AN ORDINANCE

AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY, GEORGIA, CHAPTER 27, ARTICLE 4 USE TABLE AND ARTICLE 4.2.23 SUPPLEMENTAL REGULATIONS, DRIVE THROUGH FACILITY, AND FOR OTHER PURPOSES.

WHEREAS, the Board of Commissioners desires to amend the Use Table to permit with a Special Land Use Permit drive through facilities associated with non-restaurant uses, such as banks or dry cleaners, in the C-1 (Local Commercial), and C-2 (Commercial) districts located in Activity Centers.

WHEREAS, this amendment seeks to apply the same standards for drive through facilities as drive through restaurants.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of DeKalb County, Georgia, and it is hereby ordained by the authority of the same, that Chapter 27 of the Code of DeKalb County, be the same is hereby amended as follows:

PART I: ENACTMENT

 Table 4.1 Use Table is amended as follows:

Article 4.2.23 Drive-through facilities is amended as follows:

4.2.23 Drive-through facilities.

All drive-through facilities must comply with the following:

- A. Drive-through facilities shall not be located within sixty (60) feet of a residentially zoned property, as measured from any menu or speaker box to the property line of adjacent residential property, unless part of a mixed-use development.
- B. No drive-through facility shall be located on a property less than ten thousand (10,000) square feet in area, unless part of a mixed-use development. Stacking spaces for queuing of cars shall be provided for the drive-through area as required in Article 6.
- C. Drive-through lanes and service windows serving drive-through lanes shall only be located to the side or rear of buildings.
- D. Drive-through canopies and other structures, where present, shall be constructed from the same materials as the primary building and with a similar level of architectural quality and detailing.

- E. Speaker boxes shall be pointed away from any adjacent residential properties and shall require masonry sound attenuation walls with landscaping or other speaker volume mitigation measures. Speaker boxes shall not play music but shall only be used for communication for placing orders.
- F. All lighting from drive-through facilities shall be shaded and screened so as to be directed away from any adjacent residential property.
- G. Stacking spaces shall be provided for any use having a drive-through facility or areas having drop-off and pick-up areas in accordance with the following requirements. Stacking spaces shall be a minimum of ten (10) feet wide and twenty-five (25) feet long. Stacking spaces shall begin at the last service window for the drive-through lane (typically the "pick-up" window).
- H. All drive-through facilities with the exception of drive-through restaurants shall provide at least three stacking spaces for each window or drive-through service facility.
- I. The following standards shall apply to all stacking spaces and drive-through facilities:
 - 1. Drive-through lanes shall not impede on- and off-site traffic movements, shall not cross or pass through off-street parking areas, and shall not create unsafe conditions where crossed by pedestrian access to a public entrance of a building.
 - 2. Drive-through lanes shall be separated by striping or curbing from off-street parking areas. Individual lanes shall be striped, marked, or otherwise distinctly delineated.
 - 3. All drive-through facilities shall include a bypass lane with a minimum width of ten (10) feet, by which traffic may navigate around the drive-through facility without traveling in the drive-through lane. The bypass lane may share space with a parking access aisle.
 - 4. Drive-through lanes must be set back five (5) feet from all lot lines and roadway right-of-way lines.
 - 5. Owner and operator are responsible for daily litter clean-up to ensure the property remains free of trash, litter, and debris.
 - 6. Drive-through facilities restaurants shall not be located within five hundred (500) feet of an elementary, middle, or high school.
 - 7. Drive-through restaurants and facilities located in activity centers require a special land use permit. For restaurants in all other character areas, a special land use permit is required unless the restaurant facility can meet at least two of the following criteria:
 - a. Restaurant-Facility is located within four hundred (400) feet of an intersection of a major arterial street and a major or minor arterial street, or within one thousand (1,000) feet of an interstate highway interchange. do not require a special land use permit.
 - b. Restaurant Facility is accessible only through inter-parcel access or through a shared driveway.
 - c. Restaurant Facility is part of a major development as defined in Art. 8.1.16.
 - 8. Distance shall be measured along from the right-of-way, along the route of travel, from entrance to entrance. the exit or entrance ramp, or street corner (middle of the radius), along the intersecting street right of way, to the nearest property line.

PART II. EFFECTIVE DATE

This ordinance shall become effective upon adoption by the Board of Commissioners and approval by the Chief Executive Officer.

PART III. SEVERABILITY

Should any section or provision of this ordinance be declared by a court of competent jurisdiction to be invalid or unconstitutional, such decision shall not affect the validity of the ordinance as a whole, nor any part thereof, other than the part so declared to be invalid or unconstitutional.

PART IV. REPEAL OF CONFLICTING ORDINANCES

This ordinance amends the zoning ordinance of DeKalb County, and all other conflicting ordinances or resolutions are hereby repealed, provided that nothing herein shall be construed as repealing the conditions of use, operation, or site development accompanying permits lawfully issued under previous ordinances or resolutions, and provided further that modification or repeal of those past conditions of approval may be accomplished as authorized and provided by the requirements of this zoning ordinance.

