		A	A	
Day Care	Adult day care center						P	P		P	P	P	P	P	S	S	S	A			S	A	A	A	A			
	Child day care center (7 or more persons)						P	P	S	P	P	P	P	P	S	S	S	A			S	A	A	A	A	A	4-300(B)(2)(a)	
	In home day care (up to 6 persons)	C	C	C	C	C	C	C	S	P	P	P		P				P	A				A			A		4-300(B)(2)(b)

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Educational Facilities	Arenas (enclosed) and Auditoriums related to college or university									P		P		S		P		A									A	4-300(B)(1)
	Athletic fields related to college or university									P		P		S		P		A									A	
	Bookstores related to college or university									P		P		S		P		A									A	
	College or university									P		P		S		P		A									A	4-300(B)(1)
	Chapels related to a college or university									P		P		S		P		A									A	
	Dining facilities related to college or university									P		P		S		P		A									A	4-300(B)(1)
	Offices, related to college or university									P		P		S		P		A									A	
	Medical clinic related to college or university									P		P		S		P		A									A	4-300(B)(2)(a)
	Pre-school					C		P		P		P	P	P	S	S	P	A					A	A		A	A	
	Research facilities related to college or university									P		P		S		P		A									A	4-300(B)(1)
	Retail use related to college or university									P		P		S		P		A									A	
	School, elementary	S	S	S	S	S	P	P		C	P	P	P	P	P	P	P	P	A					A		A		4-300(B)(7)
	School, middle or junior high	S	S	S	S	S	S	S		C	P		P	P	S		S	P	A					A		A		
	School, senior high	S	S	S	S	S	S	S		P	P		P	S	P			P	A					A		A		
	Stadium related to college or university									P		P					P		A								A	4-300(B)(1)
Student unions and related student facilities, related to college or university									P		P		S		P		A									A		
Vocational or trade school									P		S		S		S	P		\$P		S	P		A	A	A			
Government Facilities	Government maintenance, storage, and distribution facility				S	S	S	S		S	S	P	S	P	P	P	S		P	P	P			A	A			
	Government office			S	S	S	S	S		P	P	P	P	P	P	P	P	A	P		P		A	A	A	A		
	Post office				S	S	S			P	P	P	P	P	P	P	P	A	S	S	S		A	A	A	A		
Health Care Facilities	Drug and alcohol treatment facility											P		S	P		S										4-300(B)(3)(a)	
	Hospital									P		S		P	P	P	P	A			S		A	A			4-300(B)(3)(b)	
	Medical and dental clinic							S		P	S	P	C	P	P	P	S	A			P		A	A		A	4-300(B)(3)(d)	
	Medical treatment facility (20 or fewer beds)									P		P		P	P	P	P	A			P		A			A	4-300(B)(3)(c)	

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Institutions	Assisted living facility		S	S	S	S	S	S			P		S		P	S	S	S	A				A			A		4-300(B)(4)(a)	
	Convention center										P		P			P	P	S				S			A			4-300(B)(4)(b)	
	Halfway house (Type A)					S	S	S			S	S	S		S	S	S	S	A				A			A		4-300(B)(4)(c)	
	Halfway house (Type B)							S			S	S	S		S	S	S	S	A				A			A			
	Nursing home						S	S				S	S	S	P			S	A				A	A		A		4-300(B)(4)(a)	
	Religious institution, with seating capacity less than 300 in sanctuary or main activity area	S	S	S	S	S	P	P	P	S	P	P	P	P	P	P	P	P	A			S	A	A	A	A		4-300(B)(4)(d)	
	Religious institution, with seating capacity of 300 or greater in sanctuary or main activity area, or with accessory schools, day care centers with more than 50 children, or recreational facilities					S	S	S	S	S	P	S	P	S	P	P	P	P	A					A	A		A	4-300(B)(4)(d)	
Parks and Open Areas	Arboretum or Botanical garden	P	P	P	P	P	P	P	P	P	P	S	P	P			S	A					A	A		A	A		
	Cemetery, columbaria, mausoleum	S	S	S	S	S	S	S	S	S	S	S	S	S		P	P	A								A		4-300(B)(5)	
	Community garden	P	P	P	P	P	P	P	P	P	P	S	S	S	S	S	P	A					A			A			
	Golf course, public	P	P	P	P	P	P	P		P	P					P				S		P	A	A	A	A	A		
	Park, public	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P			P	A	A	A	A	A		
	Public square	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	A	P			P	A	A	A	A	A		
Public Safety	Correctional facility											S								P	P	S						4-300(B)(6)(a)	
	Emergency Services Station (Fire, EMS, Police)	S	S	S	S	S	S	S	S	S	P	S	P	S	P	P	P	P	A	P	P	P	A	A	A	A			
Transportation	Airport																			S	P	S				A		4-300(B)(8)(a)	
	Helicopter landing facilities								S	P		S			S	S	S			S	S	S			A	A		A	4-300(B)(8)(b)
	Passenger terminal, surface transportation							S		P	P	P			P	P	P	P	A	S	S	P			A	A	A		

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Utilities	Wireless Communication tower and/or antenna, freestanding									S	S	S	S	S	S	S	S	S	A	S	S	S	A	A	A			4-300(B)(9)(a)
	Wireless Communication antenna, Collocation on existing tower or similar structure	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	A	P	P	P	A	A	A	A	A	4-300(B)(9)(b)	
	Wireless Communication antenna, placement on existing structure						S	S	S	S	C	C	C	C	C	C	C	A	P	P	P	A	A	A	A	A	4-300(B)(9)(c)	
	Utility, major							S	S	S	S	S	P	S	S	P	P	S	A	P	P	P		A	A		A	4-300(B)(9)(d)
	Utility, minor	S	S	S	S	S	P	P	P	S	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A	A	4-300(B)(9)(e)	
COMMERCIAL USES																												
Agriculture	All uses									P	P																A	
Agricultural Support and Services	Farm market								S	S	P	P	P	S	S	S	S	A					A	A		A		
	Nursery, commercial									P				P	P	P	P	A				S						
	Nursery, production									P					P	P			P		P							
Animal Care	Animal shelter								S						S	S		A	P		P							
	Animal grooming									P	S	P	P	P	P	P	P	A	P		P		P	A	A	A		
	Kennel, indoor						S	S	S	P	S	S	S	P	P	P	S	A	P		S			A	A			4-300(C)(1)(a)
	Kennel, outdoor								S					S	P	P			P					A	A			4-300(C)(1)(b)
	Equine stable	S								P																		4-300(C)(1)(c)
	Veterinary clinic without boarding										C	C	S	C	P	P	P	S	A			P		A	A			4-300(C)(1)(d)
Veterinary clinic with boarding										S	S	S	S	P	P	P	S	A			S		A	A				
Eating Establishments	Banquet Facilities, Dinner theatres									P	S	P	P	P	P	P	P	A	S				A	A	A	A		
	Restaurant						S	S		P	S	P	P	P	P	P	P	A	S		P		A	A	A	A		
	Restaurant with drive-through or drive-in service									C	S	S	S	P	P	P	P	A	S		S		A	A	A	A		4-300(C)(2)
	Specialty eating establishment						S	S			P	S	P	P	P	P	P	A	S		P		A	A	A	A		
Conference and Training Centers	Conference center									P	S	P		P	P	P	S	A			P		A	A			4-300(C)(3)	

