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### **Section 5-3.1. B-1, Limited business district:**

It is the intent of the B-1 zoning district to encourage the formation and continuance of quiet and uncongested neighborhood-scale commercial nodes and corridors, providing compatible professional business offices together with certain residential and neighborhood commercial uses that fulfill the daily needs of the surrounding residents and which will not adversely affect but enhance quality of life in adjacent residential areas by creating an appropriate transition from medium-density commercial into lower-density residential areas.

(a) *Permitted uses:* The following uses shall be permitted in the B-1 zoning district:

1. All uses permitted in the neighborhood office (ON) and the single-family residential zoning district (R-1).
2. Establishments providing certain convenience items and services to the public such as:
  - a. Barber shops, beauty shops, nail shops and tanning salons;
  - b. Flower shops, card shops, gift shops, video stores, tobacco shops, bait/tackle shops, newsstands and magazine stands;
  - c. Laundromats and dry cleaning pickup stations;
  - d. Telephone stores, cable TV service stores, internet cafes;
  - e. Grocery stores, convenience stores, pharmacies, health food stores, confectioneries, bakeries, pretzel or cookie shops, where products are sold predominantly at retail;
  - f. Clothing/shoe stores.
3. Establishments of a business character providing services of a specialized nature to individuals or other businesses, such as:
  - a. Copying/printing services;
  - b. Post offices, mailing/delivery services;
  - c. Film development establishments;
  - d. Bicycle repair;
  - e. Watch, clock and jewelry repair services.
4. Social, cultural and health facilities, including:
  - a. Public and private kindergarten, elementary or secondary schools;
  - b. Adult and child daycare;
  - c. Specialized training schools such as martial arts, yoga, and dance studios;
  - d. Libraries and museums;
  - e. Health clubs and fitness centers;
  - f. Cemeteries;
  - g. Places of worship;
  - h. Public recreational facilities;
  - i. Hospitals and medical clinics;
  - j. Professional, civic, and cultural associations/organizations;

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- k. Nursing homes and assisted-living facilities;
  - l. Veterinary services and pet grooming businesses;
  - m. Artist and photographic studios and art galleries.
- 5. Business and professional offices, such as:
  - a. Legal services such as lawyer's offices, paralegal services and stenographers;
  - b. Government offices;
  - c. Engineering, architecture, planning, and surveying services;
  - d. Financial services such as banks, credit unions, savings and loan companies, mortgage companies, investment counseling, accountants, and appraisers;
  - e. Marketing services such as advertising companies, opinion poll companies, telemarketing companies;
  - f. Insurance companies;
  - g. Real estate offices such as realtors, property managers, and leasing offices.

(b) *Conditional uses:* The following uses shall be permitted on a conditional basis in any B-1 zoning district, subject to the stated conditions:

- 1. Administrative offices of construction firms provided that no trucks, heavy commercial vehicles, equipment, or materials are stored on-site.
- 2. All conditional uses permitted in the R-1 zoning district subject to the conditions stated therein.
- 3. Eating establishments, provided there are no drive-through windows.
- 4. Full-service restaurants provided that:
  - a. The establishments do not operate during hours when meals are not being served;
  - b. The establishments do not offer catered events;
  - c. No "cover" or similar admission charge is collected for entrance;
  - d. Music, whether live or recorded, or indoor or outdoor, is not in violation of the city noise ordinance at section 13-126;
  - e. If located within five hundred (500) feet of a residentially used or zoned parcel, the establishments close by 10:00 p.m.; and
  - f. There are no drive-through windows.
- 5. Up to four (4) multi-family dwelling units provided that: (a) the units are located over commercial uses and (b) parcel is not located within the Dorchester Road Corridor I, Dorchester Road Corridor II, the University Boulevard, or the Ladson Road overlay districts.
- 6. Retail establishments for the sale of furniture, home furnishings, bicycles, or antiques, provided that (a) the establishment does not exceed three thousand (3,000) square feet in size and (b) no more than twenty-five (25) per cent of the total floor area is used for storage/stock rooms.
- 7. Recording studios, provided the building is sound proofed and no noise emanates into adjoining units or properties.
- 8. Parking lots as a principal use provided that no parking spaces designed or designated for semi-tractor-trailers are included.

