

**ARTICLE VI
DISTRICT REGULATIONS**

600. R5: SINGLE-FAMILY RESIDENTIAL 5,000 DISTRICT

This district is intended to be developed and reserved for medium density one-family residential purposes. The regulations which apply within the district are designed to encourage the formation and continuance of a stable, pedestrian-friendly environment for single-family dwellings situated on individual lots of various sizes; and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district. This district includes many of the cottage-style houses that exist in the Town of Summerton. This type of development is encouraged in the R5 district.

600.1 Standards for R5 District

A. Minimum Lot Size: 5,000 square feet per dwelling unit

B. Maximum Density: Eight (8) dwelling units per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.

E. Minimum yard setbacks

Front: Twenty-five (25) feet on a minor street or equal to the setback of the existing residential units on either side of the new unit.

Thirty-Five (35) feet on a major street

Side: A total of twelve (12) feet with no less than four (4) feet on either side

Rear: Twenty (20) feet

F. Maximum Impervious Surface Ratio: .45%

600.2 Permitted Uses for the R5 District

A. Single-family detached dwelling.

B. Church, other place of worship, civic, or institutional use, provided that:

1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and
3. The use meets the following site, building, and setback requirements:
 - a. Development of the site shall not exceed the surface coverage ratio of forty-five (45) percent impervious to thirty-five (55) percent pervious. No more than forty-five (45) percent of the lot area may be used for structures, parking,

or otherwise be paved; minimum of forty-five (45) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

b. Maximum building height: Thirty-five (35) feet; and c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required

C. Home Occupation in compliance with Article XII.

D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

600.3 Architectural Requirements

A. Pitch: New residential units in the district should incorporate pitched roofs and porches with the roof pitches not to go below 7/12.

B. Style: New units should reflect traditional architectural styles found in Summerton and the Low country. Developments in this district should encourage a pedestrian-friendly environment and are encouraged to continue the patterns of architecture and development that already exist in the Town.

C. Sidewalks: New developments in this district will be required to construct sidewalks on at least one side of the street that meet the standard ADA requirements.

600.4 Accessory Uses

The following is a list of permitted accessory uses in the R5 district:

Bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops.

601. R10: SINGLE-FAMILY RESIDENTIAL 10,000 DISTRICT

This district is intended to be developed and reserved for lower density single-family residential purposes. The regulations which apply within the district are designed to encourage the formation and continuance of a stable, pedestrian-friendly, healthy environment for single-family dwellings situated on individual lots of various sizes; and to discourage any encroachment by commercial, industrial, or other use capable of adversely affecting the residential character of the district. This district includes many of the older and historic homes in the Town and new residential units should be built with sensitivity to the history and architecture of these homes.

601.1 Standards for R10 District

A. Minimum Lot Size: 10,000 square feet per dwelling unit

B. Maximum Density: Four (4) dwelling units per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum yard setback:

Front: Twenty-five (25) feet on a minor street or equal to the setback of the existing residential units on either side of the new unit.

Thirty-Five (35) feet on a major

Side: A total of twelve (12) feet with no less than four (4) feet on either side

Rear: Twenty (20) feet

F. Maximum Impervious Surface Ratio: .45%

601.2

Permitted Uses for the R10 District

A. Single-family detached dwelling.

B. Church, other place of worship, civic, or institutional use, provided that:

1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and
3. The use meets the following site, building, and setback requirements:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

C. Home Occupation in compliance with Article ~~VI~~^{VII}.

D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

601.3

Architectural Requirements:

A. Pitch: New residential units in the district should incorporated pitched roofs and porches with the roof pitches not to go below 7/12.

B. Style: New units should reflect traditional architectural styles found in Summerton and the Low country. Developments in this district should encourage a pedestrian-friendly environment and are encouraged to continue the patterns of architecture and development that already exist in the Town.

C. Sidewalks: New developments in this district will be required to construct sidewalks on at least one side of the street that meet the standard ADA requirements

601.4

Accessory Uses

The following is a list of permitted accessory uses in the R10 district:
Bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops.

602.

GR: GENERAL RESIDENTIAL DISTRICT

It is the intent of this district to provide "affordable" housing alternatives, and to promote compatibility of mobile home development with the Town's predominantly single-family (conventional) residential housing environment.

602.1

Standards for GR District

A. Minimum Lot Size: 5,000 square feet per dwelling unit

B. Maximum Density: Eight (8) dwelling units per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum yard setbacks:

Front: Twenty-five (25) feet on a minor street or equal to the setback of the existing residential units on either side of the new unit.

Thirty-Five (35) feet on a major

Side: A total of twelve (12) feet with no less than four (4) feet on either side

Rear: Twenty (20) feet

602.2

Permitted Uses for the GR District

A. Single-family detached dwelling.

B. Church, other place of worship, civic, or institutional use, provided that:

1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and
3. The use meets the following site, building, and setback requirements:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required

C. Manufactured Housing Units.

D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

602.3

Architectural Requirements:

A. **Pitch:** New residential units in the district should incorporate higher pitched roofs and front porches.

B. **Style:** No manufactured home that is older than ten (10) years old will be permitted to be moved into the Town of Summerton. All new manufactured housing units set up in the Town must meet the requirements set forth in Section VII of this ordinance.

C. **Sidewalks:** New developments in this district will be required to construct sidewalks on at least one side of the street that meet the standard ADA requirements

602.4

Accessory Uses

The following is a list of permitted accessory uses in the GR district:

Bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops.

603.

RMF: RESIDENTIAL MULTIFAMILY DISTRICT

It is the intent of this district to provide for a variety of residential uses at variable densities, based on the characteristics of such uses. Areas so designated are deemed suited to and have potential for such uses. This designation is applied principally to existing multi-family projects, small lot development, and vacant land where unit and density flexibility will not adversely impact existing single-family residential areas.

