

# **DeKalb County Government**

Manuel J. Maloof Center 1300 Commerce Drive Decatur, Georgia 30030

## Agenda Item

File #: 2019-4124 11/19/2019

File Status: Preliminary Item

**Public Hearing: YES** ⊠ **NO** □ **Department:** Planning & Sustainability

## **SUBJECT:**

**COMMISSION DISTRICT(S): ALL DISTRICTS** 

Application of the Director of Planning and Sustainability for a text amendment to the Zoning

Ordinance to add Film/Movie/Television Production Studios to the Use Table 4.1.

**PETITION NO: D10. TA-19-1243418** 

PROPOSED USE: Film, Movie and Television Production Studios

**LOCATION:** DeKalb County

**PARCEL NO.:** All Districts

**INFO. CONTACT:** Marian Eisenberg

**PHONE NUMBER:** 404-371-4922

#### **PURPOSE:**

Application of the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance to add Film/Movie/Television Production Studios to the Use Table 4.1. The property is located on properties throughout DeKalb County (County-wide).

### **RECOMMENDATION:**

COMMUNITY COUNCIL: (10/14/19) CC-1 Approval; CC-2 Approval w/Conditions; CC-3 No Quorum; CC-4 Approval; CC-5 NO VOTE. (8/19/19) CC-1 Approval; CC-2 Approval w/conditions; CC-3 No Recommendation; CC-4 Approval w/ Conditions; CC-5 Approval.

PLANNING COMMISSION: (11/5/19) FULL CYCLE DEFERRAL; (9/10/19) APPROVAL

PLANNING STAFF: (11/5/19) APPROVAL (9/10/19) APPROVAL

STAFF ANALYSIS: The current DeKalb County Zoning Ordinance does not provide guidance on zoning regulations for the film, movie and television industry. This text amendment seeks to allow film and movie production on property in districts zoned Office-Distribution (OD) and Light Industrial (M). This text amendment also seeks to allow film and movie production on property in districts zoned Local Commercial (C-1) and General Commercial (C-2) with a Special Land Use Permit (SLUP) from the DeKalb County Board of Commissioners.

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PLANNING COMMISSION VOTE: (11/5/19) Full Cycle Deferral 7-0-0. J. West moved, A. Atkins seconded for a full cycle deferral.; (9/10/19) Approval 6-1-1. P. Womack, Jr. moved, V. Moore seconded for approval, per Staff recommendation. J. West opposed; J. Johnson abstained.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (10/14/19) CC-1 Approval 3-0-0; CC-2 Approval (6-0-0) with the same conditions as recommended in Aug. 2019; CC-3 No Quorum; CC-4 Approval with a condition: "required to hire 10% local employees for studio; CC-5 No Recommendation. (8/19/19) CC-1 Approval 7-0-0; CC-2 Approval w/Conditions 6-0-0, Council recommended approval with condition that the verbiage in the use table shall read "Film/Movie Facilitates"; CC-3 No Recommendation; CC-4 Approval w/Conditions 10-0-0, Council recommended approval with the condition that the approval is only to allow Film/Movie production in the OD and M zoning districts as a permitted use; CC-5 Approval 7-0-0, Council voted for Approval of this text amendment.