ADOPTED by the DeKalb County Board of Commissioners, this ______ day of _____2019.

JEFF RADER Presiding Officer Board of Commissioners DeKalb County, Georgia **APPROVED** by the Chief Executive Officer of DeKalb County, this _____ day of ___, 2019.

MICHAEL L. THURMOND Chief Executive Officer DeKalb County, Georgia

ATTEST:

BARBARA NORWOOD-SANDERS, CCC

Clerk to the Board of Commissioners and Chief Executive Officer DeKalb County, Georgia

APPROVED AS TO SUBSTANCE:

ANDREW BAKER Planning & Sustainability Director

APPROVED AS TO FORM:

VIVIANE H. ERNSTES Interim County Attorney

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Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	ЧНМ	RNC	ō	ОІТ	SN	<u>с</u> 1	C-2	8	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	
AGRICULTURAL																									
Agriculture & Forestry																									
Commercial greenhouse or plant	Р														Р	Р	Р		Р	Р	Р				
nursery															·	•	•				•				L
Temporary or portable sawmill	P P	Р	Р	Р	Р	Р	Р	D	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P P	P P	Р	Р	Р	Р	
Urban, community garden, up to 5 ac. Urban, community garden, over 5 ac.	SA		-			P	-	P	SA			P SA	P SA	P SA	P SA	P SA							SA	P	+
Animal Oriented Agriculture	SA	SA	SA	SA	3A	SA	SA	3A	SA	3A	SA	SA	SA	3A	SA	SA	3A	SA	SA	3A	3A	3A	3A	3A	
Dairy	Р																		Р	Р					
Keeping of livestock	P	Р	Р	Р	Р							Р							P						
Keeping of poultry/pigeons	Р	Р	Р	Ρ	Р							Ρ							Р						
Livestock sales pavilion	Р																			Ρ					1
Riding academies or stables	Ρ	Ρ	Ρ	Ρ	Ρ																				•
RESIDENTIAL																									
Dwellings																									-
Dwelling, cottage home						Р	Р	Р	Р	Р		Р													
Dwelling, mobile home							-	-	-		Р	-							Ра	Ра					
Dwelling, multi-family								Р	Р	Р			Р						SP	SP	Р	Р	Р	Р	-
Dwelling, multi-family (supportive living)								Ρ	Ρ	Ρ	Ρ	Ρ	Ρ								Ρ	Р	Ρ	Р	•
Dwelling, townhouse							Ρ	Ρ	Ρ	Ρ		Ρ		Ρ							Р	Ρ	Ρ	Р	•
Dwelling, urban single-family							Ρ	Ρ	Ρ	Ρ		Ρ		Ρ							Ρ	Ρ	Ρ	Ρ	•
High-rise apartment										Ρ			SP										Ρ	Ρ	
Dwelling, single-family (attached)							Ρ	Ρ	Ρ	Ρ				Ρ							Ρ	Ρ	Ρ	Ρ	
Dwelling, single-family (detached)	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ									Ρ	Ρ	Ρ		L
Dwelling, three-family	-						P	P	P	P		P									P	P	P	P	-
Dwelling, two-family	_						Р	Ρ	Ρ	Р		Р									Р	Р	Ρ	Р	-
Dwelling, single-family, accessory (guesthouse, in-law suite)	Ра	Ра	Ра	Ра	Ра	Ра	Ра	Ра	Ра												Ра	Ра	Ра	Ра	1
Home occupation, no customer contact	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA									SA	SA	SA	SA	,
Home occupation, with customer																									-
contact	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP									SP	SP	SP	SP	1
Live/work unit								Ρ	Ρ	Ρ			Ρ	Ρ		Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	١
Mobile home park											Ρ														Ĺ
Accessory uses or structures	Pa	Ра	Ра	Ра	Ра	Pa	Ра	Ра	Pa	Ра	Pa	Ра	Ра	Ра	Ра	Pa	Ра	Pa	Ра	Ра	Ра	Ра	Ра	Ра	1
Housing and Lodging		00	00	1	1		00	00	00	0.0		1		-		-	-					_	_	_	
Bed & breakfast			SP	SP	00	00			SP SP	SP SP		00	Р	Ρ		Ρ	Ρ					Р	Р	Р	1
Bed & breakfast, home stay Boarding/Rooming house	SP	5P	SP	5P	5P	SP	5P	SP	P	P		SP													-
Convents or monasteries	SP	SP	SP	SP	SP	SP	SP			Г			Р	Р								Р	Р	Р	F.
Dormitory		01		01	01		01	01					Pa	Pa		Pa	Pa	Pa	Ра		Ра	Pa		Pa	F
Extended stay hotel/motel													SP			SP						SP	SP	SP	•
Fraternity house or sorority house								SP	Р	Р			SP			-	-					Ρ	Ρ	-	-
Hotel/Motel													Р			Ρ	Ρ	Ρ				Ρ	Ρ	Ρ	
Nursing care facility or hospice								Ρ	Ρ				Ρ	Ρ		Ρ	Ρ				Р	Ρ	Ρ	Ρ	
Personal care home, community,				_	_		SP	SP	Р	Р			Р	SP	SP	Р	Р	Р			Р	Р	Р	Р	,
7 or more		-									-							·							
Personal care home, group, 4-6				SP						P	P	SP	P	SP	SP	Р	Р				P	P	P	P	
Child caring institution, group, 4-6	SP	SP	SP	SP	SP	SP	SP	SP	Ρ	Ρ	Ρ	SP	Ρ	Ρ	Ρ	Ρ	Ρ				Р	Р	Ρ	Ρ	
Child caring institution, community, 7 or more							SP	SP	Р	Р			Р	SP	SP	Р	Р	Р			Р	Р	Р	Р	
Senior housing	SD	SD	SD	SP	SP	SD	SD	SD	SP	SP	SD	SP	SP	SP					<u> </u>		SP	SP	SP	SP	F.
Shelter for homeless persons, 7-20	55	55	JP	JF'	UF.	J.	JF'	01		SP	J.	JF'	SP	SP		Р	Р				0F	UF.	OF	OF	F
Shelter for homeless persons for no	1							c-																	t
more than six (6) persons								SP	SP	SP			SP	SP		SP									•
Transitional housing facility, 7-20	1	<u> </u>	1		1	1	1	сD	SP	сD	1		SP			Р	Р	1	1	1			1	l	