603.1

Standards for RMF District

	Single Family Detached Unit	Patio Homes	Townhouses	Duplexes	Triplexes and Quadruplexes	Apartments
Minimum Lot Size	5,000	5,000	2,000	10,000	N/A	N/A
Minimum Site Area	N/A	2 acres	2 acres	N/A	2 acres	2 acres
Minimum Lot Width	60 ft.	45 ft.	16 ft.	80 ft.	150 ft.	200
Minimum Yard, Per Structure						
Front (local/collector)	25 ft. 35 ft. all other	25 ft. 35 ft. all other	15 ft. 35 ft. all other	35 ft. 35 ft. all other	25 ft. 35 ft. all other	50 ft. All streets
Side	0/8 ft.	0/8 ft.	0	10 ft.	30 ft.	50 ft.
Rear	20 ft.	20 ft.	20 ft.	20 ft.	35 ft.	50 ft.
Min. Distance Between Buildings	N/A	N/A	30 ft.	N/A	40 ft.	30 ft.
Maximum Impervious Surface Ratio	45%	45%	65%	45%	60%	65%
Common Open Space (% of project area)	N/A	N/A	N/A	20%	25%	25%
Maximum Density (units per acre)	14	14	14 No more than 8 continuous units	14	16	16
Maximum Height of Buildings	35 ft.	35 ft.	35 ft.	35 ft.	45 ft.	45 ft.

603.2

Permitted Uses for the RMF District

- A. Single-family detached dwelling.
- B. Church, other place of worship, civic, or institutional use, provided that:
 1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
 2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and
 3. The use meets the following site, building, and setback requirements:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking,

or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

b. Maximum building height: Thirty-five (35) feet; and

c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

C. Home Occupation in compliance with the provisions in Article IX.

D. Family Day Care Home (See *Article II, Definitions*) as a home occupation an occupied residence where child day care is regularly provided for no more than six (6) children as a Home Occupation in compliance with the provisions in Article VII above.

E. Group Day Care Home (See *Article II, Definitions*) as a home occupation in compliance with Article VII.

F. Child Care Center (See *Article II, Definitions*) in an occupied residence a home occupation in compliance with Article VII.

G. Multi-family dwelling units that meet the requirements in Table 603.1.

H. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

603.3

Architectural Requirements:

A. Pitch: The pitch of each multifamily unit should be constructed in a manner that does not take away from the character of the surrounding areas. This means that a multifamily unit in a residential area should be designed to blend with the surrounding residence.

B. Style: Multifamily units in a residential area should be constructed to resemble the residential units in the Town. Their design should in no way detract from the surrounding residential or commercial structures and their property values. Colors in the earth-tone palette should be utilized for multi-family units.

C. Sidewalks: New developments in this district will be required to construct sidewalks on at least one side of the street that meet the standard ADA requirements.

603.4

Accessory Uses

The following is a list of permitted accessory uses in the RMF district: Bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops.

604

DD: DEVELOPMENT DISTRICT

This district is intended to provide for large tracts of land located primarily on the fringe of the Town where the predominant character of urban development has not yet been fully established, but where the current characteristics of use are

predominantly residential, agricultural, or semi-developed, with scattered related uses. It is further recognized that future demand for developable land will generate requests for amendments in zone designations to remove land from the DD classification and place it into other more intensely developed classifications as a natural consequence of urban expansion.

604.1

Standards for DD District

A. Minimum Lot Size: One (1) acre

B. Maximum Density: One (1) dwelling unit per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum front yard setback: Thirty (30) feet from the street right-of-way line.

E. Minimum side and rear yard setbacks: Twenty (20) feet total setback from lot lines with no less than five (5) feet on one side.

F. Maximum Impervious Surface Ratio: 45 %

604.2

Permitted Uses for the DD District

A. Single-family detached dwelling.

B. Church, other place of worship, civic, or institutional use, provided that:

1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;

2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and

3. The use meets the following site, building, and setback requirements:

a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

b. Maximum building height: Thirty-five (35) feet; and

c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

C. Home Occupation in compliance with Article XII.

D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

604.3

Architectural Requirements:

A. Pitch: New residential units in the district should incorporate pitched roofs and porches with the roof pitches not to go below 7x12.

B. Style: New units should reflect traditional architectural styles found in Summerton and the Low country.

C. Sidewalks: No sidewalk requirements

604.4 **Accessory Uses**

The following is a list of permitted accessory uses in the DD district:
Bathhouses, barns, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops.

605. **OC: OFFICE COMMERCIAL DISTRICTS**

This district is intended to accommodate office, industrial, institutional, and certain types of residential units in areas whose characteristic is neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of such areas are permitted outright or are permissible as special exceptions subject to restrictions and requirements intended to best fulfill the intent of this Ordinance.

605.1 **Standards for OC District**

A. Minimum Lot Size: 5,000 square feet per unit

B. Maximum Density: Four (4) units per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum front yard setback: Thirty (30) feet from the street right-of-way line on a major road

Thirty-Five (35) feet on a major street

E. Minimum side and rear yard setbacks: Twenty (20) feet total setback from lot lines with no less than ten (10) feet on one side

F. Maximum Impervious Surface Ratio: .75%

605.2 **Permitted Uses for the OC District**

A. Multifamily units that meet the requirements set forth in Section 603.1.

B. Church, other place of worship, civic, or institutional use, provided that:

1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;

2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and

3. The use meets the following site, building, and setback requirements:

a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

b. Maximum building height: Thirty-five (35) feet; and

c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required

C. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

605.3 Architectural Requirements:

A. Pitch: New residential units in the district should incorporate pitched roofs and porches with the roof pitches not to go below 7x12.

B. Style: New office structures should be constructed in a manner that in no way takes away from the character and property values of the surrounding areas. Colors in the earth-tone palette and that blend into the existing neighborhood should be utilized for structures in this district.

C. Sidewalks: New construction will be required to connect to existing sidewalk infrastructure.

605.4 Accessory Uses

The following is a list of permitted accessory uses in the OC district:

Bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops.

Commercial storage buildings should be located on the rear or side of building and should be screened from the view of the public road.

606 NC: NEIGHBORHOOD COMMERCIAL DISTRICTS

It is the intent of this Section that the NC Zoning District be developed and reserved for local or neighborhood oriented business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic and parking congestion; and discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district.

606.1 Standards for NC District

A. Minimum Lot Size: 6,000 square feet per unit

B. Maximum Density: Four (4) units per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum front yard setback: Thirty (30) feet from the street right-of-way line.

