



# DeKalb County Government

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

## Agenda Item

**File #:** 2019-3557

5/28/2019

**File Status:** Preliminary Item

**Public Hearing:** YES ☒ NO ☐

**Department:** Planning & Sustainability

**SUBJECT:**

**COMMISSION DISTRICT(S):** ALL

Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and Article 4.2.23 *Drive-through facilities* to allow a drive through facility, for a use other than a restaurant, to be allowed in the C-1 (Local Commercial) and C-2 (Commercial) districts.

**PETITION NO:** N8. TA 19 1243216

**PROPOSED USE:** Drive-through facility

**LOCATION:** All of DeKalb County

**PARCEL NO. :** N/A

**INFO. CONTACT:** Marian Eisenberg

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

**PURPOSE:**

Application by the Director of Planning and Sustainability for a text amendment to the Zoning Ordinance, Chapter 27, Table 4.1 and Article 4.2.23 *Drive-through facilities* to allow a drive through facility, for a use other than a restaurant, to be allowed in Commercial districts. This amendment is to allow, with a Special Land Use Permit (SLUP), drive throughs for banks, dry cleaners, drugstores, and other non-restaurant businesses that are currently prohibited in a commercial district if located in an Activity Center designation.

**RECOMMENDATION:**

**COMMUNITY COUNCIL:** CC-1 NO QUORUM; CC-2 FULL CYCLE DEFERRAL; CC-3 APPROVAL; CC-4 FULL CYCLE DEFERRAL; CC-5 APPROVAL.

**PLANNING COMMISSION:** APPROVAL

**PLANNING STAFF:** DEFERRAL FULL CYCLE

**STAFF ANALYSIS:** The current code allows, with a Special Land Use Permit (SLUP), drive throughs only in the mixed-use districts, if located within an activity center. This text amendment seeks to allow property zoned commercially to permit drive throughs with a SLUP. The SLUP will allow the Board to evaluate the layout of the drive through, speaker and windows, as well access to the site. This is for non-restaurant drive throughs

only.

**PLANNING COMMISSION VOTE: Approval 6-2-1.** P. Womack, Jr. moved, V. Moore seconded for adoption of the text amendment per Staff recommendation, as presented with amendments. J. Johnson and J. West opposed; A. Atkins abstained.

**COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC-1 No Quorum 1-0-0; CC-2 Full Cycle Deferral 6-0-0; CC-3 Approval 12-0-0; CC-4 Full Cycle Deferral 9-4-0; CC-5 Approval 9-0-0.** Community Council-4 voted that the text amendment should be modified so that certain types of drive-through facilities such as drive-through funeral homes would be prohibited. Additionally, there were concerns that the requirement that drive-through facilities be at least 60 feet away from residential was not stringent enough, and that the distance requirement needed to be increased. Council also suggested that the drive-through supplemental regulations include a requirement that the drive-through use was non-transferrable. Additionally, the standard regarding lighting needed to be strengthened to better protect adjacent properties.

**AN ORDINANCE**

**AN ORDINANCE TO AMEND THE CODE OF DEKALB COUNTY,  
AS REVISED 1988, CHAPTER 27, ARTICLE 4, PERTAINING TO  
THE REGULATION OF DRIVE-THROUGH FACILITIES,  
AND FOR OTHER PURPOSES.**

**WHEREAS**, the DeKalb County Board of Commissioners is vested with authority to regulate land use through the adoption of planning and zoning ordinances which reasonably relate to the public health, safety, morality and general welfare of the County and its citizens; and

**WHEREAS**, the DeKalb County Board of Commissioners has determined that certain land uses, including but not limited to drive-through facilities, require the imposition of additional regulations to mitigate negative impacts on the public health, safety, welfare as well as environmental, aesthetic, and infrastructure impacts; and

**WHEREAS**, existing land use regulations do not permit drive-through facilities (other than restaurants) in Activity Center character areas located in either C-1 (Local Commercial) or C-2 (Commercial) districts; and

**WHEREAS**, the DeKalb County Board of Commissioners seeks to apply the same standard for drive-through facilities as it does to drive-through restaurants in the above-identified areas; and

**WHEREAS**, the DeKalb County Board of Commissioners therefore desires to amend the Use Table (Table 4.1) and Section 4.2.23 relating to drive-through facilities, to permit with a Special Land Use Permit drive-through facilities associated with non-restaurant uses, such as banks or dry cleaners, in Activity Center character areas located in C-1 (Local Commercial) and C-2 (Commercial) districts.

