

CITY OF RIVERDALE

STATE OF GEORGIA

ORDINANCE NO. 2-2022

AN ORDINANCE TO AMEND THE CERTAIN SECTIONS OF APPENDIX A – ZONING OF THE CODE OF ORDINANCES OF THE CITY OF RIVERDALE, GEORGIA; TO AMEND ARTICLE 3 ZONING DISTRICT INTENT, USES AND STANDARDS, SECTION 3.7 HOSPITAL OVERLAY; TO AMEND SECTION 3.0 USES TABLE; TO PROVIDE FOR CODIFICATION; TO PROVIDE SEVERABILITY; TO PROVIDE FOR REPEAL OF CONFLICTING ORDINANCES; TO PROVIDE AN ADOPTION AND EFFECTIVE DATE; AND TO PROVIDE FOR OTHER LAWFUL PURPOSES.

THE COUNCIL OF THE CITY OF RIVERDALE HEREBY ORDAINS:

Section 1. That the certain sections and portions of APPENDIX A – ZONING be amended in its entirety so that as amended the sections referenced herein of APPENDIX A – ZONING shall read as it appears in **Exhibits “A” and “B”**, attached hereto and incorporated by reference.

Section 2. That the Zoning Map of the City of Riverdale, as described on file with the City of Riverdale and incorporated by reference, be amended and adopted to provide for and be congruent with the amendments to the zoning ordinance existing at Appendix A of the Code of Ordinances.

Section 3. That a public hearing was held in accordance with the State’s Zoning Procedures Law, codified at O.C.G.A. § 36-66-4.

Section 4. That the preamble of this Ordinance shall be considered to be and is hereby incorporated by reference as if fully set out herein.

Section 5. That this Ordinance shall be codified in a manner consistent with the laws of the State of Georgia and the City of Riverdale.

Section 6. That this Ordinance shall take effect immediately upon its adoption. All Ordinances in conflict herewith are expressly repealed. It is the intention of the governing body, and it is hereby ordained that the provisions of this Ordinance shall become and be made a part of the Code of Ordinances, City of Riverdale, Georgia, and the sections of this Ordinance may be renumbered, if necessary, to accomplish such intention.

Section 7.

- a. It is hereby declared to be the intention of the Mayor and Council that all sections, paragraphs, sentences, clauses and phrases of this Ordinance are or were, upon their enactment, believed by the Mayor and Council to be fully valid, enforceable and constitutional.
- b. It is hereby declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, each and every section, paragraph, sentence, clause and phrase of this Ordinance is severable from every other, section, paragraph, sentence, clause or phrase of this Ordinance. It is hereby further declared to be the intention of the Mayor and Council that, to the greatest extent allowed by law, no section, paragraph, sentence, clause or phrase of this Ordinance is mutually dependent upon any other section, paragraph, sentence, clause or phrase of this Ordinance.
- c. In the event that any phrase, clause, sentence, paragraph or Section of this Ordinance shall, for any reason whatsoever, be declared invalid, unconstitutional or otherwise unenforceable by the valid

judgment or decree of any court of competent jurisdiction, it is the express intent of the Mayor and Council that such invalidity, unconstitutionality or unenforceability shall, to the greatest extent allowed by law, not render invalid, unconstitutional or otherwise unenforceable any of the remaining phrases, clauses, sentences, paragraphs or Sections of the Ordinance and that, to the greatest extent allowed by law, all remaining phrases, clauses, sentences, paragraphs and Sections of the Article shall remain valid, constitutional, enforceable, and of full force and effect.

Section 8. All ordinances and parts of ordinances in conflict herewith are hereby expressly repealed.

Section 9. The effective date of this Ordinance shall be the date of adoption unless otherwise specified herein.

SO ORDAINED, this _____ day of _____, 2022.

Attest:

THE CITY OF RIVERDALE, GEORGIA

Sylvia Vaughan, City Clerk

Evelyn Wynn-Dixon, Mayor

Approved as to form:

Wanda Wallace, Councilmember

L'Erin Barnes Wiggins, City Attorney

Kenny Ruffin, Councilmember

Frank Cobbs Jr., Councilmember

Mary Granison, Councilmember

EXHIBIT "A"
(Zoning code sections to be amended)

- Section 3.0 Uses Table

Section 3.0 USES TABLE
Interpretation.