E. Minimum side and rear yard setbacks: Ten (10) feet total setback from lot lines.

F. Maximum Impervious Surface Ratio: .65%

606.2

Permitted Uses for the NC District

- A. Single-Family attached or detached homes which meet the requirements listed in Section 603.1.
- B. Only Multifamily units that are duplexes that meet the requirements set forth in Section 603.1.
- C. Church, other place of worship, civic, or institutional use, provided that:
 - 1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
 - 2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and
 - 3. The use meets the following site, building, and setback requirements:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

606.3

Architectural Requirements:

- A. Pitch:** New residential and commercial units in the district should incorporate pitched roofs and porches with the roof pitches not to go below 7x12.
- B. Style:** New office structures should be constructed in a manner that in no way takes away from the character and property values of the surrounding areas. New construction should be built in a style which compliments the surrounding neighborhood by including design elements that are found in Summerton and Low Country architecture; including front porches, roof pitches and landscaping. Colors from the earth-tone palette should be utilized for structures in this district. Parking for commercial uses should be on the side or in the rear of the property so as to not take away from the neighborhood feel of the area.
- C. Sidewalks:** New construction will be required to connect to existing sidewalk infrastructure.

606.2

Permitted Uses for the NC District

- A. Single-Family attached or detached homes which meet the requirements listed in Section 603.1.
- B. Only Multifamily units that are duplexes that meet the requirements set forth in Section 603.1.
- C. Church, other place of worship, civic, or institutional use, provided that:
 - 1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;
 - 2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and
 - 3. The use meets the following site, building, and setback requirements:
 - a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;
 - b. Maximum building height: Thirty-five (35) feet; and
 - c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.
- D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

606.3

Architectural Requirements:

- A. Pitch:** New residential and commercial units in the district should incorporate pitched roofs and porches with the roof pitches not to go below 7x12.
- B. Style:** New office structures should be constructed in a manner that in no way takes away from the character and property values of the surrounding areas. New construction should be built in a style which compliments the surrounding neighborhood by including design elements that are found in Summerton and Low Country architecture; including front porches, roof pitches and landscaping. Colors from the earth-tone palette should be utilized for structures in this district. Parking for commercial uses should be on the side or in the rear of the property so as to not take away from the neighborhood feel of the area.
- C. Sidewalks:** New construction will be required to connect to existing sidewalk infrastructure.

606.4

Accessory Uses

The following is a list of permitted accessory uses in the NC district:
Bathhouses, cabanas, non-commercial greenhouses, private garages and carports, storage buildings, swimming pools, tool sheds and work shops. Commercial storage buildings should be located on the rear or side of building and should be screened from the view of the public road.

607.

GC: GENERAL COMMERCIAL DISTRICT

It is the intent of this Section that the GC Zoning District be developed and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service, and professional uses which benefit from being located in close proximity to each other; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

607.1

Standards for GC District

A. Minimum Lot Size: 5,000 square feet per unit

B. Maximum Density: Four (4) units per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum front yard setback: Fifteen (15) feet from the street right-of-way line.

E. Minimum side and rear yard setbacks: Ten (10) feet from lot lines.

F. Maximum Impervious Surface Ratio: .85%

607.2

Permitted Uses for the GC District

A. Church, other place of worship, civic, or institutional use, provided that:

1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;

2. The use provides for adequate access and off-street parking arrangements in accordance with the *Zoning Ordinance and Subdivision Regulations* and any other regulations relating to parking; and

3. The use meets the following site, building, and setback requirements:

a. Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking,

or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in landscaped natural vegetation;

b. Maximum building height: Thirty-five (35) feet; and

c. Minimum rear and side yard setbacks: Five (5) feet from lot line, except where the use abuts a residential District or residential use not separated by a right-of-way, a landscaped buffer at least ten (10) feet in width and including a visually solid screening device at least six (6) feet in height which extends across the length of the property is required.

D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

607.3

Architectural Requirements:

A. Pitch: New commercial units in the district should try to incorporate pitched roofs and porches with the roof pitches not to go below 7x12.

B. Style: New commercial structures should be constructed in a manner that in no way takes away from the character and property values of the surrounding areas. Parking for commercial uses is encouraged to be on the side or in the rear of the property and shared access is encouraged. Colors from the earth-tone palette should be utilized for structures in this district.

C. Sidewalks: New construction will be required to connect to existing sidewalk infrastructure.

607.4

Accessory Uses

The following is a list of permitted accessory uses in the GC district: Storage buildings, tool sheds and work shops. Commercial storage buildings should be located on the rear or side of building and should be screened from the view of the public road.

608.

IC: INTERSTATE COMMERCIAL DISTRICT

It is the intent of this Section that the IC Zoning District be developed and reserved for general commercial purposes that are found along state and federal highways. This district may contain more intense commercial uses and requirements than the GC district. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, service, and professional uses which will encourage individuals to exit off of the highway; and to discourage any encroachment by industrial, residential or other uses considered capable of adversely affecting the basic commercial character of the district.

608.1

Standards for IC District

A. Minimum Lot Size: 5,000 square feet per unit

B. Maximum Density: Four (4) units per acre

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum front yard setback: Thirty-five (35) feet from the street right-of-way line.

E. Minimum side and rear yard setbacks: Ten (10) feet from lot lines.

F. Maximum Impervious Surface Ratio: .90%

608.2 Permitted Uses for the IC District

A. All uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

608.3 Architectural Requirements:

A. Pitch: No pitch requirements

B. Style: New commercial structures should be constructed in a manner that in no way takes away from the character and property values of the surrounding areas. Colors from the earth-tone palette should be utilized for structures in this district.

C. Sidewalks: New construction will be required to connect to existing sidewalk infrastructure.

608.4 Accessory Uses

The following is a list of permitted accessory uses in the IC district:

Storage buildings. Commercial storage buildings should be located on the rear or side of building and should be screened from the view of the public road.

609. CC: CORE COMMERCIAL DISTRICT

The intent of the CC Zoning District is to provide for and promote concentrated development of retail establishments and personal and business services to supply the needs of residents, transients, business and industry in the center of town. Because offstreet parking is a business itself, land use in this district is not subject to the offstreet parking requirements of this Ordinance.

609.1 Standards for CC District

A. Minimum Lot Size: None

B. Maximum Density: None

C. Maximum building height: Thirty Five (35') feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers

D. Minimum front yard setback: None

E. Minimum side and rear yard setbacks: None

F. Maximum Impervious Surface Ratio: None

609.2 Permitted Uses for the CC District

A. All uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

609.3 Architectural Requirements:

A. Pitch: No pitch requirements

B. Style: New commercial structures should be constructed in a manner that in no way takes away from the character and property values of the surrounding areas. Colors from the earth-tone palette should be utilized for structures in this district.

