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ORDINANCE 2024-16

AN ORDINANCE TO REMOVE PERSONAL STORAGE FACILITIES FROM THE LIST OF PERMITTED USES IN THE T4 NEIGHBORHOOD CENTER – OPEN ZONING DISTRICT

WHEREAS, the Planning Commission has recommended to the Town Council the removal of Personal Storage Facilities from the list of permitted uses in the T4 Neighborhood Center – Open (T4NC–O) zoning district; and

WHEREAS, the T4NC–O district is intended to function as a subzone of the T4 Neighborhood Center, permitting a wider range of office and service uses; and

WHEREAS, the Council believes that Personal Storage Facilities do not align with the objectives of this district or the principles of the Comprehensive Plan; and

WHEREAS, the Council deems it in the best interest of the Town of Port Royal to reflect this change in the official zoning text;

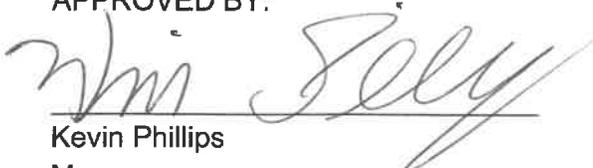
NOW, THEREFORE, BE IT ORDAINED by the Council of the Town of Port Royal, South Carolina, in session duly assembled, and by the authority of the same, that Personal Storage Facilities be removed as a conditionally permitted use in the T4 Neighborhood Center – Open (T4NC–O) district.

This ordinance shall become effective immediately upon ratification by the Council.

REQUESTED BY:


Milton E. Willis
Town Manager

APPROVED BY:


Kevin Phillips
Mayor

ATTEST:

Introduced: 8/14/24



Lisa Graham
Municipal Clerk

Final Reading: 1/11/24

4.1.30 Principal Use Table

Table 4.1.30. Principal Use Table

| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |
|---|----------|------------|----------|---------|----------|------------|----------|----------|---|----------------------------------|
| AGRICULTURE | | | | | | | | | | |
| 1. Agriculture & Crop Harvesting | - | P | P | P | P | P | P | P | | |
| 2. Agriculture & Crop Harvesting: >1 acre | - | - | P | - | - | - | - | - | | |
| 3. Forestry | P | P | P | P | P | P | P | P | | |
| RESIDENTIAL | | | | | | | | | | |
| 1. Dwelling: Single-Family Detached Unit | - | P | P | P | P | P | P | P | | |
| 2. Dwelling: Two-Family Unit | - | - | P | P | P | P | P | P | | |
| 3. Dwelling: Multi-Family Unit | - | - | - | P | P | P | P | P | | (Multi-bldg) 2.2.100 |
| 4. Accessory Dwelling Unit (ADU) | - | C | C | C | C | C | C | C | 4.2.10.A | |
| 5. Home Occupation | | C | C | C | C | C | C | C | 4.2.10.B | |
| 6. Group Home | - | P | P | P | P | P | P | P | | |
| 7. Community Residence | - | P | - | - | - | P | P | P | | (Multi-bldg) 2.2.100 |
| 8. Temporary Shelter | - | - | - | - | P | P | P | P | | |
| OFFICES & SERVICES | | | | | | | | | | |
| 1. General Offices & Services | - | - | SE | C | P | P | P | P | | |
| 2. General Offices & Services with a Drive Through Facility | - | - | - | - | C | C | C | C | 4.2.20.B | 4.2.70 |
| 3. Animal Services: Clinics & Hospitals | - | - | - | - | P | P | P | P | | |
| 4. Body Branding, Piercing & Tattoo Facilities | - | - | - | - | - | C | C | C | 4.2.20.C | |
| 5. Day Care: Minor (12 or fewer patrons) | - | C | C | C | C | C | C | C | 4.2.20.D | |
| 6. Day Care: Major (> 12 patrons) | - | - | - | - | C | C | C | C | 4.2.20.D | |
| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |
|---|----------|------------|----------|---------|----------|------------|----------|----------|---|----------------------------------|
| OFFICES & SERVICES (continued) | | | | | | | | | | |
| 7. Lodging: Short Term Rental | - | P | P | P | P | P | P | P | | |
| 8. Lodging: Bed & Breakfast | - | P | P | P | P | P | P | P | | |
| 9. Lodging: Inn | - | - | - | - | P | P | P | P | | |
| 10. Lodging: Hotel | - | - | - | - | - | P | P | P | | |
| 11. Medical Services: Clinics & Offices | - | - | - | - | P | P | P | P | | |
| 12. Medical Services: Hospital | - | - | - | - | - | P | P | P | | (>35,000sf) 5.2.50 |
| 13. Personal Storage Facility | - | - | - | - | - | € | - | - | 4.2.20.E | |
| 14. Vehicle Services: Minor Maintenance & Repair | - | - | - | - | P | P | P | - | | |
| 15. Vehicle Services: Major Maintenance & Repair | - | - | - | - | C | C | C | - | 4.2.20.F | |
| RETAIL & RESTAURANTS | | | | | | | | | | |
| 1. General Retail | - | - | - | - | P | P | P | P | | (>35,000sf) 5.2.50 |
| 2. Restaurant, Café, Coffee Shop | - | - | - | - | P | P | P | P | | |
| 3. General Retail or Restaurant with a Drive Through Facility | - | - | - | - | C | C | C | C | 4.2.30.A | 4.2.70 |
| 4. Bar, Tavern, Nightclub | - | - | - | - | - | P | P | P | | |
| 5. Gas Station or Fuel Sales | - | - | - | - | - | P | P | - | | 5.2.40 |
| 6. Open Air Retail | - | - | - | - | - | SE | SE | - | 4.2.30.B | |
| 7. Vehicle Sales & Rental: Alternative and Low Impact | - | - | - | - | C | C | C | C | 4.2.30.C | |
| 8. Vehicle Sales & Rental: Automobiles, Light Trucks, Boats | - | - | - | - | - | C | C | - | 4.2.20.D | (>35,000sf) 5.2.50 |
| RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY | | | | | | | | | | |
| 1. Community Oriented Facility | - | - | - | - | - | - | P | P | | 5.2.30 |
| 2. Community Recreation Facility | - | - | - | - | - | P | P | P | | 5.2.30 |
| 3. Community Safety Facility | - | - | - | - | P | P | P | P | | 5.2.30 |
| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |
|---|----------|------------|----------|---------|----------|------------|----------|----------|---|-----------------------------------|
| RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued) | | | | | | | | | | |
| 4. Institutional Care Facility | - | - | - | - | - | P | P | - | | |
| 5. Marine Oriented Facility | - | P | P | P | P | P | P | P | | (Multi-bldg) 2.2.100 |
| 6. Meeting Facility or Place of Worship: < 5,000 SF | - | P | P | P | P | P | P | P | | 5.2.30 |
| 7. Meeting Facility or Place of Worship: 5,000 SF - 10,000 SF | - | - | - | - | P | P | P | P | | 5.2.30 |
| 8. Meeting Facility or Place of Worship: > 10,000 SF | - | - | - | - | - | P | P | P | | 5.2.30 |
| 9. Parks & Open Areas | P | P | P | P | P | P | P | P | | 2.4 |
| 10. Recreation & Entertainment Facility: Indoor | - | - | - | - | P | P | P | P | | (>35,000sf) 5.2.50 |
| 11. Recreation & Entertainment Facility: Outdoor | - | - | - | - | - | C | - | - | 4.2.40.A | (Multi-bldg) 2.2.100 |
| 12. School: Public or Private | - | - | P | P | P | P | P | P | | 5.2.30 |
| 13. School: Specialized Training or Studio | - | - | - | - | P | P | P | P | | |
| 14. School: College or University | - | - | - | - | P | P | P | P | | 5.2.30 (Multi-bldg) 2.2.100 |
| TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE | | | | | | | | | | |
| 1. Infrastructure & Utilities: Minor | C | C | C | C | C | C | C | C | 4.2.50.A | |
| 2. Infrastructure & Utilities: Major | SE | - | - | - | - | SE | - | - | 4.2.50.A | |
| 3. Parking Facility: Public or Commercial | - | - | - | - | C | C | C | C | 4.2.50.B | (Garage) 5.2.50 |
| 4. Transportation Terminal | - | - | - | - | - | P | P | P | | 5.2.30 (>35,000sf) 5.2.50 |
| 5. Waste Management Facility: Community Collection & Recycling | - | - | - | - | - | - | - | - | | |
| 6. Wireless Communications Facility | - | - | - | - | - | - | - | - | | |
| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |

(P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |
|--|----------|------------|----------|---------|----------|------------|----------|----------|---|----------------------------------|
| INDUSTRIAL | | | | | | | | | | |
| 1. Manufacturing, Processing, & Packaging: Light (15,000 SF or less) | - | - | - | - | SE | C | C | SE | 4.2.60.A | |
| 2. Warehousing & Distribution | - | - | - | - | C | C | - | - | 4.2.60.B | |
| Specific Use | T1 NP | T3 Edge | T3 SN | T3 N | T4 NC | T4 NC-O | T4 UC | T5 MS | Section For Additional Conditions | Additional Design Criteria |

P) = Permitted By Right (C) = Conditional Use (SE) = Special Exception Use (--) = Prohibited Use