- A. Some degree of interpretation will occasionally be required in applying the below Uses Table, as it is not possible or desirable to list every name or variation of a given use.
- B. In all cases of uncertainty, the determination of whether a particular use should be allowed in a specific zoning district shall reflect the purposes of the zoning district as stated in the respective sections contained in this Article 3. Zoning district intent uses and standards, both the common and dictionary definitions of the proposed use as contained in the Merriam-Webster Dictionary (latest edition), and the array of listed uses that are allowed in the zoning district based on their character and intensity, as determined by the community development director.

Principal Uses ↓	Zoning Districts →	R-1	R-2	R-3	MR	NC	GC	MU	TCM U	O-I	M	Development Standards
<i>A = Allowed</i>		<i>S = Allowed if Approved as a Special Use Hospital Overlay</i>						<i>Blank = Prohibited</i>			<i>* = (permitted)</i>	
RESIDENTIAL USES		R-1	R-2	R-3	MR	NC	GC	MU	TCM U	O-I	M	
Single-Family Detached Dwelling: Site-Built or Modular Home		A	A									
Single-Family Attached: Duplex, Triplex, Quad, Townhomes, Patio*				A								
Multi-Family/Condos: Patio, Townhome, Stacked*				A	A			A*	A*			*As part of a mixed-use project
Live-Work Units- Lofts in Mixed-Use Building *						A		A	A			Sec. 4.3.2.19
Lodging and Care												
Assisted Living Facility *			S		A			A		A		
Convalescent Home *			S		A			A		A		
Halfway House					S							
Transitional Housing					S							
Group Home/Special Needs Group Home		S	S	S								
Multifamily Dwellings, Supportive Living *					S							
Homeless shelter							S					
Child Care Home (6 or less)		S	S	S								Sec. 4.3.1.2/ Sec. 9.6
Child Care Center (7 or more) *						A	A			A		
Adult Daycare Center*						A	A			A		
Adult Care Home (6 or less)		S	S									Sec. 4.3.1.1

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Nursing Home/Adult Care Center (7 or more) *			S		A			A		A		Sec. 4.3.2.1
Hotels*							A	A	A			Sec. 4.4.3.7
Motels							S					Sec. 4.4.3.7
Rooming House/Boarding House		S	S	S								Sec. 4.3.2.25
Short-term Rentals		S	S	S								Sec. 4.3.2.25
Hotel or motel, extended stay							S					Sec. 4.4.3.7
Bed and Breakfast Inn *		S	S	S								Sec. 4.3.2.7
EDUCATIONAL USES												
Private/Public Schools: Kindergarten, Elementary, Middle, and High Schools		S	S	S		A	A	S	S			Sec. 4.3.2.22
Private /Public Schools: Junior Colleges		S	S	S				A	S			
Private/Public Schools: Colleges/Universities		S	S	S				A	S			
Vocational Schools							A			S		
Specialized Schools							A		S	S		
Public Institutional Uses												
Outpatient Medical Care Centers, (Kidney Dialysis Centers etc.) *							S			A		
Clinic/Urgent Care Facilities*							A			A		
Hospitals *										A		
Child and Youth Services, such as adoption agencies, Youth centers (except recreational, only), child guidance organizations, youth self-help organizations and foster care placement services								A		A		
Services for the Elderly and Persons with Disabilities*								A		A		
Other Individual and Family Services, such as Marriage Counseling Services, Self-Help Organizations, and Telephone Counseling Services (not associated with religious organizations)						A	A			A		
Community Food Services		S*	S*	S*			A			A		*Allowed as an accessory to a church or school
Emergency and Other Relief Services										A		
Vocational Rehabilitation Services								A		A		
Residential/Outpatient treatment Centers*												See Section 13.8
Religious & Professional Organizations												
Churches, Mosques, Temples, Synagogues and Other Facilities for Religious Organizations Worship (2) *		S	S	S		A	A	A	S	A		(2) may not be within 1,000 ft of another Place of Assembly
Fraternal Lodges, Veterans Membership Organizations, and Other Civic and Social Organizations, Business Professional (2)						A	A	A	A	A		(2) may not be within 1,000 ft of another Place of Assembly