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	Ра	– Pe	rmitte	ed as	s an a	cces	sory	use		1			SP -	- Spe	cial la	and ι	ise pe	ermit	from	BoC	(SLI	JP)			~
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	ЧНМ	RNC	ю	ОІТ	SN	<u>с-1</u>	C-2	QO	Μ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
INSTITUTIONAL / PUBLIC																									
Community Facilities	1												-	_			-	_							
Cemetery, columbarium, mausoleum	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			Р	Ρ				Ρ							✓
Club, order or lodge, fraternal, non- commercial													Р	Ρ		Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	
Coliseum or stadium/not associated with church or school																Ρ	Ρ	Ρ					SP	Ρ	~
Funeral home, mortuary													Ρ	Ρ		Ρ	Ρ				Ρ	Ρ	Ρ	Ρ	
Golf course or clubhouse, public or private	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Р				Р		Р	Ρ			Ρ	Ρ	Ρ						~
Government facilities	Ρ	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	
Hospital or accessory ambulance service													Ρ	Ρ					Ρ				Ρ	Ρ	
Library or museum								Ρ	Ρ	Ρ			Ρ	Ρ	Ρ	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ	Ρ	
Cultural facilities								SP	SP	SP			SP	SP		SP	SP	SP	SP		SP	SP	SP	SP	
Recreation club Neighborhood or subdivision clubhouse	SP P	SP P	SP P	SP P	SP P	SP P	SP P	SP P	SP P	SP P	Р	SP P	Р	Р				Р			Р	Р	Р	SP P	✓ ✓
or amenities											Ľ	-									•	-		-	
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	Ρ	Ρ	Ρ	Ρ	P	Р	Р	P	Ρ	Ρ	Ρ	Ρ	✓ ✓
Recreation, outdoor Swimming pools, commercial	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Р	Р		Р	P P	P P	P P	Р		Pa	Pa	Pa	✓ ✓
Tennis courts, swimming pools, play or			or						or		or	or										га		га	•
recreation areas, community	Ра	Ра	Ра	Ра	Ра	Ра	Ра	Ра	Ра	Pa	Ра	Ра	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ			Ра	Ра	Ра	~
Education Colleges, universities, research &	1	1											1												
training facilities													Ρ	Ρ		Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	
Private educational services, home occupation	Pa	Ра	Ра		Ра						Ρ			Ра	Ра			~							
Private kindergarten, elementary, middle or high schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Ρ	Ρ		Ρ	Ρ	Ρ				SP	SP	SP	~
Vocational schools													Ρ	Ρ	_	Ρ	Ρ	Ρ	SP	SP	Ρ	Ρ	Ρ	Ρ	✓
Specialized schools								SP	SP	SP			Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	SP	SP	Ρ	Ρ	Ρ	Ρ	✓
COMMERCIAL																									
Automobile, boat and trailer sales and se	ervic	e																							
Automobile or truck rental or leasing facilities																Ρ	Ρ		Ρ	Ρ					<
Automobile brokerage													Р	Р		Р	Р		Р			Р	Р	Р	✓
Auto recovery, storage																			Р	Р					~
Automobile repair or maintenance, minor																Ρ	Ρ		Ρ	Р					~
Automobile repair, major	<u> </u>															-	SP		Р	P					✓
Automobile sales or truck sales Automobile service stations															SP	P SP	P SP		P P	P P					✓ ✓
Automobile service stations Automobile upholstery shop	-	-													55	ЪГ	P		P	P					
Automobile wash/wax service	<u> </u>	-														Р	P		P					_	✓
Boat sales	1															P	P		P						✓
Retail automobile parts or tire store																Ρ	Ρ		Р						✓
Service area, outdoor																	Ра			Ра					✓
Trailer or RV salesroom & lot																Ρ	Ρ		Ρ						✓
Office	1	1						D.	D.		1			_	-	-		-			_	-	5	_	
Accounting office Building or construction office									Pa Pa				P P	P P	Ρ	P P	P P	P P	Р	Р	Р	Ρ	Ρ	Ρ	✓
Building, landscape, heavy construction	1							n d	1 ⁻ d	١d				F.		Г [.]		F.	F.	F.					•
contractor office (material, equipment, storage)																	Р	Ρ	Ρ	Ρ					~
	1							De	De	De			Р	D	Р	Р	Р	Р	Р	Б	D	P	Р	Р	
Engineering or architecture office								Pa	Pa	Ра			Р	Р	Ρ	Р	Р	Г	Р	Р	Р	Ρ	г		

