

AN ORDINANCE

TO AMEND OF CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) TO CREATE THE DUPONT WAPPOO PLANNING AREA AND DUWAP OVERLAY ZONE, TO CREATE THE JOB CENTER ZONING DISTRICT AND AMEND VARIOUS EXISTING SECTIONS OF THE ZONING ORDINANCE AS NECESSARY TO INCLUDE STANDARDS FOR THE DUPONT OVERLAY ZONE AND THE JOB CENTER DISTRICT. (AS AMENDED)

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Article 2, Part 5, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting, in numerical order, Sec. 54-228, Dupont Wappoo Planning Area and DuWap Overlay Zoning, to read as follows:

“Sec. 54-228. Dupont Wappoo Planning Area and DuWap Overlay Zone.

- a. **Intent and Applicability.** The Dupont Wappoo Planning Area, as shown on the map titled “Dupont Wappoo Planning Area and Overlay Zone”, is an area of West Ashley that consists of a variety of residential, commercial and light industrial uses that have evolved over time. Within the Dupont Wappoo Planning Area is the Dupont Wappoo (DuWap) Overlay Zone. The intent of the Dupont Wappoo Planning Area and DuWap Overlay Zone is to preserve the existing development patterns while providing land use and design standards that enable new attractive development appropriate to and in scale with the community and to build upon the existing entrepreneurial ~~and small light industrial uses~~ as well as other existing commercial, office, retail and residential uses in the area. The Dupont Wappoo Planning Area and DuWap Overlay Zone also create regularity and coordination between the City of Charleston and Charleston County concerning zoning, land use, and design standards.

The DuWap Overlay Zone regulations in this section apply to all uses except for single-family residential and single and two family residential uses. The DuWap Overlay Zone regulations in this section apply in addition to the underlying base zoning district and in addition to all other applicable regulations of the City of Charleston Zoning Ordinance. In the case of conflict between the regulations of this section and other regulations in the Zoning Ordinance, the regulations of this section shall control. These overlay zoning district regulations are intended to be consistent with similar regulations adopted by Charleston County. Legally established existing uses that do not meet the requirements of this section shall be considered legal nonconforming per Sec. 54-110.

- b. **Coordination with Adjacent Jurisdictions.** The City of Charleston and Charleston County collaborated to develop the DuWap Overlay Zone standards to ensure that development within the within the Dupont

Wappoo Planning Area is consistent between the two jurisdictions. The City of Charleston and Charleston County will coordinate with the other regarding all land development applications, with the exception of single-family detached residential, to ensure consistency with regards to development requirements.

c. Prohibited Uses. In addition to the prohibited uses in Article 2, Part 3, Table of Permitted Uses, the following uses are prohibited within the DuWap Overlay Zone: vehicle sales (new or used) and associated vehicle storage areas that encompass more than one acre, boat sales (new or used) and associated storage areas that encompass more than one acre, restaurants with drive thrus, vehicle and boat repair as a principle or accessory use, vehicle and boat service shops, towing services, car washes, gasoline stations, pawn shops and short term lenders. Self-storage facilities are prohibited unless they are part of a multi-story mixed use development where the ground floor use along the entire street frontage is separately leased commercial or office space that is independent of the storage facility business. Single use multi-family structures, ~~except for affordable housing projects as verified by the City of Charleston Department of Housing and Community Development,~~ with individual building footprints greater than 10,000 square feet, ~~except as noted in 54-228(g) herein.~~

d. Driveways and Vehicle Access.

1. **General.** The driveway separation requirements shall apply per Article 3, Part 3 Driveway and Building Setback Requirements for Business, Office or Industrial Lots, Sec. 54-310 and 54-311 and the following subsection below.
2. **Shared Access.** ~~Shared access is encouraged between adjoining parcels.~~ Driveways for all uses except single-family residential should be located in a manner where they can be shared between adjoining parcels, ~~if feasible and~~ as described below.
 - a) Shared access should be located along a common property boundary.
 - b) ~~Shared access is encouraged between adjoining parcels. If the subject parcel is proposed for new development or redevelopment and has less than 130 feet of frontage shared access with the adjoining property is required unless the adjoining parcel is single-family residential.~~ If the owner of the adjacent parcel does not agree to share access the applicant must provide documentation of such in a letter from the adjacent property owner or by an affidavit.
 - c) Shared access agreements shall be recorded with the Register of Mesne Conveyance (RMC) Office.

c. Pedestrian access and sidewalks.