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Cemeteries (accessory to a place of worship)		A								A		Sec. 4.3.2.9
COMMERCIAL USES												
Automotive												
New Car Dealers (automobiles and light trucks)							S					Sec. 4.3.2.32
Auto Broker (no vehicles stored or for sale on site)							A					Sec. 4.3.2.5
Used Car Dealers (for automobiles and light trucks)							S					Sec. 4.3.2.32
Recreational Vehicle Dealers, Boat, ATV etc.							S				A	Sec. 4.3.2.23
Automotive Parts and Accessories Stores							A					Sec. 4.3.2.29
Tire Dealers							S				A	Sec. 4.3.2.33
Vehicle Service Establishment							S				S	Sec. 4.3.2.33
Vehicle specialty shop							A					Sec. 4.3.2.33
Vehicle Repair Garage (Auto system repairs -- Exhaust/Transmission/Engine)											A	Sec. 4.3.2.33
Auto paint, Custom services											A	Sec. 4.3.2.30
Body shop											A	Sec. 4.3.2.33
Oil Change Services							S				A	Sec. 4.3.2.33
Car Wash (Accessory use, only)							A					Sec. 4.3.2.35
Gas Station w/o Convenience store; Convenience store w/fuel pumps							A					Sec. 4.3.2.15
Building Material and Garden Equipment and Supplies Dealers												
Home Centers							A	A				
Paint and Wallpaper Stores							A	A				
Hardware Stores						A	A	A				
Wood or Ceramic Tile Flooring Stores							A					
Lumber Yards, retail							A				A	
Outdoor Power Equipment Stores							A				A	
Garden Centers and Nurseries							A	A			A	Sec. 4.3.2.12
Farm Supply Store (e.g. Feed and Seed Store)							A					
Building and Construction Contractors Lot							S				A	Sec. 4.3.2.8
Contractors Office							A			A	A	
Food and Beverage Stores												
Supermarkets and Other Grocery Stores*							A	A	A			
Convenience Stores							A					Sec. 4.3.2.16
Specialty Food Stores; not for on-premises consumption and not made on site*						A	A	A	A			¹ May allow light production with Special Use Approval.
Produce Stands, Permanent							A					Sec. 4.3.2.2
Temporary Outdoor Seasonal Sales						S	S	S				Sec. 4.3.4.6

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Temporary Outdoor Retail Sales						S	S	S				Sec. 4.3.4.5
Package Stores, Retail							A	S				
Retail Bakeries ¹						A	A	A	S			¹ May allow light production with Special Use Approval.
General Merchandise Stores												
Department Stores							A	A	A			
Warehouse Clubs and Supercenters							A	S			A	
General Merchandise Stores, including Small Box Discount Stores							S	S				Sec. 4.3.2.26 (applicable to Small Box Discount Stores, only)
Miscellaneous Store Retailers												
Pharmacies, Drug Stores*							A	A	A	A		
Beauty Supplies							A	S				Sec. 4.3.2.6.
Optical Goods Stores						A	A	A	A	A		
Clothing and clothing accessory stores						A	A	A	A			
Luggage and Leather Goods Stores							A	A	A			
Sporting Goods, Hobby, Music Stores						A	A	A	A			
Florists *						A	A	A	A	A		
Office Supplies ,Book, Card and Stationary Stores*							A	A	A	A		
Gift, Novelty, and Souvenir Stores*						A	A	A				
Used Merchandise Stores (including Antiques, Used Books, Second-Hand Clothing, Indoor Flea Markets and Other Used Merchandise Stores), not including Pawnshops						A	A	A	S			
Pawnshops, including Title Pawn											A	Sec. 4.3.2.21
Pet and Pet Supply Stores						A	A	A	A			
Art Dealers (includes commercial studios and galleries);						A	A	A	A			
Cigar and Tobacco Shops (excludes lounges)						A	A	A				
Art Supply Stores						A	A	A	A			
Swimming Pool and Pool Supply Stores							A	A			A	
Auction House							A	A	A			
Furniture and Home furnishings							A	A	A			
Electronic /Appliance Stores							A	A				
Instrument/Music Stores (e.g. new records and compact discs)							A	A				
Business Support and Other Services												
Banks, Credit Unions and Savings Institutions						A	A	A	A	A		
Check Cashing Services (Accessory use, only)							A					Sec. 4.3.2.10

