Agenda Item

File ID: 2019-0610 Substitute 7/29/2020

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

SUBJECT:

COMMISSION DISTRICTS: All Districts

Application of the Director of Planning and Sustainability for a Text Amendment to revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-4 (Mixed Use-4) and MU-5 (Mixed Use-5) Districts and Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 Districts, and for other purposes.

Petition No.: N13. TA-20-1244029 2020-0610

Proposed Use: Text Amendment

Location: County-wide

Parcel No.: N/A

Information Contact: Melora Furman

Phone Number: (470) 542-3022

PURPOSE:

Application TA-20-1244029 of the Director of Planning and Sustainability for a Text Amendment to revise Section 4.1.3 (Table 4.1 Use Table) to allow veterinary clinics in the MU-4 (Mixed Use-4) and MU-5 (Mixed Use-5) Districts and Section 4.2 (Supplemental Regulations) of Chapter 27 of the Code of DeKalb County to reduce impacts of veterinary clinics on surrounding land uses in the MU-1, MU-2, MU-3, MU-4, and MU-5 Districts, and for other purposes.

RECOMMENDATION:

COMMUNITY COUNCIL: District 1: Approval; District 2: Approval as Amended; District 3: Full Cycle Deferral; District 4: Full Cycle Deferral; District 5: Approval as Amended.

PLANNING COMMISSION: Approval.

PLANNING STAFF: Approval.

PLANNING STAFF ANALYSIS: The purpose of the text amendment is to 1) allow animal hospitals/veterinary clinics in MU-3, MU-4, and MU-5 districts with certain controls to reduce their impacts; and 2) to regulate animal hospitals/veterinary clinics in all districts with such controls. Studies have shown that negative health effects are experienced by residents who are subjected to noise above 50 decibels; thus the

maximum allowed noise level in districts MU-3, MU-45, and MU-5 in the proposed supplemental regulations is 50 decibels. In addition, the Department of Planning & Sustainability recommends that the size of veterinary clinics in MU-3, MU-4, and MU-5 districts be capped, that services to animals in these districts don't include overnight boarding, and that a dog waste disposal station be provided near the entrance to the facility. The additional proposed supplemental regulations would be added to the supplemental regulations that are already in place for animal hospitals/veterinary clinics.

PLANNING COMMISSION VOTE: Approval 8-0-0. J. West moved and P. Womack, Jr. seconded for approval, as per the staff recommendation.

COMMUNITY COUNCIL VOTE/RECOMMENDATION: CC1 – Approval 4-0-0; CC2 – Approval 7-0-0; CC3 – Deferral 8-0-0 to allow Planning staff time to conduct additional research on the maximum decibel limit for sound transmission that would protect citizens, as some research indicates that 45 decibels may have harmful effects; CC4: Deferral 11-0-0 to allow coordination with enforcement personnel to ensure that the text amendment is enforceable; CC5: Approval with an Amendent 8-0-0 to allow veterinary clinics in the MU-3 District.

AN ORDINANCE

AN ORDINANCE TO AMEND CHAPTER 27, ARTICLES 4 AND 9 OF THE CODE OF DEKALB COUNTY, GEORGIA, AS REVISED 1988, TO ADOPT A USE AMENDMENT, AND FOR OTHER PURPOSES.

WHEREAS, the Governing Authority of DeKalb County is tasked with the protection of the County's health, safety, and general welfare, and the Board of Commissioners is authorized to exercise zoning powers; and

WHEREAS, among the purposes and intent of the MU-3, MU-4, and MU-5 zoning districts is the intent that they will be mixtures of commercial, high-density residential, and office uses in a compact urban form; and

WHEREAS, animal hospitals and veterinary clinics, if regulated by certain controls to prevent negative impacts on surrounding land uses, are compatible with the land uses allowed in said MU-3, MU-4, and MU-5 zoning districts; and

WHEREAS, it is appropriate to reduce possible negative impacts on adjoining and surrounding land uses of animal hospitals and veterinary clinics that are located in the MU-1 and MU-2 zoning districts; and

NOW THEREFORE, BE IT ORDAINED by the DeKalb County Board of Commissioners, and it is hereby ordained by the Authority of same, that Chapter 27, Articles 4 and 9 of the Code of DeKalb County, as Revised 1988, is hereby amended as follows:

PART I. ENACTMENT

By amending Table 4.1 of Section 4.1, amending Section 4.2.11(A) and amending a defined term in Section 9.1.3 of Chapter 27 of the Code of DeKalb County, as Revised 1988, to as follows:

Sec. 4.1.3. - Use table.

Table 4.1 Use Table

(See Exhibit 1)

Sec. 4.2.11. - Animal care facilities.