**NOW, THEREFORE, BE IT ORDAINED** by the Governing Authority of DeKalb County, Georgia, and it is hereby ordained by the authority of the same, that Chapter 27, Article 4 of the Code of DeKalb County, as Revised 1988, is hereby amended as follows:

## **PART I: ENACTMENT**

*By amending Sections 4.1.3 (Table 4.1) and 4.2.23 of Chapter 27 of the Code of DeKalb County, as Revised 1988, to read as follows:*

\* \* \*

### **Sec. 4.1.3. - Use Table.**

\* \* \*

*Note to codifier: please insert the Use Table attached hereto as Exhibit 1.*

\* \* \*

### **Sec. 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 the 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 of this chapter.
- 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 restaurants shall not be located within five hundred (500) feet of an elementary, middle, or high school.
  7. Drive-through restaurants and drive-through facilities located in activity centers require a special land use permit. For drive-through restaurants in all other character areas, a special land use permit is required unless the drive-through restaurant facility can meet at least two of the following criteria:
    - a. The drive-through 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.
    - b. The drive-through restaurant Facility is accessible only through inter-parcel access or through a shared driveway.
    - c. The drive-through restaurant Facility is part of a major development as defined in Art. 8.1.16.
  8. Distance shall be measured from the right-of-way of 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.

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**JEFF RADER**  
Presiding Officer  
Board of Commissioners  
DeKalb County, Georgia

**APPROVED** by the Chief Executive Officer of DeKalb County, this \_\_\_\_ day of \_\_\_\_\_, 2019.

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**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 Director

**APPROVED AS TO FORM:**

**VIVIANE H. ERNSTES**

County Attorney





		KEY: P – Permitted use Pa – Permitted as an accessory use														SA – Special administrative permit from director of planning SP – Special land use permit from BoC (SLUP)									
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
<b>INSTITUTIONAL / PUBLIC</b>																									
<b>Community Facilities</b>																									
Cemetery, columbarium, mausoleum	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			P	P				P							✓
Club, order or lodge, fraternal, non-commercial													P	P		P	P	P	P		P	P	P	P	
Coliseum or stadium/not associated with church or school																P	P	P					SP	P	✓
Funeral home, mortuary													P	P		P	P				P	P	P	P	
Golf course or clubhouse, public or private	P	P	P	P	P	P	P				P		P	P			P	P	P						✓
Government facilities	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Hospital or accessory ambulance service													P	P					P				P	P	
Library or museum								P	P	P			P	P	P	P	P	P			P	P	P	P	
Cultural facilities								SP	SP	SP			SP	SP		SP	SP	SP	SP		SP	SP	SP	SP	
Recreation club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP						P						SP	✓
Neighborhood or subdivision clubhouse or amenities	P	P	P	P	P	P	P	P	P	P	P	P	P	P							P	P	P	P	✓
Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	P	P	P	P	P	P	P	P	P	P	P	P	✓
Recreation, outdoor																	P	P	P	P					✓
Swimming pools, commercial	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P		P	P	P	P			Pa	Pa	Pa	✓
Tennis courts, swimming pools, play or recreation areas, community	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	P	P		P	P	P	P			Pa	Pa	Pa	✓
<b>Education</b>																									
Colleges, universities, research & training facilities													P	P		P	P	P	P		P	P	P	P	
Private educational services, home occupation	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa						P			Pa	Pa			✓
Private kindergarten, elementary, middle or high schools	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	P	P		P	P	P				SP	SP	SP	✓
Vocational schools													P	P		P	P	P	SP	SP	P	P	P	P	✓
Specialized schools								SP	SP	SP			P	P	P	P	P	P	SP	SP	P	P	P	P	✓
<b>COMMERCIAL</b>																									
<b>Automobile, boat and trailer sales and service</b>																									
Automobile or truck rental or leasing facilities																P	P		P	P					✓
Automobile brokerage													P	P		P	P		P			P	P	P	✓
Auto recovery, storage																			P	P					✓
Automobile repair or maintenance, minor																P	P		P	P					✓
Automobile repair, major																	SP		P	P					✓
Automobile sales or truck sales																	P	P		P	P				✓
Automobile service stations															SP	SP	SP		P	P					✓
Automobile upholstery shop																	P	P	P						
Automobile wash/wax service																	P	P	P						✓
Boat sales																	P	P	P						✓
Retail automobile parts or tire store																	P	P	P						✓
Service area, outdoor																	Pa		Pa	Pa					✓
Trailer or RV salesroom & lot																	P	P		P					✓
<b>Office</b>																									
Accounting office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	
Building or construction office								Pa	Pa	Pa			P	P		P	P	P	P	P					✓
Building, landscape, heavy construction contractor office (material, equipment, storage)																	P	P	P	P					✓
Engineering or architecture office								Pa	Pa	Pa			P	P	P	P	P	P	P	P	P	P	P	P	
Finance office or banking								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	

