

ORDINANCE

AMENDING SECTION 5.1 OF THE CITY OF BEAUFORT UNIFIED DEVELOPMENT ORDINANCE TO ADD INDOOR ENTERTAINMENT AS A USE PERMITTED BY SPECIAL EXCEPTION IN THE LIMITED INDUSTRIAL DISTRICT

WHEREAS, Indoor Entertainment uses such as health clubs, indoor recreation facilities, etc. are currently not permitted in the Limited Industrial District; and

WHEREAS, some industrial buildings have characteristics such as high ceilings and open floor plans which make them attractive for Indoor Entertainment uses; and

WHEREAS, the City desires to reuse structurally sound vacant industrial buildings and reestablish viable commercial uses; and

WHEREAS, permitting a use by the special exception process requires a detailed examination of the proposal and allows conditions to be attached to approval of the use; and

WHEREAS, staff has prepared an amendment to the Unified Development Ordinance to allow Indoor Entertainment in the Limited Industrial District as a use permitted by special exception; and

WHEREAS, this amendment has been presented to the City of Beaufort-Town of Port Royal Joint Municipal Planning Commission and the Commission recommended approval; and

WHEREAS, a public hearing before the Beaufort City Council was held regarding this ordinance amendment on August 25, 2009, with notice of the hearing published in *The Beaufort Gazette* on August 10, 2009;

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:

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.

This ordinance shall become effective immediately upon adoption.

BILLY KEYSERLING, MAYOR

(SEAL) Attest:

SHIRLEY D. HUGHES, ACTING 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	Residential											Nonresidential					Special Purpose	
	TR	RT	R1	R2	R3	R4	GR	IHR	MHP	NC	OC	CC	GC	HC	LI	MED		CP
Specific Use	P = Permitted By Right E = In Existing Building Only C = Conditional Use S = Special Exception Use											S = Special Exception Use						
RESIDENTIAL (See Section 5.2D)																		
	P	P	P	P	P	P	P	P	P									
Single-Family, Detached																		
Zero Lot Line				C	C	C	C											
Village House				C	C	C	C											
Cluster Development	C	C	C	C	C	C	C											
Two-Family Dwelling							P	P										
Three-Family Dwelling							P	P										
Townhouse Dwelling							P											
Residential, Upper Story																		
Manufactured Housing Park or Subdivision										P								
Multifamily Dwelling																		
Live-Aboard Boat																		
Accessory Dwelling	C	C	C	C	C	C	C	C										C
Home Occupation 1	P	P	P	P	P	P	P	P										
Home Occupation 2	P	S	S	S	S	S	S	S										
Group Dwelling																		
PUBLIC, CIVIC, INSTITUTIONAL (See Section 5.2E)																		
Community Service																		
Daycare	S	S	S	S	S	S	S	S										
College/University																		
School, Public/Private																		
School, Trade/Vocational	C	C	C	C	C	C	C	C										
Government Facilities																		
Health Care Facilities																		

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Section 5.1: Use Tables

Use Category	Specific Use	Residential											Nonresidential							Special Purpose		
		TR	RF	R-1	R-2	R-3	R-4	GR	TBR	MHP	NC	OC	CC	GC	HC	LC	LI	MED	CP	NOTES		
Self-Service Storage	Bakery											C	C	C	C	P						
	Banquet Facility											P	C	P	P							
	Body Piercing Facility																					
	Drug Store/Pharmacy																					
	Tattoo Facility											C	C	P	P							
	Other Retail Sales and Services																					
	Single-Story											C	C	P	P							
	Multi-Story																					
	Vehicle Service and Repair																					
	Car Wash																					
Vehicle Sales and Service	Fuel Sales																					
	Vehicle Service, Limited																					
	Boat Sales and Service																					
	Other Vehicle Sales and Service																					
INDUSTRIAL (See Section 5.2G)	Aviation Services																					
	Light Industrial Services																					
	Manufacturing and Production																					
	Truck Terminal																					
	Warehousing																					
	Waste-Related Service																					
	Wholesale Sales																					
	OTHER (See Section 5.2h)																					
	Agriculture	Agriculture/Horticulture																				
		Silviculture, Tree Farm																				
Water Oriented Facilities																						