KEY:	P -	- Per	mitte	d use									SA -	- Spe	cial a	dmir	nistrat	ive p	ermi	from	dire	ctor	of pla	anning	1
	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	MHP	RNC	ō	OIT	NS	?	C-5	00	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
AGRICULTURAL																									
Agriculture & Forestry																									
Commercial greenhouse or plant nursery	Р														Р	Р	Р		Р	Р	Р				1
Temporary or portable sawmill	Р																		Р	Р					✓
Urban, community garden, up to 5 ac.	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	✓
Urban, community garden, over 5 ac.	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
Animal Oriented Agriculture																									
Dairy	Р																		Р	Р					1
Keeping of livestock	P	P	P	P	P							P							P						✓
Keeping of poultry/pigeons	Р	Р	Р	Р	Р							Р							Р	_					1
Livestock sales pavilion	Р	_	_	_	_															Р					1
Riding academies or stables  RESIDENTIAL	Р	Р	Р	Р	Р																				<b>V</b>
Dwellings						_	_		_	_	1	_													
Dwelling, cottage home	<u> </u>					Р	Р	Р	Р	Р		Р													1
Dwelling, mobile home	<u> </u>							_	_	_	Р								Pa	Pa	_	_	_		1
Dwelling, multi-family	<u> </u>							Р	Р	Р	_	_	Р						SP	SP	Р	Р	Р	Р	
Dwelling, multi-family (supportive living)	<u> </u>						Р	P P	P P	P P	Р	P P	Р	Р							P P	P P	P P	P P	<b>✓</b>
Dwelling, townhouse  Dwelling, urban single-family	<u> </u>						P	P	P	P		P		Р							P	P	P	P	<b>✓</b>
High-rise apartment	1						Г	Г	Г	Р		Г	SP	Г							Г	Г	P	Р	_
Dwelling, single-family (attached)							Р	Р	Р	Р			SF	Р							Р	Р	Р	Р	
Dwelling, single-family (detached)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Г							Р	Р	Р		
Dwelling, three-family	i i						P	P	P	P		P									P	P	P	Р	
Dwelling, two-family							P	P	Р	P		P										P	Р	Р	
Dwelling, single-family, accessory	_	_	<u> </u>	_	<u> </u>	_	_														_				1
(guesthouse, in-law suite)	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa												Pa	Pa	Pa	Pa	<b>Y</b>
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	<u> </u>							Р	Р	Р			Р	Р		Р	Р		Р	Р	Р	Р	Р	Р	✓
Mobile home park	_	_	_	_	_	_	_	_	_	_	Р	_	_			_	_	_	_	_	_	_	_		
Accessory uses or structures	Pa	Pa	Pa	Pa	Ра	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	✓
Housing and Lodging  Bed & breakfast	CD.	SP	SP				SP	SP	SP	SP			Р	Р		Р	Р					Р	Р	Р	1
	_	_		CD.	SD.	CD.				-		CD.	Р	Р		Р	Р					Р	Р	P	<b>▼</b>
Bed & breakfast, home stay  Boarding/Rooming house	32	3P	3P	3P	3P	3P	32	SP SP	P	P		SP													•
Convents or monasteries	SP	SP	SP	SP	SP	SP	SP	SP		-			Р	Р								Р	Р	Р	1
Dormitory	01	OI.	01	01	01	01	01	01	01				Pa	Pa		Pa	Pa	Pa	Pa		Pa	Pa			_
Extended stay hotel/motel													SP	. u		SP	_	. u	. u		. u	SP		-	1
Fraternity house or sorority house								SP	Р	Р			SP									P	P		
Hotel/Motel													Р			Р	Р	Р				P	P	Р	
Nursing care facility or hospice								Р	Р				Р	Р		Р	Р				Р	Р	Р	Р	
Personal care home, community,							SP	SP	Р	Р			Р	SP	SP	Р	Р	Р			Р	Р	Р	Р	1
7 or more	<u> </u>																-								
Personal care home, group, 4-6	SP		SP		SP		SP	SP	P -	P -	P	SP	P	SP	SP	P	P				P	P _	P	P	1
Child caring institution, group, 4-6	SP	SP	SP	SP	SP	SP	SP	SP	Р	Р	Р	SP	Р	Р	Р	Р	Р				Р	Р	Р	Р	1
Child caring institution, community, 7 or more							SP	SP	Р	Р			Р	SP	SP	Р	Р	Р			Р	Р	Р	Р	1
Senior housing	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP							SP	SP	SP	SP	1
Shelter for homeless persons, 7-20	01	Ji	01	01	01	01	01	01	SP	SP	Ji	01	SP			Р	Р				5	01	01	O1	· /
Shelter for homeless persons for no																	•							H	
more than six (6) persons								SP	SP	SP			SP	SP		SP									<b>\</b>
Transitional housing facility, 7-20								SP	SP	SP			SP	SP		Р	Р								1