C. Sidewalks: New construction will be required to connect to existing sidewalk infrastructure.

609.4

Accessory Uses

The following is a list of permitted accessory uses in the IC district:
No new commercial storage buildings should be located in this district.

610.

LI: LIMITED INDUSTRIAL DISTRICT

The intent of the LI Zoning District is to provide areas for limited industrial purposes which are not significantly objectionable in terms of noise, odor, fumes, etc., to surrounding properties. The regulations which apply within the district are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be limited industrial in nature; protect and preserve undeveloped areas in the Town of Summerton which are suitable for such industries; and discourage encroachment by those residential, commercial or other uses capable of adversely affecting the basic industrial character of the district.

610.1

Standards for LI District

- A. Minimum Lot Size:** One (1) acre per unit
- B. Maximum Density:** One (1) unit per acre
- C. Maximum building height:** Fifty (50) feet or Four (4) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of transmission or observation towers
- D. Minimum front yard setback:** Fifty (50) feet from the street right-of-way line.
- E. Minimum side and rear yard setbacks:** Fifty (50) feet from lot lines when abutting a commercial use. One hundred (100) feet from lot lines if abutting a residential use.
- F. Maximum Impervious Surface Ratio:** .80%

610.2

Permitted Uses for the LI District

- A. All uses allowed in the GC district shall be allowed in the LI district if such uses are compatible and complementary to the existing LI uses;
- B. Warehouse, wholesale, or distribution operation;
- C. Workshop for building trades other than carpentry;
- D. Photocopying, typesetting, or stripping operation; bindery;
- E. Handicrafts workshop or fine arts studio; and
- F. Manufacturing, production, processing, assembly, fabrication, packaging, storage and distribution of the following materials and products plus customarily associated operations:
 - 1. Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software;
 - 2. Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines;

3. Small office supplies and machines suitable for sale in stationery store; household cooking equipment;
4. Lighting fixtures, fans, lamp bulbs, and tubes;
5. Cameras and other photographic equipment excluding film and chemicals;
6. Watches, clocks, meters, scales, and other counting and timing devices;
7. Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances;
8. Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance;
9. Magnetic and optical recording media, audio/video tapes and disks;
10. Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes;
11. Materials for fiber optic process;
12. Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment;
13. Hand held firearms excluding ammunition;
14. Lightweight metal or plastic furniture; drafting equipment, writing, drawing, and marking implements;
15. Vending machines; signs and advertising specialties;
16. Brooms, brushes, and combs; fasteners, buttons, needles, and pins;
17. Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs;
18. Needlework and textile manufacture or assembly; and
19. Trade shop or tool and die shop.

D. All other uses designated in the Table of Permitted Uses found in Table 1 of Section 613.

610.3

Special Exceptions in the LI District

The following uses shall be permitted as a special exception in the LI district;

A. Laboratory for research, development, experimentation, or testing; or biotechnology operation provided there is no activity exceeding Bio-safety Level II and no use of recombinant DNA;

B. Textile, fabric, or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation provided none of the following

occurs on the premises: production of synthetic fibers; printing, dyeing, bleaching, finishing, or waterproofing of materials; water-jet weaving; pulling or scouring of wool; leather tanning or curing of hides;

C. Carpentry workshop or cabinet making/wood furniture operation provided there is no chemical treatment of wood by immersion or pressure application, or sawing or planing of raw-lumber and provided the operation does not exceed twenty thousand (20,000) square feet.

D. Printing, lithography, and gravure provided that the operation does not exceed twenty thousand (20,000) gross square feet. If only water-soluble inks or photocopying processes are used, there is no size limitation;

- E. Bulk storage of petroleum or other flammable, volatile, or hazardous materials provided they are used for operations on the premises rather than for distribution; and provided the storage arrangement complies with *Occupational Safety and Health Administration and National Fire Protection Association Standards*;
- F. Cold storage plant provided there is no processing of food other than seafood and shellfish;
- G. Light assembly or fabrication of any product not listed in *Section 602.2, Permitted Uses*, or in *Section 5.73, Conditional Uses*, provided only finished, previously prepared materials are used including, but not limited to: metal, plastic, rubber, ceramic, glass, wood, fabric, leather, canvas, fur, paper, or paperboard; provided production is carried out primarily with hand operations or light-duty machines/tool room-type equipment; provided only simple machining, cutting, reshaping, and fastening processes are involved; provided no chemicals, dyes, solutions, or other applicants are used in the production process with the exception of paints and finishes applied with a small brush or jet, cleansers, lubricants, solders, and glues;
- H. Sexually oriented businesses

611. Planned Development District (PDD)

A. Purpose

The purpose of the PDD District is to encourage flexibility in land planning that will result in improved design, character, and quality of new housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed use developments; to promote the most appropriate use of land; to facilitate the provision of streets and utilities; and to preserve the natural and scenic features and open space.

B. Procedural Requirements

The procedure to establish a PDD District is set forth in Chapter 7 of the Summerton Land Development Regulations.

C. Permitted Uses

1. Any use permitted in any of the zoning districts adopted by the Town of Summerton may be permitted, and any other uses as the Council may approve, including limited or special uses, provided the conditions for such uses are in compliance with the ZOTS.
2. There shall be no areas of a PDD that are unspecified as to the type of land uses that will occupy those particular areas.
3. Sewer treatment plants, lift stations and utility pads may be permitted in a PDD.

D. District Design and Development Standards

1. Any property in a PDD District shall be required to adhere to all provisions of this Ordinance, as well as the Summerton Land Development Regulations, unless a waiver or deviation is secured as part of the approved Concept Plan. The regulations applicable to the uses in an approved PDD shall be those of the most restrictive zoning district where such uses are allowed, unless a waiver or deviation from such restrictions is secured as part of the approved Concept Plan.

2. Perimeter setbacks around the boundary of the PDD shall be a minimum of ten (10) feet. The setback shall be measured from the property boundary unless a particular boundary of the PDD abuts a road or highway right-of-way, in which case it shall be measured from the abutting edge of the right-of-way.

E. Buffer Requirements 1. Minimum buffers of (a) twenty (20) feet shall be maintained along all external dimensions of a PDD which abut or a Rural Agriculture (RA) District; (b) thirty (30) feet where the PDD is adjacent to a Single or Multi-Family Residential, and fifty (50) feet where adjacent to Commercial. Public or Institutional uses. Additional buffers, such as heavy plant screening, walls or fences to a height of seven (7) feet may be required for trash, all storage yards and/or outdoor display areas, as well as those areas identified in the ZOTS specific use standards.