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(Ord. No. 1990-34, 6-28-90; Ord. No. 1991-16, 5-9-91; Ord. No. 1995-5, 3-7-95; Ord. No. 2002-003, 1-10-02; Ord. No. 2002-087, 11-26-02; Ord. No. 2003-016, 2-27-03; Ord. No. 2009-49, 9-24-09; Ord. No. 2020-007, Exh. A, 1-23-2020; Ord. No. 2021-009, Exh. A, 2-25-2021)

## **Section 5-4. B-2, General business district:**

The B-2 zoning district is established to provide the appropriate land reserved for general business purposes with particular consideration for general commercial development that supports city-wide as well as regional commerce located along major arterial corridors. The regulations that apply within this district are designed to encourage the formation and continuance of a compatible and economically healthy environment for business, financial, and professional service uses which benefit from being in close proximity to each other. The mixing and stacking of uses shall be encouraged to foster an urban environment with dense, walkable nodes along the city's commercial corridors as designated on the future land use map:

- (a) *Permitted uses:* The following uses shall be permitted in the B-2 zoning district:
  - 1. All uses permitted in the R-1 and B-1 zoning districts;
  - 2. All uses permitted in the R-2 zoning district shall also be permitted in all B-2 zoned areas except for B-2 locations within the Dorchester Road Corridor I (Upper Dorchester), Dorchester Corridor II (Middle Corridor), the University Boulevard and the Ladson Road overlay districts;
  - 3. Temporary or transient lodging such as: hotels, motels, inns, hostels, missions, homeless shelters, or other shelters, but excluding campgrounds and RV parks (provided, however, that missions, homeless shelters or other like facilities shall not be permitted in an area determined by city council, pursuant to ordinance and state law including the South Carolina Community Development Law and the South Carolina Tax Increment Finance Law, to be a blighted or conservation area);
  - 4. Establishments selling commodities and small quantities to the consumer, usually low bulk comparison items including department stores and stores selling general and variety merchandise;
  - 5. Establishments selling primarily one-stop shopping items, usually high bulk, such as appliances, radios, televisions, floor coverings, furniture, home furnishings, antiques, auto accessories, oil change and tire repair shops, hardware, paint, wallpaper, auction items, office machines, second hand items, bicycles, beverages, guns, light fixtures and general equipment;
  - 6. Establishments of a business character providing maintenance, installation, or repair of specialized equipment to individuals or other businesses, such as office equipment repair, locksmiths, shoe repair, re-upholstering, and furniture repair;
  - 7. Transit stops or terminals, including: bus stations, rail stations and taxi stands;
  - 8. Eating establishments;
  - 9. Studios for artists and craftsmen, such as glass working shops, ornamental iron workshops, and handcrafted furniture shops;
  - 10. Indoor commercial recreation facilities, such as: theaters, billiards, bowling alleys, and skating rinks;
  - 11. Funeral homes;
  - 12. Certain communications facilities limited to:
    - a. Newspaper offices;

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- b. Broadcasting studios; and
  - c. Telephone or telegraph offices.
- 13. Call centers;
- 14. Catering or commercial kitchens used for the preparation of food to be sold and consumed elsewhere.

(b) *Conditional uses:* The following uses shall be permitted in any B-2 zoning district subject to the stated conditions:

- 1. Storage garages or lockers for lease to individuals or groups provided that:
  - a. Any accessory open areas for storage of recreational vehicles, boats, work trailers, cars, and the like meets the following conditions:
    - i. The open area is located behind the principal structure; and
    - ii. The open area is screened by an eight (8) foot opaque privacy fence or wall; and
  - b. Each storage unit does not exceed three hundred (300) square feet in area.
- 2. Outdoor commercial recreation facilities such as:
  - a. Carnivals and circuses provided that no portion of a building, amusement device or ride, parking, or any other appurtenance affiliated with the carnival or circus may be located within one thousand (1,000) feet of a residential zoning district, excluding those hosted by the city on recreational facilities. Hours of operation must be limited to 9:00 a.m. to 10:00 p.m. Sunday through Thursday and 9:00 a.m. to 12:00 a.m. Friday and Saturday. In addition to meeting the current building code requirements for handicap bathroom facilities, the carnival or circus must also meet all other requirements of the zoning district that the use is operating in, i.e., setbacks, screening, etc.
  - b. Other outdoor commercial recreation facilities such as paintball, go-karts, etc., subject to the following conditions:
    - i. The hours of operation shall be limited to 8:00 a.m. to 11:00 p.m. when adjacent to residentially used property;
    - ii. Noise-generating activities shall be oriented away from residential areas;
    - iii. Where such uses are located adjacent to residential properties, a twenty-foot setback and a full eight-foot masonry wall shall be required.
  - c. Campgrounds (including tent and cabins) and recreational vehicle parks, subject to the following conditions:
    - i. Stays at such locations are limited to 29 days or fewer.
    - ii. A minimum lot size of three acres is required.
    - iii. No portion of the parcel is located within a Mixed-Use Corridor as identified by the comprehensive plan.
    - iv. Landscaping meeting Type-B Buffer requirements, and a full eight-foot masonry wall shall be provided along the perimeter.
    - v. All internal park roads:

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- (a) Shall be privately owned and maintained. They shall be constructed to all-weather standards. Park roads shall have a minimum improved width as follows (does not include parking):
  - (1) One-way road: 12 feet.
  - (2) Two-way road: 24 feet.
- (b) Shall provide a continuous path of travel throughout all recreational vehicle parks. No roadway shall dead-end.
- (c) To maintain unobstructed vehicle travel through the interior of the park, no parking along the roadways shall be allowed.
- (d) No entrance or exit shall require a turn at an acute angle for vehicles moving in the direction intended, and radii of curbs and pavements at intersections shall be such as to facilitate easy turning movements for vehicles with trailers attached.

vi. Individual lots within the Campground/RV:

- (a) May not be established within twenty feet of the parcel line.
- (b) May not be established in special flood hazard areas.
- (c) Shall be provided with the following hookups:
  - (1) Electrical;
  - (2) Water; and
  - (3) Sewer.
- (d) Shall be provided with a low-intensity light at the roadway, internal illuminated site numbers, and Section 4-17 site lighting requirements.
- (e) Shall include a minimum of one 9' x 19' parking space, shall be provided per campground/RV lot. (An RV parking pad may satisfy this requirement.) If RVs are to be accommodated, the RV parking pad shall be a minimum of 20 feet wide by 40 feet long with a minimum five-foot-wide setback on each side, or otherwise able to accommodate both the RV unit and the tow vehicle.

vii. A minimum of 20 percent of the property shall be set aside and maintained as open space for the recreational use of park guests. Such space and location shall be accessible and usable by all guests of the park for passive or active recreation. Required buffer areas, outdoor recreational facilities, such as open picnic structures, swimming pools, hot tubs, tennis courts, playground equipment, horseshoe pits, dog parks, etc., may be counted toward this requirement. Parking spaces, driveways, access roads, and parking pads are not considered to be usable open space.

viii. In addition to the individual campground/RV lots, there shall be a minimum of four parking spaces available at the main office, two designated for staff and two designated for visitors. Additional visitor parking spaces shall be provided at a ratio of one parking space per each increment of five campground/RV lots. All parking must include designs for both standard and ADA parking.