1. On-site pedestrian walkways shall be included in the site design of all new development and redevelopment projects and shall link access to existing sidewalks, adjacent parcels, as well as within the development area. At-grade and grade-separated pedestrian walkways within the project site shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways. All walkways must be ADA compliant.

2. Sidewalks in or adjacent to public rights-of-way shall be required per Article 3, Part 14.

d. Landscape buffer, road buffer and parking lot buffer requirements.

1. Requirements for landscape buffers shall apply per Article 3, Part 8, Landscape Buffer Requirements, with the following amendments applicable to the DuWap Overlay Zone:
 - a) Skylark Drive and Dupont Road shall be classified as Class I roads with a required buffer of 15 feet.
 - b) for buffers required to screen incompatible land uses, the landscape buffer may be reduced by up to one-half (1/2) its required depth when a six (6) foot tall opaque screen wall or fence is utilized in combination with the buffer to provide a continuous screen element; however, no required landscape buffer shall be less than ten (10) feet in depth.
2. Requirements for parking lot, vehicular use and refuse collection area landscaping and screening shall apply per Article 3, Part 7, Parking Lot, Vehicular Use and Refuse Collection Area Landscaping and Screening Requirements.

e. Street trees & street lights. The following shall apply to parcels with frontage along Savannah Highway. The installation of street trees and appropriately scaled street lights within the right-of-way shall be required for all new development and redevelopment projects that require approval by the City's Technical Review Committee (TRC) regardless of the amount of right-of-way altered as part of the project scope. Street tree species selection, size, location and spacing shall be pursuant to the City of Charleston Street Tree Manual and shall require approval of the Department of Parks as part of the TRC review process. Street selection location and spacing shall be pursuant to the City Code and shall require approval of the Department of Parks per City Code Sec. 30-51 as part of the TRC review process. Street light have Octagonal fixtures on fluted posts 17ft in height or other as approved by the Department of Parks.

f. Signage. Requirements for signage shall apply per Article 4, Part 3, Sign Regulations for the base zoning district unless noted otherwise below.

1. For a development containing three or fewer business units, one freestanding monument style sign with a maximum height of twelve feet (12') and a maximum size of forty (40) square feet per face shall be allowed.
2. For a development containing more than three business units, one monument style sign with a maximum height of fourteen feet (14') and a maximum size of sixty (60) square feet per face shall be allowed.

g. Design Standards. Savannah Highway, Wappoo Road, Dupont Road, Orleans Road and Skylark Drive are included in the City of Charleston's Design Review District and are under the purview of the Design Review Board (DRB) per Article 2, Part 11 in order to protect and improve the visual and aesthetic character and economic value of development within the City of Charleston. In accordance with Sec. 54-267 Design Review Objectives and Sec. 54-272 Design Review Standards, the following standards apply for all uses in

the DuWap Overlay Zone except for single family residential uses and should be used as a frame of reference for the applicant in the development of site and building plans.

1. **Building Height and Size.**
 - a) Within the DuWap Overlay Zone, building height shall be measured by stories instead of feet. Parcels with frontage on Savannah Highway between Dupont Road and I-526 or between Stinson Drive and I-526 shall have a maximum building height of seven (7) stories; all other parcels between Dupont Road and I-526 shall have a maximum height of five (5) stories. Parcels with frontage on Savannah Highway east of Dupont Road and Stinson Drive shall have a maximum building height of five (5) stories. Parcels with frontage on Wappoo Road shall have a maximum building height of three (3) stories.
2. **Building Footprint.**
 - a) Single use multi-family structures shall not have an ~~single-individual~~ building footprint greater than 10,000 square feet.
 - b) Affordable housing development projects, as verified by the City of Charleston Department of Housing and Community Development, are exempt from the maximum ~~individual~~ building footprint ~~requirement~~ provided that ~~no less than one hundred fifty percent (50%)~~ of the units in the ~~project development meet are~~ affordable ~~housing requirements~~ for no fewer than twenty (20) years from the initial occupancy.
3. **Site Design.**
 - a) The DuWap area should be defined by building frontages, screen walls and landscaping and not by parking lots.
 - b) Buildings on corner lots should address all applicable street frontages with regards to site design and architectural interest.
 - c) Parking for new developments should be located to the side or rear of the building. When side or rear parking abuts a public right-of-way, a screen wall should be provided.
4. **Building Appearance.**
 - a) Building entrances and windows should be provided along the street frontage.
 - b) Vehicle bays and storage bays shall not face any road frontage. Emergency service facilities may be exempt from this requirement.
 - c) Windows shall be inset with sills and headers. Vinyl windows will not be permitted.
 - d) Quality building materials must be used; vinyl siding or EIFS will not be permitted.
 - e) New buildings should utilize colors that are complementary, not necessarily homogeneous, to existing buildings.
 - f) Along Wappoo Road, in cases where existing buildings that are residential in nature are converted to nonresidential uses, the residential character (height, scale, material entrances, windows roof pitch) should be presented at the street frontage.

