Agenda Item

Substitute

Agenda Date

Public Hearing: YES ⊠ NO □ Department: Planning and Sustainability

SUBJECT:

File ID: 2019-3557

Commission District(s): ALL

Application by the Director of the 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 located in Activity Centers.

Petition No.:

TA-19-1243216

Proposed Use:

Drive-through facility

Location:

All of DeKalb County

Parcel No.:

N/A

Information 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. Pursuant to the PECS meeting held July 9, 2019, staff removed the use permit exceptions for restaurant drive-throughs.

RECOMMENDATION:

COMMUNITY COUNCIL: (April 2019) CC-1 APPROVAL; CC-2 APPROVAL; CC-3 APPROVAL; CC-4 APPROVAL; CC-5 APPROVAL.

PLANNING COMMISSION:

(7/9/2019) - APPROVAL; (5/7/2019) - APPROVAL

STAFF RECOMMENDATION: (July 2019) APPROVAL; (May 2019) APPROVAL

PLANNING 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 and added a prohibition for all drive-through facilities within 500 feet of an elementary, middle, or high school only. Planning & Sustainability recommends "Approval of this text amendment".

PLANNING COMMISSION VOTE: (7/9/2019) Approval 5-1-0. P. Womack, Jr. moved to approve, V. Moore seconded for approval per Staff recommendation. J. West opposed. (5/7/2019) 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.

OK

COMMUNITY COUNCIL VOTE/RECOMMENDATION: (June 2019): CC-1 Approval, 5-0-0; CC-2 Approval, 5-0-1; CC-3 Approval with Conditions, 10-0-0; CC-4 Approval, 9-2-0; CC-5 Approval, 6-0-1. Community Council District 4 would like specific criteria to be developed for drive-through facilities. They are concerned about the health effects of exhaust from idling cars in drive-through lanes and safety hazards if a drive-through facility is located within a commercial center and drivers must cross traffic to enter a drive-through lane. (April 2019) 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), by replacing it with the Use Table attached hereto as Exhibit 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), by replacing it with the Use Table attached hereto as Exhibit 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 facilities located in activity centers require a special land use permit.
 - 8. Distance shall be measured along the right-of-way, along the route of travel, from entrance to entrance.

* * *

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	he DeKalb County	Board of Commissioners, this	day of
2019.			
		JEFF RADER	
		Presiding Officer	
		Board of Commissioners	
		DeKalb County, Georgia	
APPROVED by	the Chief Executiv	ve 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:	APPROVED AS TO FORM:
ANDREW BAKER	VIVIANE H. ERNSTES
Planning & Sustainability Director	County Attorney