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- ix. All utility lines in the park shall be underground and shall be approved by the agency or jurisdiction providing the service and other applicable permitting authorities.
- x. Separate men's and women's restroom facilities shall be provided for use of park patrons as follows: a minimum of one standard toilet stall and one ADA accessible stall, with hand washing sinks available, as appropriate.
- xi. If pets are permitted in the campground or RV park, each park shall have a designated, clearly marked pet relief area that is to be maintained regularly to ensure exceptional sanitary conditions. Designated pet waste receptacles shall also be provided.
- xii. Site plan required: A site plan showing the above required data, and in all other respects meeting the minimum requirements for a building permit shall accompany all applications to establish a campground or recreational vehicle park.
- xiii. Campground/park management:
  - (a) A business license is required to operate the park, and the owner of the RV park shall be responsible for the development and maintenance of the park in strict conformity with the building site plan, and all applicable laws, codes, and ordinances.
  - (b) An RV park with 10 or fewer pads shall have a park manager that is accessible 24 hours per day, seven days per week, whose contact information is clearly marked and available to park patrons. RV parks with 11 or more pads will be required to maintain on-site management headquarters.
- ix. The zoning administrator may (but shall not be required to) administratively permit a reasonable modification of these requirements without the necessity of a variance being obtained:
  - (a) Where the requirements of this subsection conflict with the requirements, conditions, or permits of other regulatory agencies; or
  - (b) For campground lots not designated for RVs.

3. Car washes provided that:

- a. Side and rear buffers of the type B variety are provided unless adjoined by commercial or industrial uses;
- b. A front setback of twenty-five (25) feet is provided;
- c. Side and rear setbacks: twenty-five (25) feet; and
- d. Car wash bays shall be oriented not to front on the adjacent right-of-way, except for corner lots, where service bays shall be oriented toward the less-travelled right-of-way.

4. Highway-oriented uses, including gas stations and related convenience stores including a one-bay car wash; auto repair establishments, tire retreading establishments, paint and body shops; car and truck rentals; and establishments selling used and new cars, motorcycles, boats, trailers, recreational vehicles, manufactured homes, and farm and industrial equipment; provided that:

- a. Side and rear buffers of the type B variety are provided. Such buffers shall be required unless adjoined by commercial or industrial uses.

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- b. Highway-oriented uses are not within the Dorchester Road Corridor I and II and the University Boulevard overlay districts. Existing gas stations and related convenience stores operating as legal, but nonconforming, uses within these overlay districts are exempt from the provisions of section 4-5(a)(2).
- c. For new construction, including building additions, service and car wash bays shall be oriented not to front on the adjacent right-of-way, except for corner lots, where service bays shall be oriented toward the less-travelled right-of-way.
- d. There is no open storage of junk or salvage material, including cars awaiting repair for periods greater than seventy-two (72) hours and which are incapable of self propulsion. Any car being repaired which is not capable of self propulsion may not be stored on the premises for a period greater than seventy-two (72) hours.
- e. Storage of materials, including tires, must occur behind an eight (8) foot privacy fence to the side or rear of the building. Parking areas for parking and/or storage of Class 1 and Class 2 vehicles is not subject to this requirement.
- f. Car and truck rentals, including related support facilities, such as facilities at which processing, cleaning, maintaining, and temporary storing of rental cars occurs, which are located within a one and one-half (1½) mile radius from Charleston International Airport are exempt from 5-4(b)4(b) above.
- g. Pumps and fueling islands for Class V vehicles, both as a primary use and accessory to gas stations and convenience stores, are prohibited along Mixed Use Corridors identified in the Comprehensive Plan.

- 5. Parking lots as a principal use provided that no parking spaces designed or designated for semi-tractor-trailers or boat storage are included.
- 6. Full-service restaurants, bars, and hookah and cigar lounges, provided that:
  - a. No "cover" or similar admission charge is collected for entrance;
  - b. No music is permitted in outdoor seating and/or outdoor bar areas after 11:00 p.m.; and
  - c. Music, whether live or recorded, or indoor or outdoor, is not in violation of the city noise ordinance at section 13-126.

- 7. Dance halls, banquet or rental halls and venues, clubs, music halls and any similar establishment, subject to the following conditions:
  - a. Establishments less than three thousand (3,000) square feet:
    - i. Uses established after the effective date of this section, must be located two hundred fifty (250) feet or more away from a church, school or residential use or parcel zoned for such use. For purposes of this section distance shall be measured "as the crow flies" from the walls of the business to the closest point along the property line devoted to, or zoned as, a church, school or residential use; provided however, that such uses located in the same building as the establishment shall not be considered when calculating separation;
    - ii. Interior soundproofing is required;
    - iii. No music is permitted in outdoor seating and/or outdoor bar areas after 11:00 p.m.; and
    - iv. Music, whether live or recorded, or indoor or outdoor, is not in violation of the city noise ordinance at section 13-126.