KEY:													SA -	- Spe	ecial a	admir	nistrat	ive p	ermit	t from	dire	ctor	of pla	nning	J
	Pa	– Pe	rmitte	ed as	an a	cces	sory	use					SP-	- Spe	cial l	and ι	ıse 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	MHP	RNC	Ю	TIO	SN	5	C-5	QO	×	M-2	MU-1	MU-2	E-UM	MU-4,5	See Section 4.2
INSTITUTIONAL / PUBLIC																									
Community Facilities																									
Cemetery, columbarium, mausoleum  Club, order or lodge, fraternal, non-	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			Р	Р				Р							✓
commercial													Р	Р		Р	Р	Р	Р		Р	Р	Р	Р	
Coliseum or stadium/not associated with																Р	Р	Р					SP	Р	1
church or school	-												_	_			·	•			_	_		, i	
Funeral home, mortuary  Golf course or clubhouse, public or	-												Р	Р		Р	Р				Р	Р	Р	Р	
private	Р	Р	Р	Р	Р	Р	Р				Р		Р	Р			Р	Р	Р						1
Government facilities	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Hospital or accessory ambulance													Р	Р					Р				Р	Р	
service Library or museum	<u> </u>							Р	Р	Р			Р	Р	Р	Р	Р	Р			P	Р	Р	Р	
Cultural facilities								SP	SP	SP			SP	SP	Г	SP	SP	SP	SP		SP	SP	SP	SP	
Recreation club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP.		SP	0.	0.		Ŭ.	<u> </u>	P	0.		<u> </u>	0.	0.	SP	1
Neighborhood or subdivision clubhouse	Р	P	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р				-			P	Р	Р	Р	1
or amenities											Р														
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	<b>✓</b>
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	<b>✓</b>
Tennis courts, swimming pools, play or	SF	SF		SF	SF.	SF	SF	SF	SF	OF.	OF.	SF	Г						-			га		га	
recreation areas, community	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Р	Р		Р	Р	Р	Р			Pa	Pa	Pa	✓
Education																									
Colleges, universities, research & training facilities													Р	Р		Р	Р	Р	Р		Р	Р	Р	Р	
Private educational services, home occupation	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		Pa						Р			Pa	Pa			✓
Private kindergarten, elementary, middle or high schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Р	Р		Р	Р	Р				SP	SP	SP	1
Vocational schools	_							0.0	00	00			Р	Р	-	Р	Р	P	SP	SP	<u>P</u>	Р	Р	Р	<b>✓</b>
Specialized schools								SP	SP	SP			Р	Р	Р	Р	Р	Р	SP	SP	Р	Р	Р	Р	<b>✓</b>
COMMERCIAL																									
Automobile, boat and trailer sales and se	rvic	е																							
Automobile or truck rental or leasing facilities																Р	Р		Р	Р					1
Automobile brokerage													Р	Р		Р	Р		Р			Р	Р	Р	1
Auto recovery, storage													•			•			P	Р		•	•		1
Automobile repair or maintenance,																Р	Р		Р	Р					1
minor																'	Ů			-					
Automobile repair, major Automobile sales or truck sales																Р	P P		P P	P P					<b>✓</b>
Automobile service stations															SP	SP	SP		Р	Р					<b>▼</b>
Automobile upholstery shop															01	0.	Р		P	P					
Automobile wash/wax service																Р	Р		Р						1
Boat sales																Р	Р		Р						✓
Retail automobile parts or tire store	<u> </u>															Р	Р		Р						1
Service area, outdoor	<u> </u>															_	Pa			Pa					<b>✓</b>
Trailer or RV salesroom & lot  Office	Щ						<u> </u>			<u> </u>			<u> </u>			Р	Р		Р						✓
Accounting office								Pa	Pa	Pa			Р	Р	Р	Р	Р	P			Р	Р	Р	Р	
Building or construction office								_	Pa				P	P		P	Р	P	Р	Р	•				1
Building, landscape, heavy construction contractor office (material, equipment,																	P	Р	P	P					1
storage) Engineering or architecture office	<u> </u>							P^	Pa	D^			Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Finance office or banking									Pa				P	P	P	Р	Р	P	۲	۲	P	P	P	P	
	ш							. u	. u	. u			<u> </u>	<u> </u>	<u> </u>	<u> </u>		•	Ь		•	<u> </u>	•		