h. Special Stormwater Drainage Requirements. The Dupont Wappoo Planning Area and DuWap Overlay Zone are located in the Tiger Swamp watershed with outfall into the Stono River. Due to existing drainage issues within the watershed area, development activities occurring within the Dupont Wappoo Planning Area and DuWap Overlay Zone may be required to comply with additional or more stringent design criteria in addition to the requirements of the City of Charleston Stormwater Design Standards Manual. Applicants shall be required to meet with the City of Charleston Engineering Division to discuss specific design criteria prior to making a pre-application submittal to the Technical Review Committee.”

Section 2. Article 1, Part 1, Sec. 54-102, Division of City into Zoning District Classifications, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting a new base zoning district “JC Job Center district” after MU-2 Mixed Use district and before BP Business Park district.

Section 3. Article 2, Part 5, Sec. 54-201, Base Zoning Districts, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting, in alphabetical order, subsection v., Job Center, to read as follows:

“v. **Job Center, JC District.** The JC District is intended to promote small entrepreneurial businesses and industries consisting of consumer, special trade, services, office/warehousing and limited ~~light industrial~~ **business park** uses. Uses that fit into this category are characterized by being incubators for new small and entrepreneurial business, uses are low traffic generators, and do not have external environmental effects across property lines. The scale of the buildings and uses in the JC District are an appropriate transition between residential uses and more intense zone districts. The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.”

Section 4. Article 2 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting, in numerical order, Part 17, Job Center District, and associated new sections to read as follows:

**“PART 17
JOB CENTER DISTRICT**

54-299.16 Intent.

The JC District is intended to promote small entrepreneurial businesses and industries consisting of consumer, special trade, services, office/warehousing and limited ~~light industrial~~ **business park** uses. Uses that fit into this category are characterized by being incubators for new small and entrepreneurial business, low traffic generators, and with no external environmental effects across property lines.

54-299.17 Applicability of Standards

The standards in this section apply on all properties zoned JC District in addition to all other applicable regulations of the City of Charleston Zoning Ordinance.

54-299.18 Hours of Operation.

The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.

54-299.19 Height, Area and Setback regulations.

The height, area and setback regulations are listed under Article 3, Part 1, Table 3.1: Height, Area and Setback Regulations and Sec. 54-311 Building setbacks for business, office or industrial lots.

54-299.20 Driveways and Vehicle Access.

- a. **General.** The driveway separation requirements shall apply per Article 3, Part 3 Driveway and Building Setback Requirements for Business, Office or Industrial Lots, Sec. 54-310 and 54-311.

- b. **Shared Access.** ~~Shared access is encouraged between adjoining parcels.~~ Driveways for all uses except single-family residential should be located in a manner where they can be shared between adjoining parcels, ~~if feasible and~~ as described below.
 - a) Shared access should be located along a common property boundary.
 - b) ~~Shared access is encouraged between adjoining parcels. If the subject parcel is proposed for new development or redevelopment and has less than 130 feet of frontage shared access with the adjoining property is required unless the adjoining parcel is single family residential.~~ If the owner of the adjacent parcel does not agree to share access the applicant must provide documentation of such in a letter from the adjacent property owner or by an affidavit.
 - c) Shared access agreements shall be recorded with the Register of Mesne Conveyance (RMC) Office.

54-299.21 Landscape buffer, road buffer and parking lot buffer requirements.

- a. Requirements for landscape buffers shall apply per Article 3, Part 8, Landscape Buffer Requirements, with the following exception: for buffers required to screen incompatible land uses, a six (6) foot tall screen wall or fence may be utilized and the landscape buffer may be reduced by up to one-half (1/2) its required depth; however, no required landscape buffer shall be less than ten (10) feet in depth.
- b. Requirements for parking lot, vehicular use and refuse collection area landscaping and screening shall apply per Article 3, Part 7, Parking Lot, Vehicular Use and Refuse Collection Area Landscaping and Screening Requirements.