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Offices	Business office							S			P	P	P	P	P	P	P	P	A	P	P	P	A	A	A	A		
	Professional services, including medical and dental							S			P	P	P	P	P	P	P	P	A	S		P	A	A	A	A		
	Radio and television broadcasting studio										P		P		S	P	P	S	A	P		P		A	A			
Parking, Commercial	Parking lot							S			P	S	P	S	P	P	P	S	A	P		P		A	A		A	
	Parking structure							S			P	P	P	P	P	P	P	P	A	P		P	A	A	A	A	A	
Recreation/ Entertainment, Indoor	Auditorium										P		P		S	P	P	S	A	S		P		A	A			
	Commercial recreation, indoor										P	S	P	S	P	P	P	P	A	S	S	S		A	A	A		
	Private club or lodge with seating capacity of less than 300 in main activity area							S	S	S								P	A				S	A	A	A	A	
	Private club or lodge, with seating capacity of 300 or greater in main activity area.										S	S	P		P	P	P	P	A					A	A	A		
	Theater (less than 500 seats)										P		P	S	P	P	P	P	A					A		A	A	
	Theater (500 seats or more)										P		S		S	C	C	C	A					A			A	
	Indoor Firing Range																				S	S	S					
Recreation/ Entertainment, Outdoor	Arena, amphitheatre, or stadium										P		P		S	P	P	S	A				S		A	A	A	
	Commercial recreation, outdoor (less than 10,000 sf)						S	C	C	C		S	P		P	C	C	P	P	P	A			A	A	A	A	
	Commercial recreation, outdoor (10,000 sf or more)						S	S	S	S		S	P		P	P	P	P	A					A	A			
	Golf course, private	P	P	P	P	P	P	P	P		P				S	P	P			S		P	A	A	A	A	A	
	Golf driving range										S	P			S	P	P	S		S		S	A	A	A	A		

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Retail Sales and Services [1]	Adult entertainment																P			P									4-300(C)(7)(b)	
	Bar, nightclub, or cocktail lounge											P		S	P	P	P	A	P				A	A	A	A			4-300(C)(7)(c)	
	Body piercing establishment													S	P	P				P				A	A				4-300(C)(7)(k)	
	Business Services									P	S	P	S	P	P	P	P	A	S		P		A	A	A	A			4-300(C)(7)(m)	
	Check Cashing Establishment, Title Loan Lender, or Deferred Presentment Lender, Debt Relief, or Small Loan Company																C			S									4-300(C) (7)(n)	
	Convenience store (without gasoline sales or fast food sales)					C	C	C			P		P	P	P	P	P	A	S		P		A	A	A	A	A		4-300(C)(7)(d)	
	Convenience store (with gasoline sales)				S	S	S					S	S	P	P	P	C	A			P			A	A	A			4-300(C)(7)(d)	
	Convenience store (with gasoline and fast food sales)						S					S	S	P	P	P	C	A			P			A	A				4-300(C)(7)(d)	
	Crematory														S	S				P	P	S								4-300(C)(7)(e)
	Entertainment establishment									P	S	P	S	S	P	P	P	A						A		A				
	Financial institution (Bank)									P	S	P	C	P	P	P	P	A	S		\$ P		A	A	A	A				4-300(C)(7)(g)
	Flea market														S	P				P										4-300(C)(7)(h)
	Funeral home									S		P		S	P	P	S	A			S			A		A				
	Laundromat					S	S			P		P	C	P	P	P	S	A						A	A	A				
	Liquor Store											P	C	P	P	P	P	A						A	A	A	A	A		4-300(C)(7)(l)
	Personal services establishment						S	S		P	S	P	C	P	P	P	P	A	S		S		A	A	A	A				4-300(C)(7)(i)
	Repair establishment											P	S	P	P	P	P	A	P		P			A	A	A				
	Retail sales establishment, indoor												P	C	P	P	P	P	A					A	A	A	A	A		4-300(C)(7)(f)
	Retail sales establishment, outdoor														P	P	P	S						A	A	A	A	A		4-300(C)(7)(o)
	Tattoo parlor																				P			A	A					4-300(C)(7)(j)

TABLE 4-100(B): TABLE OF ALLOWED USES

P = Permitted Use C = Conditional Use S = Special Exception A = Allowed in PD/NMU District
Blank Cell = Prohibited

Applicable Use Specific Standards Listed in Column on Far Right

USE CATEGORY	USE TYPE	RESIDENTIAL								BUSINESS								PLANNED DEVELOPMENT					ADDITIONAL REQUIREMENTS					
		SF-2	SF-3	SF-4	SF-5	SF-8	MF-8	MF-15	MHP	RH	OI	NO	DTWN	NC	LC	CC	GC	MUC	NMU	IG	IH	IB		PD-R	PD-C	PD-MEC	PD-TND	PD-PED
Vehicle Sales and Services	Aircraft parts, sales, and maintenance																			P	P	S			A			
	Automobile painting/body shop													S	P	P				P	P	S		A	A		4-300(C)(f)(a)	
	Automobile parts sales and installation											S		C	P	P				P		C		A	A		4-300(C)(8)(b)	
	Automobile rental and sales											S		S	P	P	S	A	P			C		A	A		4-300(C)(8)(c)	
	Automobile repair and servicing (without painting/bodywork) or small engine repair											S		S	P	P	S	A	P	S	S			A			4-300(C)(f)(d)	
	Automotive wrecker service															P	P	S		P	P	S					4-300(C)(f)(e)	
	Boat and marine rental and sales															P	P			P		S		A			4-300(C)(f)(f)	
	Car wash or auto detailing (full and self service)											S		S	P	P	S	A	P			S		A			4-300(C)(f)(g)	
	Gasoline filling station							S			S	P	S	P	P	P	S	A	P			P		A	A	A	4-300(C)(8)(h)	
	Recreational vehicle/travel trailer rental and sales															P	P			P		S		A	A		4-300(C)(f)(c)	
	Taxicab service										S	P	S	P	P	P	P	A	P			P		A	A			
	Truck or tractor rental or sales															S	S			P	P	S		A	A		4-300(C)(f)(c)	
	Truck stop														S	P	P			P				A			4-300(C)(8)(i)	
	Visitor Accommodation	Bed and breakfast	S	S	S	S	S	S	S	S	P	P	P	P	P	P	P	S	A					A	A	A	4-300(C)(9)(a)	
Campground									S					P		P											4-300(C)(9)(b)	
Hotel or motel										P	P	S	P	P	P	S	A				S		A	A	A	4-300(C)(9)(c)		
Tourist Home							S	S				P	S	P	P	P		A					A	A	A	4-300(C)(9)(d)		

TABLE 4-100(B): TABLE OF ALLOWED USES

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Applicable Use Specific Standards Listed in Column on Far Right

USE CATEGORY	USE TYPE	RESIDENTIAL								BUSINESS								PLANNED DEVELOPMENT				ADDITIONAL REQUIREMENTS						
		SF-2	SF-3	SF-4	SF-5	SF-8	MF-8	MF-15	MHP	RH	OI	NO	DTWN	NC	LC	CC	GC	MUC	NMU	IG	IH		IB	PD-R	PD-C	PD-MEC	PD-TND	PD-PED
Waste-Related Services	Energy recovery plant																			S	S				A			4-300(D)(6)(a)
	Hazardous waste collection sites																					S						
	Incinerator																				S	P						
	Landfill																				S	S						
	Land-spreading of wastes									S											S	S						4-300(D)(6)(b)
	Recycling drop-off center				S	S		S	S		P	P	P	P	P	P	P	P		P	P	S	A	A	A	A		
	Recycling and salvage center																				S	S			A			4-300(D)(6)(c)
	Salvage and junkyard																					S						
	Tire disposal or recycling																				S	S						4-300(D)(6)(d)
Waste composting																			S	S								

NOTES:

[1] Retail sales and services uses lawfully established and existing on March 1, 2006, in the Neighborhood Office (NO) district may be allowed to remain and expand in accordance with Section 8-200(D)(2), *Retail Sales and Service Uses in the Neighborhood Office District*.