KEY:			mitted			ıcces	sory	use									nistrat						of pla	nning	ı
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	МНР	RNC	5	TIO	SN	2	C-2	QO	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
COMMERCIAL (cont'd)																									
Office (cont'd)																									
General business office								Pa	Pa	Pa			Р	Р	Р	Р	Р	Р			Р	Р	Р	Р	
Insurance office								Pa	Pa	Pa			Р	Р	Р	Р	Р	Р			Р	Р	Р	Р	
Legal office								Pa	Pa	Pa			Р	Р	Р	Р	Р	Р			Р	Р	Р	Р	
Medical office  Real estate office								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	
Recreation and Entertainment								Pa	Pa	Pa			Р	Р	Р	Ρ	Р	Р			Р	Р	Р	Р	
Adult entertainment establishments																	Р		Р						1
Adult service facility																	P		P	Р					· /
Drive-in theater																	P		P	P					1
Fairground or amusement park																	Р		Р	Р					✓
Film/Movie/Television Production																CD.	CD.	Р	Р						1
Studios																SP	SP	٢	Р						•
Indoor recreation (bowling alleys, movie															_	_	,	_	_	_	_	_	_		
theatres & other activities conducted wholly indoors)															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Nightclub or late night establishment													Pa			SP	SP	SP	SP	SP	SP	SP	SD	SP	1
Outdoor recreation (miniature golf,													ı a			OI.	OI.	01	OI.	01	01	01	51		
batting cages, tennis, Go-cart & other outdoor activities)	SP																Р	Р	SP						✓
Special events facility	SP												Р	Р		Р	Р	Р	Р		Р	Р	Р	Р	
Theaters with live performance,																									
assembly or concert halls, or similar entertainment within enclosed building													Р	Р		Р	Р						Р	Р	
Retail																									
Alcohol outlet -package store, primary																SP	SP	Р	Р		SP	SP	SP	SP	✓
Alcohol outlet -beer and/or wine store, beer growler, primary															SP	SP	SP	Р	Р		SP	SP	SP	SP	✓
Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F)															SP	SP	SP	Р	Р		SP	SP	SP	SP	✓
Apparel or accessories store															Р	Р	Р				Р	Р	Р	Р	
Art gallery								Pa	Pa	Pa					Р	Р	Р	Р			Р	Р	Р	Р	
Book, greeting card, or stationery store															Р	Р	Р	Р			Р	Р	Р	Р	
Camera or photography															Р	Р	Р	Р			Р	Р	Р	Р	
Commercial greenhouse or plant nursery															Р	Р	Р		Р		Р				✓
Computer or computer software store															Р	Р	Р	Р			Р	Р	Р	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	-	-			-			-	-					-					-	-				$\dashv$	
restaurants) in Activity Center character areas																SP	SP				SP	SP	SP	SP	>
Drive-through facilities (other than																SP	SP				SP				1
restaurants) in all other character areas																									
Farm or garden supply store	Р		L												Р	Р	Р	Р	Р		Р	Р			
Farmer's market, permanent													Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	✓
Farmer's market, temporary/seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA		SA	SA	SA	✓
Florist Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)													Pa Pa		P P	P P	P P	P P			P P	P P	P P	P P	
Fuel dealers, manufacturers or wholesalers																	Р		Р	Р					
Fuel pumps			L												SP	SP	SP		Р	Р	SP	SP	SP	SP	✓
Fuel pumps in character areas other than activity centers and as allowed in															Р	Р	Р		Р	Р					1
4.2.28 Fuel pumps in activity centers															SP	SP	SP		SP	SP	SP	SP	SP	SP	✓

## Proposed November 5 and November 17, 2019 PC and BOC

KEY:	P -	- Perr	nitted	d use	!								SA -	- Spe	cial a	dmir	nistrat	tive p	ermit	from	n dire	ctor o	of pla	nning	3
	Pa	– Pe	rmitte	ed as	an a	cces	sory	use					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	МНР	RNC	Ю	OIT	SN	?	C-2	ОО	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
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						<b>~</b>
Gift, novelty, or souvenir store													Pa		Р	Р	Р	Р			Р	Р	Р	Р	
Gold buying, precious metals																Pa	Р	Р							
Grocery stores (see alcohol outlet)								Pa	Pa	Pa					Р	Р	Р	Р			Р	Р	Р	Р	
Hardware store or other building materials store															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Hobby, toy or game store															Р	Р	Р	Р			Р	Р	Р	Р	
Jewelry store															Р	Р	Р	Р			Р	Р	Р	Р	
Music or music equipment store (retail)															Р	Р	Р	Р			Р	Р	Р	Р	
Liquor store (see alcohol outlet)													Pa		SP	SP	SP	Р	Р						1
News dealer or news store													Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Office supplies & equipment store															Р	Р	Р	Р	Р		Р	Р	Р	Р	