		KEY: P – Permitted use Pa – Permitted as an accessory use														SA – Special administrative permit from director of planning SP – Special land use permit from BoC (SLUP)									
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
<b>COMMERCIAL (cont'd)</b>																									
<b>Office (cont'd)</b>																									
General business office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	
Insurance office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	
Legal office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	
Medical office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	
Real estate office								Pa	Pa	Pa			P	P	P	P	P	P			P	P	P	P	
<b>Recreation and Entertainment</b>																									
Adult entertainment establishments																	P	P	P						✓
Adult service facility																	P	P	P						✓
Drive-in theater																	P	P	P						✓
Fairground or amusement park																	P	P	P						✓
Indoor recreation (bowling alleys, movie theatres & other activities conducted wholly indoors)															P	P	P	P	P	P	P	P	P	P	
Nightclub or late night establishment													Pa			SP	SP	SP	SP	SP	SP	SP	SP	SP	✓
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart & other outdoor activities)	SP																P	P	SP						✓
Special events facility	SP												P	P		P	P	P	P		P	P	P	P	
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building													P	P		P	P						P	P	
<b>Retail</b>																									
Alcohol outlet - package store, primary																SP	SP	P	P		SP	SP	SP	SP	✓
Alcohol outlet - beer and/or wine store, beer growler, primary															SP	SP	SP	P	P		SP	SP	SP	SP	✓
Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf (see also 4.2.8 (F))															SP	SP	SP	P	P		SP	SP	SP	SP	✓
Apparel or accessories store															P	P	P				P	P	P	P	
Art gallery								Pa	Pa	Pa					P	P	P	P			P	P	P	P	
Book, greeting card, or stationery store															P	P	P	P			P	P	P	P	
Camera or photography															P	P	P	P			P	P	P	P	
Commercial greenhouse or plant nursery															P	P	P		P		P				✓
Computer or computer software store															P	P	P	P			P	P	P	P	
Convenience store (see alcohol outlet or fuel pumps accessory)															P	P	P	P	P	P	P	P	P	P	✓
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													P		P	P	P	P	P						
Farm or garden supply store	P														P	P	P	P	P		P	P			
Farmer's market, permanent													P	P	P	P	P	P	P	P	P	P	P	P	✓
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	SA	✓
Florist													Pa		P	P	P	P			P	P	P	P	
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet)													Pa		P	P	P	P			P	P	P	P	
Fuel dealers, manufacturers or wholesalers																	P		P	P					
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						✓
Gift, novelty, or souvenir store													Pa		P	P	P	P			P	P	P	P	