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Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō	ЦО	SN	5	C-2	QO	Z	M-2	NU-1	MU-2	MU-3	MU-4,5	See Section 4.2
COMMERCIAL (cont'd)																									
Office (cont'd)																									
General business office								Pa	Pa	Pa			P	P	Р	Р	Р	Р			P	P	Р	Р	
Insurance office Legal office							-	Pa Pa	Pa Pa	Pa Pa			P P	P P	P P	P P	P P	P P			P P	P P	P P	P P	
Medical office								га Ра	га Ра	га Ра			P	P	P	P	г Р	P			Р	P	г Р	P	
Real estate office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	
Recreation and Entertainment																									
Adult entertainment establishments																	Ρ		Ρ						✓
Adult service facility																	Р		P	P					✓
Drive-in theater Fairground or amusement park																	P P		P P	P P					✓ ✓
Indoor recreation (bowling alleys, movie theatres & other activities conducted wholly indoors)															Ρ	Ρ	P	Ρ	P	P	Р	Р	Ρ	Ρ	•
Nightclub or late night establishment													Ра			SP	SP	SP	SP	SP	SP	SP	SP	SP	✓
Outdoor recreation (miniature golf,																5.	5.	5.					5.		
batting cages, tennis, Go-cart & other outdoor activities)	SP																Ρ	Ρ	SP						~
Special events facility	SP												Ρ	Ρ		Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	
Theaters with live performance, assembly or concert halls, or similar													Р	Р		Р	Р						Р	Р	
entertainment within enclosed building Retail																									
Alcohol outlet -package store, primary																SP	SP	Ρ	Ρ		SP	SP	SP	SP	~
Alcohol outlet -beer and/or wine store,															SP	SP	SP	Р	Р		SP	SP	SP	SP	✓
beer growler, primary Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf							-								SP	SP	SP	Ρ	Р		SP	SP	SP	SP	~
(see also 4.2.8 (F))															-	-	_					Р	-	Р	
Apparel or accessories store Art gallery								Ра	Ра	Pa					P P	P P	P P	Р			P P	P	P P	P	
Book, greeting card, or stationery store								ια	ια	īα					P	P	P	P			P	P	P	P	
Camera or photography															P	P	P	P			P	P	P	P	
Commercial greenhouse or plant nursery															Ρ	Ρ	Ρ		Р		Ρ				~
Computer or computer software store															Ρ	Ρ	Ρ	Ρ			Р	Р	Ρ	Р	
Convenience store (see alcohol outlet or															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	1
fuel pumps accessory)																•	•	•			•	-	•	_	-
Drive-through facilities (other than restaurants) in Activity Center character areas																SP	SP				SP	SP	SP	SP	~
Drive-through facilities (other than restaurants) in all other character areas													Ρ		Ρ	Ρ	Ρ	Ρ	Ρ						
Farm or garden supply store	Ρ														Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ			
Farmer's market, permanent	<u>.</u>	<u> </u>	<u> </u>	<u> </u>	<u>.</u>	<u>.</u>	<u>.</u>	<u>.</u>	<u>.</u>	~ ~	<u> </u>	<u> </u>	P	P	P	P	P	P	P	P	P	P	P	P	1
Farmer's market, temporary/seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA Pa	SA	SA P	SA P	SA P	SA P	SA	SA	SA P	SA P	SA P	SA P	✓
Florist Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)													Pa Pa		P	P	P	P			P	P	P	P	
Fuel dealers, manufacturers or wholesalers																	Ρ		Р	Р					
Fuel pumps in character areas other than activity centers, unless allowed per 4.2.28	-														SP	SP	SP	SP	SP	SP					~
Fuel pumps in activity centers															SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	~
Fuel pumps, accessory to large scale retail w/in 1000 feet of interstate highway interchange measured from RW to property line																Pa	Pa	Pa	Pa						1
Gift, novelty, or souvenir store													Pa		Ρ	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ	Ρ	