KEY:		- Peri Pe				ıcces	sorv	IISE									nistrat						of pla	nning	J
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	МНР	RNC	ō	TIO	S Z		C-2	0	E	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Pawn shop, title loan																	Р	Р	Р						✓
COMMERCIAL (cont'd)																									
Retail (cont'd)																									
Pet supply store															Р	Р	Р	Р	Р		Р	Р			
Pharmacy or drug store( see alcohol								Pa	Pa	Pa		Pa	Pa	Pa	Р	Р	Р	Р			Р	Р	Р	Р	
outlet)								га	га	га		га	га	га	Г	Г	Г	Г			Г	Г	Г	Г	
Radio, television or consumer electronics store																Р	Р	Ρ			Р	Р	Р	Р	
Retail, 5,000 sf or less								Pa	Pa	Pa			Pa	Pa	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Retail, over 5,000 sf (see also shopping								. u	. u	. u			. u	·u	Р	Р	P	Р	•	•	P	P		Р	
center)  Retail warehouses/wholesales providing sales of merchandise with no outdoor															Р	P	P	P P	Р		P	P	P P	P	
storage															_										
Shopping center Specialty store															P P	P P	P P	P P			P P	P P	P P	P P	
Sporting goods or bicycle sale															P	Р	Р	P			Р	Р	P	P	
Thrift, secondhand, antique store															•	P	P		Р				•		
Trade shops: electrical, plumbing,																									
heating/cooling, roofing/siding, with no outside storage													Р	Р		Р	Р	Р	Р	Р					
Variety store													Pa		Р	Р	Р	Р			Р	Р	Р	Р	
Temporary Commercial Uses																									
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	✓
Temporary outdoor retail sales	SA	SA		SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA		SA		SA	SA	SA	SA		SA	1
Temporary outdoor events  Temporary trailer, as home sales office	SA	SA	SA	SA	SA	SA	SA						SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	✓
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																									
Brewpub															Р	Р	Р		Р		Р	Р	Р	Р	
Catering establishments													Р	Р		Р	Р		Р		Р	Р	Р	Р	
Restaurants (acc. to hotel/motel)													Р			Р	Р	Р				Р	Р	Р	
Restaurants (non-drive-thru)								Pa	Pa	Pa		Pa	Pa	Pa	Р	Р	Р		Р		Р	Р	Р	Р	
Restaurants with a drive-thru configuration in Activity Center character																SP	SP				SP				1
areas																J.	SF				SF				i
Restaurants with a drive-thru configuration located in all other character areas and as allowed in 4.2.23)																Р	Р				Р				1
Transportation and Storage																									
Bus or rail stations or terminals for																SP	SP		SP	SP	SP	SP	SP	SP	
passengers Heliport													SP			SP		SP	Р	Р			SP	SP	1
Parking, commercial lot													Pa			۶۲ P	P	P	Р	r	Р	Р	P	P	<b>∀</b>
Parking, commercial garage													Pa			P	P	P	P		P	P	P	P	
Taxi, ambulance or limousine service, dispatching or storage.																	Р	Р	Р	Р					1
Taxi, ambulance, limousine dispatch office only (no vehicle parking)													Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	
Taxi stand													Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Services									1																
Adult day care center - 7 or more								Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р			Р	Р	Р	1
Adult day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP			Р	Р	Р	Р			Р	Р	Р	Р	1
Animal hospitals, veterinary clinic															Р	Р	Р	Р	Р	Р	Р	Р			✓
Animal shelter / rescue center	SP																Р	Р	Р	Р					>
Banks, credit unions or other similar financial institutions								Ра	Ра	Pa			Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	
Barber shop/ beauty salon or similar establishments								Ра	Ра	Pa			Pa	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	
Check cashing establishment, primary																	Р		Р						✓