KEY: P – Permitted use Pa – Permitted as an accessory use													SA – Special administrative permit from director of planning SP – Special land use permit from BoC (SLUP)												
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Gold buying, precious metals																Pa	P	P							
Grocery stores (see alcohol outlet)								Pa	Pa	Pa					P	P	P	P			P	P	P	P	
Hardware store or other building materials store															P	P	P	P	P	P	P	P	P	P	
Hobby, toy or game store															P	P	P	P			P	P	P	P	
Jewelry store															P	P	P	P			P	P	P	P	
Music or music equipment store (retail)															P	P	P	P			P	P	P	P	
Liquor store (see alcohol outlet)													Pa		SP	SP	SP	P	P						✓
News dealer or news store													P	P	P	P	P	P	P	P	P	P	P	P	
Office supplies & equipment store															P	P	P	P	P		P	P	P	P	
Pawn shop, title loan																	P	P	P						✓

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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	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2	
COMMERCIAL (cont'd)																										
Retail (cont'd)																										
Pet supply store															P	P	P	P	P		P	P				
Pharmacy or drug store( see alcohol outlet)								Pa	Pa	Pa		Pa	Pa	Pa	P	P	P	P			P	P	P	P		
Radio, television or consumer electronics store																P	P	P			P	P	P	P		
Retail, 5,000 sf or less								Pa	Pa	Pa			Pa	Pa	P	P	P	P	P	P	P	P	P	P		
Retail, over 5,000 sf (see also shopping center)															P	P	P	P			P	P	P	P		
Retail warehouses/wholesales providing sales of merchandise with no outdoor storage																P	P	P	P		P	P	P	P		
Shopping center															P	P	P	P			P	P	P	P		
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																P	P		P							
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no outside storage													P	P		P	P	P	P	P						
Variety store													Pa		P	P	P	P	P			P	P	P	P	
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	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																										
Brewpub															P	P	P		P		P	P	P	P		
Catering establishments													P	P		P	P		P		P	P	P	P		
Restaurants (acc. to hotel/motel)													P			P	P	P				P	P	P		
Restaurants (non-drive-thru)								Pa	Pa	Pa		Pa	Pa	Pa	P	P	P		P		P	P	P	P		
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																										
Bus or rail stations or terminals for passengers																SP	SP		SP	SP	SP	SP	SP	SP		
Heliport													SP			SP	SP	SP	P	P			SP	SP	✓	
Parking, commercial lot													Pa			P	P	P	P		P	P	P	P	✓	
Parking, commercial garage													Pa			P	P	P	P		P	P	P	P		
Taxi, ambulance or limousine service, dispatching or storage.																	P	P	P	P					✓	
Taxi, ambulance, limousine dispatch office only (no vehicle parking)													P	P	P	P	P		P	P	P	P	P	P		
Taxi stand													P	P	P	P	P	P	P	P	P	P	P	P		
Services																										
Adult day care center - 7 or more								P	P	P	P		P	P	P	P	P	P	P			P	P	P	✓	
Adult day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP			P	P	P	P			P	P	P	P	✓	
Animal hospitals, veterinary clinic															P	P	P	P	P	P	P	P			✓	
Animal shelter / rescue center	SP																P	P	P	P					✓	
Banks, credit unions or other similar financial institutions								Pa	Pa	Pa			P	P	P	P	P		P		P	P	P	P		
Barber shop/ beauty salon or similar establishments								Pa	Pa	Pa			Pa	P	P	P	P	P	P		P	P	P	P		
Check cashing establishment, primary																	P		P						✓	
Check cashing establishment, accessory																P	P		P	P	P	P	P	P	✓	