2. Buffers shall be in addition to the required perimeter setback.

3. No development, parking areas, structures or accessory buildings except the required fence and vegetation, a properly permitted sign, interconnecting pedestrian and/or bicycling trails, sidewalks and paths, or underground utilities shall be placed in the outer twenty (20) feet of the buffer area. Buffers shall include vegetative cover and be maintained regularly.

Within the remaining buffer, the only allowable uses are pedestrian and/or bicycling trails, sidewalks and paths, or underground utilities.

4. The buffer shall include a vegetative screen of evergreen trees and/or shrubs that will reach seven (7) feet in height within twelve (12) months of installation and form a continuous screen of at least seventy-five (75%) percent opacity within two (2) years of installation.

5. The Town of Summerton reserves the right, if it finds substantial needs for screening of the proposed POD activity, to include within the buffer a six (6) foot high fence made of either brick, finished concrete, mortar, wood, stone, masonry units, faux masonry materials, or a combination of the above. The public view side of the fence shall include vegetative plantings which complement and enhance the fence.

6. The frontline of the required side yard buffer shall begin where the private property line and the public right-of-way intersect and extend to the rear lot line. The vegetative screen plantings and the fence, if required, shall begin where the private property line and the public right-of-way intersect and extend to the rear lot line. This requirement will be modified as necessary to accommodate safe view corridors for vehicular and pedestrian ingress and egress.

Required rear yard buffers and the fence, if required, shall extend the entire length of the rear lot line.

612. -FW and -FP FLOOD PROTECTION AREAS

The "-FW" and "-FP" designations are not intended to be utilized as district classifications, but as designations which identify areas subject to regulations which are supplementary to the regulations of the district to which such designations are attached, appended, or "overlaid". Regulations which apply to areas designated on the Zoning Map as being within such appended or overlaid designations must be determined by joint reference to the regulations of both the basic district classification and the appended or overlaid classification.

613.

TABLE OF PERMITTED USES

Uses permitted in the General Zoning districts shall be as set forth in Table 1 and as modified by special provisions, exceptions and conditions contained elsewhere herein.

- A. Symbols used in Table 1 are as follows:
1. "P" means that the indicated use is permitted in the indicated district.
 2. "E" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception of the Board of Zoning Appeals.
 3. "A" means that the indicated use is permitted as an accessory use in the indicated district.
 4. "A/E" means that the indicated use is permitted as an accessory use in the indicated district but is also permitted in these districts as a principal use if approved by the Board of Zoning Appeals as a special exception.
 5. "C" means that the indicated use is permitted as a conditional use subject to meeting the conditions specified in the ordinance if approved by the Zoning Administrator.
- B. Any use not permitted in a district is expressly prohibited and is denoted by "-"
- C. A Section number following the use category means that the use is allowed, but must meet the conditions and requirements set forth in the Ordinance.
- D. The Zoning Administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of a land use not indicated or listed.
- E. In residential districts, the following uses are prohibited:
1. Storage in connection with a trade;

Map as being within such appended or overlaid designations must be determined by joint reference to the regulations of both the basic district classification and the appended or overlaid classification.

613.

TABLE OF PERMITTED USES

Uses permitted in the General Zoning districts shall be as set forth in Table 1 and as modified by special provisions, exceptions and conditions contained elsewhere herein.

- A. Symbols used in Table 1 are as follows:
 - 1. "P" means that the indicated use is permitted in the indicated district.
 - 2. "E" means that the indicated use is permitted in the indicated district, subject to the granting of a special exception of the Board of Zoning Appeals.
 - 3. "A" means that the indicated use is permitted as an accessory use in the indicated district.
 - 4. "A/E" means that the indicated use is permitted as an accessory use in the indicated district but is also permitted in these districts as a principal use if approved by the Board of Zoning Appeals as a special exception.
 - 5. "C" means that the indicated use is permitted as a conditional use subject to meeting the conditions specified in the ordinance if approved by the Zoning Administrator.
- B. Any use not permitted in a district is expressly prohibited and is denoted by "—"
- C. A Section number following the use category means that the use is allowed, but must meet the conditions and requirements set forth in the Ordinance.
- D. The Zoning Administrator may utilize the Standard Industrial Classification Manual to determine the appropriate classification of a land use not indicated or listed.
- E. In residential districts, the following uses are prohibited:
 - 1. Storage in connection with a trade;
 - 2. Storage or long-term parking of commercial vehicles or industrial storage in excess of one day; and
 - 3. Storage of building materials except in connection with active construction.

F. Any residential use lawfully existing within the OC, GC, or LI districts at the time of the adoption of this Ordinance shall be considered a conforming use. In case of fire or other disaster, these units can be reconstructed.

G. The bulk storage of petroleum products shall be permitted as an accessory use as part of a farm operation, provided no more than 10,000 gallons shall be stored on the property and such storage facility shall be located no closer than 100 feet from any dwelling unit.

H. The raising of farm animals (hogs, chickens, cows, etc.) in residential districts, except within the DD, shall be prohibited.

SECTION 613- TABLE OF PERMITTED USES - TABLE 1
ZONING DISTRICTS

LAND USES	DD	RS	GR	RM	OC	NC	C			LI	OFFSTREET PARKING
							C	IC	GC		
1.1 Single family dwelling	P	P	P	F	-	-	-	-	-	-	Two spaces per dwelling unit
1.2 Single-family dwelling (in group housing)	P	E	E	P	-	-	-	-	-	-	Two spaces per dwelling unit
1.3 Multi-family; triplexes	-	-	-	P	P	-	-	-	-	-	Two spaces per dwelling unit
1.4 Duplex	-	-	-	P	P	P	-	-	-	-	Two spaces per dwelling unit
1.5 Bed and Breakfast Home stay	-	E	E	E	E	P	-	-	-	-	One space per guest room, plus two spaces for the primary use
1.6 Manufactured Housing on individual lot (Sec 716)	-	-	P	-	-	-	-	-	-	-	Two spaces per unit
1.7 Manufactured Housing in group housing development	-	-	E	-	-	-	-	-	-	-	Two spaces per unit
1.8 Manufactured Housing park (Sec 721)	-	-	E	-	-	-	-	-	-	-	Two spaces per unit
1.9 Dormitory	E	-	-	E	-	-	-	-	-	-	One space per sleeping quarter
2.1 Offices	-	-	-	-	P	P	P	-	P	A	One space per 250 square feet GFA
2.1.1 Medical Offices	-	-	-	-	P	P	P	P	P	A	Five spaces per doctor
2.1.2 Real estate and other offices	-	-	-	-	P	P	P	P	P	A	One space per 250 square feet of GFA