Proposed May 7 and May 28, 2019 PC and BOC

KEY:																admir	nistrat	tive p	ermit	from	ı dire	ctor (of pla	nning	J
	Pa	– Pe	Permitted as an accessory use										SP -	- Spe	cial l	and u	use pe	ermit	from	BoC	(SLI	JP)			
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	МНР	RNC	Ю	OIT	NS	5	C-2	OD	М	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Gold buying, precious metals																Ра	Ρ	Р							
Grocery stores (see alcohol outlet)								Ра	Ра	Ра					Ρ	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ	Ρ	
Hardware store or other building materials store															Р	Р	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	
Hobby, toy or game store															Ρ	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ	Ρ	
Jewelry store															Ρ	Р	Р	Ρ			Ρ	Ρ	Ρ	Ρ	
Music or music equipment store (retail)															Ρ	Р	Р	Ρ			Ρ	Ρ	Ρ	Ρ	
Liquor store (see alcohol outlet)													Ра		SP	SP	SP	Ρ	Ρ						✓
News dealer or news store													Р	Ρ	Р	Ρ	Р	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	
Office supplies & equipment store															Р	Ρ	Р	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	
Pawn shop, title loan																	Ρ	Ρ	Ρ						1

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Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	МНР	RNC	ō	OIT	NS	C-1	C-2	OD	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
COMMERCIAL (cont'd)																									
Retail (cont'd)																									
Pet supply store															Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ		⊢	
Pharmacy or drug store(see alcohol outlet)								Ра	Ра	Ра		Ра	Ра	Ра	Ρ	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ	Р	
Radio, television or consumer																Р	Р	Р			Р	Р	Р	Р	_
electronics store								_	_	_			_	_					-	_					
Retail, 5,000 sf or less Retail, over 5,000 sf (see also shopping								Ра	Pa	Ра			Ра	Pa	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Р	
center)															Ρ	Ρ	Ρ	Ρ			Ρ	Ρ	Ρ	Ρ	
Retail warehouses/wholesales providing																									
sales of merchandise with no outdoor																Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Р	
storage Shopping center															Р	Р	Р	Р			Р	Р	Р	Р	
Specialty store															P	P	P	P			P	P	P	P	
Sporting goods or bicycle sale															P	P	P	P			P	P	P	P	
Thrift, secondhand, antique store																Ρ	Ρ		Ρ						
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no													Р	Р		Ρ	Ρ	Ρ	Ρ	Р					
outside storage Variety store													Pa		Ρ	Р	Ρ	Р			Р	Р	Р	Р	
Temporary Commercial Uses													га		Г	Г	Г	Г			F	Г	Г	г	
Temporary outdoor sales, seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	✓
Temporary produce stand	SA	SA			SA	SA	SA	SA	SA	SA	SA	SA	SA	SA			SA	SA	SA		SA		SA	SA	✓
Temporary outdoor retail sales	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	✓
Temporary outdoor events	SA	SA	SA	SA	SA	SA	SA						SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	✓
Temporary trailer, as home sales office or construction trailer	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	~
Restaurant/Food establishments														I											
Brewpub															Ρ	Ρ	Ρ		Ρ		Ρ	Ρ	Ρ	Ρ	
Catering establishments													Ρ	Р		Ρ	Ρ		Ρ		Ρ	Ρ	Ρ	Ρ	
Restaurants (acc. to hotel/motel)								_	_	_		_	P	_	_	Ρ	P	Ρ	_		_	P	Ρ	P	
Restaurants (non-drive-thru)								Ра	Ра	Ра		Ра	Ра	Pa	Ρ	Ρ	Ρ		Ρ		Ρ	Ρ	Ρ	Р	
Restaurants with a drive-thru configuration in Activity Center character areas																SP	SP				SP				~
Restaurants with a drive-thru configuration located in all other character areas, unless allowed per 4.2.23)																SP	SP				SP				*
Transportation and Storage		-	1									1	1	1 1											
Bus or rail stations or terminals for passengers																SP	SP		SP	SP	SP	SP	SP	SP	
Heliport													SP			SP	SP	SP	Р	Р			SP	SP	✓
Parking, commercial lot													Pa			P	P	P	P	<u> </u>	Ρ	Ρ	P	P	✓
Parking, commercial garage													Ра			Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Р	
Taxi, ambulance or limousine service, dispatching or storage.																	Ρ	Ρ	Ρ	Ρ					~
Taxi, ambulance, limousine dispatch													Р	Р	Р	Ρ	Р		Р	Р	Р	Ρ	Ρ	Р	
office only (no vehicle parking) Taxi stand													Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Services	I	1	I	I	I	I		I	I	I	I	I	<u> </u>	<u> </u>	•	1	1	1		<u> </u>	· ·		1	<u>.</u>	
Adult day care center - 7 or more								Р	Р	Р	Р		Р	Р	Ρ	Ρ	Ρ	Ρ	Р			Ρ	Ρ	Р	✓
Adult day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP			Ρ	Ρ	Ρ	Ρ			Р	Ρ	Ρ	Р	✓
Animal hospitals, veterinary clinic															Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ			✓
Animal shelter / rescue center	SP																Ρ	Ρ	Ρ	Ρ					✓
Banks, credit unions or other similar financial institutions								Ра	Ра	Ра			Ρ	Р	Ρ	Ρ	Ρ		Ρ		Ρ	Ρ	Ρ	Р	
Barber shop/ beauty salon or similar establishments								Ра	Pa	Ра			Ра	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ		Ρ	Ρ	Ρ	Ρ	
Check cashing establishment, primary																	Ρ		Р						✓
Check cashing establishment,																Р	Р		Р	Р	Р	Р	Р	Р	~
accessory																	·			Ľ	Ľ.			Ċ	

