
5-1-4. R-40 CZD Estate Residential Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the R-40 Estate Residential Zoning District Classification, ~~except that rezoning to R-40 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the R-40 Estate Residential Conditional Zoning District Classification only upon rezoning to R-40 Conditional Zoning District Classification.

Adaptive reuses

Telecommunications towers

~~Permitted uses for the R-40, Estate Residential Zoning District Classification as specified in subsection 5-1-1, above.~~

~~Special uses for the R-40, Estate Residential Zoning District Classification as specified in subsection 5-1-2, above.~~

5-2-4. R-20CZD Low-Density Residential Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the R-20 Low-Density Residential Zoning District Classification, ~~except that rezoning to R-20 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the R-20 Estate Residential Conditional Zoning District Classification only upon rezoning to R-20 Conditional Zoning District Classification.

Adaptive reuses

Telecommunications towers

~~Permitted uses for the R-20, Low-Density Residential Zoning District Classification as specified in subsection 5-2-1, above.~~

~~Special Uses for the R-20, Low-Density Residential Zoning District Classification as specified in subsection 5-2-2 above.~~

5-3-4. R-15CZD Medium-Density Residential Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the R-15 Medium-Density Residential Zoning District Classification, ~~except that rezoning to R-15 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the R-15 Estate Residential Conditional Zoning District Classification only upon rezoning to R-15 Conditional Zoning District Classification.

Adaptive reuses

Telecommunications towers

~~Permitted uses for the R-15 Medium-Density Residential Zoning District Classification as specified in subsection 5-3-1, above.~~

~~Special Uses for the R-15 Medium-Density Residential Zoning District Classification as specified in subsection 5-3-2, above.~~

5-4-4. R-10 CZD Medium-Density Residential Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the R-10 Medium-Density Residential Zoning District Classification, ~~except that rezoning to R-10 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted ~~in the R-10 Estate Residential Conditional Zoning District Classification~~ only upon rezoning to R-10 Conditional Zoning District Classification.

Adaptive reuses

Telecommunications towers

~~Permitted uses for the R-10 Medium-Density Residential Zoning District Classification as specified in subsection 5-4-1, above.~~

~~Special uses for the R-10 Medium-Density Residential Zoning District Classification as specified in subsection 5-4-2, above.~~

5-5-4. R-6 CZD High-Density Residential Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the R-6 High-Density Residential Zoning District Classification, ~~except that rezoning to R-6 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted ~~in the R-6 Estate Residential Conditional Zoning District Classification~~ only upon rezoning to R-6 Conditional Zoning District Classification.

Adaptive reuses

Telecommunications towers

~~Permitted uses for the R-6 High-Density Residential Zoning District Classification as specified in subsection 5-5-1, above.~~

~~Special Uses for the R-6 High-Density Residential Zoning District Classification as specified in subsection 5-5-2, above.~~

5-6-5. C-1 CZD Central Business Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the C-1 Central Business Zoning District Classification, ~~except that rezoning to C-1 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted ~~in the C-1 Estate Residential Conditional Zoning District Classification~~ only upon rezoning to C-1 Conditional Zoning District Classification.

a) ~~Any development or redevelopment involving more than 50,000 square feet of gross floor area.~~

b) ~~Shelter facilities, subject to supplementary standards contained in section 16-4, below.~~

c) ~~Permitted uses for the C-1 Central Business Zoning District Classification as specified in subsection 5-6-1, above.~~

d) ~~Special uses for the C-1 Central Business Zoning District Classification as specified in subsection 5-6-2, above.~~

(Ord. No. 21-44, 9-22-21; Ord. No. 21-58, 12-2-21; Ord. No. 22-11, 2-10-22)

5-7-4. C-2 CZD Secondary Business Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the C-2 Secondary Business Zoning District Classification, ~~except that rezoning to C-2 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the ~~C-2 Estate Residential Conditional Zoning District Classification~~ only upon rezoning to C-2 Conditional Zoning District Classification.