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Insurance Agencies, Brokerages and Other Insurance Related Activities							A	A	A	A		
Banquet Hall or Event Center (2)						S	A	A				Sec. 4.3.2.17 (2) may not be within 1,000 ft of another Place of Assembly
Self-Storage Unit Rental, Climate Controlled							A	S			A	Sec. 4.3.2.11
Self-Storage Unit Rental, Mini-warehouses											A	Sec. 4.3.2.20
Passenger Car Rental							S				A	Sec. 4.3.2.31
Truck, Utility Trailer, and RV Rental and Leasing							A				A	Sec. 4.3.2.23
General Rental Centers							A					
Construction Equipment Rental and Leasing											A	
Truck Stops											A	
Employment Placement Agencies & Executive Search Services, Temp Agencies							A	A		A		
Business Support Offices							A	A		A		
Testing Laboratories (includes physical, chemical, and other analytical testing; excludes medical and veterinary testing) *							S			A	A	
Travel Agencies						A	A	A	A	A		
Retailing New Cellular Phones and Service Plans (with or without repair services)							A	A	A			
Convention and Visitors Bureaus								A	A	A		
Locksmiths							A				A	
Exterminating and Pest Control Services											A	
Janitorial Services							A				A	
Landscaping Services							S				A	
Carpet and Upholstery Cleaning Services							A				A	
RESTAURANTS/FOOD SERVICES												
Mobile Food Services (i.e., Food Truck Courts) *							S	S	S	S	A	Sec. 4.3.2.18
Restaurants, Full-Service (excluding Brewpubs) *							A	A	A			
Brewpubs							A	A	A			
Restaurants, Limited-Service, including Fast Food and Take-Out, with drive-through windows							A					
Restaurants, Drive-In							A	S				
Cafeterias, Grill Buffets, and Buffets *							A	A				
Specialty Snack Shops and Non-Alcoholic Beverage Bars *							A	A	A			
Bars, Taverns and Other Drinking Places							A	A	A			

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Coffee shops*						A	A	A	A	A		
Commercial and Industrial Machinery and Equipment Repair and Maintenance Services												
Commercial and Industrial Machinery and Equipment (except Automotive and Electronic) Repair and Maintenance Services							A				A	
Recreation Boat and Motorcycle Repair and Maintenance							S				A	
Personal Care Services												
Barber Shops						A	A	S				Sec. 4.3.2.6
Beauty Salons						A	A	S				Sec. 4.3.2.6
Hair Braiding Salon						A	A	S				Sec. 4.3.2.6
Nail Salons						A	A	A				Sec. 4.3.2.6
Diet and Weight Reducing Centers/Wellness Centers*							A	A		A		
Hair replacement Offices *							A	A		A		
Day Spa*						S	A	A	S			
Tattoo and Body Piercing Studios							A					
Coin-Operated Laundries and Drycleaners							A					
Other Services												
Photography Studios, Portrait (including still, video, digital, and passports)						S	A	A				
Photofinishing Services							A				A	
Home Health Care Services, including In-Home Hospice Care and Skilled Nursing Services *							A	S		A		
Funeral Homes and Funeral Services							A					
Crematories											S	Sec. 4.3.2.9
Animal Hospitals and Veterinary Clinics							A			A		Sec. 4.3.2.4
Animal Shelters							A				A	Sec. 4.3.2.4
Pet Grooming Shops						S	A	A				Sec. 4.3.2.4
Pet Daycare						S	A	A				Sec. 4.3.2.4
Kennels, Pet boarding							A				A	Sec. 4.3.2.4
Kennels, Breeding							A				A	Sec. 4.3.2.4
Keeping of domestic pets	A	A	A	A								Sec. 4.3.3.1
Personal Fitness Training Services							A	A	S	A		
Other Personal Services							A	A		A		
Mortgage and Non-mortgage Loan Brokers							A	A		A		
Professional Office						A	A	A	A	A		
Scientific Research and Development Services							A	A		A	A	