KEY:		- Per				ıcces	sorv	IISE									nistrat						of pla	nning	J
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	МНР	RNC	ō	TIO	SN	5	C-2	00	<b>E</b>	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Check cashing establishment, accessory																Р	Р		Р	Р	Р	Р	Р	Р	1
COMMERCIAL (cont'd)																									
Services (cont'd)																									
Child day care center (Kindergarten) - 7 or more								Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	<b>✓</b>
Child day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	Р	Р	Р		SP	Р	Р	Р	Р	Р	Р				Р	Р	Р	1
Coin laundry								Pa	Pa	Pa		Pa			Р	Р	Р					Р	Р	Р	
Dog day care  Dog grooming								SP	SP	SP						P P	P P		P P	P P	P P	SP P	SP P	SP P	<b>√</b>
Dry cleaning agencies, pressing establishments, or laundry pick-up stations								Pa Pa	Pa Pa	Pa Pa			Р	Р	Р	P	P		P	P	P	P	P	Р	
Fitness center	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		Р	Р	Р	Р	Р		Р	Р	P	Р	Р	Р	
Kennel, breeding or boarding	SP														Pa	Pa	P		P	P					1
Kennel, commercial	SP															Р	Р		Р	Р					
Kennel, noncommercial	Р	SP	SP	SP	SP												_		_	_					
Landscape business														0.0		P P	Р	P	Р	Р					
Mini-warehouse Outdoor storage, commercial														SP		Р	P P	Р	P P	P P					1
Personal services establishment								Pa	Pa	Р		Pa	Pa	Pa	Р	Р	P		Р		Р	Р	Р	Р	
Photoengraving, typesetting,																			_	_		_			
electrotyping Photographic studios													Р	Р	P	P	P P		P P	Р	P	P P	Р	Р	
Plumbing, HV/AC equipment													'	'	•						•	'	•	-	
establishments with no outdoor storage																Р	Р		Р	Р					
Publishing or printing establishments													Р	Р			Р		Р	Р					
Quick copy printing store													Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	
Services, Medical and Health  Ambulance service or emergency																									
medical services, private																Р	Р		Р						
Health services clinic													Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	
Home healthcare service													Р	Р		Р	Р		Р		Р	P	Р	Р	
Kidney dialysis center  Medical or dental laboratories													P P	P P		P P	P P		P P	Р	Р	Р	P SA	P SA	
Services, Repair														'		•	'		'	'			OΛ	OA.	
Furniture upholstery or repair; home appliance repair or service																Р	Р		Р	Р					
Personal service, repair (watch, shoes, jewelry)								Pa	Pa	Pa			Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	
Service area, outdoor																	Pa		Pa	Р					1
INDUSTRIAL																									
Alcohol or alcoholic beverage manufacturing																			Р	Р					
Alternative energy production																		SP	SP	SP					
Automobile/truck manufacturing																			<u> </u>	Р					
Brick, clay, tile, or concrete products																				Р					
terra cotta manufacturing Building materials or lumber supply																	Р		Р						
establishment Cement, lime, gypsum, or plaster of																			•	Р					
Paris manufacturing																	0.5		_	·					
Compressed gas fuel station  Chemical manufacture, organic or																	SP		Р	P P					
inorganic Contractor, general (See also Building																	,		1			P	Р		,
or Construction Office)  Contractor, heavy construction, outside																	Р		Р	Р		٢	۲		1
storage  Contractor, special trade																	P P		P P	P P					✓
Crematoriums													SP			SP	SP		SP	SP					✓