- A. Animal hospitals and veterinary clinics.
 - 1. Any building or enclosed structure used as an animal hospital or veterinary clinic, except those located in the MU-1, MU-2, MU-3, MU-4, and MU-5 districts, shall be located and the activities associated with the use shall be conducted at least one hundred (100) feet from any single-family residential property zoned or used for residential purposes.
 - 2. No boarding shall be allowed unless required in connection with medical treatment.
 - 3. Outside runs or kennels are prohibited.
 - 4. An animal hospital or veterinary clinic shall be managed in such a way that objectionable odors shall be minimized.
 - 5. When located in the ground floor of a mixed use or multi-tenant building such that it adjoins and/or shares a wall, ceiling, or floor of another land use/tenant, an animal hospital or veterinary clinic shall be constructed so that sound transmission from the veterinary clinic to the adjoining land use(s) shall not exceed 50 dB (decibels).
 - 6. An animal hospital or veterinary clinic in a MU-1, MU-2, MU-3, MU-4, or MU-5 District shall be limited to no more than 2,500 square feet.
 - 7. An animal hospital or veterinary clinic in a MU-1, MU-2, MU-3, MU-4, or MU-5 District shall provide services for outpatients only. No animal shall be kept overnight unless required in connection with medical treatment.
 - 8. Sidewalks adjacent to an animal hospital or veterinary clinic shall be kept clean. A doggy waste disposal station shall be provided immediately outside the facility and shall be emptied daily by the owner or operator of the facility.
 - 9. An animal hospital or veterinary clinic that is accessory to or combined with a pet supply store shall be subject to these provisions.

Sec. 9.1.3. - Defined terms.

Animal hospital: A place where animals or pets are given medical or surgical treatment and are cared for during the time of such treatment. Use of an animal hospital for boarding shall only be in connection with medical treatment and only incidental to such hospital use.

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. All ordinances or resolutions, or parts thereof, in conflict with this ordinance are repealed.

ADOPTED by the , 2020.	DeKalb County	y Board of Commissioners, this	day of
		STEPHEN R. BRADSHAW Presiding Officer Board of Commissioners	_
		DeKalb County, Georgia	
APPROVED by the, 2020	Chief Executive C	Officer of DeKalb County, this day of	
		MICHAEL L THURMOND	_,
		MICHAEL L. THURMOND Chief Executive Officer	
		DeKalh County Georgia	

ATTEST:	
BARBARA SANDERS-NORWOOD, CCC Clerk to the Board of Commissioners and Chief Executive Officer DeKalb County, Georgia	
APPROVED AS TO FORM:	APPROVED AS TO SUBSTANCE:
VIVIANE H. ERNSTES County Attorney	ANDREW A. BAKER Planning & Sustainability Director