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- b. Establishments of three thousand (3,000) square feet or more:
  - i. Uses established after the effective date of this section must be located five hundred (500) feet away from a church, school or residential use or parcel zoned for such use. For purposes of this section distance shall be measured "as the crow flies" from the walls of the business to the closest point along the property line devoted to, or zoned as, a church, school or residential use; provided however, that such uses located in the same building as the establishment shall not be considered when calculating separation;
  - ii. Interior soundproofing is required;
  - iii. No music is permitted in outdoor seating and/or outdoor bar areas after 11:00 p.m.; and
  - iv. Music, whether live or recorded, or indoor or outdoor, is not in violation of the city noise ordinance at section 13-126.
- 8. Micro-breweries and small-scale distilleries, subject to the following conditions:
  - a. No noxious odors or noise may escape the parcel on which the use is situated;
  - b. A tasting room is provided;
  - c. Food is served;
  - d. No "cover" or similar admission charge is collected for entrance;
  - e. No music is permitted in outdoor seating and bar areas after 11:00 p.m.; and
  - f. Music, whether live or recorded, or indoor or outdoor, is not in violation of the city noise ordinance at section 13-126.
- 9. Pet daycare businesses, provided that: (a) there are no overnight stays and (b) there are no residentially used parcels within five hundred (500) feet of the subject parcel.
- 10. Pharmaceutical manufacturing; construction contractors; and flex facilities containing a combination of office and any one or more of the following uses: warehouse, distribution, and/or showroom facilities; are permitted subject to the following conditions:
  - a. The warehouse shall be no more than seven thousand five hundred (7,500) square feet and the warehouse space must be fully contained in the same building as the principal use.
  - b. The total warehouse space shall not exceed seventy-five (75) per cent of the combined gross floor area of the warehouse space and the office use.
  - c. The warehouse space, loading docks or zones, and any roll up doors shall not be oriented to the front elevation and/or adjacent right-of-way. Additionally, no loading docks or zones shall be oriented toward adjacent single-family use or zoning.
  - d. There shall be no outdoor storage areas associated with the use. Parking of company vehicles (up to Class IV vehicle and no heavy construction equipment) shall be located in the rear of the property, screened by an eight (8) foot opaque fence or wall.
  - e. A Type C buffer shall be provided adjacent to single-family use or zoning.
  - f. No new building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way.

(c) *Savings clause:* After the effective date of this Act, all laws repealed or amended by this act must be taken and treated as remaining in full force and effect for the purpose of sustaining any pending or

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vested right, civil action, special proceeding, criminal prosecution, or appeal existing as of the effective date of this act and for the enforcement of rights, duties, penalties, forfeitures, and liabilities as they stood under the repealed or amended laws.

(Ord. No. 1987-19, 4-9-87; Ord. No. 1990-34, 6-28-90; Ord. No. 1992-47, 11-5-92; Ord. No. 1993-7, 3-11-93; Ord. No. 1993-8, 3-25-93; Ord. No. 1998-72, 8-13-98; Ord. No. 2002-38, 5-23-02; Ord. No. 2002-39, 5-23-02; Ord. No. 2002-079, 10-24-02; Ord. No. 2002-090, 11-26-02; Ord. No. 2007-61, 8-23-07; Ord. No. 2009-49, 9-24-09; Ord. No. 2012-041, 9-27-2012; Ord. No. 2014-055, 9-25-2014; Ord. No. 2016-008, 2-25-2016; Ord. No. 2018-064, 10-25-2018; Ord. No. 2020-050, Exh. A, 10-22-2020; Ord. No. 2021-009, Exh. A, 2-25-2021; Ord. No. 2021-077, Exh. A, 11-23-2021; Ord. No. 2022-020, Exh. A, 3-24-2022; Ord. No. 2022-056, Exh. A, 10-27-2022; Ord. No. 2023-039, Exh. A, 7-27-2023)