Principal Uses ↓	Zoning Districts →	R-1	R-2	R-3	MR	NC	GC	MU	TCM U	O-I	M	Development Standards
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Business Incubator							A	A	A	A		
Coworking Space							A	A	A	A		
Maker Space							A	A	A	A	A	
Corporate Management Offices							A	A	A	A	A	
Medical Offices/Surgical Centers *							S	A		A		
Medical and Diagnostic Laboratories *								A		A		
ARTS, ENTERTAINMENT AND RECREATION												
Outdoor Amphitheaters and Performance Venues								A ²	A			² As part of a mixed-use project. Sec. 4.3.2.13
Arena, Stadium, or Other Facility for Presenting Sporting Events								A ²				² As part of a mixed-use project. Sec. 4.3.2.13
Museums and Commercial Historical Sites, including non-retail Art Galleries								A	A			
Zoos, Botanical Gardens, and Nature Parks							A	A	A			
Amusement Parks and Arcades							A	S	S			
Golf Courses, with or without a Country Club							A	A	S			Sec. 4.3.2.13
Fitness Centers, Health Clubs and Recreation Centers (includes Non-Profit facilities, e.g. YMCA) *						A	A	A	A	A		
Swimming Pools/Aquatic Centers, Commercial							A	A	A			Sec. 4.3.2.27.2
Recreational facilities							A	A	A			Sec. 4.3.2.13
Recreational or Youth Sports Teams Fields							A	A	A			Sec. 4.3.2.13
Miniature Golf Course							A	A	A			Sec. 4.3.2.13
Batting cage/Golf Driving Range							A	A	A			Sec. 4.3.2.13
Paintball Competition Courses							A	A				Sec. 4.3.2.13
Temporary Outdoor Events						S	S	S				Sec. 4.3.4.4
Special Outdoor Events						S	S	S				Sec. 4.3.4.2
Billiard and Pool Halls							S	S ²	S ²			² As part of a mixed use project. Sec. 4.3.2.13
Dance Halls and Night Clubs							S	S ³				³ As part of a mixed use project.
Cigar Lounges (with or without retail component)							S	S ⁴	S ⁴			⁴ As part of a mixed use project.
Hookah Lounges							S	S ⁵	S ⁵			⁵ As part of a mixed use project.
Motion Picture Theaters							A	A	A			
Libraries and Archives							A	A	A	A		
MANUFACTURING, WHOLESALING AND WAREHOUSING												
Craftsmen Studios (pottery, jewelry, woodworking, etc.)						A	A	A	A		A	

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Brewery							A	A			A	
Microbrewery							A	A				
Winery							A	A			A	
Distillery							A	A			A	
Manufacturing												
Manufacturing, traditional											A	
Apparel Manufacturing, excluding Tailors and Dressmakers											A	
Leather and Allied Product Manufacturing,											A	
Wood Product Manufacturing and Sawmills											A	
Paper Manufacturing,											A	
Printing and Related Support Activities											A	
Pharmaceutical and Medicine Manufacturing							S				A	
Plastics and Rubber Product Manufacturing											A	
Clay Product and Refractory Manufacturing, excluding Studios of Pottery and Ceramics Artisans/ Craftsmen							S				A	
Computer and Electronic Product Manufacturing											A	
Electrical Equipment, Appliance, and Component Manufacturing											A	
Transportation Equipment Manufacturing											A	
Furniture and Related Products Manufacturing, excluding Studios of Custom Architectural Woodwork and Millwork Craftsmen							S				A	
Medical Equipment and Supplies Manufacturing							S				A	
Miscellaneous Manufacturing,											A	
Wholesale/Warehouse												
Wholesale Trade with Customer Showrooms							S				A	
Distribution Centers											A	
Medium- and Heavy-Duty Trucks, Bus, and Similar Motor Vehicle Dealer							S				A	
General Warehousing and Indoor Storage (Cold Farm product)											A	
Lumber Storage Terminals											A	
Sound Recording Studios							A				A	
Motion Picture and Video Production (including sound stages)							A	A			A	
Motion Picture and Video Postproduction Services							A	A				
TRANSPORTATION & COMMUNICATIONS												
Transportation												

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Taxi and Limousine Service							S				A	Sec. 4.3.2.3
Taxi and limousine service, dispatch& storage							S					Sec. 4.3.2.27
General Freight Trucking, Local											A	
Charter Bus Terminal							S				A	
Special Needs Transportation*							A				A	
Shuttle Services, Vanpools and Other Ground Passenger Transportation							A				A	
Motor Vehicle Towing and Wrecker Services											A	
Trucking Terminal											A	
Courier and Express Delivery Services (FedEx, UPS), sorting and forwarding ("UPS Store" would be classified under Commercial Services, NAICS Ref. 56143 Business Service Centers)											A	
Local Messengers and Local Delivery Services (includes grocery and restaurant meal services, independent of a grocery store or restaurant)							A				A	
Ambulance Services *							S				A	
Parking Lots /Decks*							A	S ⁶		A	A	⁶ As part of a mixed-use project.
Parking Garages							A	S ⁷	S ⁷		A	⁷ As part of a mixed-use project.
Communications												
Radio and Television Broadcasting Stations							A				A	
Cable and Other Subscription Distribution							A				A	
Wired Telecommunications Carriers							A				A	
Satellite Telecommunications							A				A	
Monopole Towers and Antennae							S				S	
Lattice Towers											S	
Amateur Radio Service Antenna Structure		S	S	S								
Data Processing, Hosting, and Related Services							A			A		
News Syndicates							A			A		