4.1.40 Principal Use Definitions

Table 4.1.40 Principal Use Definitions

| AGRICULTURE | |
|--|---|
| This category is intended to encompass uses related to the production, management, and harvesting of crops and forest resources. <i>Does Not Include: medium to large scale animal raising, breeding, keeping or production for sale or consumption.</i> | |
| Specific Use | Definition |
| 1. Agriculture & Crop Harvesting | A nursery, orchard, or farm primarily engaged in the growth and harvesting of fruits, nuts, vegetables, plants, or sod. Accessory Uses: the premises may include agricultural accessory structures, plant nurseries, and secondary retail or wholesale sales. <i>Does Not Include: plant nursery as a primary use (see "General Retail").</i> |
| 2. Agriculture & Crop Harvesting: > 1Acre | |
| 3. Forestry | Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs. No harvesting shall occur within 20 feet of the property line of an adjoining property devoted to a residential use, nor shall any site plan be approved within 2 years of the clear cutting of timber. <i>Examples include, but are not limited to: tree farms.</i> |
| RESIDENTIAL | |
| This category is intended to encompass Household Living, in which one or more individuals or family members occupy a residential dwelling unit; as well as Group Living, in which a larger group of unrelated individuals or families occupy and share a residential structure. Accessory Dwelling Units and Home Occupations are accessory uses that are subject to additional regulations as set forth in Division 4.2. (Conditional Use Regulations). | |
| Specific Use | Definition |
| 1. Dwelling: Single-Family Detached Unit | A structure containing one dwelling unit on a single lot. <i>Examples include, but are not limited to: single-family homes, manufactured homes, etc.</i> |
| 2. Dwelling: Two-Family Unit | A structure containing two dwelling units on a single lot. <i>Examples include, but are not limited to: duplexes.</i> |
| 3. Dwelling: Multi-Family Unit | A structure containing three or more dwelling units on a single lot. <i>Examples include, but are not limited to: triplexes, condominiums, townhouses, apartments, etc. Accessory Uses may include a club house, mail room / outbuilding, pool, recreational facilities, etc.</i> |
| 4. Accessory Dwelling Unit (ADU) | An auxiliary dwelling unit located on the same lot as the principal building that may be attached by a backbuilding or contained within a stand-alone outbuilding. Each ADU shall provide one additional on-site, off-street parking space. <i>Examples include, but are not limited to: a dwelling unit in a guest house, pool house, and above or beside a garage.</i> |
| 5. Home Occupation | A principal or accessory dwelling unit that contains a space devoted to a non-retail business activity belonging to the resident thereof and allowing up to 2 outside employees. Business related activity shall not alter the exterior of the property or affect the residential character of the community, and meet the legal requirements of the business. |
| 6. Dwelling: Group Home | Residential facility for 9 or fewer mentally or physically handicapped persons providing care on a 24-hour basis and licensed by a state agency or department, or is under contract with a state agency or department, for that purpose. |
| 7. Community Residence | <p>a. Dormitory: A building, or portion thereof, which contains living quarters for five or more students, staff, or members of a college, university, primary or secondary boarding school, theological school, or comparable organization, provided that such building is either owned or managed by such organization, or is under contract with such organization for that purpose.</p> <p>b. Convent or Monastery: The living quarters or dwelling units for a religious order or for the congregation of persons under religious vows.</p> <p>c. Group Home: A state-licensed residential facility for more than 9 mentally or physically handicapped persons providing care on a 24-hour basis.</p> |

RESIDENTIAL (continued)

This category is intended to encompass Household Living, in which one or more individuals or family members occupy a residential dwelling unit; as well as Group Living, in which a larger group of unrelated individuals or families occupy and share a residential structure. Accessory Dwelling Units and Home Occupations are accessory uses that are subject to additional regulations as set forth in Division 4.2. (Conditional Use Regulations).

| Specific Use | Definition |
|------------------------|---|
| 7. Community Residence | <p>d. Assisted Living Facility: A group living facility for those requesting limited assistance with daily activities, but not in need extensive, hands-on care. Residents continue to maintain an independent lifestyle in a residential home-like setting (residents have private units with a minimum of a bedroom, bath and kitchenette). Generally, residents can get help with daily living activities such as housekeeping, dressing, and bathing. Assisted living facilities may include an accessory skilled nursing component. Amenities will vary by facility. Some assisted living facilities may be part of a larger Continuing Care Retirement Community.</p> <p>e. Nursing Home: A group living facility other than a hospital that provides 24-hour care for patients who require constant supervision and “health-oriented” care. Patients generally rely on assistance for most or all daily living activities (such as bathing, dressing and toileting). Nursing home services may include meals, skilled nursing care, rehabilitation, medical services, personal care, and recreation. Nursing homes may be stand alone facilities or they may be part of a Continuing Care Retirement Community.</p> <p><i>Accessory Uses</i> may include a caretaker’s quarters, a community center / club house, dining facilities, health facilities, mail room / outbuilding, maintenance facilities, pool, recreational facilities, etc.</p> |
| 8. Temporary Shelter | <p>A supervised publicly or privately operated shelter and services designed to provide temporary living accommodations to individuals or families who lack a fixed, regular and adequate residence. <i>Does Not Include:</i> residential substance abuse facilities or halfway houses (see “Community Care Facility”).</p> |

