

COMMERCIAL INDUSTRIAL (CI) USE LIST

Use list corresponds with the August 26, 2024, edition of Zoning Ordinance

Type of approval mechanism	Explanation
P = Permitted use	Allowed by right in the zoning district with no associated use-specific standards
C = Conditional use	Allowed in the zoning district if all associated use-specific standards are met; see Ch. 4 of the Zoning Ordinance
S = Special exception use	Zoning Board of Appeals determines whether to allow the use; the use may or may not have use-specific standards, and the ZBA may add additional standards if it deems that appropriate

USE CATEGORY	USE TYPE	
RESIDENTIAL		
Group living	Group home (Type A)	S
	Group home (Type B)	S
PUBLIC AND COMMERCIAL		
Agriculture and hunting	Community garden	C
	Farmers' market	C
	Urban farm	C
	Plant nursery (production)	P
	Hunting with bow or cross bow—as regulated by City Code of Ordinances and S.C. Department of Natural Resources	
Animal services	Animal care (limited)	C
	Animal care (general)	C
Cemeteries, columbaria, and mausoleums	Cemetery; columbaria; mausoleum	C
Community services	Community center; youth center; senior center	P
	Museums and libraries	P
Day care	Adult day care center	S
	Child day care center/Preschool	S
Educational institutions	Vocational/trade school	P
Event and entertainment	Bar/nightclub	S
	Conference center/convention center	C
	Event venue	C
	Teen club	S
	Theater/indoor concert hall/auditorium	P
	Fraternal organization or lodge	C
Food service	Commissary/catering kitchen/food production	C
	Restaurant (without alcohol sales)	C
	Restaurant serving alcohol	C
	Extended hours restaurant serving alcohol	C
	Specialty eating establishment	C
	Craft brewery	C
Government facilities	Emergency response facilities (fire, EMS, police)	P
	Government operations center	P
	Post office (regional or headquarters)	P
Health care	Hospice	P
	Mental health treatment facility	C
Offices	Business or professional office	P
USE CATEGORY		
	Contractor's office (Type A)	P
	Contractor's office (Type B)	C
Parking & transportation	Fleet maintenance and storage yard	C
	Parking lot/structure	P
	Passenger bus terminal	S
Recreation	Indoor recreation uses of ≤3,000 sf	P
	Indoor recreation uses of >3,000 sf	C
	Commercial outdoor recreation (Type A)	C
	Indoor firing range	S
Religious institution	Public parks and neighborhood common areas	C
	Religious institution (small)	P
	Religious institutions (medium)	C
Retail	Religious institution (large)	C
	Bank/credit union	C
	Funeral home	P
	Gasoline station / convenience store that sells gasoline	C
	Liquor store	C
	Personal instruction	P
Self-storage	Personal services (Type A)	P
	Retail sales or services (indoor)	C
	Retail sales or services (outdoor); outdoor storage (as a principal use)	C
	Self-storage	S
	Minor utilities	C
Utilities	Major utilities (Type A)	C
	Freestanding wireless communications tower and/or antenna	S
	Collocation of antenna on existing wireless communications tower	C
	Placement of antenna onto existing structure	C
	Freestanding small-cell DAS telecommunications pole — C if use-specific standards are met; S otherwise	
	Attachment of small-cell DAS telecommunications equipment onto existing pole	C
Vehicle sales and rentals	Automobile sales	C
	Automobile rentals	C
	Boat sales	C
	Commercial truck or equipment rental or sales	C
	Recreational vehicle rental and sales	C
Vehicle services	Aircraft parts, sales, and maintenance	P

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	Automobile repair	C	Manufacturing and production	Machine shop	P
	Automobile painting/body shop	C		Maker space	C
	Automotive wrecker service	S		Research and development	P
	Car wash	C		Manufacturing, limited	C
	Truck stop	C		Manufacturing, general	S
Visitor accommoda-tion	Campground	C	Wholesaling, warehouse, and freight movement	Printing and publishing	P
	Hotel or motel	C		Parcel services' terminal	C
	Short-term rentals	C		Flex space	P
INDUSTRIAL					
General industrial	Equipment repair	C	Wholesale and Warehouse (limited)	Wholesale and Warehouse (limited)	C
	Fuel oil/bottled gas distributor	S		Wholesale and Warehouse (general)	S
	Heavy equipment sales, rental, repair or storage	C		Recycling drop-off center	S
	Laundry, dry cleaning, and carpet cleaning plants	S	Waste-related services		
	Solar installations	C			
	Taxidermist	C			