Proposed May 7 and May 28, 2019 PC and BOC

KEY:		- Per				cces	sory	use						- Spe - Spe									of pla	nning	3
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	МНР	RNC	ō	ЦО	SN		C-7	QO	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
COMMERCIAL (cont'd)																									
Services (cont'd)																									
Child day care center (Kindergarten) - 7 or more								Р	Р	Р	Р		Р	Р	Ρ	Ρ	Ρ	Ρ	Ρ		Р	Ρ	Р	Ρ	~
Child day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	Ρ	Ρ	Ρ		SP	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ				Ρ	Ρ	Ρ	✓
Coin laundry								Ра	Ра	Ра		Ра			Ρ	Ρ	Ρ					Ρ	Ρ	Ρ	
Dog day care								SP	SP	SP						Р	Р		P	P	P	SP	SP	SP	✓ ✓
Dog grooming								Ра	Ра	Ра						Ρ	Ρ		Ρ	Р	Р	Ρ	Р	Ρ	*
Dry cleaning agencies, pressing establishments, or laundry pick-up								Ра	Ра	Ра			Р	Р	Ρ	Ρ	Ρ		Ρ	Р	Р	Ρ	Р	Ρ	
stations Fitness center	Pa	Pa	Ра	Pa	Pa	Pa	Pa	Pa	Pa	Ра	Pa		Р	P	Р	Р	Р		Р	Р	Р	Р	P	Р	
Kennel, breeding or boarding	SP														Ра	Ра	Р		Р	Р					1
Kennel, commercial	SP															P	Ρ		Ρ	Ρ					
Kennel, noncommercial	Р	SP	SP	SP	SP											-						-			
Landscape business																Ρ	Ρ		Ρ	Ρ					
Mini-warehouse														SP		Ρ	P	Ρ	P	P					
Outdoor storage, commercial Personal services establishment								Pa	Pa	Р		Pa	Pa	Pa	Р	Р	P P		P P	Р	Р	Р	Р	Р	✓
Personal services establishment Photoengraving, typesetting,								ra	га			гa	гa	га	٢	۲	٣		٢			٢	۳ 	٢	
electrotyping																	Р		Ρ	Р	Р	Р			
Photographic studios													Ρ	Ρ	Ρ	Ρ	Ρ		Ρ		Ρ	Ρ	Ρ	Ρ	
Plumbing, HV/AC equipment establishments with no outdoor storage																Ρ	Ρ		Ρ	Ρ					
Publishing or printing establishments													Р	Р			Р		Р	Р					
Quick copy printing store													P	P	Р	Р	P		P	P	Р	Р	Р	Ρ	
Services, Medical and Health		1	1						1	1															
Ambulance service or emergency																Р	Р		Р						
medical services, private Health services clinic													Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	
Home healthcare service													P	г Р	Г	P	P	г	P		P	P	P	г Р	
Kidney dialysis center													P	P		P	P		P		P	P	P	P	
Medical or dental laboratories													Ρ	Р		Ρ	Р		Ρ	Ρ			SA	SA	
Services, Repair								1			1	1		1									1		
Furniture upholstery or repair; home appliance repair or service																Ρ	Ρ		Ρ	Ρ					
Personal service, repair (watch, shoes,								Ра	Ра	Ра			Р	Р	Р	Р	Р		Р		Р	Р	Р	Ρ	
jewelry) Service area, outdoor																	Ра		Ра	Р					1
INDUSTRIAL	<u>.</u>				I	I			I	I											I				
											1														
Alcohol or alcoholic beverage manufacturing																			Ρ	Ρ					
Alternative energy production																		SP	SP	SP					
Automobile/truck manufacturing																				Ρ					
Brick, clay, tile, or concrete products																				Р					
terra cotta manufacturing Building materials or lumber supply																									
establishment																	Ρ		Ρ						
Cement, lime, gypsum, or plaster of Paris manufacturing																				Ρ					
Compressed gas fuel station			-					-			-	-		-			SP		Р	Р			-		
Chemical manufacture, organic or		-													-		5.		•	P					
inorganic Contractor, general (See also Building		<u> </u>	<u> </u>														_		_	-		-	_		
or Construction Office)																	Ρ		Ρ	Ρ		Ρ	Ρ		✓
Contractor, heavy construction, outside storage																	Ρ		Ρ	Ρ					1
Contractor, special trade																	Ρ		Ρ	Р					
Crematoriums													SP			SP	SP		SP	SP					✓
Distillation of bones or glue manufacture																				Ρ					