OFFICES AND SERVICES

This category is intended to encompass uses that are primarily oriented towards business, financial, government, professional, medical, or lodging services.

| Specific Use | Definition |
|-------------------------------|--|
| 1. General Offices & Services | <p>a. Bank / Financial Services: Financial institutions. <i>Examples include, but are not limited to:</i> banks, credit agencies, investment companies, security and commodity exchanges, ATM facilities.</p> <p>b. Office: Business, Professional, and Administrative Services. An office that provides professional services, or is engaged in the production of intellectual property that may or may not require occasional “on-premise” interactions with clients, customers, or patrons. <i>Examples include, but are not limited to:</i> accountants, architects, carpet cleaners, contractors’ offices without exterior storage, copying and printing, counseling and psychologists, data processing centers, financial management and counseling, research facilities, engineers, exterminators, insurance agent offices, landscaping and tree removal companies, real estate offices, etc. <i>Accessory Uses</i> may include cafeterias, child care, health facilities, parking for vehicles less than 1.5 tons, or other amenities primarily for the use of employees in the firm or building. <i>Does Not Include:</i> Contractor’s office with exterior storage (see: Warehousing and Distribution).</p> <p>c. Personal Services: A business providing professional services and products directly to an individual. <i>Examples include, but are not limited to:</i> barber and beauty shops, clothing rental, dry cleaners, electronics and appliance repair, employment agencies, framing, funeral homes, laundromats, locksmiths, mailing and mailbox services, massage therapy, pet grooming with no boarding, shoe repair shops, tailors, travel agencies, tanning salons, etc. <i>Does Not Include:</i> laundry and dry-cleaning plants (see “Manufacturing, Processing, and Packaging: Light - 15,000 SF or less).</p> |

OFFICES AND SERVICES *(continued)*

This category is intended to encompass uses that are primarily oriented towards business, financial, government, professional, medical, or lodging services.

| Specific Use | Definition |
|--|--|
| 2. General Offices & Services with a Drive Through | Facilities where services may be obtained by motorists without leaving their vehicles. In T4NC facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Examples include, but are not limited to:</i> bank teller windows, drive-up ATMs, dry cleaners, etc. |
| 3. Animal Services: Clinics & Hospitals | A completely enclosed structure in which animals are treated by a veterinarian and any associated noise is not perceptible beyond the premises. <i>Accessory Uses</i> may include boarding, grooming, and incidental retail sales. An incinerator may be included as an accessory use if it is approved as a special exception, see Section 8.2.50 (Special Exception Permit). <i>Does Not Include</i> "Kennels" which are primarily engaged in day care, boarding, training, and the outdoor breeding of animals for sale. |
| 4. Body branding, piercing and tattoo facilities | An establishment whose principal business is one or more of the following: any invasive procedure in which a permanent mark is burned into or onto the skin using either temperature, mechanical or chemical means; creation of an opening in the body for the purpose of inserting jewelry or other decorations (not including ear piercing); and/or placing designs, letters, figures, symbols or other marks upon or under the skin of any person using ink or other permanent coloration. |
| 5. Day Care: Minor (12 or less patrons) | A state-licensed facility that provides non-medical care and supervision for adults or children, typically for periods of less than 24 hours per day for any client. <i>Examples include, but are not limited to:</i> nursery schools, preschools, after-school care facilities, daycare centers, etc. |
| 6. Day Care: Major (> 12 patrons) | |
| 7. Lodging: Short Term Rental | The use of a Single Family Home or accessory dwelling unit (ADU) for lodging purposes in which the dwelling meets all applicable building and safety codes, and occupants reside for no more than 29 consecutive nights. One additional off-street parking space may be required per dwelling if the Administrator believes parking demand will exceed that which is already required for the dwelling. The use shall not have signage, nor shall it generate noise, light, traffic or other conditions detrimental to neighboring residents. |
| 8. Lodging: Bed & Breakfast (B&B) | The use of a single-family detached residence for commercial lodging of overnight guests in which a maximum of 5 guest rooms are provided in either the principal building or accessory dwelling unit (ADU). Meals may be prepared on site for guests only. Each property shall provide one space per rentable room. The owner or manager shall reside on the property as his/her primary place of residence. |
| 9. Lodging: Inn | A building or group of buildings used as a commercial lodging establishment having up to 24 guest rooms providing lodging accommodations to the general public. <i>Accessory uses</i> may include pools and other recreational facilities, limited storage, and offices. |
| 10. Lodging: Hotel | A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. <i>Accessory uses</i> may include pools and other recreational facilities, limited storage, and offices. |
| 11. Medical Services: Offices & Clinics | <p>1. Medical Office: A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis, and that accommodates no more than 4 licensed primary practitioners (for example, chiropractors, medical doctors, psychiatrists, etc., other than nursing staff) within an individual office suite. <i>Does Not Include:</i> facilities with 5 or more licensed practitioners (see "Medical Services - Clinic"); and counseling services by other than medical doctors or psychiatrists (see "General Offices & Services").</p> <p>2. Clinic: A facility other than a hospital where medical, mental health, surgical and other personal health services are provided on an outpatient basis. <i>Examples include, but are not limited to:</i> Medical offices with five or more licensed practitioners and/or medical specialties, outpatient care facilities, urgent care facilities, other allied health services, etc. <i>Accessory Uses</i> may include incidental medical laboratories and / or pharmacies on site. <i>Does Not Include:</i> counseling services by other than medical doctors or psychiatrists (see "General Offices & Services").</p> |
| 12. Medical Services: Hospital | An institution licensed by the State, where people, including inpatients, receive medical, surgical, or psychiatric treatment and nursing care. <i>Accessory Uses</i> may include out-patient clinics, offices, meeting areas, cafeterias, laundries, maintenance facilities and housing for staff or trainees. |