54-299.22 Design Standards.

- a. **Building Height and Size.**
 - 1. Building height, size and scale at the street frontage should be compatible with neighboring properties if the adjoining properties are single family residential. Building height in these areas is limited to a maximum 2 ½ stories.
 - 2. No single building shall exceed 12,500 gross square feet.

b. Building Appearance.

1. Building entrances and windows shall be provided along the street frontage.
2. Vehicle and storage bays shall not face any road frontage. Emergency service facilities may be exempt from this requirement.
3. New buildings shall utilize colors that are complementary, not necessarily homogeneous, to existing buildings.
4. In cases where buildings that are residential in nature are converted to nonresidential uses, the residential character (height, scale, material entrances, windows roof pitch) shall be presented at the street frontage.

c. Exterior Lighting. Exterior lighting, if used, shall be shielded residential lighting and shall be installed in a manner to minimize glare on adjacent properties.

54-299.23 Parking Area Surface Material Requirements.

a. Parking areas may be non-hard surfaced utilizing slag, gravel, ROC, grasscrete or other pervious material provided that site drainage can be accommodated pursuant to City requirements; that a hard surfaced paved apron is constructed at each driveway entrance from a public street; and that the type of material and design of the paving material(s) used are found by the City to be suitable for the intended land use of the property. In making a determination of the suitability of the parking area material and design, the types of vehicles which will typically use the parking lot, the anticipated amount of daily or weekly traffic, the drainage conditions of the site and surrounding area, and the character of the property and surrounding area shall be considered.”

Section 5. Article 3, Part 1, Sec. 54-301, Table 3.1: Height, Area and Setback Regulations, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to insert a new zoning district designation row for JC zone district, to be inserted at the bottom of the table after HI zone district, to read as follows (new text in **bold double underline** type):

TABLE 3.1: HEIGHT, AREA AND SETBACK REGULATIONS^{5/9}							
Abbreviations: N/A - Not Applicable, NR - Not required. Numbers in () indicate number of units per acre. May 15, 1996							
	Front and Rear ^{10/17} Setback Minimum Depths	Side Setbacks- Minimum Widths	Minimum Lot ¹³ Area per Family in square Feet-Type Dwelling Unit				Accessory Bldgs. to Residences Setback Required

Zone District Designation	Total	Front	Rear	Total	South/ West	North/ East	1-Fam.	2-Fa m	Multi-Fam.	Maximum ² Percent of Lot Occupied by Buildings	Max Height Limits ⁵ Structures	Max. Height Limits ¹⁶ Fences/Walls	From Front Street	From Side Street	Add'l Dwelling Distance from Front Lot Line
<u>JC</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NR</u>	<u>NA</u> <u>4,000</u>	<u>NA</u>	<u>NA</u>	<u>NA</u> <u>NR</u>	<u>2 ½ str.</u>	<u>NA</u>	<u>NA</u> <u>60'</u>	<u>NA</u> <u>NR</u>	<u>NA</u>

Section 6. Article 4, Table 1.2: Allowed Sign Types by Zoning Districts, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **double underline** type):

Sec. 54-420 Sign Regulations.

TABLE 1.2: ALLOWED SIGN TYPES BY ZONING DISTRICTS

Zoning District	SH, RO	CT	DI-TC, GP, ND, <u>JC</u>	HI, LI, GB, LB, GO, BP, MU,	All Residential Districts
Sign Type:					
Freestanding	12 sq. ft. per side/5 ft. ht. (plastic faces not allowed)	12 sq. ft. per side/5 ft. ht. (plastic faces not allowed)	12 sq. ft. per side/5 ft. ht. (plastic faces not allowed in DI-TC, GP, NC) <u>In JC: > 3 businesses 20 sq. ft. per side /5 ft. ht.</u>	≤ 3 businesses 40 sq. ft. per side/12 ft. ht. > 3 businesses 60 sq. ft. per side /14 ft. ht.	Institutional uses only = 1 sign =24 sq. ft. per side/6 ft. ht.
Additional Freestanding	Not permitted	Not permitted	Not permitted	>= 2 street fronts w/drive access 35 sq. ft. per side/10 ft. ht. per additional street	Not permitted
Reader Board	Not permitted	Not permitted	Not permitted	50% of allowable freestanding sign face (no internal illumination)	Institutional uses only =50% of allowable freestanding sign face (no internal illumination)
Kiosk/Directory	Not permitted	Not permitted	Not permitted	12 sq. ft. per side/5 ft. ht. (plastic faces	Not permitted

