

ARTICLE XXIII

SPECIAL USE DISTRICT (SU)

SECTION 2300 - PURPOSE OF THIS DISTRICT

The purpose of this district is to provide areas for the development of special uses, which, because of their size, institutional nature and/or unique characteristics, do not fit compatibly into other zoning districts of the County. These special uses include, but are not limited to, large educational institutions, comprehensive elderly retirement facilities, Interstate or other limited access highways, and the Longleaf Trace Multipurpose Trail. The uses permitted in SU districts do not include “public/quasi-public facilities and utilities” as those are defined by this Ordinance.

SECTION 2301 - ZONING OF ALL PROPERTY OWNED BY INSTITUTIONAL USES PERMITTED IN THIS DISTRICT SHALL BE S-1 UNLESS RE-ZONED

The zoning of all property owned by institutions permitted in this district, including educational institutions, comprehensive elderly retirement facilities, or large-scale group care facilities shall be “SU Special Use District” unless the land owned by such institutions is rezoned by the Board of Supervisors. Furthermore, if the operators of such institutions propose to acquire additional land following the effective date of this Ordinance, the operators of such institutions shall file an application for the appropriate zoning if not already zoned consistent with the proposed use. If the land to be acquired is to be used for the purposes specified in this article, then the land shall be zoned “SU” accordingly.

This provision is intended to alert the public as to the possible character of future development of land proposed for rezoning by the operators of such institutional uses: for example, a proposed rezoning from "SU" to a commercial classification.

SECTION 2302 - LAND USES PERMITTED

- A. Educational institutions, including large-scale (with campuses generally encompassing 50 acres or more) colleges and universities, religious seminaries, and technical and vocational training facilities. Uses permitted in such SU districts include administrative buildings/offices; educational facilities such as classrooms, libraries, laboratories, and gymnasiums; stadiums, auditoriums and coliseums; student or faculty housing; dining or food service facilities; recreational facilities such as golf courses, tennis courts, swimming pools, and similar uses; chapels and places of worship; commercial-type facilities such as bookstores, laundries, hair styling shops and similar enterprises primarily intended for the benefit of students and staff; parking lots intended primarily for staff and students of the institution; and other uses commonly associated with educational institutions. Small-scale educational uses (generally, with campuses encompassing less than 50 acres), including elementary

schools and secondary schools, are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402.

B. Comprehensive elderly retirement facilities, including only those facilities which shall provide for the use of their residents the following:

- * residential units of varying size (i.e., number of bedrooms, different square footage depending upon the needs of the individual residents);
- * common dining facilities and some or all meals;
- * housekeeping and linen service, available if desired by the residents;
- * laundry services, available if desired by the residents;
- * commercial facilities intended primarily for the benefit of staff and residents of the retirement facility, including such facilities as a beauty salon or barber shop, bookstores, and convenience-type commercial uses on site;
- * local transportation provided directly by the facility (i.e., not contracted through taxicabs, etc.) for outings for residents;
- * recreational facilities intended primarily for the benefit of staff and residents, such as a library, meeting/game room, spa or swimming pool, etc.; and
- * security features, such as emergency pull cords in each residential unit;
- * on-site health care services and/ or facilities; and
- * dwelling units for resident managers;

(Note: Hospitals which are not a part of a retirement facility are not included as special uses under this article, but are regulated as public/quasi-public uses under Section 402. Furthermore, retirement facilities do not include nursing homes as defined by this Ordinance; nursing homes are regulated as public/quasi-public uses under Section 402.)

C. Large scale group care facilities for the housing and care of orphans, foster children, battered women and children, “disabled” persons (see Article II for definition of “disabled persons”) and other persons requiring specialized treatment, including all uses needed for same.

D. Interstate Highway Rights-of-Way and Other Limited Access Roadway Right-of-Way.

E. Longleaf Trace Multipurpose Trail Right-of-Way.

SECTION 2303 - CONDITIONAL USES AND STRUCTURES AS PROVIDED IN SECTION 2805

A. Wireless communications facilities.

B. Public and quasi-public facilities and utilities may be allowed in these districts in compliance with Section 402 of this Ordinance and subject to any limitations and restrictions deemed necessary by the Board of Supervisors.

SECTION 2304 - DIMENSIONAL REQUIREMENTS

All dimensional requirements for land uses in SU districts are subject to site plan review approval by the Board of Supervisors.