(e) Utility, Minor

A minor utility use shall:

1. *Location*
Be located within reasonable proximity of the area to be served; and
2. *Compatibility*
Provide adequate setbacks, screening, and buffering around the perimeter of the proposed use if it is deemed necessary to ensure land use compatibility with surrounding uses.

4-300(C) Commercial Uses

Where the language in this section refers to a separation of a use from certain zoning districts or other uses, the distance requirement may be modified by special exception based on the following criteria:

- 1) There are no adverse impacts to the residential or institutional properties within the specified separation distance that are greater than those generally experienced in the area from other permitted uses in the district, including but not limited to noise, light, and traffic;
- 2) Any impacts of the use can be mitigated through buffering, screening, or other mechanisms that are made a part of the site plan for the property; and
- 3) The separation requirements for the following uses are not subject to reduction through special exception: Adult entertainment, tattoo parlor, body piercing establishment, check cashing establishment, title loan lender, or deferred presentment lender.

(1) Animal Care

(a) Kennel, Indoor

An indoor kennel shall:

1. *Maximum Number of Animals*
Not board more than twenty (20) animals (not including fish, small reptiles, and rodents kept as domesticated pets) at any given time;
2. *No Unreasonable Noise or Odor*
Be sufficiently insulated so no unreasonable noise or odor can be detected off-premises; and
3. *Accessory Uses*
Allow retail sales and grooming services as accessory uses, as long as these do not include more than twenty-five percent (25%) of the total gross floor area of the principal use.

(b) Kennel, Outdoor

An outdoor kennel shall:

1. *Maximum Number of Animals*
Not board more than twenty (20) animals at any given time;
2. *Buildings and Open Runs*
Not locate open runs or buildings used for housing of animals within seventy-five (75) feet of any lot line; and

3. *Accessory Uses*

Allow retail sales and grooming services as accessory uses, as long as these do not include more than twenty-five percent (25%) of the total gross floor area of the principal use.

(c) ***Equine Stable***

No equine stable operated as a principal use shall be within three hundred (300) feet of an existing single-family detached dwelling on a different lot.

(d) ***Veterinary Clinic***

Veterinary clinics shall:

1. *Maximum Number of Animals Boarded*

Not more than twenty (20) animals (not including fish, small reptiles, and rodents kept as domesticated pets) at any given time;

2. *Kennels*

Maintain no kennels outside the principal building;

3. *Buildings*

Insulate and soundproof the structure in order to minimize all loud noises that might disturb persons on adjacent properties; and

4. *No Unreasonable Noise or Odor*

Be sufficiently insulated so no unreasonable noise or odor can be detected off-premises.

(2) **Eating Establishments**

(a) ***Restaurants with Outdoor Seating***

Restaurants having outdoor seating (including, but not limited to, seating for dining or listening to live or recorded acoustic or amplified entertainment outside of the building) shall comply with the following standards:

1. *Setback from Residential District*

The outdoor seating area shall be located no closer than one hundred (100) feet from any single-family attached, detached, townhouse, or two- (2) to four- (4) family dwelling.

2. *Hours of Operation*

Restaurants with outdoor seating located adjacent to single-family attached, detached, townhouse, or two- (2) to four- (4) family dwellings shall not operate the outdoor portions of the use after 10:00 PM.

3. *No Obstruction of Pedestrian Movement*

The outdoor seating area shall not obstruct the movement of pedestrians along sidewalks to through areas intended for public use.

4. *Service of Food and Beverages*

Employees of the establishment shall serve food and beverages in the outdoor seating area.

5. *Compatibility and Compliance with Building Codes and State Regulations*

In approving the use, the City may impose conditions relating to the location, configuration, and operational aspects of such outdoor seating area to ensure its compatibility with surrounding uses, its architectural consistency with the restaurant, and its compliance with the City's building codes and all relevant state laws and regulations.

(b) Restaurants with Drive-Through Facilities

Restaurants having drive-through facilities shall comply with the following standards:

1. *Proximity to Residential Districts*

The order box and/or pickup window shall be located no closer than one hundred (100) feet from any residential district or existing residential use;

2. *Not Obstruct Pedestrian Movement*

Design and locate the drive-up window or outdoor area so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use; and

3. *Compatibility and Compliance City Conditions*

Be subject to City-imposed conditions relating to the location, configuration, and operational aspects of the drive-through window to ensure its compatibility with surrounding uses, its architectural consistency with the principal use, and its compliance with the City's building codes and all relevant state laws and regulations.

(c) Restaurants in IB or IG Districts

Restaurants in IB or IG districts shall comply with the following standards:

1. *Location*

Restaurants shall be located along arterial or collector roads, or in designated or clustered retail service areas at entrances to or locations central to major employment areas.

2. *Compatibility with Surrounding Uses*

Restaurants shall be designed and located such that customer traffic, cooking smells, or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

(d) Restaurants and Specialty Eating Establishments in MF Districts

Restaurants and specialty eating establishments in the MF-8 and MF-15 districts shall be no larger than one thousand eight hundred (1800) square feet in floor area.

(3) Conference Centers

Conference centers shall comply with the following standards:

(a) Limited Occupancy

Such facilities shall be limited to a maximum capacity of five hundred (500) persons.

(b) Accessory Uses

Dining and banquet facilities may be provided for employees, trainees, and conferees. The banquet and dining facilities shall not exceed twenty percent (20%) of the total area of the principal permitted structure.

(c) No Products Sold On-Site

No products shall be sold on-site except those that are clearly incidental and integral to the training programs and seminars.

(d) On-Site Recreation Facilities

On-site recreation facilities may be used solely by employees, trainees, or conferees.

(e) Access

There shall be no more than two (2) points of access to a public road. This requirement shall not preclude an additional access for emergency vehicles only.

(4) Parking, Commercial

(a) Parking Lot

A commercial parking lot use shall:

1. *Obtain Site Plan Approval*

Obtain approval of a Site Plan (Section 2-300(H), *Site Plan*, that depicts compliance with the standards in this subsection;

2. *Principal Use*

Be the principal use. Parking spaces may be rented for parking. No other business or any kind shall be conducted on the lot, including repair service, washing, display, or storage of vehicles or other goods;

3. *Location*

Not be contiguous to lands in the single-family residential districts (RH, SF-2, SF-3, SF-4, SF-5, or SF-8) or existing single-family detached development;

4. *Frontage Limited*

Limit street frontage in the DTWN, NO, and NC districts to one hundred (100) feet; and

5. *Comply with Off-Street Parking Standards*

Comply with all applicable off-street parking standards in Section 6-100, *Off-Street Parking and Loading*.

(b) Parking Structure

A parking structure shall:

1. *General*

Be the principal use. Parking spaces may be rented for parking. Retail sales and service uses and office uses are allowed to be developed on the first floor.

2. *Not Located Contiguous to Single-Family Districts*

Not be located contiguous to single-family residential districts (RH, SF-2, SF-3, SF-4, SF-5, or SF-8) or existing single-family detached development.

3. *Parking Structure in the DTWN District*

If in the DTWN district, have retail or office uses on the bottom floor across the entire width of street frontage, except for required entrances and the attendant station.

(5) Recreation/Entertainment, Indoor

(a) Auditorium

Auditoriums shall meet the use specific standards for convention centers (Section 4-300(B)(4)(b), *Convention Center*).

