

ORDINANCE

AMENDING SECTION 5.1, "USE TABLES," AND SECTION 5.3.D, "USE STANDARDS, COMMERCIAL USES," OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO ALLOW ENTERTAINMENT USES SUCH AS COMMUNITY CLUBHOUSES AND POOLS IN RESIDENTIAL ZONING DISTRICTS

WHEREAS, the Unified Development Ordinance currently does not permit Entertainment uses such as pools and community clubhouses in residential zoning districts; and

WHEREAS, community facilities such as pools, tennis courts, and community clubhouses are often included as amenities in planned communities; and

WHEREAS, the City wants to encourage developers of planned communities to utilize the standard zoning districts in the Unified Development Ordinance rather than to utilize the Planned Unit Development option; and

WHEREAS, there is at least one planned community that has been developed under the standard zoning districts that includes community facilities such as a pool and a clubhouse; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance that allows community facilities such as pools and clubhouses as conditional uses in residential zoning districts; and

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

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on January 11, 2011, with notice of the hearing published in *The Beaufort Gazette* on December 20, 2010;

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 9, "Entertainment," to read as follows, and renumbering the existing paragraphs as appropriate:

9. Entertainment

Indoor and Outdoor Entertainment are permitted subject to the following standards:

- a. The use is owned and managed by the neighborhood association or property owners' association in which the use is located.

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