Exhibit 1

KEY:																	istrat						of pla	nning	
	Pa	– Pe	rmitte	ed as	an a	cces	sory	use					SP -	Spe	cial la	and u	se pe	ermit	from	BoC	(SLL	JP)			
Use	æ	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō	OIT	SN	?	C-2	00	W	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
AGRICULTURAL																									
Agriculture & Forestry																									_
,	Р														Р	Р	Р		Р	Р	Р				1
Commercial greenhouse or plant nursery															Г		Г				Г				
Temporary or portable sawmill	P					_	_					_							P	P	_		_	_	✓
Urban, community garden, up to 5 ac.	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	✓
Urban, community garden, over 5 ac.	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	
Animal Oriented Agriculture Dairy	Р																		Р	Р					√
Keeping of livestock	Р	Р	Р	Р	Р							Р							Р	Г					·
Keeping of poultry/pigeons	P	P	P	P	P							P							P						·
Livestock sales pavilion	P			·								·								Р					1
Riding academies or stables	Р	Р	Р	Р	Р																				1
RESIDENTIAL																									
Dwellings						Р	Р	Р	Р	Р		В													√
Dwelling, cottage home Dwelling, mobile home						Р	Р	Р	Р	Р	Р	Р							Pa	Pa					∨
Dwelling, multi-family								Р	Р	Р	Р		Р						SP	SP	Р	Р	Р	Р	Ľ
Dwelling, multi-family (supportive living)								Р	Р	Р	Р	Р	Р						OF.	OF.	Р	Р	Р	Р	✓
Dwelling, townhouse							Р	P	P	P		P	'	Р							P	P	P	P	·
Dwelling, urban single-family							P	P	P	P		P		P							P	P	P	P	1
High-rise apartment										Р			SP										Р	Р	
Dwelling, single-family (attached)							Р	Р	Р	Р				Р							Р	Р	Р	Р	
Dwelling, single-family (detached)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р									Р	Р	Р		
Dwelling, three-family							Р	Р	Р	Р		Р									Р	Р	Р	Р	
Dwelling, two-family							Р	Р	Р	Р		Р									Р	Р	Р	Р	
Dwelling, single-family, accessory	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa												Pa	Pa	Pa	Pa	1
(guesthouse, in-law suite)																									
Home occupation, no customer contact	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA									SA	SA	SA	SA	✓
Home occupation, with customer contact	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP									SP	SP	SP	SP	✓
Live/work unit								Р	Р	Р			Р	Р		Р	Р		Р	Р	Р	Р	Р	Р	✓
Mobile home park											Р														
Accessory uses or structures	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	✓
Housing and Lodging	0.0	0.0	0.0	1	1		0.0	0.0	0.0	0.0			_	_		_	_			1	1	_	_	_	
Bed & breakfast		SP		0.0	0.0			SP					Р	Р		Р	Р					Р	Р	Р	√
Bed & breakfast, home stay	SP	SP	SP	SP	SP	SP	SP	SP SP	SP P	SP P		SP													✓
Boarding/Rooming house Convents or monasteries	CD.	SP	en.	CD.	SP	SP	SP	SP		Р			Р	Р								Р	Р	Р	1
Dormitory	32	32	32	32	32	32	32	32	32				Pa	Pa		Pa	Pa	Pa	Pa		Pa	-	Pa		Ť
Extended stay hotel/motel													SP	га		SP		га	га		га	SP		SP	√
Fraternity house or sorority house								SP	Р	Р			SP			Oi	Oi					Р	Р	Oi	Ė
Hotel/Motel								٠.					P			Р	Р	Р				P	P	Р	
Nursing care facility or hospice								Р	Р				P	Р		P	P				Р	P	P	P	
Personal care home, community,							C.L.			Р					C.L.		Р	Р				P	Р	Р	1
7 or more							SP	SP	Р	۲			Р	SP	SP	Р	۲	۲			Р	۲	۲	۲	V
Personal care home, group, 4-6	SP				SP	SP	SP	SP	Р	Р	Р	SP	Р	SP	SP	Р	Р				Р	Р	Р	Р	✓
Child caring institution, group, 4-6	SP	SP	SP	SP	SP	SP	SP	SP	Р	Р	Р	SP	Р	Р	Р	Р	Р				Р	Р	Р	Р	✓
Child caring institution, community,							SP	SP	Р	Р			Р	SP	SP	Р	Р	Р			Р	Р	Р	Р	1
7 or more	C.D.	C.D.	C.D.	65	C.D.	C.D.					C.D.	CD.									-	-			-
Senior housing Shelter for homeless persons, 7-20	25	SP	25	25	25	25	SP	SP	SP SP	SP SP	25	SP	SP SP	SP SP		P	Р				5P	SP	SP	25	✓
Shelter for homeless persons, 7-20 Shelter for homeless persons for no more	1																٢								
oriental for morneless bersonis for 110 HIGHE	1	I	1			1	1	SP	SP	SP			SP	SP		SP						1			✓
than six (6) persons																									٠