**TOWN OF SUMMERTON ZONING DISTRICT
SECTION 613-TABLE OF PERMITTED USES – TABLE 1**

LAND USES	DD	RS	GR	RMF	OC	NC	CC	IC	GC	LI	OFFSTREET PARKING
612.1 RESIDENTIAL											
1.1 Single-Family Dwelling	P	P	P	P	---	---	---	---	---	---	Two spaces per dwelling unit
1.2 Single-Family Dwelling (In Group Housing)	P	E	E	P	---	---	---	---	---	---	Two spaces per dwelling unit
1.3 Multi-Family; Triplexes	---	---	---	P	P	---	---	---	---	---	Two spaces per dwelling unit
1.4 Duplex	---	---	---	P	P	P	---	---	---	---	Two spaces per dwelling unit
1.5 Bed and Breakfast Home stay	---	E	E	E	E	P	---	---	---	---	One space per guest room, Plus two spaces for primary use
1.6 Manufacturing Housing On Individual Lot (See Section 716)	---	---	P	---	---	---	---	---	---	---	Two spaces per unit
1.7 Manufactured Housing In Groups Housing Development	---	---	F	---	---	---	---	---	---	---	Two spaces per unit
1.8 Manufactured Housing Park (Sec 721)	---	---	E	---	---	---	---	---	---	---	Two spaces per unit
1.9 Dormitory	E	---	---	E	---	---	---	---	---	---	One space per sleeping quarter
1.10 Apartments	---	---	---	---	---	---	---	---	---	---	Two spaces per unit
612.2 COMMERCIAL											
2.1 Offices	---	---	---	---	P	P	P	---	P	A	One space per 200 square feet of GFA
2.1.1 Medical Offices	---	---	---	---	P	P	P	P	P	A	Five spaces per doctor
2.1.2 Real Estate and Other Offices	---	---	---	---	P	P	P	---	P	A	One space per 250 square feet of GFA
2.1.3 Engineering	---	---	---	---	P	P	P	---	P	A	One space per 250 square feet of GFA
2.1.4 Accounting/Bookkeeping	---	---	---	---	P	P	P	---	P	A	One space per 250 square feet of GFA
2.1.5 Financial Institutions	---	---	---	---	P	E	P	---	P	A	One space per 250 square feet of GFA
2.1.6 Financial Institutions-Cash Advance	---	---	---	---	---	---	---	---	E	---	One space per 250 square feet of GFA
2.1.7 Attorney & Legal Services	---	---	---	---	---	---	---	---	---	---	One space per 200 square feet of GFA
2.1.8 Business & Management Consultant	---	---	---	---	---	---	---	---	---	---	One space per 200 square feet of GFA

LAND USES	DD	RS	GR	RMF	OC	NC	CC	IC	GC	LI	OFFSTREET PARKING
2.1.9 Data Processing Service											One space per 200 square feet of GFA
2.1.10 Detective Agency, Security Guard Services											One space per 200 square feet of GFA
2.1.11 Secretarial, Stenographers, Typesetting											One space per 200 square feet of GFA
2.1.12 Tax Services											One space per 200 square feet of GFA
2.1.13 Paging, Telephone & Answering Service											One space per 200 square feet of GFA
2.1.14 Surveyors											One space per 200 square feet of GFA
2.1.15 Dog Kennels											One space per 200 square feet of GFA
2.2 PUBLIC BUILDINGS/FACILITIES											
2.2.1 Government Buildings	E	E	E	E	P	P	P	P	P	P	One space per 250 square feet of GFA
2.2.2 Fire Stations	E	E	E	E	P	P	P	P	P	P	One space per 250 square feet of GFA
2.2.3 Library	E	E	E	E	P	P	P	E	P	P	One space per 250 square feet of GFA
2.2.4 Police Station	E	E	E	E	P	P	P	P	P	P	One space per 250 square feet of GFA
2.2.5 Utility Substation	P	E	E	E	E	E	P	P	P	P	One space per 200 square feet of GFA
2.2.6 Sewage Treatment Station	E	E	E	E	E	E	E	E	E	E	One space per 300 square feet of GFA
2.2.7 Water Treatment Station	E	E	E	E	E	E	E	E	E	E	One space per 200 square feet of GFA
2.2.8 Airport	---	---	---	---	---	---	---	---	---	E	No minimum
2.2.9 Park/Playground/Playfield	E	E	E	E	P	P	E	---	---	---	One space per four spectator seats
2.3 RETAIL SHOP											
2.3.1 Lumber/Building/Supply Yards	---	---	---	---	---	---	E	---	P	P	One space per 250 square feet of GFA
2.3.2 Garden											One space per 250 square feet of GFA
2.3.4 Paint/Glass/Wallpaper Stores	---	---	---	---	---	P	P	---	P	---	One space per 250 square feet of GFA
2.3.5 Retail/Wholesale Nurseries	---	---	---	---	---	P	E	---	P	P	One space per 250 square feet of GFA
2.3.6 Plumbing Supply & Equipment -- Retail/Wholesale											One space per 250 square feet of GFA
2.4 GENERAL MERCHANDISE STORES											
2.4.1 Department Stores	---	---	---	---	---	E	P	---	P	---	One space per 250 square feet of GFA
2.4.2 Variety Stores	---	---	---	---	---	E	P	P	P	---	One space per 250 square feet of GFA
2.5 FOOD STORES											
2.5.1 Grocery Stores	---	---	---	---	---	E	P	---	P	---	One space per 250 square feet of GFA