OFFICES AND SERVICES (continued)

This category is intended to encompass uses that are primarily oriented towards business, financial, government, professional, medical, or lodging services.

| Specific Use | Definition |
|--|---|
| 13. Personal Storage Facility | Fully enclosed structures that contain individual, compartmentalized stalls or lockers for rent or lease to the general public as individual storage spaces for household goods, vehicles, and boats. Outside storage is not permitted. <i>Accessory Uses</i> may include a leasing office, and retail or wholesale sales and rental related to storage (e.g. boxes, locks, tape, protective material, etc.). Truck and trailer rental is not considered accessory to a Personal Storage Facility (see Vehicle Sales and Rental). |
| 14. Vehicle Services: Minor Maintenance & Repair | Incidental minor repairs and service to passenger cars and light trucks in which the customer typically waits for the service on-site. Openings to repair bays and wash bays shall not face a primary or secondary street ROW. Vehicles are generally not stored on the premises overnight and there is no outside storage of materials. Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Examples include, but are not limited to:</i> quick service oil, tune-ups, tires, brake and muffler shops, etc. <i>Does Not Include:</i> car washes / detailing, tire service, or operations defined as (“Vehicle Services - Major Maintenance and Repair”). |
| 15. Vehicle Services: Major Maintenance & Repair | A facility providing for the general repair, rebuilding, or reconditioning of boats and / or motor vehicles. Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Examples include, but are not limited to:</i> car wash / detailing, collision service including body or frame straightening or repair, tire service, vehicle alignment shop, vehicle paint shop, vehicle transmission or muffler shop, vehicle upholstery shop, wrecker service, etc. |

RETAIL AND RESTAURANTS

This category is intended to encompass uses that are primarily oriented towards the sale and lease of goods directly to a consumer, including facilities that engage in the preparation and sale of food and beverages.

| Specific Use | Definition |
|---|---|
| 1. General Retail | Stores and shops that sell and/or rent goods and merchandise to the general public, including the sale of materials produced on the premises. <i>Examples include, but are not limited to:</i> art galleries; auto parts; books and magazines; clothing, shoes, and accessories; drug stores and pharmacies; dry goods; electronics; fabrics and sewing supplies; furniture and appliance stores; jewelry; markets and grocery stores; movie theaters; plant nurseries with goods and inventory located behind the required parking setback; specialty shops (luggage, sporting goods, stationary, toys, etc.); variety stores; etc. <i>Does Not Include:</i> lumber yards and other building material businesses that sell primarily to contractors and do not have a retail orientation (see “Manufacturing, Processing, and Packaging: Light - 15,000 SF or Less”); (“Open Air Retail”); (“Vehicle Sales and Rental”); (“Gas Stations/Fuel Sales”); or businesses primarily engaged in the sale of adult-oriented merchandise and goods. |
| 2. Restaurant, Café, Coffee Shop | A retail business selling ready-to-eat food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off-premise consumption (“counter service”); and establishments where customers are served food at their tables for on-premise consumption (“table service”), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated. This use includes all mobile kitchens. Facilities in T4NC that front a thoroughfare other than a Collector or Arterial shall limit their hours of operation to 7 am. to 10 pm. <i>Accessory Uses</i> may include outdoor seating areas and outdoor entertainment. |
| 3. General Retail or Restaurant with a Drive Through Facility | Shops and restaurants where products may be purchased by motorists without leaving their vehicle. In T4NC facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Examples include, but are not limited to:</i> pharmacies, fast-food restaurants, etc. |
| 4. Bar, Tavern, Nightclub | <p>a. Bar, Tavern. A business where alcoholic beverages are sold for on-site consumption that is not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. <i>Accessory Uses</i> may include beer brewing as part of a micro brewery (“brew-pub”), and other beverage tasting facilities.</p> <p>b. Night Club. A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. <i>Does Not Include:</i> adult-oriented businesses or entertainment.</p> |