(b) Commercial Recreation, Indoor in the IG, IH, and IB Districts

Indoor commercial recreation uses in the IG, IH, and IB districts shall comply with the following:

1. *Specialized Buildings*
Uses are limited to facilities specifically requiring specialized buildings such as gymnastics schools, indoor rock climbing facilities, indoor sports fields, and the like. Applicants must provide information about the nature of the proposed activity and the need for an industrial-scale building (i.e., specialized equipment needs, noise impacts, high ceiling height, etc.).
2. *Vehicular Access, Parking, and Circulation*
All vehicular access, parking, and circulation must be designed to minimize conflicts with the access, parking, and circulation for industrial uses in the vicinity.
3. *Pedestrian Circulation*
Pedestrian circulation routes must be provided between parking areas and entrances to recreation uses so as not to conflict with vehicular traffic, particularly truck traffic, associated with nearby industrial uses.
4. *Safety*
Applicant must provide a site plan that is designed to minimize land use conflicts and protect public safety. Areas used for customer parking or circulation may require additional lighting depending on existing conditions.
5. *Compatibility*
Applicant must prove to the satisfaction of the Zoning Board of Appeals that all aspects of the recreation use will be compatible with all adjacent existing and permitted future uses.

(c) Indoor Firing Range

All indoor firing ranges shall:

1. *Hours of Operation*
Limit the hours of operation to between 6:00 AM and 10:00 PM.
2. *Impenetrable Walls, Ceilings, and Floors*
Have walls, ceilings, and floors that are impenetrable to the ammunition discharged by firearms being used within it or have internal baffling built so that the ammunition discharged cannot hit the walls or ceiling.
3. *Sound Insulation*
Be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to exceed a maximum limit of sixty (60) dBA at the property line.
4. *Ammunition Storage*
Store all ammunition within a magazine that is fully enclosed by construction materials as approved by the building department and fire department per applicable codes.

(6) Recreation/Entertainment, Outdoor

Arena, Stadium

All arenas or stadiums shall:

1. *Minimum Separation*
Be located at least five hundred (500) feet from day care uses, Household Living uses, or vacant land classified in the RH, SF-2, SF-3, SF-4, SF-5, and SF-8 zone districts;

2. *Lot Area*
Be at least five (5) acres in area;
3. *Frontage*
Have a minimum of four hundred (400) feet of frontage on an arterial or major collector street, at the primary point of access;
4. *Vehicular Access*
Locate access points to minimize vehicular traffic to and through local streets in residential neighborhoods; and
5. *Safety Fences*
Provide safety fences up to a height of eight (8) feet, if necessary, to protect the general health, safety, and welfare in accordance with Section 6-400, *Fencing Standards*.

(7) Retail Sales and Services

(a) Large Retail Development

Single tenant retail sales and services uses located in a structure twenty thousand (20,000) square feet in size or larger shall comply with the standards in Section 6-800(D), *Large Retail Design Standards*.

(b) Adult Entertainment

An adult entertainment use shall:

1. *Comply with City Code*
Comply with all requirements contained in the City Code of Ordinances, including Section 21-61 related to the definition of nudity;
2. *Separation*
Be separated by at least one thousand (1,000) feet from any other adult entertainment use, any residential district, any existing residential development, religious institution use, community service use, day care use, schools (elementary, middle, or senior high), park, or public outdoor recreation area;
3. *Not Display Signage*
Not display signage visible from outside the premises that is illustrative of activity, services, or merchandise offered on the premises;
4. *Accessory Use*
Not be established as an accessory use to another business; and
5. *Prohibited Services*
Not offer any of the following products or services to customers, whether or not for a fee:
 - a. Showers or other baths; or
 - b. Alcoholic beverages for off-premises consumption.

(c) Bar, Nightclub, or Cocktail Lounge

A bar, nightclub, or cocktail lounge use shall:

1. *Minimum Separation*
Be located at least three hundred (300) feet from any residential zone district or portion of a Planned Development designated for residential use.

2. *Drive-Through; Outdoor Seating; Live Entertainment*
Not have a drive-up window or outdoor area for seating or live or recorded acoustic or amplified entertainment, unless such feature is approved as part of a Special Exception Permit (Section 2-300(D), *Special Exception Permit*).
3. *Outdoor Activities (as part of a Special Exception Permit)*
Such uses with drive-up window or other outdoor areas shall:
 - a. Design and locate the drive-up window or outdoor area so as not to obstruct the movement of pedestrians along sidewalks or through areas intended for public use;
 - b. Only allow employees of the establishment to serve food and beverages in the outdoor area; and
 - c. Be subject to City-imposed conditions relating to the location, configuration, and operational aspects of the drive-in window or outdoor area to ensure its compatibility with surrounding uses, its architectural consistency with the principal use, and its compliance with the City's building codes and all relevant state laws and regulations.

(d) Convenience Store

1. A convenience store with gasoline sales shall comply with the standards for automobile service stations in Section 4-300(C)(8)(h), *Gasoline Filling Station*.
2. Convenience stores in the IB or IG districts shall comply with the following standards:
 - a. *Location*
Convenience stores shall be located in designated or clustered retail service areas at entrances to or locations central to major employment areas.
 - b. *Compatibility with Surrounding Uses*
Convenience stores shall be designed and located such that customer traffic or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

(e) Crematory

A crematory shall provide a forty (40) foot buffer with five (5) canopy trees, ten (10) understory trees, and forty (40) shrubs per one hundred (100) linear feet if it is adjacent to a residential district or existing residential use.

(f) Retail Sales Establishment, Indoor (with Drive-Through)

Drive-through facilities associated with indoor retail sales uses shall:

1. *Canopies*
Have a substantial roof structure in keeping with the style, scale and materials of pitch-roofs at an angle to match the primary building;
2. *Drive-Through Locations*
Be situated to the side and to the rear of the primary building, where practicable; and
3. *Prohibited*
Not be located within the NO, NC, DTWN zone districts.

(g) Financial Institution

Drive-through facilities associated with a financial institution shall:

1. *Canopies*
Have a ~~pitched roof at an angle to match the primary building~~ substantial roof structure in keeping with the style, scale and materials of the primary building;
2. *Drive-Through Locations*
Be situated to the side and preferably to the rear of the primary building; and
3. *Prohibited*
Not be included with financial institutions located within the NO or NC districts.

(h) Flea Market

Flea Markets shall:

1. *Obtain Site Plan Approval*
Obtain approval of a Site Plan (Section 2-300(H), *Site Plan*) that depicts stall/booth/table placement;
2. *Possess a City Business License*
Be operated by a person who possesses a City Business License, and who shall ensure that all vendors also possess a City Business License;
3. *Provide Adequate Facilities*
Provide adequate restroom facilities (whether fixed or portable) and trash receptacles; and
4. *Maintain Stalls/Booths/Tables in Good Repair*
Maintain all stalls, booths, and tables in good repair. Items for sale may not be displayed or stored within customer pathways. In the case of an outdoor Flea Market, all items for sale as well as display tables, booths, or any other non-permanent fixtures must be returned to an enclosed structure at the end of the business day.

(i) Personal Service Establishment

1. Personal service establishments in the NC and NO districts shall:

- a. *Floor Area*
Have floor areas of an individual establishment that do not exceed three thousand (3,000) square feet in area;
- b. *Enclosed Building*
Conduct the business activities of the establishment within an enclosed building, with no more than twenty percent (20%) of the gross floor area devoted to storage;
- c. *Retail Sales Only*
Only sell products at retail; and
- d. *Hours of Operation*
Limit the hours of operation to between 6:00 AM and 10:00 PM within the NO district.

2. Personal service establishments in the IB or IG districts shall:

a. Location

Personal services establishments shall be located in designated or clustered retail service areas at entrances to or locations central to major employment areas.

b. Compatibility with Surrounding Uses

Personal services establishments shall be designed and located such that customer traffic or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

(j) Tattoo Parlor

Tattoo parlors shall:

1. *Separation*

Be separated by at least one thousand (1,000) feet from any residential district, existing residential use, religious institution use, day care use, public park, or school (elementary, middle, or senior high);

2. *Not Engage in Other Services*

Not engage in other business or services, including but not limited to the retail sales of goods or any form of body piercing; and

3. *Not Display Signage*

Not display signage visible from outside the premises that are illustrative of services offered on the premises.