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theatres & other activities conducted wholely indoors) Nightclub or late night establishment Outdoor recreation (miniature goif, batting cages, tennis, Go-cart & other outdoor activities) Special events facility Special events facility Special events facility Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building reteral. Alcohol outlet -package store, primary Alcohol outlet -beer and/or wine store, beer growler, primary Alcohol outlet -beer and/or wine store, primary Alcohol outlet -beer and wine, assembly of primary growler, primary Alcohol outlet -beer and wine, assembly of primary growler, primary Alcohol outlet -beer and wine, assembly of primary growler, primary growler, primary growler, primary growler,	· · · · · · · · · · · · · · · · · · ·					i	- ;											Р		Р.	Р				
Nightclub or late night establishment	theatres & other activities conducted															Р	Р	P	Р	Р	Р	Р	Р	Р	Р
Outdoor recreation (miniature golf, batting cages, tennis, Go-cart & other outdoor activities) Special events facility SP PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP														i									L		
Datting cages, tennis, Go-cart & other outdoor activities) Special events facility SP SP P P P P P P P	· · · · · · · · · · · · · · · · · · ·	<u> </u>	·	ļ_ i										Рa			SP	SP	SP	SP	SP	SP	SP	SP	SP
P P P P P P P P P P P P P P P P P P P	batting cages, tennis, Go-cart & other	SP																P	Р	SP			:		
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building stall Alcohol outlet -package store, primary Alcohol outlet -beer and/or wine store, beer growler, primary Alcohol outlet -beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F) Apparel or accessories store Art gallery Book, greeting card, or stationery store Camera or photography Commercial greenhouse or plant nursery Computer or computer software store Sp SP SP SP SP SP SP	 ,		-					- 1					- +	_			_			_			-		_
assembly or concert halls, or similar entertainment within enclosed building stall Alcohol outlet -package store, primary Alcohol outlet -bear and/or wine store, beer growler, primary Alcohol outlet -beer and/or wine store, beer growler, primary Alcohol outlet -beer and/or wine store, beer growler, primary Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F) Apparel or accessories store Apparel or accessories accessories Apparel or accessori	Special events facility	SP						- 1						Р	Р		Р	Р	Р	Р		Р	Р	Р	Р
Alcohol outlet -package store, primary Alcohol outlet -beer and/or wine store, beer growler, primary Alcohol outlet - beer and/or wine store, beer growler, primary Alcohol outlet - beer and/or wine store, beer growler, primary Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F)) Apparel or accessories store Art gallery Book, greeting card, or stationery store Camera or photography Commercial greenhouse or plant nursery Computer or computer software store Convenience store (see alcohol outlet or fuel plumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas Convenience store (see alcohol outlet or fuel plumps accessory) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet or fuel pumps Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet) Drive-through facilities (other than restaurants) in all other character areas Convenience store (see alcohol outlet) Drive-through facilities (other than restaura	assembly or concert halls, or similar													Р	Р		Р	P						P	Р
Alcohol outlet -package store, primary Alcohol outlet beer and/or wine store, beer growler, primary Alcohol outlet - beer and/or wine store, beer growler, primary Alcohol outlet - beer and wine, accessory to retail less than 12,000 sf (see also 4.1.3 (F) Apparel or accessories store Apparel or accessories accessories store Apparel or accessories accessories store Apparel or accessories acce			·	İ i											i										
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SP SP SP SP SP SP SP SP SP SP SP SP SP	Alcohol outlet -package store, primary											i	. 1				3-	3	-			J.	3	3F	J.
accessory to retail less than 12,000 sf (see also 4.1.3 (F) Apparel or accessories store Ant gallery Ant gallery Book, greeting card, or stationery store Camera or photography Commercial greenhouse or plant nursery Computer or computer software store Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas (avecular Apparel or accessories store) And the computer or computer software store Convertinough facilities (other than restaurants) in all other character areas (avecular Apparel or accessory) Farmer's market, temporary/seasonal SA SA SA SA SA SA SA SA SA SA SA SA SA S	•		:				: :									SP	SP	SP	Р	Р		SP	SP	SP	SP
Art gallery Book, greeting card, or stationery store Camera or photography Commercial greenhouse or plant nursery Computer or computer software store Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas (exception APPA (PAPPA)) Farm or garden supply store Farmer's market, permanent SA SA SA SA SA SA SA SA SA SA SA SA SA S	accessory to retail less than 12,000 sf												1		į	SP	SP	SP	Р	Р		SP	SP	SP	SP
Book, greeting card, or stationery store	Apparel or accessories store												'			Р	Р	Р			•	Р	Р	Р	Р
Book, greeting card, or stationery store	Art gallery						-		Pa	Pa	Pa					Р	Р	Р	Р			Р	Р	Р	Р
Camera or photography Commercial greenhouse or plant nursery Computer or computer software store Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas Drive-through facilities (other than restaurants) in all other character areas Acception 4 Sept. 2 Farmer's market, permanent Farmer's market, permanent SA SA SA SA SA SA SA SA SA SA SA SA SA S	· · · · · · · · · · · · · · · · · · ·							-		٠			-				-	-					<u>-</u>		
Commercial greenhouse or plant nursery Computer or computer software store Computer or computer software store Computer or computer software store Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas Drive-through facilities (other than restaurants) in all other character areas (acception 1997) Farm or garden supply store Farmer's market, permanent Farmer's market, temporary/seasonal						-		—÷													-		-		
Computer or computer software store Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas Drive-through facilities (other than restaurants) in all other character areas (Average of the state of												.				Р	Р	Р	Р			Р	P	Р	Р
Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas Drive-through facilities (other than restaurants) in all other character areas (aveoptica +5+0500000) Farm or garden supply store P Farmer's market, permanent Farmer's market, temporary/seasonal SA SA SA SA SA SA SA SA SA SA SA SA SA S							1								!	Р	Р	Р		Р		Р			
Convenience store (see alcohol outlet or fuel pumps accessory) Drive-through facilities (other than restaurants) in Activity Center character areas Drive-through facilities (other than restaurants) in all other character areas (aveoption 1994) Farm or garden supply store P Farmer's market, permanent Farmer's market, temporary/seasonal SA SA SA SA SA SA SA SA SA SA SA SA SA S	Computer or computer software store		-													Р	Р	Р	Р			Р	Р	Р	Р
restaurants) in Activity Center character areas Drive-through facilities (other than restaurants) in all other character areas Exerciption 4-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0-0	Convenience store (see alcohol outlet or			:			. :	***									Р	Р	Р	Р	Р	Р	Р		
restaurants) in all other character areas (average (avera	restaurants) in Activity Center character			:				:									SP	SP				SP	SP	SP	SP
Farm or garden supply store P P P P P P P P P P P P P P P P P P P	restaurants) in all other character areas							:	•								SP	SP				SP	:		
Farmer's market, permanent P P P P P P P P P	- 	Б.	-				-					-			_	Р	P	D	Р	D	-	D		-	
Farmer's market, temporary/seasonal SA SA SA SA SA SA SA SA SA SA SA SA SA S		٠,		.	-			+		-		- 1		_	_			li			_		+	_	_
Florist Pa P P P P P P P P P P P P P P P P P P			C.4		C 4	C 4	C.4	C 4	64	C ^	C 4	C.4	-		-										
Specialty food stores (e.g., coffee, ice cream) (see alcohol outlet) Fuel dealers, manufacturers or wholesalers Fuel pumps Fuel pumps SP SP SP SP SP SP SP SP SP SP SP SP SP S		ÞΑ	SA	SΑ	SΑ	SΑ	SA	SA .	SΑ	SΑ	SA.	SΑ	ъA		SΑ					SΑ	ъA				
Fuel dealers, manufacturers or wholesalers Fuel pumps Fuel pumps SP SP SP P P SP SP SP SP SP SP SP SP SP	Specialty food stores (e.g., coffee, ice															-		-				· ·	<u>. </u>		
Fuel pumps SP SP SP SP SP SP SP SP SP SP SP SP SP	Fuel dealers, manufacturers or			:			 i						4							P	P				
Fuel pumps in character areas other																SP	SP	SP		Р	Р	SP	SP	SP	SP
	Fuel pumps in character areas other							-					İ									JF	J.	J.	UF.