LAND USES	DD	RS	GR	RMF	OC	NC	CC	IC	GC	LI	OFFSTREET PARKING
2.5.2 Fruit Stores	---	---	---	---	---	P	P	---	P	---	One space per 250 square feet of GFA
2.5.3 Vegetable Markets	---	---	---	---	---	P	P	---	P	---	One space per 250 square feet of GFA
2.5.4 Retail Bakeries	---	---	---	---	---	P	P	---	P	A	One space per 250 square feet of GFA
2.6 FURNITURE/HOME FURNISHINGS/EQUIPMENT STORE	---	---	---	---	---	E	P	---	P	A	One space per 250 square feet of GFA (not used for storage)
2.7 MISCELLANEOUS RETAIL											
2.7.1 Drug Stores	---	---	---	---	---	E	P	P	P	---	One space per 250 square feet for GFA (not used for storage)
2.7.2 Liquor Stores	---	---	---	---	---	E	P	P	P	---	One space per 250 square feet of GFA
2.7.3 Used Merchandise Stores	---	---	---	---	---	E	E	---	E	---	One space per 250 square feet of GFA
2.7.4 Florist	---	---	---	---	---	P	P	---	P	P	One space per 250 square feet of GFA
2.7.5 Antique Stores	---	---	---	---	---	E	P	---	P	---	One space per 250 square feet of GFA
2.7.6 Pet & Pet Supplies											One space per 250 square feet of GFA
2.7.7 Book Stores											One space per 250 square feet of GFA
2.7.8 Art Supply Stores											One space per 250 square feet of GFA
2.7.9 Candle Stores											One space per 250 square feet of GFA
2.7.10 Cemetery Memorial Dealers											One space per 250 square feet of GFA
2.7.11 Collectors Shops											One space per 250 square feet of GFA
2.7.12 Fireworks Shops											One space per 250 square feet of GFA
2.7.13 Flower Shops, Artificial or Dried											One space per 250 square feet of GFA
2.7.14 General Merchandise Auction House											One space per 250 square feet of GFA
2.7.15 Home Security Equipment Stores											One space per 250 square feet for GFA
2.7.16 Hot Tub Stores											One space per 250 square feet for GFA
2.7.17 Swimming Pool Supply Stores											One space per 250 square feet for GFA
2.7.18 Trophy Shops											One space per 250 square feet for GFA
2.7.19 Hardware Stores											One space per 250 square feet for GFA
2.7.20 Computer Sales, Service and Repair											One space per 250 square feet for GFA

LAND USES	DD	RS	GR	RMF	OC	NC	CC	IC	GC	LI	OFFSTREET PARKING
2.7.21 Carpet, Retail & Wholesale, Cleaning & Installation											One space per 250 square feet for GFA
2.7.22 Janitor Supplies											One space per 250 square feet for GFA
2.7.23 Video Tape Rental											One space per 250 square feet for GFA
2.7.24 Flea Market-Subject to Section 729											One space per 250 square feet for GFA
2.8 BUSINESS SERVICES											
2.8.1 Hotel/Rooming House	---	---	---	---	---	---	E	P	P	---	One space for each guest room plus one space for each 3 employees
2.8.2 Hotel/Motel	---	---	---	---	---	---	E	P	P	---	One space for each guest room plus one space for each 3 employees
2.8.3 Rooming/Boarding House	---	---	---	---	---	---	E	P	P	---	One space for each guest room plus one space for each 3 employees
2.8.4 Camps/Trailer Parks	---	---	---	---	---	---	---	E	---	---	One space for each guest room plus one space for each 3 employees
2.8.5 Bed and Breakfast Establishments	E	E	---	E	---	E	---	---	P	---	One space for each guest room plus one space for each 3 employees
2.9 PERSONAL SERVICE											
2.9.1 Laundry/Cleaning/Garment Services	---	---	---	---	---	E	P	---	P	P	One space for each 300 square feet for GFA
2.9.2 Photographic/art studios	---	E	---	---	---	P	P	---	P	---	One space for each 300 square feet for GFA
2.9.3 Beauty Shops (see Sec. 713 & 725)	---	---	---	---	E	P	P	---	P	---	One space for each 300 square feet for GFA
2.9.4 Barber Shops (see Sec. 713 & 725)	---	---	---	---	E	P	P	---	P	---	One space for each 300 square feet for GFA
2.9.5 Shoe Repair Shops	---	---	---	---	E	P	P	---	P	---	One space for each 300 square feet for GFA
2.9.6 Funeral Homes	---	---	---	---	---	P	E	---	P	---	One space for each 300 square feet for GFA
2.9.7 Taxicab Services & Other Local Inter-Urban Highway Transportation Services											One space for each 300 square feet for GFA

LAND USES	DD	RS	GR	RMF	OC	NC	CC	IC	GC	LI	OFFSTREET PARKING
2.9.8 Terminal and Service Facilities for Motor Vehicle Passenger Transportation											One space per 300 square feet for GFA
2.9.9 Photographer Developing											One space per 250 square feet for GFA
LAND USES	DD	RS	GR	RMF	OC	NC	C	IC	GC	LI	OFFSTREET PARKING
2.9.10 Clothing Alteration											One space per 250 square feet for GFA
2.9.11 Cleaners											One space per 250 square feet for GFA
2.9.12 Uniform Supply & Rental Service											One space per 250 square feet for GFA
2.9.13 Pest Control Services, Exterminators											One space per 250 square feet for GFA
2.9.14 Janitors, or Housekeeping Services											One space per 250 square feet for GFA
2.9.15 Locksmith											One space per 250 square feet for GFA
2.9.16 Manicurist											One space per 250 square feet for GFA
2.9.17 Parcel Delivery Company											One space per 250 square feet for GFA
2.9.18 Pool Cleaning Service											One space per 250 square feet for GFA
2.9.19 Sign Painters											One space per 250 square feet for GFA
2.9.20 Newspaper, Publishing & Wholesale											One space per 250 square feet for GFA
2.9.21 Heating & Cooling Contractors											One space per 250 square feet for GFA
2.9.22 Tanning Salons											One space per 250 square feet for GFA
2.9.23 Taxidermist											One space per 250 square feet for GFA
2.9.24 Uniform Supply & Rental Service											One space per 250 square feet for GFA
2.10 EATING/DRINKING ESTABLISHMENTS											
2.10.1 Eating/Drinking Places/Restaurants	---	---	---	---	---	E	P	P	P	---	One space per 150 square feet for GFA
2.10.2 Drinking Places (Alcoholic Beverages)	---	---	---	---	---	---	E	E	E	---	One space per 150 square feet for GFA
2.10.3 Delicatessen											One space per 150 square feet for GFA
2.11 AUTOMOTIVE DEALERS/GASOLINE SERVICE STATIONS											
2.11.1 Motor Vehicle Dealers (new/used)	---	---	---	---	---	---	E	E	E	P	One space per 300 square feet for GFA
2.11.2 Motor Vehicle Dealers (used only)	---	---	---	---	---	---	E	E	E	---	One space per 300 square feet for GFA
2.11.4 Boat Dealers	---	---	---	---	---	---	E	E	E	P	One space per 300 square feet for GFA
2.12 APPAREL & ACCESSORY STORES	---	---	---	---	---	E	P	P	P	A	One space per 100 square feet for GFA
2.13 OUTDOOR ADVERTISING SIGNS	---	---	---	---	---	---	---	---	---	---	NONE
2.14 BLUE PRINTING AND PHOTOCOPYING SERVICES	---	---	---	---	---	---	P	---	P	A	One space per 250 square feet for GFA