(k) Body Piercing Establishment

Body piercing establishments shall:

1. *Separation*

Be separated by at least five hundred (500) feet from any residential district, existing residential use, religious institution use, day care use, or school (elementary, middle, or senior high); and

2. *Not Display Signage*

Not display signage visible from outside the premises that are illustrative of services or merchandise offered on the premises.

(l) Liquor Store

A liquor store shall be located at least three hundred (300) feet from any residential zone district or portion of a Planned Development designated for residential use.

(m) Business Service Establishment

1. Business service establishments in the NC and NO districts shall:

a. Floor Area

Have floor areas of an individual establishment that do not exceed three thousand (3,000) square feet in area;

b. Enclosed Building

Conduct business activities of the establishment within an enclosed building, with no more than twenty percent (20%) of the gross floor area devoted to storage;

- c. Retail Sales Only
Only sell products and services at retail; and
 - d. Hours of Operation
Limit the hours of operation to between 6:00 AM and 10:00 PM within the NO district.
2. Business services establishments in the IB or IG districts shall comply with the following standards:
 - a. Location
Business services establishments located along arterial or collector roads, or in designated or clustered retail service areas at entrances to or locations central to major employment areas.
 - b. Compatibility with Surrounding Uses
Business services establishments shall be designed and located such that customer traffic or other impacts do not adversely affect nearby businesses, or otherwise change the business and industrial character of the district.

(n) Check Cashing Establishments, Title Loan Lenders, Deferred Presentment Lenders, Small Loan Companies, and Debt Relief Companies

Check cashing establishments, title loan lenders, deferred presentment lenders, small loan companies, and debt relief companies shall:

1. *Separation*
Be separated by at least three hundred (300) feet, measured lot line to lot line, from any residential district, existing residential use, religious institution use, public park, day care use, or school (elementary, middle, or senior high), and be separated by at least one thousand (1,000) feet, measured lot line to lot line, from any other check cashing establishment, title loan lender, deferred presentment lender, small loan company, or debt relief company; and
2. *Minimum Development Size*
Be located within either a multi-tenant commercial structure of a minimum of thirty thousand (30,000) square feet, or totally within (without separate public access) a grocery store or other large retail establishment with a minimum of thirty thousand (30,000) square feet.

(o) Retail Sales Establishment, Outdoor

Outdoor retail sales establishments shall:

1. *Display Area Surfacing*
Display merchandise on a paved surface.
2. *Display Area Location*
All merchandise/materials must be displayed outside of required front, side, and rear yards as shown in Article 5: *Density, Intensity, & Dimensional Standards*. Display areas may not intrude into required parking areas, buffers, or other required landscaping.
3. *Merchandise Separation*
Structures that are displayed as merchandise (i.e., storage buildings, car ports, playsets, gazebos, etc.) must maintain a five (5) foot separation between structures.

4. *Bulk Materials*
Any bulk materials sold onsite must be less than thirty-six (36) inches in height or must be completely screened from view from public rights-of-way and/or public areas of adjoining sites by a solid fence no more than six (6) feet high or a solid landscape screen. Bulk materials shall not exceed the height of the screening fence or landscape material.

(8) Vehicle Sales and Services

(a) Automobile Painting/Body Shop

Automobile painting/body shop uses shall:

1. *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;
2. *Parked Vehicles*
Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent;
3. *Lighting*
Design and arrange all lights and lighting so no source of light shall be visible from any residential district;
4. *Enclosure*
Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than twenty-five percent (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment stored shall not exceed the height of the screening fence or wall; and
5. *Vehicle Storage*
Not store or park a vehicle that has been repaired and is awaiting removal for more than thirty (30) consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the thirty (30) day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(b) Automobile Parts Sales and Installation

Automobile parts sales and installation uses shall:

1. *Enclosure*
Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than twenty-five (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a wood or vinyl fence or masonry wall in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;
2. *Public Address Systems*
Have no outdoor speaker or public address system that is audible off-site;

3. *Trash Storage*
Provide adequate, enclosed trash storage facilities on the site; and
4. *Test Drives*
Not test drive vehicles on residential streets.
5. *Automobile Parts, Sales and Installation in IB District*
Be restricted to the sales and installation of non-mechanical specialty items, except where located on an arterial or collector road. Such items include electronics, security systems, interior and exterior specialty accessories, and similar items that can be installed with little or no noise or other external impacts. No outside equipment ef-or vehicle storage shall be permitted with such uses in the IB district.

(c) Automobile Rental and Sales; Recreational Vehicle/Travel Trailer Rental and Sales; Truck or Tractor Rental or Sales

Automobile rental and sales, recreational vehicle/travel trailer rental and sales, and truck or tractor rental or sales uses shall:

1. *Vehicle Display Pad*
 - a. Not have more than one (1) vehicle display pad for every one hundred (100) feet of street frontage. The vehicle display pad may be elevated up to two (2) feet above adjacent displays or grade level;
 - b. Have no racks that tilt vehicles in any way to show the underside, unless located inside a showroom;
2. *Not Display on Top of Building*
Not display vehicles or other similar items on top of a building;
3. *Public Address Systems*
Have no outdoor speaker or public address system that is audible off-site;
4. *Other Materials for Sale*
Display no other materials for sale between the principal structure and the street; and
5. *Test Drives*
Not test drive vehicles on residential streets.
6. *Automobile Rental and Sales in IB District*
Be restricted to automobile rental, or the sale of specialty vehicles in the IB district, except where located on an arterial or collector road. Such vehicles include collector vehicles, racing vehicles, vehicles modified for the disabled, or other vehicles that have a similar limited market. All vehicles must be stored inside the building or in lots to the rear of the building.

(d) Automobile Repair and Servicing (without Painting/Bodywork)

Automotive repair and servicing uses shall:

1. *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential zone district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;
2. *On-Site Circulation*

Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements;

3. *Enclosure*

Repair and store all vehicles within an enclosed building. Temporary vehicle storage may be allowed in an outdoor storage area that shall be no larger than twenty-five percent (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;

4. *Public Address Systems*

Have no outdoor speaker or public address system which is audible off-site;

5. *Trash Storage*

Provide adequate, enclosed trash storage facilities on the site;

6. *Test Drives*

Not test drive vehicles on residential streets;

7. *Gasoline Sales*

Comply with the standards for a gasoline filling station (Section 4-300(C)(8)(h), *Gasoline Filling Station*) if gasoline is sold on-site;

8. *Parked Vehicles*

Not park or store a vehicle as a source of parts, or park or store a vehicle for the purpose of sale or lease/rent; and

9. *Vehicle Storage*

Not store or park a vehicle that has been repaired and is awaiting removal for more than thirty (30) consecutive days. In cases where a vehicle has been abandoned by its lawful owner prior to or during the repair process, the vehicle may remain on site as long as is necessary after the thirty (30) day period, provided the owner or operator of the establishment can demonstrate steps have been taken to remove the vehicle from the premises using the appropriate legal means.

(e) *Automotive Wrecker Service*

Automotive wrecker service uses shall:

1. *Number of Vehicles*

Be limited to nine (9) vehicles or fewer;

2. *Duration*

Not store vehicles for more than ninety (90) days;

3. *Location*

Store vehicles to the rear of the principal structure behind a wooden fence or masonry wall in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;

4. *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential zone district, existing residential zone district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park; and

5. *Compliance with Landscaping Standards*
Comply with all landscaping standards in Section 6-300, *Landscaping Standards*.