	Pa	– Per	mitte	ed as	an ac	ces	sory	use					SP -	Spe	cial la	and u	ise p	ermit	from	BoC	(SLI	JP)			
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	를	RNC	ō	P	NS	2	7.5	8	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Fuel pumps, accessory to large scale retail w/in 1000 feet of interstate highway interchange measured from RW to property line					:						-					Pa	Pa	Pa	Ра						
Gift, novelty, or souvenir store													Pa	1	Р	Р	Р	Р			Р	Р	Р	Р	
Gold buying, precious metals																Pa	Р	Р							
Grocery stores (see alcohol outlet)								Pa	Pa	Pa					Ρ	Ρ	Р	Р			Р	Р	P	Р	
Hardware store or other building materials store															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Lingson
Hobby, toy or game store												1			Р	Р	Р	Р			Ρ	Р	Р	Р	ľ
Jewelry store															Р	Р	Р	Р			Р	Р	P	Р	
Music or music equipment store (retail)									-						Р	Р	Р	P			Ρ	Р	Р	Р	ľ
Liquor store (see alcohol outlet)					-					1			Pa		SP	SP	SP	Р	Р						
News dealer or news store							1					1	Р	Ρ	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	
Office supplies & equipment store											1				Р	Р	Р	P	Р		Р	Р	P	Р	1