Pic - Permitted are at a concernance are as a concernance and a permitted are associated are as a concernance and a permitted are associated are aspociated are associated are associated are associated are assoc	KEY:			cces	sorv	use						•					t from			of pla	nninç	3
Dyc dening plant Dyc work P	Use						MR-2	HR-1,2,3	ЧΗ	RNC									,	MU-3	MU-4,5	Section
Operands P<	, <i>,</i> ,	I		 I			I		I	1	I			I								
Endpoints manufacture SP																 Ρ						
Paint neutroling P																						<u> </u>
Test modeling or fertilizer manufactures or wholesalars. Image: Section of the permission of the section of the section of the section of the permission of the permit permission of the permission of the permission of t																	-					-
wholesalers P <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td></th<>																						
Wholesalesis Image: Service of tade Image: Serv																Р	Р					
Heavy equipment regist service or trade Image: Ser			 																			
ice manufacturing plant Image: plant <td></td> <td>D</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>\mid</td> <td>-</td>															D						\mid	-
Incidental retail all all all of goods produced of processed on the premises Image of goods produced with an enclosed plant Image of goods produced plant Image of goods p															Ρ							
or processed on the premises Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when conducted within an enclosed plant Image of pathage or relative when condu																						
conducted within an enclosed plant Image: Angle of the angle of	or processed on the premises		 													 Ра	Pa					
Industrial, leavy Imbox Imbox <td></td> <td>SP</td> <td></td> <td></td> <td></td> <td></td> <td></td>																	SP					
Industrial, light Image: status of a status of the status of a statu																	SP					
Image: sense of the translation of truck terminal SP SP <td> · · · · ·</td> <td></td> <td>Ρ</td> <td>Ρ</td> <td></td> <td></td> <td></td> <td></td> <td></td>	· · · · ·															Ρ	Ρ					
Leather manufacturing or processing Light mail beverage manufacturer (See also Brewpub)Image of the processing Light manufacturingImage of the processing Light manufacturing heavyImage of the processing Light manufacturing, heavyImage of the processing Light manufacturing heavyImage of the processing Light manufactureImage of the processing 	freight or passenger terminal, or truck																SP					
Light malt beverage manufacturer (See also Grewpub) Light manufacturing, heavy Manufacturing operations not housed within a building Manufacturing operations, quarries, asphat plants, gravel pits or soil pits Outdoor storage, industrial Paper or pulp manufacture Petroleum or inflammable liquids production, refining Petroleum or inflammable liquids production, refining Recovered materials racelly wholly within a building Recovered materials processing wholly within a building Recovered materials including Recovered materials including																	Р					
Light manufacturing Image: Second	Light malt beverage manufacturer (See												Ра	Ра	Ра	Р		Ра	Ра	Ра	Ра	
Manufacturing, heavy Manufacturing operations not housed Manufacturing operations not house not																Р	Р					
within a buildingImage: second se																	SP					✓
asphalt plants, gravel pits or soil pitsSPSPSPSPSPOutdoor storage, industrialII <tdi< td="">II<</tdi<>																	SP					~
Outdoor storage, industrial Image: Storage, industrial <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>SP</td><td>SP</td><td></td><td></td><td></td><td></td><td>~</td></t<>																SP	SP					~
Petroleum or inflammable liquids production, refining SP SP SP Radioactive materials: utilization, manufacture, processing or emission SP SP SP Radioactive materials: utilization, manufacture, processing or emission SP SP SP Radioactive materials: utilization, manufacture, processing or emission SP SP SP Radioactive materials: utilization, manufacture, processing or emission SP SP SP Recovered materials facility wholly within a building SP P P P Recovered materials processing wholly within a building P P P P Recovering collection P P P P P Recycling collection P P P P P Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer SP SP P P Rubber or plastics manufacture SD SP SP SP SP SP Solid waste: general disposal, landfill, private industry disposal, handling <td>Outdoor storage, industrial</td> <td></td> <td>Ρ</td> <td></td> <td></td> <td></td> <td></td> <td>✓</td>	Outdoor storage, industrial																Ρ					✓
production, refining SP SP SP Radioactive materials: utilization, manufacture, processing or emission SP SP SP SP Radioactive materials: utilization, manufacture, processing or emission SP SP SP SP SP Railroad car classification yards or team truck yards SP SP <td></td> <td>SP</td> <td></td> <td></td> <td></td> <td></td> <td>1</td>																	SP					1
Radioactive materials: utilization, manufacture, processing or emission SP																	SP					1
Mainuacture, processing or emission Image: Constraint of the second																						
truck yardsIII <thi< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>52</td><td></td><td></td><td></td><td></td><td>*</td></thi<>																	52					*
within a buildingwithin a buildingPP <t< td=""><td>truck yards</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>SP</td><td>SP</td><td></td><td></td><td></td><td></td><td>~</td></t<>	truck yards															SP	SP					~
Recovered materials processing wholly within a buildingImage: second se																-	-					1
within a buildingwithin a buildingwi																Р	Р					
Recycling plantImage: Constraint of Constraint																Р	Р					1
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer P <td>Recycling collection</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>Pa</td> <td></td> <td>Pa</td> <td>Ра</td> <td>Pa</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td>	Recycling collection										Pa		Pa	Ра	Pa							
toys, electrical appliances, electronic, light sheet metal products, equipment, machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer Research, experimental or testing laboratories Rubber or plastics manufacture Salvage yard (Junkyard) Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials Smelting: copper, iron, zinc, or ore	Recycling plant		 													 SP	SP					
machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer Image: Comparison of the text of tex of text of text of text of text of text of text of tex	•																					
100 tons rated capacity or drop hammer Image: state in the stat	machine tools, or machinery not															Ρ	Ρ					
Iaboratories Image: Comparison of the	100 tons rated capacity or drop hammer																					
Salvage yard (Junkyard) Image: Salvage yard (Junkyard) <thimage: (junkyard)<="" salvage="" th="" yard=""> <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>Р</td><td>Р</td><td></td><td></td><td></td><td></td><td></td></th<></thimage:>																Р	Р					
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials SP	-															 						
private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials Smelting: copper, iron, zinc, or ore																 SP	SP					✓
Smelting: copper, iron, zinc, or ore Image: Copper definition of the second	private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including																SP					~
																	0.7					
	Smelting: copper, iron, zinc, or ore Storage yard, except vehicle			 												SP	SP P					✓