Use Section	KEY:													SA -	- Spe	cial a	ıdmir	nistrat	tive p	ermi	from	dire	ctor o	of plai	nning	
Use		Pa	– Pe	rmitte	ed as	an a	cces	sory	use					SP -	- Spe	cial la	and u	ise pe	ermit	from	BoC	(SLL	JP)	I		
Cemelarly, columbarium, mausoleum	Use	R	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō	TIO	SN	C-1	C-2	00	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	Section
Cemetary, columbarium, mausaleum SP SP SP SP SP SP SP S																										
Clubis private or lodge, fratereral, non-commercial colliseum or standiumnot associated with chors school or commercial sociated with church or school or clubhouse, public or place of the colliseum or standiumnot associated with church or school or clubhouse, public or place or clubhouse, public or clubhouse, place or clubho	-														_				_							
Commercial Colliseum or stadium/not associated with church or school for school fore		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP			Р	Р				Р							~
Course or clubhouse, public or proper provide provides and provides an	commercial													Р	Р		Р	Р	Р	Р		Р	Р	Р	Р	
Function home, mortulary Golf course or clubhouse, public or private Golf course or clubhouse, public or private Government facilities P P P P P P P P P P P P P P P P P P P																	Р	Р	Р					SP	Р	1
Golf course or clubhouse, public or private Government facilities P P P P P P P P P P P P P P P P P P														D	D		D	D				D	D	D	D	\vdash
private	· • • • • • • • • • • • • • • • • • • •																Г					Г	Г	Г	Г	
Neighborhood or subdivision clubhouse Part Pa	1	Р	Р	Р	Р	Р	Р	Р				Р		Р	Р			Р	Р	Р						🗸
Hospital or accessory ambulance service Library or museum Library or museum SP S	Government facilities	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Library or museum Cultural facilities Recreation club SP S	Hospital or accessory ambulance service													Р	Р					Р				Р	Р	
Cultural facilities	·								Р	Р	Р			Р	Р	Р	Р	Р	Р			Р	Р	Р	Р	
Neighborhood or subdivision clubhouse or amenities or amenities. P P P P P P P P P P P P P P P P P P P	,								SP	_	SP			_					_	SP			-		SP	
or amentities	Recreation club	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP						Р						SP	✓
Recreation, outdoor		Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р							Р	Р	Р	Р	1
Symmming pools, commercial SP	Places of worship	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	1
Tennis courts, swimming pools, play or recreation areas, community Education Colleges, universities, research & training facilities Private educational services, home occupation Private inducational services inducational services inducational services inducational services induced in	Recreation, outdoor																	Р	Р	Р	Р					1
Paragraphia	Swimming pools, commercial	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Р	Р		Р	Р	Р	Р			Pa	Pa	Pa	✓
Techator areas, community		Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Р	Р		Р	Р	Р	Р			Pa	Pa	Pa	1
Colleges, universities, research & training facilities Pa P	-				. ~									Ċ	·		·	·	·	Ċ				. ~		
facilities Private educational services, home cocupation Private educational services, home cocupation Private kindergarten, elementary, middle or high schools Vocational schools Vo																										
Occupation														Р	Р		Р	Р	Р	Р		Р	Р	Р	Р	
or high schools	*	Pa	Ра	Pa	Pa	Pa	Pa	Pa	Pa	Pa	Pa		Ра						Р			Pa	Pa			1
or high schools		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	SP	Р	Р		Р	Р	Р				SP	SP	SP	1
Specialized schools	<u> </u>	٥.	Ŭ.	0.	٥.	٥.	0.	0.	0.	٥.	<u> </u>	0.	0.					Ů	-	00	0.0	_				
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Automobile wash/wax service																SP	SP	_								V
Boat sales																	P				۲					1
Retail automobile parts or tire store Service area, outdoor Trailer or RV salesroom & lot Office Accounting office Building or construction office Building, landscape, heavy construction contractor office (material, equipment, storage) Engineering or architecture office Retail automobile parts or tire store P P P P P P P P P P P P P P P P P P P																										
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storage) Pa Pa Pa Pa P P P P P P P P P P P P P																		_	_	_	_					
Engineering or architecture office Pa Pa Pa P P P P P P P P P P P P P P P	, , , , , , , , , , , , , , , , , , , ,																	P	P	Р	P					1
									Pa	Pa	Pa			Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
	Finance office or banking																			-	Ė					

KEY:				d use		cces	sory	use									istrat						of plar	nning	
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō	TIO	SN	C-1	C-2	0	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
COMMERCIAL (cont'd)																									
Office (cont'd)																									
General business office								Pa	Pa	Pa			P	P	P	P	Р	P			P	P	P	P	
Insurance office								Pa	Pa	Pa			P P	P P	P P	P P	P P	P P			P P	P P	P P	P P	
Legal office Medical office								Pa Pa	Pa Pa				Р	Р	P	P	Р	P			Р	Р	Р	P	
Real estate office								Pa	Pa	Pa			P	P	Р	Р	P	P			P	P	P	P	
Recreation and Entertainment	1																								
Adult entertainment establishments																	Р		Р						✓
Adult service facility																	P		P	P _					V
Drive-in theater																	P P		P P	P P					√
Fairground or amusement park																	Р			Р					•
Film/movie/television production studios																		Р	Р						1
Indoor recreation (bowling alleys, movie																									
theatres & other activities conducted															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
wholly indoors) Nightclub or late night establishment													Pa			SP	SP	SP	SP	SP	SP	SP	SP	SP	1
Outdoor recreation (miniature golf, batting													·a			01	OI	<u> </u>	OI.	01	01	01	OI	J1	
cages, tennis, Go-cart & other outdoor activities)	SP																Р	Р	SP						✓
Special events facility	SP												Р	Р		Р	Р	Р	Р		Р	Р	Р	Р	
Theaters with live performance, assembly or concert halls, or similar entertainment within enclosed building													Р	Р		Р	Р						Р	Р	
Retail																									
																en.	en.	Р	Р		e D	e D	en.	CD.	1
Alcohol outlet -package store, primary																SP	SP	Р	۲		SP	SP	SP	SP	•
Alcohol outlet -beer and/or wine store,															SP	SP	SP	Р	Р		SP	SP	SP	SP	1
beer growler, primary Alcohol outlet - beer and wine, accessory																									
to retail less than 12,000 sf (see also 4.1.3 (F)															SP	SP	SP	Р	Р		SP	SP	SP	SP	✓
Apparel or accessories store															Р	Р	Р				Р	Р	Р	Р	
Art gallery								Pa	Pa	Pa					P	P	P	P			P	P	P	P	
Book, greeting card, or stationery store															Р	Р	Р	Р			Р	Р	Р	Р	
Camera or photography															Р	Р	Р	Р			Р	Р	Р	Р	
Commercial greenhouse or plant nursery															Р	Р	Р		Р		Р				✓
Computer or computer software store															Р	Р	Р	Р			Р	Р	Р	Р	
Convenience store (see alcohol outlet or fuel pumps accessory)															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	✓
Drive-through facilities (other than restaurants) in Activity Center character areas																SP	SP				SP	SP	SP	SP	~
Drive-through facilities (other than restaurants) in all other character areas																SP	SP				SP				✓
Farm or garden supply store	Р														Р	Р	Р	Р	Р		Р	Р			
Farmer's market, permanent													Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	√
Farmer's market, temporary/seasonal	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA	SA		SA	SA	SA	SA	SA	SA	SA	SA		SA	SA	✓
Florist Specialty food stores (e.g., coffee, ice													Pa		Р	Р	Р	Р			Р	Р	Р	Р	
cream) (see alcohol outlet) Fuel dealers, manufacturers or													Pa		Р	Р	P P	Р	Р	Р	Р	Р	Р	Р	
wholesalers																									
Fuel pumps															SP	SP	SP		Р	Р	SP	SP	SP	SP	✓
Fuel pumps in character areas other than activity centers and as allowed in 4.2.28															Р	Р	Р		Р	Р					✓
Fuel pumps in activity centers															SP	SP	SP		SP	SP	SP	SP	SP	SP	✓