KEY:			mitted			cces	sorv	use												from BoC			of pla	nning	I
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō	TIO	SN	5	C-2	8	Z	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Distillation of bones or glue manufacture																				Р					
INDUSTRIAL (cont'd)																									
Dry cleaning plant																			Р	Р					
Dye works																				Р					
Explosive manufacture or storage Fabricated metal manufacture																				SP P					
Fat rendering or fertilizer manufacture Fuel dealers, manufactures or wholesalers																			Р	SP P					
General aviation airport																			SP	SP					1
Heavy equipment repair service or trade lce manufacturing plant																	Р		P P	P P					
Incidental retail sales of goods produced or processed on the premises																			Pa	Pa					
Incineration of garbage or refuse when conducted within an enclosed plant																				SP					
Industrial, heavy																				SP					
Industrial, light																			Р	Р					
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal																				SP					
Leather manufacturing or processing Light malt beverage manufacturer (See															Pa	Pa	Pa		Р	P P	Pa	Pa	Pa	Pa	
also Brewpub) Light manufacturing																			Р	Р					
Manufacturing, heavy																			•	SP				_	1
Manufacturing operations not housed within a building																				SP					✓
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits																			SP	SP					1
Outdoor storage, industrial																			Р	Р					1
Paper or pulp manufacture Petroleum or inflammable liquids																				SP					<b>√</b>
production, refining Radioactive materials: utilization, manufacture, processing or emission Railroad car classification yards or team																				SP SP					<b>✓</b>
truck yards																			SP	SP					1
Recovered materials facility wholly within a building																			Р	Р					1
Recovered materials processing wholly within a building																			Р	Р					✓
Recycling collection Recycling plant													Pa		Pa	Pa	Pa		SP SP	SP SP					
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																			Р	Р					
Research, experimental or testing laboratories  Rubber or plastics manufacture																			P P	P P					
Salvage yard (Junkyard) Solid waste: general disposal, landfill,																			SP	SP					1
private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials																				SP					✓
Smelting: copper, iron, zinc, or ore																				SP					

KEY:	P -	- Peri	mitte	d use	)								SA -	- Spe	cial a	dmir	nistra	tive p	ermi	t fron	n dire	ctor	of pla	nning	J
	Pa	– Pe	rmitte	ed as	an a	acces	sory	use					SP-	- Spe	cial la	and ι	ise p	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	MHP	RNC	ō	TIO	SN	5	C-2	9	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Storage yard, except vehicle																			SP	Р					✓
INDUSTRIAL (cont'd)																									
Storage yard for damaged or confiscated vehicles																			SP	Р					1
Sugar refineries																				Р					
Tire retreading or recapping																			Р	Р					
Towing or wreckage service																			Р	Р					
Transportation equipment manufacture																				Р					
Transportation equipment storage or maintenance (vehicle)																			Р	Р					1
Truck stop or terminal																			Р	SP					
Vehicle storage yard																			Р	Р					
Warehousing or Storage																		Р	Р	Р					
COMMUNICATION - UTILITY																									
Amateur radio service or antenna	SP	SP	SP	SP	SP	SP	SP				SP														✓
Electric transformer station, gas regulator station or telephone exchange																				Р					
Radio or television broadcasting studio													Р				Р		Р	Р	Р	Р	Р	Р	
Radio or television broadcasting transmission facility													Ра				Р		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
WIRELESS TELECOMMUNICATION	NC	(ce	II to	we	r)																				
Stealth design up to 150' on property	SP	SP	SP	SP	SP	SP	SP																		1
used for non-residential purposes  Stealth design up to 150'								SP	SP	CD.				SP	SP						SP	SP	SP	S.D.	1
New support structure or stealth design up to 199'								SF	SF	SF			SA	SF	SF	SA	SA	SA	SA	SA	SF	SF	SF	SF	<b>▼</b>
COW's (non-emergency or event, no	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	1
more than 120 days)  COW's (declared emergency)	Р	Р	Р	Р	P	Р	P	P	Р	P	Р	P	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	1
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)		SA				SA		<u> </u>	P	<u> </u>	P	<u> </u>	P	P	P	<u> </u>	P	P	P	P	P	P	۲	۲	<b>∀</b>
Attached wireless telecommunication facility								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	1
Monopole or attached facility in utility company's easements or rights-of-way	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	1

Sec. 4.2.58. – Film/Movie/Television Production Studios.

- A. Film and television production studios may be located in the C-1 and C-2 zoning districts only if they replace or repurpose existing retail structures and utilize soundproofing measures in order to be in compliance with all provisions of Chapter 16, Article VII, Noise Ordinance.
- B. Film and television production studios may film outdoors on studio property if compliant with all provisions of Chapter 15, Film Production.