				not allowed)	
Directional	Not permitted	Not permitted	Not permitted	4 sq. ft. side/3 ft. ht. (no illumination)	Not permitted
Wall/Fence	Not permitted	Not permitted	Not permitted	2 per drive access, 24 sq. ft. (if used, no freestanding signs allowed) (no internal illumination)	2 per drive access, 24 sq. ft. (if used, no freestanding signs allowed)(no internal illumination)
Sandwich Board	Not permitted	Not permitted	2 ft. wide/3 ft. ht.	2 ft. wide/3 ft. ht.(in lieu of freestanding sign)	Not permitted
Façade	Not permitted	1 sign per business unit = 9 sq. ft. (no illumination)	1 sign per business unit = 10% of façade (no internal illumination)	1 sign per business unit = 10% of façade	Institutional uses only = 10% of façade (no internal illumination)
Window	Not permitted	20% of ea. window (limited to ground flr. windows only)	20% of ea. window (limited to grnd. flr. windows only)	20% of ea. window (limited to grnd. flr. windows only)	Not permitted
Awning/Canopy	Not permitted	20% of surface area (no illumination)	2/3 awning valance or canopy face; max. 16" tall (no illumination)	2/3 awning valance or canopy face; max. 16" tall (no illumination)	Not permitted
Right Angle for individual business units	Not permitted	1 sign per business unit = 9 sq. ft. per side	1 sign per business unit = 9 sq. ft. per side	1 sign per business unit = 9 sq. ft. per side	Not permitted
Right Angle in lieu of freestanding	Not permitted	Not permitted	1 sign per development = 18 sq. ft. per side ≥ 3 stories + 40,000 sf = 40 sq. ft. per side	1 sign per development = 18 sq. ft. per side ≥ 3 stories + 40,000 sf = 40 sq.ft. per side	Not permitted
Residential/ Multi-family	2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	For ND only = 2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	2 per entrance, single face, 24 sq. ft./6 ft. ht. (no internal illumination)	2 per entrance, single face, 24 sq. ft./6 ft. ht.(no internal illumination)

Section 7. Article 2, Part 2, Sec. 54-206, subsection q., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold double underline** type):

“q. Electric substation or gas regulator station. Such station shall be permitted within the Conservation District, all residential districts, the CT district, ~~and~~ the RO district, **and the JC district** only as an exception where the Board, after review, finds that such station is essential for service of the immediate area, will be enclosed within an appropriate woven wire or solid fence, will be suitably landscaped and no storage of vehicles or equipment will occur.”

Section 8. Article 2, Part 2, Sec. 54-207, subsections b., i., q., and r., of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold double underline** type):

“b. BP district **and JC district** conditions:

1. Conditional uses within the BP **and JC** districts shall not generate high volumes of traffic, have external environmental effects across property lines or have outdoor storage, unless said storage is part of the permitted principal use of the property and is screened from adjoining rights-of-way and properties by a minimum six-foot tall solid fence or wall in addition to a landscape buffer, if required under Article 3, Part 8: Landscape Buffer Requirements.
2. **The hours of operation in the JC district for uses that are open to the public are limited to 7:00 am to 9:00 pm.**

i. Manufacturing:

1. Within the BP **and JC** districts, light manufacturing shall be permitted if the proposed facility meets standards in 54-207, b., and does not exceed 7,000 square feet of light manufacturing space per establishment and is only engaged in the manufacture, processing or preparation of finished products from previously prepared materials. This category includes the processing, preparation, fabrication, assembly, treatment, packaging and storage of such products and incidental sales and distribution.
2. Within the **LI and JC** districts, the following types of food and kindred products, textile mill products, lumber and wood products manufacturing or processing or other types of manufacturing or processing are prohibited:
 - a) Cottonseed products manufacture, crabmeat or seafood processing involving cooking, tallow, grease, or lard manufacture, dye-stuff or oil cloth manufacture, tanning, curing or sorting of raw hides or skins, paper or pulp manufacture, creosote manufacture or processing or other types of manufacturing or processing which are noxious or offensive by reason of the omission of odor, dust, smoke, gas, vibration, or noise.
3. Within the **LI** district, Principal Use categories 26, 30, 31, 32, 34, 35, 36, 37, 39, and 7692, shall be permitted if the Zoning Administration finds that the use meets the following Performance Standards:

- a) A total ambient noise level of no more than 67 decibels (dBA) is created at all external lot lines adjacent to residential zoning districts or 72 decibels at all external lot lines adjacent to non-residential zoning districts, measured at least 1,000 feet from adjacent roadways and rail lines if possible;
- b) A total vibration level of no more than 65 velocity decibels (VdB) is created at any internal lot line;
- c) Glare will be less than 50 foot lamberts or one-half of a foot candle on land within residential zoning districts when measured at the lot line; and
- d) All existing South Carolina State air pollution control regulations are met to insure no significant adverse air quality or odor impacts.

Demonstration that the proposed use meets the above standards must be submitted by the property owner to the Zoning Administration for review. The Zoning Administration may require the property owner to conduct periodic monitoring to ensure the standards are continuously met or may undertake such on its own. Equipment used for measurement must meet the standards of the American National Standards Institute. All costs associated with such measurements shall be the responsibility of the property owner.

- q. Veterinary services shall only be permitted within the GP, GB, UC, MU-2, MU-2/WH, BP, JC, CT, LB, MU-1, and MU-1/WH districts as a conditional use if the use satisfies, as evidenced by a site plan, floor plans and written description of the proposed facility, the following conditions:
 - 1. Boarding of animals shall be completely indoors;
 - 2. Buildings in which animals are kept or exercised shall be designed and constructed utilizing appropriate soundproofing and ventilation so that noise and odor shall not be perceptible beyond the premises;
 - 3. No cremation of animals shall occur on the property. All dead animals and refuse shall be disposed of in accordance with City and other governmental agency regulations.

- r. Automotive repair shops, shall be permitted within the GB, UC, MU-2, MU-2/WH, JC and BP zone districts as a conditional use where the applicant has provided sufficient documentation to demonstrate compliance with the following conditions:
 - 1. Buildings will not be within one hundred (100) feet of any existing school, church, hospital, or public library.
 - 2. Buildings will not be within fifty (50) feet of any residential zone district.
 - 3. Exposed repair facilities will not be on the front portion of the lot.”

Section 9. Article 2, Part 3, Table of Permitted Uses, of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to insert a new zoning district column row for JC zone district, to be inserted after the GP zone district column, with corresponding permitted use symbols to read as follows (new column, new text and new symbols **highlighted in gray**):

“PART 3 - TABLE OF PERMITTED USES

PRINCIPAL USES	ZONING DISTRICTS																		
	C	RR-1 SR-1 SR-2 SR-7 SR-8	SR-3 SR-4 SR-5 SR-6	STR	DR-6 DR-9 DR-12	DR-1F DR-1 DR-2F DR-2	DR-3	DR-4	RO	GO	CT	LB MU-1 MU-1/WH	GB UC MU-2 MU-2/WH	UP	BP	LI	HI	GP	JC
<ul style="list-style-type: none"> • Permitted Use † Special Exception Use ‡ Conditional Use H Permitted use with limitation on hours of operation (see 54-204) 																			
DIVISION A: AGRICULTURE, FORESTRY AND FISHING																			
01. Agricultural Production-Crop																			
018. Horticultural Specialties 54-207, h.	•	‡									•	•	•	•	•	•	•	•	•
019. General Farms, Primarily Crop 54-207, h.	•	‡									•	•		•	•	•	•	•	
02. Agricultural Production-Livestock	†															•	•		
021. Livestock, except dairy farms																•	•		
022. Dairy farms 54-206, d.	†															•	•		
07. Agricultural Services																			
074. Veterinary services 54-207, q.										‡	‡	‡	‡	‡	‡	•	•	‡	‡
074.1 Kennels																•	•		
0752. Dog grooming											•	•	•	•	•	•	•	•	•
078. Landscape and horticultural services													•						
0781. Landscape										‡	•	•	•	•	•	•	•	•	•

counseling and planning 54-207, j.																		
0782. Lawn and garden services													•	•	•	•	•	•
0783. Ornamental shrub and tree services														•	•	•	•	•
08. Forestry 54-206, m.	†																	
09. Fishing, Hunting and Trapping																		
091. Commercial fishing														•		•	•	•
092. Fish hatcheries and preserves																•	•	
DIVISION B: MINING																		
14. Mining and Quarrying of Nonmetallic Minerals, Except Fuels 54-206, v.	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†	†
DIVISION C: CONSTRUCTION																		
15. Building Construction-General Contractors and Operative Builders 54-207, b.																‡	•	•
151. Office only 54-207, j.										‡	•	•	•	•	•	•	•	•
16. Heavy Construction Other Than Building Construction-Contractors																	•	•
17. Construction-Special Trade Contractors 54-207, b.																‡	•	•
DIVISION D: MANUFACTURING																		
20. Food and Kindred Products 54-207, i.																‡	‡	•