	P-					cces	SOL	use						-						t from BoC			л ра	
Use		RLG		R-85		R-60	Í	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō		S.	ن	C-2	80		M-2		MU-2	MU-3	MU-4,5
Davis de la Cida La casa de la Cida Cida Cida Cida Cida Cida Cida Cid																	_	_	_					
Pawn shop, title loan	┷				Ĺ												Р	Р	Р					
OMMERCIAL (cont'd)																								
etail (cont'd)			,											,										
Pet supply store	↓												ļ		Ρ	Р	Р	Р	Р		Р	Р		
Pharmacy or drug store(see alcohol outlet)								Pa	Pa	Pa		Pa	Pa	Pa	Ρ	Р	Р	Р			Р	Р	Р	Р
Radio, television or consumer			!													Р	Р	Р			Р	Р	Р	Р
electronics store Retail, 5,000 sf or less			·			:		Π-	D-	D-			D-	D-	_	·		-	_					P
Retail, over 5,000 sf (see also shopping	\vdash		-			-		Pa	Pa	Pa			Pa	Ра	P	P	Р	Р	Р	Р	Р	Р	Р	۲
center)															Р	Р	Р	Р			Р	Р	Р	Р
Retail warehouses/wholesales providing																		_	_		_	_	_	_
sales of merchandise with no outdoor storage						i			İ							Р	Р	Р	Р		Р	Р	Р	Р
Shopping center	†						-								Р	Р	Р	Р		<u> </u>	Р	Р	Р	Р
Specialty store	t		1												P	P	P	P			Р	P	P	P
Sporting goods or bicycle sale	t								–						Р	Р	Р	Р			Р	Р	Р	Р
Thrift, secondhand, antique store																Р	Р		Р					
Trade shops: electrical, plumbing, heating/cooling, roofing/siding, with no										i i			Р	Р		Р	Р	P	Р	Р				
outside storage										!				ļ ·		-								
Variety store													Pa		Ρ	Р	Р	Р	†·· · · · · · ·		Р	Р	Р	Ρ
emporary 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																		
Temporary outdoor retail sales	_	-	-	-		SA		SA	SA	SA	SA													
Temporary outdoor events	SA	SA	SA	SA	SA	SA	SA		<u>. </u>		L		SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
Temporary trailer, as home sales office	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA
or construction trailer estaurant/Food establishments	Щ.	-	<u> </u>		!	l				-	<u> </u>							-		<u> </u>	Щ.		<u> </u>	
Brewpub	т		i			-									Р	Р	Р		Р	T-	Р	Р	Р	Р
Catering establishments	+			_		}		_	-	trus			Р	Р	•	P	P	-	P	H	P	P	P	P
Restaurants (acc. to hotel/motel)			-										P			P	P	 P	٠.	† !	· :	P	P	P
Restaurants (non-drive-thru)	†		-					Pa	Pa	Pa		Ра	Pa	Pa	Р	P	Р		Р	:	Р	Р		P
Restaurants with a drive-thru configuration in Activity Center character areas					•				:		† - 					SP	SP	i		:	SP			-
41000	+	-	-					-			-						-		ļ		j			: :
Restaurants with a drive-thru configuration located in all other character areas and as allowed in 4.2.23)											:					Р	Р				Р			
ransportation and Storage											·		i	J			L		L			ь—		
Bus or rail stations or terminals for	T		:								:					65	0.0			65	ee.	65	-	65
passengers			i						:	! 						5P	SP		SP	SP	SP	51	25	51
Heliport	1		i	!									SP			SP	SP	SP	Р	Р			SP	SP
Parking, commercial lot													Pa			Р	Р	Р	Р		Р	Р	Р	Р
Parking, commercial garage	<u> </u>					ļ .:			1		_		Pa			Р	Р	Р	Р		Р	Р	Р	Р
Taxi, ambulance or limousine service, dispatching or storage.		İ							1								Р	P	Р	Р	! !			
Taxi, ambulance, limousine dispatch				-	-								Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р
office only (no vehicle parking) Taxi stand	1	 	 			-					:		. Р	Р	Р	Р	Р	Р	Р	Р	: P	Р	Р	P
ervices						i				<u> </u>				F				-	, r	<u>: </u>		<u> </u>		
Adult day care center - 7 or more	Т		į		!			P	P	P	Р		P	Р	Р	P	Р	Р	P			P	Р	: P
Adult day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP			<u> </u>		SP	•	Ė	P	P	· P	P		-	P	Р	P	P
Animal hospitals, veterinary clinic	+-	JP	JF	JE	5-	٠,	<u> </u>	٥,	٥,		+-		:		P	P	P	Р	P	Р		, P	<u> </u>	
Animal shelter / rescue center	SP			-							i		-				 P	P	P	Р	i -	i	-	
	+~'	1		-	-						-		1:-	٠					† · · ·					
																_								Р
Banks, credit unions or other similar financial institutions Barber shop/ beauty salon or similar	-	ļ	,					Pa	Pa	Pa · · · -			Р	Р	Р	Р	Р		Р		Р	P	Р	