DRAFT July 29, 2019

KEY:	P -	Perr	nitted	d use									SA -	Spe	cial a	dmin	istrat	ive p	ermit	from	dire	ctor o	of pla	nning	
	Pa	– Pe	rmitte	ed as	an a	ccess	sory	use					SP-	Spe	cial la	and u	se pe	ermit	from	ВоС	(SLU	JP)			
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	Ю	DIT	NS	?	C-2	ОО	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	Pa						✓
Gift, novelty, or souvenir store													Pa		Р	Р	Р	Р			Р	Р	Р	Р	
Gold buying, precious metals																Pa	Р	Р							
Grocery stores (see alcohol outlet)								Pa	Pa	Pa					Р	Р	Р	Р			Р	Р	Р	Р	
Hardware store or other building materials store															Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Hobby, toy or game store															Р	Р	Р	Р			Р	Р	Р	Р	
Jewelry store															Р	Р	Р	Р			Р	Р	Р	Р	
Music or music equipment store (retail)															Р	Р	Р	Р			Р	Р	Р	Р	
Liquor store (see alcohol outlet)													Pa		SP	SP	SP	Р	Р						✓
News dealer or news store													Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Office supplies & equipment store															Р	Р	Р	Ρ	Р		Р	Р	Р	Р	

Parking, commercial lot Parking, commercial garage Parking, commercial gara	KEY:						cces	sorv i	ISP									istrat						of pla	nning	
Part	Use									MR-2	HR-1,2,3	МНР	RNC											MU-3	MU-4,5	Section
### Control Retail (control Pets supply store Pets supply st	Pawn shop, title loan																	Р	Р	Р						
Pet supply store																										
Pet supply store Pet supply	,																									
Audit Cartesian or consumer electronics Audit Pa Pa Pa Pa Pa Pa Pa P	, ,															Р	Р	Р	Р	Р		Р	Р			
Retail, 500 sf or less	, ,								Pa	Pa	Pa		Pa	Ра	Pa	Р	Р	Р	Р			Р	Р	Р	Р	
Retail over 5,000 sf (see also shopping center)	· · · · · · · · · · · · · · · · · · ·																Р	Р	Р			Р	Р	Р	Р	
Retail warehouses/wholesales providing Sales of merchandise with no outdoor storage Shopping center Specialty store Specialty st									Pa	Pa	Pa			Pa	Pa	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
sales of merchandise with no outdoor storage Shopping center Specialty store Specialty store Sporting goods or bicycle sale Shopping center Sporting goods or bicycle sale Shopping goods or bicycle sale Sporting goods or bicycle sale Shopping cale Shopping confidence or line sale Shopping cale Shopping cal																Р	Р	Р	Р			Р	Р	Р	Р	
Shopping center	sales of merchandise with no outdoor																Р	Р	Р	Р		Р	Р	Р	Р	
Specially store Specially																Р	Р	Р	Р			Р	Р	Р	Р	
Sporting goods or bicycle sale	•																									
Trade shops: electrical, plumbing, healing/cooling, roling/siding, with no outside shorage	Sporting goods or bicycle sale															Р	Р	Р	Р			Р	Р	Р	Р	
heating/cooling, roofing/siding, with no outside storage Variety store V																	Р	Р		Р						
Variety store	heating/cooling, roofing/siding, with no													Р	Р		Р	Р	Р	Р	Р					
Temporary outdoor sales, seasonal SA SA SA SA SA SA SA SA	Š													Pa		Р	Р	Р	Р			Р	Р	Р	Р	
Temporary produce stand	Temporary Commercial Uses																									
Temporary outdoor retail sales																										✓
Temporary outdoor events						_																_				
Temporary trailer, as home sales office or construction trailer Restaurant/Pool establishments Restaurant/Pool establishments Restaurant/Pool establishments Restaurants (acc. to hotel/motel) Restaurants (acc. to hotel/motel) Restaurants (acc. to hotel/motel) Restaurants (acc. to hotel/motel) Restaurants with a drive-thru configuration in Activity Center character areas Restaurants with a drive-thru configuration folicated in all other character areas and as allowed in 4.2.23) Transportation and Storage Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine dispatch office only (no vehicle parking) Taxi stand Parking veterinary clinic									SA	SA	SA	SA	SA													
Restaurants (contended the content of the content o	Temporary trailer, as home sales office or								SA	SA	SA	SA	SA													v
Brewpub Catering establishments																										
Catering establishments Restaurants (acc. to hotel/motel) Restaurants (non-drive-thru) Restaurants (mon-drive-thru) Restaurants with a drive-thru configuration located in all other character areas Restaurants with a drive-thru configuration located in all other character areas and as allowed in 4.2.23) Transportation and Storage Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine service, dispatch office only (no vehicle parking) Taxi stand Adult day care center - 7 or more Adult day care center - 7 or more Adult day care center - 7 or more Animal hospitals, veterinary clinic Animal shelter / rescue center SP Banks, credit unions or other similar																Р	P	Р		Р		Р	Р	Р	Р	