KEY:	P -	- Per	mitte	d use									SA -	- Spe	cial a	dmir	nistrat	tive p	ermi	t fron	n dire	ctor	of pla	nninç]
	Pa	– Pe	rmitte	ed as	an a	cces	sory	use					SP -	- Spe	cial la	and u	ise pe	ermit	from	BoC	(SLI	JP)			
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	МНР	RNC	ю	OIT	NS	<u>-</u> -	C-2	QO	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
INDUSTRIAL (cont'd)		I	<u> </u>	L	L	<u>.</u>		<u> </u>	L	L		<u> </u>	<u> </u>			<u>.</u>		<u> </u>			<u> </u>				
Storage yard for damaged or confiscated vehicles																			SP	Р					✓
Sugar refineries																				Р					
Tire retreading or recapping																			Р	P					
Towing or wreckage service																			P	P					
Transportation equipment manufacture																				Р					
Transportation equipment storage or maintenance (vehicle)																			Р	Р					✓
Truck stop or terminal																			Р	SP					
Vehicle storage yard																			Р	P					
Warehousing or Storage																		Р	Р	Р					
COMMUNICATION - UTILITY		1		1	1		1		1	1				1	1				1				1		
Amateur radio service or antenna	SP	SP	SP	SP	SP	SP	SP				SP														✓
Electric transformer station, gas regulator station or telephone exchange																				Ρ					
Radio or television broadcasting studio													Ρ				Ρ		Р	Ρ	Ρ	Р	Ρ	Ρ	
Radio or television broadcasting transmission facility													Ра				Ρ		Р	Р					
Satellite television antennae	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	1
		-					1	-				-					1								
WIRELESS TELECOMMUNICATIO	Л	(ce	Π το	owe	r)		1		1	1	1		1	1	1		1		1	1	1	1	1		
Stealth design up to 150' on property used for non-residential purposes	SP	SP	SP	SP	SP	SP	SP																		~
Stealth design up to 150'								SP	SP	SP				SP	SP						SP	SP	SP	SP	✓
New support structure or stealth design up to 199'													SA			SA	SA	SA	SA	SA					~
COW's (non-emergency or event, no more than 120 days)	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	~
COW's (declared emergency)	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Ρ	Ρ	✓
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)	SA	SA	SA	SA	SA	SA	SA																		*
Attached wireless telecommunication facility								Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	Ρ	~
Monopole or attached facility in utility company's easements or rights-of-way	Ρ	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Ρ	Р	Р	Р	Ρ	Ρ	Р	Р	Ρ	Ρ	Ρ	Р	Ρ	Ρ	Р	Р	Ρ	~