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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	OI	OIT	NS	C-1	C-2	OD	M	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								P	P	P	P		P	P	P	P	P	P	P		P	P	P	P	✓
Child day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	P	P	P		SP	P	P	P	P	P	P				P	P	P	✓
Coin laundry								Pa	Pa	Pa		Pa			P	P	P					P	P	P	
Dog day care								SP	SP	SP						P	P			P	P	SP	SP	SP	✓
Dog grooming								Pa	Pa	Pa						P	P		P	P	P	P	P	P	✓
Dry cleaning agencies, pressing establishments, or laundry pick-up stations								Pa	Pa	Pa			P	P	P	P	P		P	P	P	P	P	P	
Fitness center	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		P	P	P	P	P		P	P	P	P	P	P	
Kennel, breeding or boarding	SP														Pa	Pa	P		P	P					✓
Kennel, commercial	SP															P	P		P	P					
Kennel, noncommercial	P	SP	SP	SP	SP																				
Landscape business																P	P		P	P					
Mini-warehouse														SP		P	P	P	P	P					
Outdoor storage, commercial																	P		P	P					✓
Personal services establishment								Pa	Pa	P		Pa	Pa	Pa	P	P	P		P		P	P	P	P	
Photoengraving, typesetting, electrotyping																	P		P	P	P	P			
Photographic studios													P	P	P	P	P		P		P	P	P	P	
Plumbing, HV/AC equipment establishments with no outdoor storage																P	P		P	P					
Publishing or printing establishments													P	P			P		P	P					
Quick copy printing store													P	P	P	P	P		P	P	P	P	P	P	
Services, Medical and Health																									
Ambulance service or emergency medical services, private																P	P		P						
Health services clinic													P	P	P	P	P	P	P		P	P	P	P	
Home healthcare service													P	P		P	P		P		P	P	P	P	
Kidney dialysis center													P	P		P	P		P		P	P	P	P	
Medical or dental laboratories													P	P		P	P		P	P			SA	SA	
Services, Repair																									
Furniture upholstery or repair; home appliance repair or service																P	P		P	P					
Personal service, repair (watch, shoes, jewelry)								Pa	Pa	Pa			P	P	P	P	P		P		P	P	P	P	
Service area, outdoor																	Pa		Pa	P					✓
INDUSTRIAL																									
Alcohol or alcoholic beverage manufacturing																			P	P					
Alternative energy production																		SP	SP	SP					
Automobile/truck manufacturing																				P					
Brick, clay, tile, or concrete products terra cotta manufacturing																				P					
Building materials or lumber supply establishment																	P		P						
Cement, lime, gypsum, or plaster of Paris manufacturing																				P					
Compressed gas fuel station																	SP		P	P					
Chemical manufacture, organic or inorganic																				P					
Contractor, general (See also Building or Construction Office)																	P		P	P		P	P		✓
Contractor, heavy construction, outside storage																	P		P	P					✓
Contractor, special trade																	P		P	P					
Crematoriums													SP			SP	SP		SP	SP					✓
Distillation of bones or glue manufacture																				P					

KEY:		P – Permitted use														SA – Special administrative permit from director of planning										
		Pa – Permitted as an accessory use														SP – Special land use permit from BoC (SLUP)										
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	OI	OIT	NS	C-1	C-2	OD	M	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2	
INDUSTRIAL (cont'd)																										
Dry cleaning plant																			P	P						
Dye works																				P						
Explosive manufacture or storage																				SP						
Fabricated metal manufacture																				P						
Fat rendering or fertilizer manufacture																				SP						
Fuel dealers, manufactures or wholesalers																			P	P						
General aviation airport																			SP	SP					✓	
Heavy equipment repair service or trade																	P		P	P						
Ice manufacturing plant																			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																			P	P						
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal																				SP						
Leather manufacturing or processing																				P						
Light malt beverage manufacturer (See also Brewpub)															Pa	Pa	Pa		P	P	Pa	Pa	Pa	Pa		
Light manufacturing																			P	P						
Manufacturing, heavy																				SP					✓	
Manufacturing operations not housed within a building																				SP					✓	
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits																			SP	SP					✓	
Outdoor storage, industrial																			P	P					✓	
Paper or pulp manufacture																				SP					✓	
Petroleum or inflammable liquids production, refining																				SP					✓	
Radioactive materials: utilization, manufacture, processing or emission																				SP					✓	
Railroad car classification yards or team truck yards																			SP	SP					✓	
Recovered materials facility wholly within a building																			P	P					✓	
Recovered materials processing wholly within a building																			P	P					✓	
Recycling collection													Pa		Pa	Pa	Pa		SP	SP						
Recycling plant																			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																			P	P						
Research, experimental or testing laboratories																			P	P						
Rubber or plastics manufacture																			P	P						
Salvage yard (Junkyard)																			SP	SP					✓	
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including radioactive materials																				SP					✓	
Smelting: copper, iron, zinc, or ore																				SP						
Storage yard, except vehicle																			SP	P					✓	