KEY:			ermitt			acces	sory	use						- Spe - Spe				-					u pla	ın HIQ	ė
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	5	TIO.	NS	C-1	C-5	8	Σ	M-2	MO-1	MU-2	MU-3	MU-4,5	San Saction 4.2
Check cashing establishment, accessory																Р	Р		Р	Ρ.	Р	Р	Р	Р	
COMMERCIAL (cont'd)																									
Services (cont'd)												-												_	_
Child day care center (Kindergarten) - 7	T	:			Ι	· ·			Τ_	_	_		; _		_		_			:	_	_			Г
or more				!				Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Ρ		Р	Р	Р	Р	•
Child day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	Р	Р	Ρ		SP	Р	Р	Р	Р	Ρ	Р				Р	Ρ	Р	
Coin laundry		:						Pa	.			Pa			Ρ	Ρ	Ρ					Р	Р	Р	
Dog day care			ļ	Ĺ	ļ	ļ	: 	i	SP	·			: 	ļ		Р	Ρ		Ρ	Р	Р		SP	SP	1
Dog grooming								Pa	Pa	Pa						Р	Р		Р	Р	Р	Р	Р	Р	J
Dry cleaning agencies, pressing establishments, or laundry pick-up stations								Ра	Pa	Pa			Р	Р	Р	Р	Р		Р	Р	Р	P	P	Р	anni mees
Fitness center	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	
Kennel, breeding or boarding	SP		1					<u>·</u>					ļ		Pa	Pa	Р		P	Р		_			
Kennel, commercial	SP									:				•		Ρ	Р		Р	Р					Г
Kennel, noncommercial	_	SP	SP	SP	SP	1	. ·			:	<u></u>		1	:											
Landscape business	T	_	†	4	Ť · · · ·		†			:			1			Р	Р		Р	Р			!		ľ
Mini-warehouse			T		Ť	:					-	ė	1 -	SP		Р	Р	Р	Р	Р		T			
Outdoor storage, commercial					T					I							Р		Р	Р		Ī	i		T
Personal services establishment	Ť	i		•		:	•	Pa	Pa	Р		Pa	Pa	Pa	Р	Ρ	Р		Ρ		Р	Р	Р	Р	
Photoengraving, typesetting,					Ī				1																
electrotyping	ļ	-															Ρ		Р	Р	Р	Р			
Photographic studios		ļ	ļ		ļ							: 	Р	Р	Ρ	Р	Р		P		P	Р	Р	Р	
Plumbing, HV/AC equipment																Р	Р		Р	Р					
establishments with no outdoor storage			!	<u> </u>	ļ			! 	<u> </u>	· 		!	ļ			· ·									
Publishing or printing establishments								L					P	Р			Ρ		P.	Р					L
Quick copy printing store			<u> </u>			:							Ρ	Р	Ρ	Р	Р		Р	Р	Р	Р	P	Р	्
Services, Medical and Health				,	,						:		,							,					1000
Ambulance service or emergency						:	:		1							Р	Р		Р						
medical services, private	-		1	-	<u> </u>	!	<u>:</u>			-			_	_	_	_	_	_	_				_	_	
Health services clinic Home healthcare service		-	ļ	ļ	 		-		-				P	. Р Р	Р	P	P P	Р	P P		P P	P	P	P	H
Kidney dialysis center			-	<u> </u>	+		1						P	P		P	P	-	P		Р	P	P	P	F
Medical or dental laboratories	ł		ļ		-								P	. Г Р		P	Р		P	Р		Ι.Γ.	SA	_	
Services, Repair	L		<u> </u>		<u> </u>		-		-											-			JA	JA	
Furniture upholstery or repair; home																_	_		_	-			:		1070
appliance repair or service			·								: 					Р	Р		Р	Р					of parties
Personal service, repair (watch, shoes,			1				:	Pa	Pa	Pa			Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	30
jewelry)			-	!	<u> </u>	-			Ľ.				Ľ.									ļ .			
Service area, outdoor		2000010	120.00W	 	di sensia	BATTRETS	(00,440,041	in have in a		Sections	essalver.	MACE NO.		aliat Olah	TO DESCRIPTION	Straid N	Pa	(Service)	Pa	Р	Strikenio	arania.	official fields	200 SSEELIGE	
INDUSTRIAL						i			li i i																
Alcohol or alcoholic beverage		:			**********		TOROLUGE PROPE	3382900C			e sammen	2027000000	0.0202.0194.04		2000 N	300.344.3	300241000	******			80000000			010000000	Г
manufacturing	ļ									:									Р	Р					
Alternative energy production																		SP	SP	SP					
Automobile/truck manufacturing								:					*							Р					
Brick, clay, tile, or concrete products terra cotta manufacturing		:					!						1							Р					
Building materials or lumber supply			1		-			:	-		<u>.</u>														H
establishment Cement, lime, gypsum, or plaster of		: -	ļ	:	-			· · -		: :		ļ 					P		P 						
Paris manufacturing					:									: .				!		Р					
Compressed gas fuel station	L	-															SP		Р	Р					
Chemical manufacture, organic or			i			:			į	:										Р					
inorganic	<u> </u>					-		-	ļ	:										ļ					
Contractor, general (See also Building or Construction Office)				İ		1									i		Р		Р	Р		Р	Р		Į,
Contractor, heavy construction, outside		+	ļ			-	 	<u> </u>				-	-				-			<u> </u>					H
storage																	Р		Р	Р			}		
Contractor, special trade						-									-		Р		Р	Р					
	1	1 .		-	1 -		i -	i	j			-	SP	+			-			SP			-		