RETAIL AND RESTAURANTS (continued)

This category is intended to encompass uses that are primarily oriented towards the sale and lease of goods directly to a consumer, including facilities that engage in the preparation and sale of food and beverages.

| Specific Use | Definition |
|---|--|
| 5. Gas Station or Fuel Sales | An establishment where petroleum products are dispensed for retail sale. Gas Stations shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. Such facilities shall be further limited to one per block and two per intersection, not to exceed 6 pumps per station. <i>Accessory Uses</i> may include a retail convenience store and / or a single bay carwash. <i>Does Not Include:</i> towing, vehicle body or engine repair (see "Vehicle Services"); or overnight vehicle storage. |
| 6. Open Air Retail | A retail sales establishment operated substantially in the open air. <i>Examples include, but are not limited to:</i> beach recreation rental, flea markets, monument sales, permanent roadside stands, trading posts, etc. <i>Does not include:</i> ("Vehicle Sales and Rental"); plant nurseries (see "General Retail"); or temporary roadside stands and farmers markets (see "Temporary Uses"). |
| 7. Vehicle Sales & Rental: Alternative and Low Impact | A retail store in which "alternative" low impact motorized vehicles are displayed, sold, and rented from an indoor "showroom". These include all-terrain vehicles (ATV's), dirt-bikes, golf carts, jet skies, motorcycles, scooters, segways, and similar "on" and "off" road vehicles. Outdoor display is permitted (see conditions). Facilities in T4NC shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Accessory Uses</i> may include repair shops and the sales of parts and accessories incidental to business. <i>Does Not Include:</i> the sale of auto parts/accessories separate from a vehicle dealership (see "General Retail"); vehicle services separate from a vehicle dealership (see "Vehicle Services: Maintenance and repair"); or ("Vehicle Sales and Rental: automobiles, light trucks, and boats). |
| 8. Vehicle Sales & Rental: Automobiles, Light Trucks, Boats | A retail or wholesale establishment in which automobiles, light trucks (less than 2-ton load capacity), vans, trailers, boats, and/or similar motorized or non-motorized vehicles are displayed, sold, and rented from an indoor "showroom." Outdoor display is permitted (see conditions). Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Accessory Uses</i> may include repair shops and the sales of parts and accessories incidental to vehicle dealerships. <i>Does Not Include:</i> the sale of auto parts/accessories separate from a vehicle dealership (see "General Retail"); vehicle services separate from a vehicle dealership (see "Vehicle Services: Maintenance and repair"); or ("Vehicle Sales and Rental: Alternative and Low Impact"). |

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY

This category is intended to encompass uses of a public, nonprofit, or charitable nature that serve a recreational, educational, safety, or social function, and benefit the people of the community.

| Specific Use | Definition |
|----------------------------------|---|
| 1. Community Oriented Facility | Public / quasi-public, or non-profit civic facilities that offer services, educational, or cultural experiences to the general public and to the benefit of the community. <i>Examples include, but are not limited to:</i> chambers of commerce, civic and community centers with multiple functions, court houses, government administrative offices, libraries, post offices, museums, theaters predominantly used for live performances, town hall, visitors' centers, etc. <i>Accessory Uses</i> may include gift shops, book stores, restaurants, etc. <i>Does Not Include:</i> outdoor gathering places such as beaches, botanical gardens, historic sites, and nature preserves (see "Parks and Open Areas"); meeting halls, religious facilities, and limited use community centers (see "Community Oriented Facility: Meeting Hall / Place of Worship"); and public safety facilities (see "Community Oriented Facility: Public Safety"). |
| 2. Community Recreation Facility | A community recreation center that may include one or more of the following: gymnasium; indoor / outdoor swimming pool; indoor / outdoor tennis, racquetball or handball courts, and other indoor / outdoor sports activities. This use includes all not-for-profit organizations chartered to provide community-based recreation services. <i>Examples include, but are not limited to:</i> County operated pools, municipal tennis facilities, YMCAs, etc. <i>Does Not Include:</i> commercial health / fitness facilities (see "General Offices and Services"). |
| 3. Community Safety Facility | A safety facility operated by a public agency for the benefit of the community. Examples include, but are not limited to: Fire stations, other fire preventive and fire fighting facilities, police and sheriff headquarters and substations, including interim holding facilities. May include ambulance dispatch on the same site. <i>Does Not Include</i> "Detention Facilities." |

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued)

This category is intended to encompass uses of a public, nonprofit, or charitable nature that serve a recreational, educational, safety, or social function, and benefit the people of the community.