LAND USES	DD	RS	GR	RMF	OC	NC	CC	IC	GC	LI	OFFSTREET PARKING
2.15.1 Radio and TV Stations	---	---	---	---	---	---	E	---	E	P	One space per 250 square feet for GFA
2.15.2 Radio & TV Antenna Towers	E	---	---	---	---	---	E	E	E	E	NONE
2.15.3 Adult Book Stores	---	---	---	---	---	---	---	---	---	E	One space per 250 square feet for GFA
2.15.4 Tattoo Parlor	---	---	---	---	---	---	---	---	---	E	One space per 250 square feet for GFA
2.16 AUTOMOTIVE REPAIRS, SERVICES, GARAGES											
2.16.1 Automotive Rental/Leasing	---	---	---	---	---	---	E	P	P	---	One space per 350 square feet for GFA
2.16.2 Automotive Repair/Garages	---	---	---	---	---	---	---	E	P	A	One space per 350 square feet for GFA
2.16.3 Car Washes	---	---	---	---	---	---	---	P	P	A	One space per 350 square feet for GFA
2.16.4 Truck Washes	---	---	---	---	---	---	---	P	---	A	One space per 350 square feet for GFA
2.16.5 Convenience Store/Gas Station	---	---	---	---	---	---	---	P	P	P	One space per 150 square feet for GFA
2.17 WHOLESALE TRADE	---	---	---	---	---	---	---	---	E	P	One space per 800 square feet for GFA
2.18 WAREHOUSING											
2.18.1 Mini Warehousing	---	---	---	---	---	---	E	---	P	P	One space per 800 square feet for GFA
2.18.2 Warehouse Storage	---	---	---	---	---	E	E	---	E	P	One space per 800 square feet for GFA
2.19 MISCELLANEOUS REPAIR SERVICE											
2.19.1 Radio/Television Repair Service	---	---	---	---	---	P	P	---	P	P	One space per 300 square feet for GFA
2.19.2 Refrigeration/AC Services/Repair Shops	---	---	---	---	---	E	E	---	E	P	One space per 300 square feet for GFA
2.19.3 Watch/Clock Jewelry Repair	---	---	---	---	---	P	P	---	P	P	One space per 300 square feet for GFA
2.19.4 Re-upholstery/Furniture Repair	---	---	---	---	---	E	P	---	P	P	One space per 300 square feet for GFA
2.19.5 Welding Repair.	---	---	---	---	---	E	---	---	P	P	
2.20 MOTION PICTURE THEATER	---	---	---	---	---	---	P	---	P	---	One space for each four seats
2.21 AMUSEMENT AND RECREATION SERVICES											
2.21.1 Dance Studios/Schools	---	---	---	---	---	E	P	---	P	---	One space per 150 square feet for GFA
2.21.2 Fitness & Recreations Centers											One space per 150 square feet for GFA
2.21.3 Bingo Parlors											One space per 150 square feet for GFA
2.21.4 Bowling Alleys/Billiard/Pool Establishments	---	---	---	---	---	---	P	---	A	---	One space per 150 square feet for GFA
2.21.5 Amusement Arcade											One space per 150 square feet for GFA
2.21.6 Coin Operated Amusement Devices											One space per 150 square feet for GFA
2.21.7 Athletic Arena											One space per 250 square feet for GFA
2.21.8 Carnival											One space per 250 square feet for GFA

LAND USES	DD	RS	GR	RMF	OC	NC	CC	IC	GC	LI	OFFSTREET PARKING
3.9 TRUCK TERMINALS											NO MINIMUM
612.4 AGRICULTURAL/FORESTRY AND FISHING											
4.1 Horticultural (but not keeping of livestock)											NO MINIMUM
4.2 Agricultural Production/Livestock											NO MINIMUM
4.3 General Farms (Primary Crop)											NO MINIMUM
4.4 Veterinary Services											One space for each 200 square feet for GFA
4.5 Landscape/Horticultural Service											NO MINIMUM
4.6 Farmers Market											Two off street spaces per tent or table

**SECTION 614
SCHEDULE OF ZONING DISTRICT REGULATIONS
TABLE 2**

ZONING DISTRICT	DENSITY/SQUARE FEET		LOT WIDTH	SETBACKS (FEET)				HEIGHT OF STRUCTURE (FEET)	
	FIRST UNIT	EACH ADDITIONAL UNIT		FRONT		REAR	SIDE		
				Minor street	? major		TOTAL		NO SIDE LESS THAN
DD	One (1) acre	One(1) acre	75	30	30	20	20	5	35
RS-5	5,000	6,000	50	15	35	20	12	4	35
RS-10	10,000	10,000	70	25	35	20	12	4	35
RMF	See Section 603.1: Requirements differ for each type of multifamily unit.								
GR	5,000	5,000	50	25	35	20	12	4	35
OC	5,000	5,000	50	30	25	20	20	10	35
NC	6,000	---	50	30	35	10	10	10	35
CC	NONE	---	NONE	NONE	NONE	NONE	NONE	NONE	35
GC	5,000	5,000	50	15		10	10	10	35
IC	5,000	5,000	50	---	35	10	10	10	35
LI	One (1) acre	---	75		50	50/100	50/100	50/100	50

* Side yard setback 5' for accessing structures
 Percentage of lot coverage 25%
 * Residential uses

DEVELOPMENT DISTRICT - LOW DENSITY
 SINGLE FAMILY RESIDENTIAL DISTRICT
 RESIDENTIAL MULTI-FAMILY
 GENERAL RESIDENTIAL DISTRICT
 GENERAL COMMERCIAL
 OFFICE COMMERCIAL DISTRICT
 NEIGHBORHOOD COMMERCIAL DISTRICT
 CORE COMMERCIAL DISTRICT
 INTERSTATE COMMERCIAL
 LIGHT INDUSTRIAL DISTRICT