	Pa	- Pe	rmitte	d as	an a	cces	sory	use					SP-	- Spe	cial la	and u	se pe	ermit	from	BoC	(SLUF)		
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	Б	TIO	SN	2	C-2	90	Σ	M-2	MU-1	MU-2	MU-4.5	
Distillation of bones or glue manufacture												<u>. </u>								Р				Ī
DUSTRIAL (cont'd)																								
Ory cleaning plant								_											Р	P				T
Dye works												<u> </u>								Ρ.				
xplosive manufacture or storage								ļ			_	ļ	ļ 							SP				
abricated metal manufacture	ļ											-								Р				4
at rendering or fertilizer manufacture uel dealers, manufactures or wholesalers						:													Р	SP P				-
General aviation airport						:							†						SP	SP				1
leavy equipment repair service or trade		:				! :						-					Р		P	P			+	+
ce manufacturing plant											-	ļ-···					•		P	P			+	1
ncidental retail sales of goods produced						-		-				:								<u> </u>		+		1
or processed on the premises																		İ	Pa	Pa				
ncineration of garbage or refuse when conducted within an enclosed plant												:								SP				
ndustrial, heavy	L												L							SP				
ndustrial, light																			Р	Р			Ī	1
ntermodal freight terminal, bus or rail reight or passenger terminal, or truck erminal					:	1						:								SP				
eather manufacturing or processing						-							-							Р	-		Ì	1
ight malt beverage manufacturer (See lso Brewpub)						i	-								Pa	Ра	Pa		Р	Р	Pa F	a Pa	a Pa	,
ight manufacturing		-																	Р	P				1
Manufacturing, heavy																				SP				1
Manufacturing operations not housed vithin a building						:														SP				
Mines or mining operations, quarries, sphalt plants, gravel pits or soil pits																			SP	SP				
Outdoor storage, industrial								_											Р	Р				1
Paper or pulp manufacture																				SP				
Petroleum or inflammable liquids production, refining																				SP	<u>:</u>			
Radioactive materials: utilization, nanufacture, processing or emission Railroad car classification yards or team				-								: 								SP	:			
ruck yards Recovered materials facility wholly			-			-	:							1		_		-1		SP	<u>.</u>			
vithin a building Recovered materials processing wholly vithin a building																			Р	P				1
Recycling collection			ļ					<u> </u>					Pa		Pa	Ра	Ра		SP	SP			ļ.,	
Recycling plant Repair/manufacture of clocks, watches,								<u> </u>	-	 ا									SP	SP			-	1
bys, electrical appliances, electronic, ght sheet metal products, equipment, nachine tools, or machinery not										. '									Ρ	Р			:	
equiring the use of press punch over 00 tons rated capacity or drop hammer								!				! 												
Research, experimental or testing				-				· ·	:										Р	Р	- !	1	r	
Rubber or plastics manufacture	ľ																		P	Р				1
alvage yard (Junkyard)	L	T																	SP	SP				
Solid waste: general disposal, landfill,						ĺ			-		-							-						
rivate industry disposal, handling acility, thermal treatment technology or																				SP				1
acility, thermal treatment technology or azardous/toxic materials including																				35				1
adioactive materials	l				: !																			
Smelting: copper, iron, zinc, or ore											. "		1 1		I	-				SP			T	1