(f) Boat and Marine Rental and Sales

Boat and marine rental and sales uses shall:

1. *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle or senior high), or public park;
2. *Displays within Setbacks and Buffers*
Not locate boat and marine equipment displays within a required setback or perimeter buffer;
3. *Vehicle Display Pad*
Not have more than one (1) boat or marine display pad for every one hundred (100) feet of street frontage. The display pad may be elevated up to two (2) feet above adjacent displays or grade level;
4. *Public Address Systems*
Have no outdoor speaker or public address system which is audible off-site; and
5. *Other Materials for Sale*
Not display other materials for sale between the principal structure and the street.

(g) Car Wash or Auto Detailing

A car wash or auto detailing use shall:

1. *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park unless all of the following conditions are met;
 - a. An attendant must be onsite at all times that the establishment is open for business; and
 - b. All washing, waxing, and machine drying must be conducted inside the building (vacuuming, hand drying, and hand waxing of vehicles may take place outside); and
 - c. Building openings for vehicle entry shall not face any adjacent residential property line (minimum sixty (60) degree offset required); and
 - d. All vacuums and air compressors located outside must be designed such that noise does not exceed sixty (60) decibels at or beyond any property line; and
 - e. A solid six (6) foot high fence or wall must be provided along any property line that adjoins a residential district, existing residential use, religious institution use, community service use, daycare use, school (elementary, middle, or senior high), or public park.

2. *On-Site Circulation*
Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements;
3. *Trash Storage*
Provide adequate, enclosed trash storage facilities on the site.
4. *Automatic Car Wash with Automotive Service Station*
If an automatic car wash is an accessory use to a gasoline filling station, it shall be governed by the use and dimensional standards applicable to the gas sales use.

(h) Gasoline Filling Station

Gasoline filling stations shall:

1. *Separation*
Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;
2. *Design*
 - a. Primary gasoline filling station buildings shall be designed like traditional commercial structures, to include wooden or vinyl siding, stone, brick, or stucco-type exterior and a sloped roof or a flat roof that is screened with a parapet façade;
 - b. Gasoline pump canopies shall mimic rooflines and surface materials of the roof of the principal structure;
 - c. Gasoline pump canopies shall have a maximum clearance height of fourteen (14) feet above grade, except where state or federal law requires higher clearances; and
3. *Gasoline Pump Location*
Gasoline pumps shall not be located between the building's front façade and the street it is addressed from or the primary street, as determined by the Development Services Director.

(i) Truck Stops

A truck stop shall meet the standards for a gasoline filling station (Section 4-300(C)(8)(h), *Gasoline Filling Station*), except that gasoline pump canopies shall have a maximum clearance height of twenty (20) feet above grade except where state or federal law requires higher clearance.

(9) Visitor Accommodations

(a) Bed and Breakfast

Bed and breakfasts shall:

1. *Owner-Occupied*
Be owner-occupied with the owner-operator residing on the premises;
2. *Permitted Use*
Be located within a structure that is permitted within the district in which it is located;

3. *Cooking*
Not have cooking implements, including but not limited to, stoves, grills, or ovens in individual guest rooms;
5. *Meals*
Not serve meals other than breakfast to paying guests;
6. *Alterations*
Limit exterior alterations to those necessary to assure safety of the structure or enhance the compatibility of the bed and breakfast with the surrounding neighborhood; and
7. *Advertising*
Limit advertising to one (1) on-site sign a maximum of nine (9) square feet in area.

(b) Campground

Campgrounds shall:

1. *Intensity/Character*
 - a. *Minimum Area*
Have a minimum lot area of ten (10) acres;
 - b. *Not Permanent Residence*
Not be used as permanent residences, except for the owner or manager and permanent maintenance personnel who shall reside in caretaker quarters;
 - c. *Camping Sites*
Provide camping sites a minimum of one thousand two hundred (1,200) square feet in size and at least twenty-five (25) feet in width;
 - d. *Recreational Area*
Provide a recreational area consisting of one hundred (100) square feet per campsite;
 - e. *Public Telephone*
Provide at least one (1) publicly available telephone;
 - f. *Streets and Walks Lighted*
Light streets and walks;
 - g. *Service Buildings*
Provide service buildings with restrooms and related facilities;
 - h. *Groundcover*
Provide sufficient groundcover to prevent erosion; and
2. *Setbacks*
Be set back one hundred (100) feet from the front yard lot line and fifty (50) feet from the side and rear lot lines.

(c) Hotel or Motel

Hotels or motels shall comply with the following standards:

1. *Area Devoted to Non-Living Quarters*

Up to fifteen percent (15%) of the gross floor area of a hotel or motel may be in non-living quarter incidental uses (accessory uses), including management/employee offices, meeting rooms, banquet halls, retail services such as news stands and gift shops, and similar uses provided any incidental business is conducted primarily to serve guests and there is not entrance to such places of business except from the inside of the building.

2. *Eating Establishments*

In addition to the accessory uses allowed in Section 4-400, *Accessory Uses and Structures*, up to an additional twenty percent (20%) of the gross floor area of a hotel or motel may be devoted to eating establishments as an accessory use. The eating establishments may have an entrance from outside the principal building.

3. *Maximum Length of Stay*

The total length of stay for a patron shall not exceed thirty (30) consecutive days during any single visit.

(d) Tourist Home

A tourist home use shall be limited to a maximum of five (5) overnight guests per night.

(10) Offices, Professional Services, including Medical and Dental

Medical and Dental offices in the IB district shall be limited to occupational health practices or specialized treatment centers.

4-300(D) Industrial and Related Uses

Where the language in this section refers to a separation of a use from certain zoning districts or other uses, the distance requirement may be modified by special exception based on the following criteria:

- 1) There are no adverse impacts to the residential or institutional properties within the specified separation distance that are greater than those generally experienced in the area from other permitted uses in the district, including but not limited to noise, light, and traffic;
- 2) Any impacts of the use can be mitigated through buffering, screening, or other mechanisms that are made a part of the site plan for the property; and
- 3) The separation requirements for the following uses are not subject to reduction through special exception: Adult entertainment, tattoo parlor, body piercing establishment, check cashing establishment, title loan lender, or deferred presentment lender.

Industrial and Related uses shall obtain a DHEC permit if required by state law, and shall comply with the following:

(1) Extractive Industry

Extractive Industry uses shall:

(a) Minimum Separation

Be located at least one thousand (1,000) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park; and

(b) Fencing Required

Be surrounded by a solid fence that is at least eight (8) feet high, located no less than one hundred (100) feet from any public right-of-way, and located no less than fifty (50) feet from any adjacent property.

(2) Industrial Services

(a) *Electric Motor Repair; Machine Shop; Tool Repair*

Electric motor repair, machine shops, and tool repair uses shall:

1. *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

2. *Enclosure*

Repair and store all machines within an enclosed building. Temporary storage may be allowed in an outdoor storage area that shall be no larger than twenty-five percent (25%) of the total lot area. Such areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

(b) *Heavy Equipment Sales, Rental, or Repair*

Heavy equipment sales, rental, or repair uses shall:

1. *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

2. *Displays within Setbacks and Buffers*

Not locate heavy equipment displays within a required setback or perimeter buffer;

3. *Vehicle Display Pad*

Not have more than one (1) heavy equipment display area for every one hundred (100) feet of street frontage;

4. *Not Display on Top of Building*

Not place heavy equipment or other display on top of a building; and

5. *Public Address Systems*

Have not outdoor speaker or public address system which is audible off-site.

(c) *Laundry, Dry Cleaning, and Carpet Cleaning Facilities*

Laundry, dry cleaning, and carpet cleaning facilities shall:

1. *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential zone district, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

2. *Enclosure*

Be within an enclosed building; and

3. *Nonflammable Enclosure*

Use nonflammable liquids in the cleaning processes that emit no odor, fumes, or steam detectable to normal senses from off the premises.