Restaurants (acc. to hotel/motel) Restaurants (non-drive-thru) Restaurants (non-drive-thru) Restaurants with a drive-thru configuration in Activity Center character areas Restaurants with a drive-thru configuration located in all other character areas and as allowed in 4.2.23) Transportation and Storage Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine service, dispatching or storage. Taxi, ambulance, limousine dispatch office only (no vehicle parking) Taxi stand Services Adult day care facility - up to 6 SP S	·													Р	Р	•										
Restaurants with a drive-thru configuration in Activity Center character areas Restaurants with a drive-thru configuration located in all other character areas and as allowed in 4.2.23) Transportation and Storage Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine service, dispatching or storage. Taxi, ambulance, limousine dispatch office only (no vehicle parking) Taxi stand Sep Sp	<u> </u>													Р			Р	Р	Р				Р		Р	
configuration in Activity Center character areas Restaurants with a drive-thru configuration located in all other character areas and as allowed in 4.2.23) Transportation and Storage Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine service, dispatching or storage. Taxi, ambulance, limousine dispatch office only (no vehicle parking) Taxi stand SP S	Restaurants (non-drive-thru)								Pa	Pa	Pa		Pa	Pa	Pa	Р	Р	Р		Р		Р	Р	Р	Р	
located in all other character areas and as allowed in 4.2.23) Transportation and Storage Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine service, dispatching or storage. Taxi, ambulance, limousine dispatch office only (no vehicle parking) Taxi stand Services Adult day care center - 7 or more Adult day care facility - up to 6 Animal shelter / rescue center SP Bus or rail stations or terminals for passengers SP S	configuration in Activity Center character																SP	SP				SP				~
Transportation and Storage Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine dispatch office only (no vehicle parking) Taxi stand Adult day care center - 7 or more Adult day care facility - up to 6 SP S	located in all other character areas and as																Р	Р				Р				1
Bus or rail stations or terminals for passengers Heliport Parking, commercial lot Parking, commercial garage Taxi, ambulance or limousine service, dispatching or storage. Taxi, ambulance, limousine dispatch office only (no vehicle parking) Taxi stand Parking commercial garage Parking, commercial lot Parking, commercial garage Parking, commercial lot Parking, commercial lot Parking, commercial lot Parking, commercial garage Parking, commercial lot Parking, com	,																									
Heliport Heliport SP SP SP SP SP SP SP S																	SP	SP		SP	SP	SP	SP	SP	SP	
Parking, commercial lot Parking, commercial garage Parking, commercial gara														SP			SP	SP	SP	Р	Р			SP	SP	1
Parking, commercial garage Taxi, ambulance or limousine service, dispatching or storage. Taxi, ambulance, limousine dispatch office only (no vehicle parking) Taxi stand Services Adult day care center - 7 or more Adult day care facility - up to 6 SP S	•													_							Ė	Р	Р			1
Taxi, ambulance or limousine service, dispatching or storage. Taxi, ambulance, limousine dispatch office only (no vehicle parking) Taxi stand PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	-																									
office only (no vehicle parking) Taxi stand PPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPPP	Taxi, ambulance or limousine service,																	Р	Р	Р	Р					1
Taxi stand P P P P P P P P P P P P P P P P P P P														Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	
Adult day care center - 7 or more Adult day care facility - up to 6 SP S														Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	
Adult day care facility - up to 6 SP																										
Animal hospitals, veterinary clinic Animal shelter / rescue center Banks, credit unions or other similar Pa P	*			_	_			_				Р		Р	Р					Р						
Animal shelter / rescue center SP P P P P P P P P P P P P P P P P P P		SP	SP	SP	SP	SP	SP	SP	SP	SP	SP		SP	<u> </u>						_	_					
Banks, credit unions or other similar Pa Pa Pa Pa Pa Pa P P P P P P P P P P		C.L.														Р	Ч				_	Р	Р	Ч	Р	
		25																	۲		۲					V
Illiancial institutions	financial institutions								Pa	Pa	Pa			Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	
Barber shop/ beauty salon or similar establishments Pa Pa Pa Pa Pa P P P P P P P P P P P P	establishments								Pa	Pa	Pa			Pa	Р	Р	Р		Р			Р	Р	Р	Р	*