| Specific Use | Definition |
|--|---|
| 4. Institutional Care Facility | State licensed facilities that provide living, sleeping, and sanitation accommodations in coordination with the provision of social, rehabilitative and/or medical services in a protective living environment for persons residing voluntarily, by court placement, or under protective control of the government. Examples include, but are not limited to: post-correctional facilities, residential substance abuse treatment facilities, and residential treatment facilities for the mentally ill. <i>Accessory Uses</i> may include a caretaker's quarters, a club house, dining facilities, maintenance facilities, health facilities, recreational facilities, etc. <i>Does Not Include:</i> licensed nursing homes (see "Community Residence"). |
| 5. Marine Oriented Facility | A not-for-profit or for-profit marina for on-water storage, servicing, fueling, berthing, securing, loading and unloading of boats; recreational fishing; and other marine related activities that occupy and / or operate from a building. Such facilities may contain accessory Water-Oriented Facilities such as landings, docks, boat houses, etc. (see Sub-section 4.3.30.A.1). All such facilities shall be allowed to infringe upon required setback areas along shorelines for waterways. Examples include, but are not limited to: charter fishing, sightseeing tours, boat and watercraft rentals, as well as marine-related retail (bait and tackle, supplies, etc.) and services (fuel sales, pump-out facilities, and minor boat repairs). <i>Does Not Include:</i> Surface or Dry stack storage of boats (see "Personal Storage Facility"). |
| 6. Meeting Facility or Place of Worship: < 5000 SF | A facility for public or private meetings or worship. <i>Examples include, but are not limited to:</i> meeting halls for clubs and other membership organizations, religious facilities (churches, mosques, synagogues, etc.), single use community centers (primarily meeting space), etc. <i>Accessory Uses for Meeting Facility / Place of Worship</i> may include kitchens, multi-purpose rooms, and offices. <i>Accessory Uses Specific to Places of Worship</i> may include not-for-profit cemeteries; parsonage, pastorium, or parish house; day care centers; elementary, middle, and high schools; and on-site social programs such as health care clinics, food banks, etc. |
| 7. Meeting Facility or Place of Worship: 5000 SF - 10,000 SF | |
| 8. Meeting Facility or Place of Worship: >10,000 SF | |
| 9. Parks & Open Areas | An outdoor civic space that provides opportunities for both passive and active assembly, recreation, sport, and ecotourism. <i>Examples include, but are not limited to:</i> conventional parks, greens, squares, plazas, and playgrounds; as well as less traditional civic spaces such as arboretums, beaches, botanical gardens, historic sites, nature preserves, trails, etc. <i>Accessory Uses</i> may include concessions, maintenance facilities, police substations, recreation facilities, etc. |
| 10. Recreation & Entertainment Facility: Indoor | An establishment providing indoor amusement and entertainment services, often for a fee or admission charge. <i>Examples include, but are not limited to:</i> bowling alleys, coin-operated amusement arcades (video games, pinball, etc.), indoor ice skating and roller skating rinks, movie theaters, pool and billiard rooms as primary uses, etc. <i>Accessory Uses</i> may include bars, restaurants, and minor retail, etc. Facilities in T4NC shall be limited to lots or new developments that front a Collector or Arterial thoroughfare. <i>Does Not Include:</i> businesses providing adult-oriented entertainment. <i>Notes:</i> Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premise where 50 percent or more of the floor area is occupied by electronic games or amusement devices is considered an indoor recreation facility; 3 or fewer machines or devices are not considered a use separate from the primary use of the site. |
| 11. Recreation & Entertainment Facility: Outdoor | A facility for outdoor recreational activities where a fee is often charged for use. <i>Examples include, but are not limited to:</i> amusement and theme parks, go-cart tracks, golf driving ranges, miniature golf courses, watercraft rentals, and water parks. <i>Accessory Uses</i> may include bars, concession stands, offices and maintenance facilities, restaurants, small-scale retail, spectator seating, video game arcades, etc. <i>Does Not Include:</i> golf courses. |
| 12. School: Public or Private | A public or private academic institution that provides the state-mandated educational curriculum. <i>Examples include:</i> elementary schools (kindergarten through 6th grade), middle and junior high schools (7th and 8th grades), secondary and high schools (9th through 12th grades), and facilities that provide any combination of those levels. This use also includes schools that provide room and board. <i>Accessory Uses</i> may include auditoriums, before or after school child care, cafeterias, recreational and sports facilities, and temporary classroom buildings. |

RECREATION, EDUCATION, SAFETY, PUBLIC ASSEMBLY (continued)

This category is intended to encompass uses of a public, nonprofit, or charitable nature that serve a recreational, educational, safety, or social function, and benefit the people of the community.