Day center.

Shelter facilities.

Telecommunications towers.

~~Development or redevelopment involving more than 50,000 square feet of floor area.~~

~~Permitted uses for the C-2 Secondary Business Zoning District Classification as specified in subsection 5-7-1, above.~~

~~Special uses for the C-2 Secondary Business Zoning District Classification as specified in subsection 5-7-2, above.~~

(Ord. No. 21-44, 9-22-21; Ord. No. 21-58, 12-2-21; Ord. No. 22-11, 2-10-22)

5-8-4. C-3CZD Highway Business Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the C-3 Highway Business Zoning District Classification, ~~except that rezoning to C-3 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the ~~C-3 Highway Business Conditional Zoning District Classification~~ only upon rezoning to C-3 Conditional Zoning District Classification.

Day centers

Shelter facilities

~~Development or redevelopment involving more than 50,000 square feet of floor area~~

~~Permitted uses for the C-3, Highway Business Zoning District Classification as specified in subsection 5-8-1, below)~~

~~Special uses for the C-3, Highway Business Zoning District Classification as specified in subsection 5-8-2, below~~

(Ord. No. 21-44, 9-22-21; Ord. No. 21-58, 12-2-21; Ord. No. 22-11, 2-10-22)

5-9-5. C-4CZD Neighborhood Commercial Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this district are identical to the C-4 Neighborhood Commercial Zoning District Classification, ~~except that rezoning to C-4 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the ~~C-4 Neighborhood Commercial Conditional Zoning District Classification~~ only upon rezoning to C-4 Conditional Zoning District Classification.

~~Permitted uses for the C-4 Neighborhood Commercial Zoning District classification as specified in subsection 5-9-1, above.~~

~~Special uses for the C-4 Neighborhood Commercial Zoning District classification as specified in subsection 5-9-2, above.~~

Development or redevelopment involving more than 10,000 square feet of floor area.

5-10-4. MICCZD Medical, Institutional, Cultural Conditional Zoning District Classification.

The purpose, ~~and~~ requirements, permitted and special uses of this zoning district classification are identical to the MIC Medical, Institutional and Cultural Zoning District Classification, ~~except that rezoning to MIC Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the MIC Medical, Institutional, Cultural Conditional Zoning District Classification only upon rezoning to MIC Conditional Zoning District Classification.

Telecommunications towers, subject to supplementary standards contained in section 16-4 below

~~Any development or redevelopment involving more than 50,000 square feet of gross floor area.~~

~~Permitted uses for the MIC, Medical, Institutional, Cultural Zoning District Classification as specified in subsection 5-10-1, above~~

~~Special Uses for the MIC, Medical, Institutional, Cultural Zoning District Classification as specified in subsection 5-10-2, above~~

5-12-4. I-1CZD Industrial Conditional Zoning District Classification.

The purpose, ~~and~~ requirements, permitted and special uses of this zoning district classification are identical to the I-1 Industrial Zoning District Classification, ~~except that rezoning to I-1 Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the I-1 Industrial Conditional Zoning District Classification only upon rezoning to I-1 Conditional Zoning District Classification.

Day centers

Shelter facilities

~~Permitted uses for the I-1 Industrial Zoning District Classification as specified in subsection 5-12-1, above~~

~~Special uses for the I-1 Industrial Zoning District Classification as specified in subsection 5-12-2, above~~

~~Development or redevelopment involving more than 50,000 square feet of floor area unless exempted in section 5-12-1(b), above~~

(Ord. No. 21-58 , 12-2-21; Ord. No. 22-06 , 1-6-22; Ord. No. 22-11 , 2-10-22)

5-13-5. RCTCZD Residential Commercial Transition Conditional Zoning District Classification.