(d) ***Building, Heating, Plumbing, or Electrical Contractor***

Contractor facilities in the IB district shall not include the outside storage of heavy equipment or bulk storage of raw materials.

(3) **Manufacturing and Production**

(a) ***Manufacturing, Heavy***

Heavy manufacturing uses shall:

1. *Minimum Separation*

Be located at least five hundred (500) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

2. *Special Heavy Manufacturing Uses*

Demonstrate that all external impacts have been mitigated to protect surrounding uses to the greatest extent practicable through the use of noise mitigating construction and emission scrubbing technology, as well as oversized buffers to mitigate impacts and potential for explosion or industrial accident, and visual impacts that could affect the marketability of surrounding properties.

23. *Screen Outdoor Storage Areas*

Outdoor storage areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall no less than eight (8) feet in height in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment shall not exceed the height of the screening fence or wall;

34. *On-Site Circulation*

Be designed to ensure proper functioning of the on-site transportation circulation system; and

45. *Access*

Have direct access onto an arterial or major collector street, or via local roads that only traverse in IH district.

(b) ***Limited Manufacturing in the Downtown (DTWN) District***

Limited Manufacturing uses in the Downtown (DTWN) District shall:

1. *On-Site Deliveries*

Be located on a site that can accommodate all loading and unloading activities and can provide access for anticipated truck traffic without requiring backing off of public streets or other impacts to traffic flow;

2. *Truck Traffic Generated*

Be limited to uses that average less than ten (10) tractor trailer trips per week, and no more than three (3) on any day;

3. *Present a Business Presence to the Street*

Be designed to present a finished business appearance to the street, including the ~~use~~ use of appropriate professionally designed signage, using window displays or otherwise maintaining visual access through existing building storefronts, and rehabilitating and maintaining established landscape areas, parking areas, sidewalks, and other building façade and entry features;

4. *Limited Outdoor Storage*

Be designed with only limited outdoor storage which is fully screened by a solid fence or wall of a maximum six (6) feet in height. The building material for the screening shall be determined at the time of special exception approval, but shall generally be a masonry wall or other appropriate higher quality design when facing a street, but may be a wooden fence when facing non-public or service areas on adjoining properties.

5. *Transitional Use*

Limited Manufacturing in the Downtown (DTWN) District is intended to be a transitional use in existing industrial/warehouse buildings in areas that have not redeveloped to the mix of dense uses reflected in the purpose statement and permitted uses of the district.

(4) **Self-Service Storage**

All Self-Service Storage uses shall comply with the following standards (see Sections j – m for additional standards for mini-warehouses and Sections n – p for additional standards for climate-controlled self-service storage):

(a) **Commercial Uses Permitted On-Site**

The only commercial uses permitted on-site shall be the rental of storage bays, the pickup and deposit of goods or property in dead storage. Storage bays shall not be used to manufacture, fabricate, or process goods; service or repair vehicles, small engines, or electrical equipment, or conduct similar repair activities; conduct garage sales or retail sales of any kind; or conduct any other commercial or industrial activity on the site.

(b) **Security of Caretaker Quarters**

No more than one (1) security or caretaker quarters may be developed on the site.

(c) **Not Legal Address**

Individual storage bays or private postal boxes within a self-service storage facility use shall not be considered premises for the purpose of assigning a legal address.

(d) **Enclosed Buildings**

Except as provided in this subsection, all property stored on the site shall be entirely within enclosed buildings.

(e) **Open Storage of Recreational Vehicles and Dry Storage of Boats**

Open storage of recreational vehicles and travel trailers, and dry storage of pleasure boats of the type customarily maintained by persons for their personal use shall be permitted within a self-storage facility use, provided that the following standards are met:

1. *Designated Area*

The storage shall occur only within a designated area, which shall be clearly delineated;

2. *Storage Area Size*

The storage area shall not exceed twenty-five percent (25%) of the buildable area of the site;

3. *Screening*

Outdoor storage areas shall be located to the rear of the principal structure and be screened with a wooden fence or masonry wall no less than eight (8) feet in height in accordance with Section 6-400, *Fencing Standards*;

4. *No Storage within Setbacks*

Storage shall not occur within the area set aside for minimum building setbacks;

5. *No Dry Stacking of Boats*
No dry stacking of boats shall be permitted on site; and
6. *No Vehicle Maintenance, Washing or Repair*
No vehicle maintenance, washing, or repair shall be permitted.

(f) Lot Area

The minimum lot area shall be three (3) acres.

(g) Minimum Separation between Buildings

If separate buildings are constructed, there shall be a minimum separation of ten (10) feet between buildings.

(h) Lighting

Outdoor lighting shall be the minimum necessary to discourage vandalism and theft.

(i) Hours of Operation

Hours of public access to a self-storage use adjacent to existing residential development or a residential zone district shall be restricted to between 6:00 AM to 10:00 PM.

Mini-warehouse uses must comply with the following additional standards:

(j) Height

With the exception of a structure used as security or caretaker quarters, the maximum height of a self-storage facility shall be twenty (20) feet. In addition, a parapet wall shall be constructed to screen roof-mounted heating and air conditioning and other equipment, if any. The combined height of the building and the parapet wall shall not exceed twenty-five (25) feet.

(k) On-Site Circulation

1. *Interior Parking*

Interior parking shall be provided in the form of aisleways adjacent to the storage bays. These aisleways shall be used both for circulation and temporary customer parking while using the storage bays. The minimum width of these aisleways shall be twenty-one (21) feet if only one- (1) way traffic is permitted, and thirty (30) feet if two- (2) way traffic is permitted;

2. *Mark Traffic Flow Patterns*

The one- (1) or two- (2) way traffic flow patterns in aisleways shall be clearly marked. Marking shall consist at a minimum of use of standard directional signage and painted lane markings with arrows; and

3. *Circulation of Vehicles and Emergency Equipment*

Appropriate access and circulation by vehicles and emergency equipment shall be ensured through the design of internal turning radii of aisleways.

(l) Storage Bay Doors

Storage bay doors shall not face any abutting property located in a residential district nor be visible from any public street.

(m) Architectural Uniformity

The exterior façades of all structures shall receive uniform architectural treatment, including masonry, stucco, and painting of surfaces. The colors selected shall be compatible with the character of the neighborhood.

Climate-controlled self-service storage must comply with the following additional standards:

(n) Building Design

The building must comply with the Commercial and Institutional Design Standards of Section 6-800(C).

(o) Central Entrance

All units shall be accessed through a main or central entrance. This entrance may be separate from the office entrance. Access may also be provided from the office when it is open.

(p) Loading Area

The loading area, including adequate turnaround space for emergency vehicles, must be located to the side or rear of proposed structure and, if necessary, screened by a permanent architectural or landscape feature from view from public rights-of-way and public areas of adjoining sites.

(5) Wholesaling, Warehouse, and Freight Movement

(a) Parcel Services; Truck or Freight Terminal; Warehouse (Distribution or Storage)

Parcel services, truck or freight terminals, or warehouses (distribution or storage) shall:

1. *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

2. *Displays Outside Setbacks and Buffers*

Not locate storage areas within a required setback or perimeter buffer;

3. *Screening*

Locate outdoor storage areas to the rear of the principal structure and be screened with a wooden fence or masonry wall not less than eight (8) feet in height in accordance with Section 6-400, *Fencing Standards*;

4. *Public Address Systems*

Have no outdoor speaker or public address system which is audible offsite;

5. *On-Site Circulation*

Be designed to ensure proper functioning of the site as related to vehicle stacking, circulation, and turning movements; and

6. *Access*

Have direct access onto an arterial or major collector street.