| Specific Use | Definition |
|---|---|
| 13. School: Specialized Training or Studio | Small-scale facilities that provide educational and vocational instruction, training, and tutoring in limited subjects to individuals or groups. <i>Examples include, but are not limited to:</i> the arts; dance; photography; martial arts training; gymnastics instruction; production studios for individual musicians, painters, sculptors, photographers, and other artists; business and vocational schools; driver education schools; etc. |
| 14. School: College or University | A facility for post-secondary education that grants associates, bachelors, masters, or doctoral degrees, and may include research functions. <i>Examples include, but are not limited to:</i> professional schools (law, medicine, etc.) and technical colleges in a campus-like settings, as well as extension facilities. <i>Accessory Uses</i> may include food service; health facilities, maintenance facilities, recreation and sports facilities, theaters, etc. |

TRANSPORTATION, COMMUNICATIONS, INFRASTRUCTURE

This category encompasses land uses that provide the underlying infrastructure, utilities, and systems that allow a community to urbanize and function.

| Specific Use | Definition |
|---|--|
| 1. Infrastructure & Utilities: Minor | Utility facilities that need to be located in or near the area where the service is provided. <i>Examples include, but are not limited to:</i> underground public utility lines, water and sewage pump stations, soil and water conservation, stormwater retention and detention facilities, and telephone exchanges. <i>Does Not Include:</i> administrative offices for a utility (see "General Offices & Services"). |
| 2. Infrastructure & Utilities: Major | Utility facilities that provide regional service. <i>Examples include, but are not limited to:</i> above-ground public utility lines, public utility substations, water towers, waste and water treatment plants, and electrical substations. <i>Does Not Include:</i> administrative offices (see "General Offices & Services"). |
| 3. Parking Facility: Public or Commercial | A public or commercial parking lot or structure providing parking either for free or for a fee. <i>Does Not Include:</i> towing impound and storage facilities (see "Vehicle Services: Major Maintenance and Repair"). |
| 4. Transportation Terminal | Facilities for the embarkation and departure of transit. <i>Examples include, but are not limited to:</i> bus transit stations, rail transit stations, water taxi stations, and ferry terminals. <i>Does Not Include:</i> airports or related services, and private helicopter landing facilities that are accessory to another use (e.g. hospital, government facility). |
| 5. Waste Management Facility: Community Collection & Recycling | A state licensed facility (land and / or building) used for the purpose of collecting residential waste and recyclables that are generated "off site" in the local community. Such materials may be used to produce goods or energy; donated or sold; or transported to a larger waste recycling, transfer or disposal/recovery facility. |
| 6. Wireless Communications Facility | Public, commercial and private electromagnetic and photoelectric transmission, broadcast, repeater and receiving stations for radio, television, telephone, data network, and wireless communications, including commercial earth stations for satellite-based communications. Includes antennas, commercial satellite dish antennas, and equipment buildings. <i>Does Not Include:</i> telephone, telegraph and cable television transmission facilities utilizing hard-wired or direct cable connections (see "Infrastructure & Utilities"). |

INDUSTRIAL

This category encompasses uses that serve the manufacturing, processing, packaging, warehousing, and distribution needs of the community.

| Specific Use | Definition |
|---|--|
| 1. Manufacturing, Processing, & Packaging: Light (15,000 SF or less) | A facility primarily engaged in low intensity manufacturing, processing, assembly, and packaging of goods in which the operational characteristics of the production process, and materials used, are unlikely to cause significant impacts on the surrounding community. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they are a subordinate part of sales. <i>Examples include, but are not limited to:</i> artisan / craft product manufacturing; clothing and fabric product manufacturing; furniture and fixtures manufacturing, cabinet shop, media production, photo/film processing lab not accessory to a retail business, printing & publishing, food preparation and packaging, winery, micro-brewery. |

INDUSTRIAL (continued)

This category encompasses uses that serve the manufacturing, processing, packaging, warehousing, and distribution needs of the community.

| Specific Use | Definition |
|-------------------------------|--|
| 2. Warehousing & Distribution | A facility primarily used for the receipt, short-term storage, and re-distribution of goods. Goods may be stored long-term, or they may be delivered to other firms or a consumer. Outdoor storage, on-site pick-up, and retail/wholesale sales are permitted, but shall clearly be subordinate to other activity. Such Facilities shall be limited to lots or new developments that front a Collector or Arterial thoroughfare, exclusive of East and West Paris Avenue. <i>Examples include, but are not limited to:</i> separate warehouses used by retail stores such as storage of materials and equipment; truck terminal; furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; contractor's office with outdoor storage; parcel services; and the stockpiling of gravel or other aggregate materials. <i>Accessory Uses</i> may include truck fleet parking and maintenance areas. <i>Does Not Include:</i> on-site production, assembly, or packaging of goods (see "Manufacturing, Processing, and Packaging: Light - 15,000 SF or less"). |