

ORDINANCE

AMENDING SECTIONS 5.1, 5.3.D, and 11.2 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO PERMIT TRAIL-RELATED USES AND ARTISAN STUDIOS/WORKSHOPS AS CONDITIONAL USES IN THE LIMITED INDUSTRIAL DISTRICT

WHEREAS, the next segment of the Spanish Moss Trail is currently under construction; and

WHEREAS, there is a trailhead for the Spanish Moss Trail in the Depot Road Limited Industrial District; and

WHEREAS, when the next segment of the Trail is complete, it will run for a distance of over six miles, and will extend from Port Royal to Burton; and

WHEREAS, the Spanish Moss Trail is already getting wide use from area residents and some visitors; and

WHEREAS, retail activities such as bicycle rental and restaurant uses are currently not permitted in the Limited Industrial District; and

WHEREAS, the Spanish Moss Trail has the potential to increase recreational- and eco-tourism in the area; and

WHEREAS, the Depot Road Limited Industrial area has the potential to foster businesses and economic activity that supports trail users and enhances trail activity; and

WHEREAS, the Depot Road Limited Industrial area, because of the existing building stock, has the potential to attract artisans and craftsmen that would have less of an impact on adjoining property that current uses permitted in the district; and

WHEREAS, these artisans and craftsman may find it desirable to be able to sell merchandise on site; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance to establish the definition of Trail-Related Use and Artisan Studio/Workshop, and has established the conditions under which such uses would be allowed; and

WHEREAS, this amendment has been presented to the Beaufort--Port Royal Metropolitan Planning Commission and the Commission unanimously recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on July 28, with notice of the hearing published in *The Beaufort Gazette* on July 13;

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Beaufort, South Carolina, duly assembled and by authority of same, pursuant to the power vested in the Council by Section 6-29-760, *Code of Laws of South Carolina, 1976*, that *The Unified Development Ordinance of the City of Beaufort, South Carolina* be amended as follows:

1. Delete the current Use Tables in Section 5.1 “Use Tables,” and replace them with new Use Tables to read as shown on the attached sheets.
2. Revise Section 5.3.D “Specific Use Standards; Commercial Uses” by adding a new paragraph 2, “Artisan Studio/Workshop” to read as follows, renumbering the existing paragraphs as necessary:

2. Artisan Studio/Workshop

Artisan Studio and Workshops are permitted in the LI zoning district subject to the following conditions:

- a. the sign regulations in Section 7.2 of this UDO apply; however, with regard to freestanding signs, only one freestanding sign with a maximum area of 5 square feet is permitted per lot;
 - b. no outside amplified music is permitted;
 - c. no alcohol sales is permitted;
 - d. full cut-off fixtures shall be used in any outdoor lighting; maximum height of light poles 12’ if located within the setback area adjoining a residential use; 25’ elsewhere on the site; and
 - e. new construction and exterior changes to existing structure to accommodate such uses shall be subject to Section 6.6 of this UDO.
3. Revise Section 5.3.D “Specific Use Standards; Commercial Uses” by adding a new paragraph 28, “Trail-Related Use” to read as follows, renumbering the existing paragraphs as necessary:

28. Trail-Related Use

Trail-Related Uses are permitted in the LI zoning district subject to the following conditions:

- a. such use shall be located within Depot Road Limited Industrial District;
- b. the floor area for such use shall not be over 2,500 square feet;
- c. on-site parking shall be provided for the proposed use at the rate of 1 space per 300 square feet;
- d. no drive-thru or drive-up windows are permitted;
- e. the hours of operation shall be limited to between 7:00 AM and 6:00 PM EST, 7:00 PM EDT;
- f. the sign regulations in Section 7.2 of this UDO apply; however, with regard to freestanding signs, only one freestanding sign with a maximum area of 5 square feet is permitted per lot;
- g. no outside amplified music is permitted;
- h. no alcohol sales or consumption is permitted;
- i. any use that includes outdoor seating shall have a trash container available for disposal of goods consumed on the premises;
- j. full cut-off fixtures shall be used in any outdoor lighting; maximum height of light poles 12’ if located within the setback area adjoining a residential use; 25’ elsewhere on the site; and

- k. new construction and exterior changes to existing structure to accommodate such uses shall be subject to Section 6.6 of this UDO.
- 4. Revise Section 11.2 "Defined Terms," by adding the following definitions at their appropriate alphabetical location:

Artisan Studio/Workshop. An establishment for the preparation, display, and sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles and related items. Also included are establishments for the teaching and performance of visual and performing arts such as drawing, photography, vocal or instrumental music, theatre, painting, sculpture, and writing.

Trail-Related Use. A restaurant, or a retail use that caters to users of the Spanish Moss Trail. Retail uses specifically include the sale, rental, and/or repair of outdoor recreational equipment, goods, or clothing.

This ordinance shall become effective immediately upon adoption.

(SEAL)

Attest:

BILLY KEYSERLING, MAYOR

IVETTE BURGESS, CITY CLERK

1st Reading

2nd Reading & Adoption

Reviewed by:

WILLIAM B. HARVEY, III, CITY ATTORNEY

Article 5: Use Regulations
Section 5.1: Use Tables

Use Category	Specific Use	Residential											Nonresidential							Special Purpose	
		TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP			
Retail Sales and Service	Animal Hospital/Kennel												C	C	P						
	Artisan Studio/Workshop														C						
	Bakery								C		C	C	C	P							
	Banquet Facility								P	C	P	P									
	Body Piercing Facility														C						
	Drug Store/Pharmacy								C		C	P	P			P					
	Tattoo Facility														C						
	Trail-Related Use														C						
	Other Retail Sales and Services								C		C	P	P								
	Single-Story															P					
Vehicle Sales and Service	Multi-Story														C	P					
	Vehicle Service and Repair														C	P					
	Car Wash												C	C	P						
	Fuel Sales											S	C	C							
	Vehicle Service, Limited											C	P	P							
	Boat Sales and Service											C	P								
	Other Vehicle Sales and Service													C	P						
	INDUSTRIAL (See Section 5.2G)																				
	Aviation Services															P			P		
	Light Industrial Services													S	P				P		
Manufacturing and Production														C				P			
Truck Terminal														C				P			
Warehousing													S	C				P			
Waste-Related Service														S				S			
Wholesale Sales													C	C				P			

Article 5: Use Regulations
Section 5.1: Use Tables

Use Category	Specific Use	Residential											Nonresidential							Special Purpose
		TR	RE	R-1	R-2	R-3, R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LI	MED	CP	IP		
OTHER (See Section 5.2H)																				
Agriculture	Agriculture/Horticulture	P																		
	Silviculture, Tree Farm											C	C	C				P		
Water Oriented Facilities												P	P	P						
Telecommunication Towers														C	C			C		