KEY:		- Peri – Pe				rcess	sory i	ISP												from			of plan	nning	
Use	쀭	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō	TIO	SN	C-1	C-5	8	S	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Check cashing establishment, accessory																Р	Р		Р	Р	Р	Р	Р	Р	1
COMMERCIAL (cont'd)																									
Services (cont'd)																									
Child day care center (Kindergarten) - 7 or more								Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	1
Child day care facility - up to 6	SP	SP	SP	SP	SP	SP	SP	Р	Р	Р		SP	Р	Р	Р	Р	Р	Р				Р	Р	Р	✓
Coin laundry								Pa	Pa	Pa		Pa			Р	P	Р					Р	Р	Р	
Dog day care								SP	SP	SP						Р	Р		Р	Р	Р	SP	SP	SP	√
Dog grooming Dry cleaning agencies, pressing								Pa	Pa	Pa						Р	Р		Р	Р	Р	Р	Р	Р	_
establishments, or laundry pick-up stations								Pa	Pa	Pa			Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	
Fitness center	Pa	Pa	Pa	Pa	Pa	Pa	Ра	Pa	Pa	Pa	Pa		Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	
Kennel, breeding or boarding	SP														Pa	Pa	Р		Р	Р					✓
Kennel, commercial	SP															Р	Р		Р	Р					
Kennel, noncommercial	Р	SP	SP	SP	SP											_	_		_	_					
Landscape business														SP		P P	P P	Р	Р	P P					
Mini-warehouse Outdoor storage, commercial														3P		۲	Р	Ρ'	P P	Р					1
Personal services establishment								Pa	Pa	Р		Pa	Pa	Pa	Р	Р	Р		Р	'	Р	Р	Р	Р	
																	P		P	Р	P	P			
Photoengraving, typesetting, electrotyping Photographic studios													Р	Р	Р	Р	P		P		P	P	Р	Р	
Plumbing, HV/AC equipment establishments with no outdoor storage																Р	Р		Р	Р					
Publishing or printing establishments													Р	Р			Р		Р	Р					
Quick copy printing store													Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	
Services, Medical and Health	ı																								
Ambulance service or emergency medical services, private																Р	Р		Р						
Health services clinic													Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	
Home healthcare service													Р	Р		Р	Р		Р		Р	Р	Р	Р	
Kidney dialysis center													Р	Р		Р	Р		Р		Р	Р	Р	Р	
Medical or dental laboratories													Р	Р		Р	Р		Р	Р			SA	SA	
Services, Repair Furniture upholstery or repair; home	1																								
appliance repair or service Personal service, repair (watch, shoes,																Р	Р		Р	Р					
jewelry)								Pa	Pa	Pa			Р	Р	Р	Р	Р		Р		Р	Р	Р	Р	
Service area, outdoor																	Pa		Pa	Р					✓
INDUSTRIAL																									
Alcohol or alcoholic beverage manufacturing																			Р	Р					
Alternative energy production																		SP	SP	SP					
Automobile/truck manufacturing																				Р					
Brick, clay, tile, or concrete products																				Р					
terra cotta manufacturing																									
Building materials or lumber supply establishment																	Р		Р						
Cement, lime, gypsum, or plaster of Paris																				Р					
manufacturing																	0.7		_	·					
Compressed gas fuel station Chemical manufacture, organic or																	SP		Р	Р					
inorganic																				Р					
Contractor, general (See also Building or Construction Office)																	Р		Р	Р		Р	Р		✓
Contractor, heavy construction, outside storage																	Р		Р	Р					1
Contractor, special trade																	Р		Р	Р					
Crematoriums	<u> </u>		<u> </u>	L	<u> </u>					<u> </u>			SP			SP	SP		SP	SP					✓