EXHIBIT “B”
(Zoning code sections to be amended)

- Section 3.7 Hospital Overlay

Sec. 3.7. Hospital Overlay

Sec. 3.7.1. Purpose. The Hospital Overlay is established in recognition of the unique resource and opportunity represented by Southern Regional Medical Center and its affiliated uses. The Overlay acknowledges the emphasis Clayton County has placed on this local economic engine. In addition to employment opportunities at the hospital and support uses, Southern Regional is vital to rendering medical services convenient to Southside residents. This Overlay seeks to provide uses that would support Southern Regional Medical Center and its staff.

Sec. 3.7.2. Allowed Uses. The following uses are allowed in the H, Hospital Overlay; any use not specifically identified as an allowed use in this section shall be prohibited.

A. Residential uses:

1. Allowed residential uses in the Hospital Overlay encompass residential and lodging uses with the scale of such uses being limited. The intended occupants are hospital and medical facility staffs and short term stays for family members of hospital patients
2. Attached residential units may be permitted, provided such units are part of a single mixed-use building. (i.e. live/work units, or apartments over retail space, etc.)
3. Single family attached dwellings in the form of row houses, townhouses or condominiums, subject to the following conditions:
 - a. Such developments shall be limited to 24 dwelling units.
 - b. The location of such developments shall be limited to those properties served by sidewalks linking the dwellings to Southern Regional Medical Center.
 - c. A minimum of twenty percent of the gross acreage of the development tract shall be dedicated to usable open space.
4. Multifamily dwellings subject to the following conditions:
 - a. Such developments shall be limited to 24 dwelling units.
 - b. The location of such developments shall be limited to those properties served by sidewalks linking the dwellings to Southern Regional Medical Center.
 - c. A minimum of twenty percent of the gross acreage of the development tract shall be dedicated to usable open space.

B. Commercial uses:

1. Hotels, subject to the following conditions and including bed and breakfast inns, subject to the standards of Sec. 4.3.2.7. Bed and breakfast inn:
 - a. Hotels, limited to a maximum of 80 guest rooms and excluding “extended stay” hotels.
 - b. Access to guest rooms shall be via interior corridors, only with no access available directly from the parking lot.
 - c. The hotel reception desk shall be staffed 24 hours a day, seven days a week.

2. Book, card and stationery stores.
3. Coffee shops/ Specialty Snack Shops and Non-Alcoholic Beverage Bars
4. Drug stores/pharmacies subject to a maximum gross floor area of 6,000 square feet.
5. Fitness centers and gyms, subject to a maximum gross floor area of 4,000 square feet.
6. Florists and gift shops.
7. Food stores, subject to a maximum gross floor area of 3,000 square feet and excluding fuel sales.
8. Parking lots and decks.
9. Sit-down restaurants, subject to a maximum gross floor area of 4,000 square feet.
10. Spas/wellness centers/weight loss centers.
11. Hair replacement offices.

C. Professional Office and Institutional Uses:

1. Hospitals
2. Clinics/Urgent care
3. Skilled nursing facilities.
4. Rehabilitation centers.
5. Nursing homes.
6. Personal care homes.
7. Services for the Elderly and Persons with Disabilities
8. Medical testing and laboratory facilities.
9. Medical offices/surgical centers.
10. Adult day care centers
11. Child day care centers
12. Residential/Outpatient treatment centers* See Section 13.8

Outpatient Medical Care Centers
Special Needs Transportation

Sec. 3.7.3. Special Uses.

The following uses shall be special uses and will require the approval of a Special Land Use Permit (SLUP).

1. Churches, places of worship

Sec. 3.7.4. Prohibited Uses.

Any commercial enterprise of such scale that would, likely attract customers from Southern Regional Medical Center and its environs. Such determination shall consider the scale of the proposed commercial use relative to surrounding uses, hours of operation, and relationship to medical uses, among other factors. Any commercial enterprise of such scale that would likely attract customers from Southern Regional Medical Center and its environs. Such determination shall consider the scale of the proposed commercial use relative to surrounding uses, hours of operation, and relationship to medical uses, among other factors.