KEY :				ed as		cces	sorv	use												BoC			of pl a	i n ni K	j
Use	RE	RLG	R-100	R-85	R-75	R-60		MR-1	MR-2	HR-1,2,3	MHP	RNC	5	ТЮ	S	:		8	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	
Storage yard, except vehicle			_																SP	Р					
NDUSTRIAL (cont'd)																									
Storage yard for damaged or confiscated vehicles										:			Ì						SP	Р					
Sugar refineries			ì			i												1		Р					Γ
Tire retreading or recapping				 -		1		-					i					1	Р	Р					t
Towing or wreckage service	1									,								Ì	Р	Р					t
Transportation equipment manufacture					1	Ī									Ī —					Р					
Transportation equipment storage or maintenance (vehicle)			:						-		!	i .							Р	Р					
Truck stop or terminal	1	+	+ !			<u> </u>								-				†	Р	SP					f
Vehicle storage yard	1									:	-								P	P					ŀ
Warehousing or Storage	1				-												!	Р	P	Р					ł
OMMUNICATION - UTILITY																i				•					
Amateur radio service or antenna	SP	SP	SP	SP	SP	SP	SP			ļ., .	SP														I
Electric transformer station, gas regulator station or telephone exchange													!				į			P					
Radio or television broadcasting studio	1	-		+	-	ļ	1	·		-		-	Р	:			P		Р	Р	Р	Р	Р	Р	ł
Radio or television broadcasting						<u></u>		ļ	÷	<u></u> .			Pa				Р		Р	Р					
transmission facility Satellite television antennae		Р	Р	P	Р	- D	Р	P		Р	Р	Р	Р	Р		P	P		P	Р	Р	_	Р	Р	ł
	1									_		F		_	Г	F			-	Р		Р	Ρ	Р	ŀ
VIRELESS TELECOMMUNICATI	ON	(ce	II to	owe	r)																				
Stealth design up to 150' on property used for non-residential purposes	SP	SP	SP	SP	SP	SP	SP							:											I
Stealth design up to 150'								SP	SP	SP				SP	SP						SP	SP	SP	SP	I
New support structure or stealth design up to 199'													SA			SA	SA	SA	SA	SA					
COW's (non-emergency or event, no more than 120 days)	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
COW's (declared emergency)	P	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Ρ	Р	Р	Ρ	Р	P	Р	Р	Р	Р	Р	Р	İ
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)	SA	SA	SA	SA	SA	SA	SA				:			:					:						de la companya della companya della companya de la companya della
Attached wireless telecommunication facility	1~			İ -				Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	P	Р	Р	Р	-
Monopole or attached facility in utility company's easements or rights-of-way	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	P	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	