(b) Outdoor Storage (as a Principal Use)

Outdoor storage uses shall:

1. *Obtain Site Plan Approval*

Obtain approval of a Site Plan (Section 2-300(H), *Site Plan*) that depicts compliance with the standards in this subsection;

2. *Screened from View*

Be screened with a wooden fence or masonry wall no less than eight (8) feet in height in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment stored shall not exceed the height of the screening fence or wall;

3. *No Customer or Vehicular Circulation*

Not allow customer or vehicular circulation to occur through the area used for outdoor storage; and

4. *Comply with Article 6: Design and Development Standards*

Comply with the standards in Article 6: *Design and Development Standards*.

(c) *Limited Wholesale and Warehousing the Downtown (DTWN) District*

Limited wholesale and warehousing uses in the Downtown (DTWN) District shall:

1. *On-Site Deliveries*

Be located on a site that can accommodate all loading and unloading activities and can provide access for anticipated truck traffic without requiring backing off of public streets or other impacts to traffic flow;

2. *Truck Traffic Generated*

Be limited to uses that average less than ten (10) tractor trailer trips per week, and no more than three (3) on any day;

3. *Present a Business Presence to the Street*

Be designed to present a finished business appearance to the street, including the use of appropriate professionally designed signage, using window displays or otherwise maintaining visual access through existing building storefronts, and rehabilitating and maintaining established landscape areas, parking areas, sidewalks, and other building façade and entry features;

4. *Limited Outdoor Storage*

Be designed with only limited outdoor storage which is fully screened by a solid fence or wall of a maximum six (6) feet in height. The building material for the screening shall be determined at the time of special exception approval, but shall generally be a masonry wall or other appropriate higher quality design when facing a street, but may be a wooden fence when facing non-public or service areas on adjoining properties.

5. *Transitional Use*

Limited Wholesale and Warehousing in the Downtown (DTWN) District is intended to be a transitional use in existing industrial/warehouse buildings in areas that have not redeveloped to the mix of dense uses reflected in the purpose statement and permitted uses of the district.

(6) Waste-Related Services

(a) *Energy Recovery Plant; Hazardous Waste Collection Site; Incinerator; Landfill; Land-Spreading of Wastes; Waste Composting*

Energy recovery plants, hazardous waste collection sites, incinerators, landfills, land-spreading of waste, and waste composting uses shall:

1. *Obtain Site Plan Approval*
Obtain approval of a Site Plan (Section 2-300(H), *Site Plan*) that depicts compliance with the standards in this subsection;
2. *Minimum Separation*
Be located at least one thousand (1,000) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;
3. *Fencing Required*
Be surrounded by a solid fence that is at least eight (8) feet high, located no less than one hundred (100) feet from any public right-of-way, and located no less than fifty (50) feet from any adjacent property.

(b) Recycling Drop-Off Center

A recycling drop-off center shall comply with the following standards:

1. *Mobility of Collection Bin*
The mobility of the collection bin shall be retained.
2. *Location of Collection Bin*
The collection bin shall be located in or adjacent to an off-street parking area, and shall not occupy more than five percent (5%) of the total on-site parking spaces.
3. *Appearance*
The bin and adjacent area shall be maintained in good appearance and free from trash.
4. *No Collection or Storage of Hazardous or Biodegradable Wastes*
There shall be no collection or storage of hazardous or biodegradable wastes on the site.

(c) Recycling and Salvage Center

A recycling and salvage center shall:

1. *Minimum Separation*
Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;
2. *Minimum Lot Area*
Be a minimum of five (5) acres in size;
3. *Configuration*
Not be located within fifty (50) feet of any property line (except for a freestanding office);
4. *Storage Areas*
Effectively screen storage areas from view by walls, fences, or buildings. Such screening shall be designed and installed to ensure that no part of a storage area can be seen from rights-of-way or adjacent lots. In no case shall the height of a recyclable or recovered materials or non-recyclable residue stored in outdoor areas exceed twenty (20) feet or the height of the principal building on the lot, whichever is greater;
5. *Fencing Required*

Be surrounded by a solid fence that is at least eight (8) feet high, located no less than one hundred (100) feet from any public right-of-way, and located no less than fifty (50) feet from any adjacent property;

6. *Public Address Systems*

Have no outdoor speaker or public address system which is audible off-site;

7. *Recyclable Materials*

Contain recyclable materials within a leak-proof bin or trailer, and not store materials on the ground;

8. *Limited Sorting and Separation*

Include only limited sorting, separation, or other processing of deposited materials; and

9. *No Collection or Storage of Hazardous or Biodegradable Wastes*

Prohibit storage of hazardous or biodegradable wastes on the site.

(d) *Salvage and Junkyard; Tire Disposal or Recycling*

A salvage and junkyard or tire disposal or recycling facility shall:

1. *Minimum Separation*

Be located at least two hundred fifty (250) feet from any residential district, existing residential use, religious institution use, community service use, day care use, school (elementary, middle, or senior high), or public park;

2. *Minimum Lot Area*

Be a minimum of three (3) acres in size;

3. *Configuration*

Be not located within fifty (50) feet of any property line (except for a freestanding office);

4. *Public Address Systems*

Have no outdoor speaker or public address system which is audible off-site; and

5. *Screened*

Be screened with a wooden fence or masonry wall no less than eight (8) feet in height in accordance with Section 6-400, *Fencing Standards*. The height of materials and equipment stored shall not exceed the height of the screening fence or wall.

LOT

A parcel of land intended as a unit for transfer of ownership, or for building development, or both.

LOT OF RECORD

A lot that is part of a subdivision recorded in the office of the Clerk of Court of Common Pleas, or a lot described by metes and bounds, the description of which has been recorded in the office of the Clerk of Court of Common Pleas prior to March 1, 2006.

LOW IMPACT DEVELOPMENT (LID)

The use of site and subdivision design techniques in coordination with stormwater management engineering to mimic the hydrologic conditions associated with an undeveloped site to the greatest extent practicable.

LUMEN

A unit of luminous flux. One (1) foot candle is one (1) lumen per square foot. Lumen output values shall be the initial lumen output ratings of a lamp.

MACHINE SHOP

An establishment where metal is cut and shaped by machine tools.

MANUFACTURED/MOBILE HOME PARK

A parcel of land under single ownership or management which is operated as a business engaged in providing a place where manufactured or mobile homes are installed for non-transient living or sleeping purposes, and where sites or lots are set aside or offered for lease or rent for use by manufactured homes or mobile homes for living or sleeping purposes, including any land, building, structure, or facilities used by occupants of manufactured or mobile homes on such premises. Accessory uses to mobile home parks include caretaker quarters, laundry facilities, and facilities for parks and recreation.

MANUFACTURING, GENERAL

An establishment engaged in the manufacture of finished products or parts, predominantly from previously processed materials, including the processing, fabrication, assembly, treatment, and packaging of such products, and incidental storage, sales, and distribution of such products, but excluding basic industrial processing of raw materials and manufacturing activities for the sole purpose of retail sales on the premises.

MANUFACTURING, HEAVY

An establishment engaged in the processing of raw or partially processed materials, or manufacturing uses that involve the generation of noise, odor, vibration, or dust that may be noticeable off of the business site. Examples include but are not limited to: Manufacture or assembly of equipment, parts or products; the processing of food and related products; lumber mills, pulp and paper mills, and the manufacture of other wood products; and electric power generation plants. ~~Specifically excluded~~ Additional special exception approval is required for special heavy manufacturing uses including rendering, abattoirs, petroleum refining, asphalt/concrete plants, and the manufacture of chemicals, fertilizers, explosives, paint, and turpentine.

MANUFACTURING, LIMITED

An establishment engaged in the small-scale, low-impact processing, fabrication, assembly, and packaging of products predominantly from previously manufactured parts and materials, and utilizing processes that have no noise, odor, vibration, or other discernible impacts external to the building.