The purpose, ~~and~~ requirements, permitted and special uses of this classification are identical to the RCT Residential Commercial Transition Zoning District Classification, ~~except that rezoning to RCT Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the RCT Residential Commercial Transition Conditional Zoning District Classification only upon rezoning to RCT Conditional Zoning District Classification.

~~Permitted uses for the RCT, Residential Commercial Transition Zoning District Classification as specified in subsection 5-13-1, below~~

~~Conditional uses for the RCT, Residential, Commercial Transition Zoning District Classification as specified in subsection 5-13-2, below~~

5-19-4 CMUCZD Central Mixed Use Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this classification are identical to the CMU Central Mixed Use Zoning Classification, ~~except that rezoning to CMU Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted ~~in the CMU Central Mixed Use Conditional Zoning District Classification~~ only upon rezoning to CMU Conditional Zoning District Classification.

~~Any development involving more than 50,000 square feet of gross floor area and/or 50 residential dwelling units.~~

Day centers, subject to the supplementary standards contained in section 16-4, below.

Shelter facilities, subject to the supplementary standards contained in section 16-4, below.

Telecommunications towers, subject to supplementary standards contained in section 16-4, below.

~~Permitted uses for the CMU Central Mixed Use Zoning District Classification as specified in section 5-19-1, above.~~

~~Conditional uses for the CMU Central Mixed Use Zoning District Classification as specified in section 5-19-2, above.~~

(Ord. No. 21-44, 9-22-21; Ord. No. 21-58, 12-2-21; Ord. No. 22-11, 2-10-22)

5-22-5 GHMUCZD Greenville Highway Mixed Use Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the Greenville Highway Mixed Use Zoning District Classification, ~~except that rezoning to GHMU Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted ~~in the GHMU Greenville Highway Mixed Use Conditional Zoning District Classification~~ only upon rezoning to GHMU Conditional Zoning District Classification.

Telecommunications towers, subject to supplementary standards contained in section 17-4 below.

Structures with a footprint greater than the maximum allowed under section 5-22-3.2 dimensional.

~~Requirements, above.~~

~~Permitted uses for the GHMU Zoning District Classification as specified in 5-22-1, above.~~

~~Special uses for GHMU Zoning District Classification as specified in 5-22-2, above.~~

(Ord. No. 21-44, 9-22-21; Ord. No. 22-11, 2-10-22)

5-23-6 HMUCZD Highway Mixed Use Conditional Zoning District Classification.

The purpose, ~~and requirements, permitted and special uses~~ of this zoning district classification are identical to the Highway Mixed Use Zoning District Classification, ~~except that rezoning to HMU Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted ~~in the HMU Highway Mixed Use Conditional Zoning District Classification~~ only upon rezoning to HMU Conditional Zoning District Classification.

Telecommunications towers, subject to supplementary standards contained in section 16-4, below.
(Ord. No. 21-44, 9-22-21; Ord. No. 22-11 , 2-10-22)

5-27-5 CHMUCZD Commercial Highway Mixed Use Conditional Zoning District Classification.

The purpose, ~~and~~ requirements, permitted and special uses of this classification are identical to the CHMU Commercial Highway Mixed Use Zoning District Classification, ~~except that rezoning to CHMU Conditional Zoning District as provided for in article VII herein, is required as a prerequisite to any use or development.~~ The following uses shall be permitted in the CHMU Commercial Highway Mixed Use Conditional Zoning District Classification only upon rezoning to CHMU Conditional Zoning District Classification.

~~Development or redevelopment exceeding 50,000 square feet of gross floor area.~~

Telecommunications towers, subject to supplementary standards contained in section 16-4, below.

~~Permitted uses for the CHMU Commercial Highway Mixed Use Zoning District Classification as specified in section 5-27-1, above.~~

~~Special uses for the CHMU Commercial Highway Mixed Use Zoning District Classification as specified in section 5-27-1, above.~~

(Ord. No. 21-44, 9-22-21; Ord. No. 22-11 , 2-10-22)