424. Shipping container storage (outdoor) 54-207, o.																					‡	‡			
44. Water Transportation																									
448. Water taxis																									
449. Services incidental to water transp.																									
4491. Marine cargo handling																									
4492. Towing and tugboat services																									
4493. Marinas	•																								
45. Transportation by Air																									
47. Transportation Services																									
472. Offices for arrangement of passenger transportation 54-207, e. or j.																									
473. Offices for arrangement of transportation of freight and cargo																									
4788. Stables 54-206, p.																									
4789. Transportation services, not elsewhere classified																									
48. Communications																									
481. Telephone communications, except towers																									
482. Telegraph and other message communications, except towers																									

835. Day care centers 54-206, e. or 54-207, f.	†	†	†	†	†	†	†	†	†	‡	†	‡	‡	‡	‡	‡	‡	‡	‡	‡
84. Museums, Art Galleries, Botanical and Zoological Gardens																				
841.1 Museums 54-206, n. or 54-207, e.			†	†	†	†					‡	H	•	•		•	•	•		
841.2 Art galleries 54-207, e.											‡	H	•	•		•	•	•		‡
842. Arboreta, botanical and zoological gardens													•	•		•	•	•		
86. Membership Organizations																				
863. Labor unions and similar labor organizations											•	•	•	•	•	•	•	•	•	
864. Civic, social and fraternal associations 54-206, w.			†	†	†	†	†				•	•	•	•	•	•	•	•	•	•
865. Political organizations											•	•	•	•	•	•	•	•	•	
866. Religious organizations 54-206, c.	†	†	†	†	†	†	†	†			•	•	•	•	•	•	•	•	•	•
87. Miscellaneous Services																				
871. Engineering, architectural, and surveying services 54-207, j.											‡	•	•	•	•	•	•	•	•	•
872. Accounting, auditing and bookkeeping services 54-207, j.											‡	•	•	•	•	•	•	•	•	•
88. Private Households (number per lot)																				
881. One family detached dwelling 54-206, u.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	†	•
888.1 One family detached dwellings (up to four per lot) 54-	‡	‡																		

Section 10. Article 3, Part 8, Sec. 54-347.1, Critical Line Buffer Requirements, subsection a., paragraph 2., subparagraph (b), of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold double underline** type):

Sec. 54-347.1. - Critical line buffer requirements.

"(b) Within the DR-4, DR-12, DR-1, DR-1F, DR-2, DR-2F, RO, GO, CT, LB, GB, UC, MU-1, MU-2, GP, **JC**, BP, LI, and HI, zoning districts and all properties zoned or developed under the Neighborhood District regulations, each buffer shall maintain a minimum width of 40 feet."

Section 11. Article 5, Part 5, Sec. 54-513, Exceptions to Buffer Requirements, of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended to read as follows (new text in **bold double underline** type):

"Sec. 54-513. - Exceptions to buffer requirements.

The requirement in Section 54-347.1 for a critical line buffer within the DR-4, DR-12, DR-1, DR-1F, DR-2, DR-2F, RO, GO, CT, LB, GB, UC, MU-1, MU-2, GP, **JC**, BP, LI, and HI zoning districts, and those areas within the CY district developed for comparable uses as shown on an approved development plan, shall not be reduced except with the approval of the Board of Zoning Appeals upon a finding by the Board that an alternative design, certified by an engineer registered by the State of South Carolina, will have no greater impact on water quality than the impact that would have occurred had there been compliance with the critical line buffer requirements and all of the following conditions are met:..."

Section 12. This Ordinance shall become effective upon ratification.

Ratified in City Council this ____ day of _____ in the Year of Our Lord 2016, in the ____ Year of Independence of the United States of America.

By: _____
John Tecklenburg
Mayor, City of Charleston

Attest: _____
Vanessa Turner-Maybank
Clerk of Council