KEY:						0000	oon.	100												from			of plan	nning	
	Pa	- re	mitte	u as	an a	cces	oui y I	use					5P -	- Spe	cial la	and u	se pe	ermit	irom	BoC	(SLL	ר)			7
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	C-1	C-2	QO	W	M-2	MU-1	7-UM	E-UM	MU-4,5	See Section 4.2
Distillation of bones or glue manufacture																				Р					
INDUSTRIAL (cont'd)							,									,					,				
Dry cleaning plant																			Р	P P					
Dye works Explosive manufacture or storage																				SP					
Fabricated metal manufacture																				P					
Fat rendering or fertilizer manufacture Fuel dealers, manufactures or wholesalers																			Р	SP P					
General aviation airport																			SP	SP					✓
Heavy equipment repair service or trade																	Р		Р	Р					
lce manufacturing plant																			Р	Р					
Incidental retail sales of goods produced or processed on the premises Incineration of garbage or refuse when																			Pa	Pa					
conducted within an enclosed plant																				SP					
Industrial, heavy																				SP					
Industrial, light																			Р	Р					
Intermodal freight terminal, bus or rail freight or passenger terminal, or truck terminal																				SP					
Leather manufacturing or processing																				Р					
Light malt beverage manufacturer (See															Pa	Ра	Pa		Р	Р	Ра	Pa	Pa	Ра	
also Brewpub) Light manufacturing																			Р	Р					
Manufacturing, heavy																			•	SP					✓
Manufacturing operations not housed																									1
within a building																				SP					
Mines or mining operations, quarries, asphalt plants, gravel pits or soil pits Outdoor storage, industrial																			SP P	SP P					✓
Paper or pulp manufacture																			Г	SP					v
Petroleum or inflammable liquids																				Oi.					1
production, refining																				SP					v
Radioactive materials: utilization, manufacture, processing or emission																				SP					✓
Railroad car classification yards or team truck yards																			SP	SP					✓
Recovered materials facility wholly within a building																			Р	Р					~
Recovered materials processing wholly																			Р	Р					✓
within a building Recycling collection													Pa		Pa	Pa	Pa			SP					
Recycling plant																			SP						
Repair/manufacture of clocks, watches, toys, electrical appliances, electronic, light sheet metal products, equipment,																			Р	Р					
machine tools, or machinery not requiring the use of press punch over 100 tons rated capacity or drop hammer																									
Research, experimental or testing laboratories																			Р	Р					
Rubber or plastics manufacture																			Р	Р					
Salvage yard (Junkyard)																			SP	SP					✓
Solid waste: general disposal, landfill, private industry disposal, handling facility, thermal treatment technology or hazardous/toxic materials including																				SP					√
radioactive materials																				SP					
Smelting: copper, iron, zinc, or ore	!				1											<u> </u>	<u> </u>			OI.					

KEY:	P -	- Peri	mitte	d use									SA -	- Spe	cial a	dmin	istrat	tive p	ermit	t from	dire	ctor o	of plar	nning	
	Pa	– Pe	rmitte	ed as	an a	cces	sory	use					SP-	- Spe	cial la	and u	se pe	ermit	from	BoC	(SLU	JP)			
Use	RE	RLG	R-100	R-85	R-75	R-60	RSM	MR-1	MR-2	HR-1,2,3	MHP	RNC	ō	TIO	NS	5	C-5	00	Σ	M-2	MU-1	MU-2	MU-3	MU-4,5	See Section 4.2
Storage yard, except vehicle																			SP	Р					✓
INDUSTRIAL (cont'd)																									
Storage yard for damaged or confiscated vehicles																			SP	Р					✓
Sugar refineries																				Р					
Tire retreading or recapping																			Р	Р					
Towing or wreckage service																			Р	Р					
Transportation equipment manufacture																				Р					
Transportation equipment storage or maintenance (vehicle)																			Р	Р					1
Truck stop or terminal																			Р	SP					
Vehicle storage yard																			Р	Р					
Warehousing or Storage																		Р	P	P					
COMMUNICATION - UTILITY																									
Amateur radio service or antenna	SP	SP	SP	SP	SP	SP	SP				SP														✓
Electric transformer station, gas regulator station or telephone exchange																				Р					
Radio or television broadcasting studio													Р				Р		Р	Р	Р	Р	Р	Р	
Radio or television broadcasting transmission facility													Ра				Р		Р	Р					
Satellite television antennae	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р		Р	Р	Р	Р	Р	Р	✓
WIRELESS TELECOMMUNICATIO	N (cell	tov	ver)																					
Stealth design up to 150' on property used for non-residential purposes	SP	SP	SP	SP	SP	SP	SP																		✓
Stealth design up to 150'								SP	SP	SP				SP	SP						SP	SP	SP	SP	✓
New support structure or stealth design up to 199'													SA			SA	SA	SA	SA	SA					1
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	1
COW's (declared emergency)	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	\
Attached wireless telecommunication facility, used for non-residential purposes (prohibited if used as residential)	SA	SA	SA	SA	SA	SA	SA																		✓
Attached wireless telecommunication facility								Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	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	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	1