

Sec. 6. - B-2/B-3 (business) zone.

The following regulations shall apply in the B-2/B-3 zone:

- (a) *Intent.* The B-2/B-3 zone is designed to provide for a limited range of retail and service activities. The regulations of this district are designed to encourage the development of neighborhood shopping areas offering both goods and products at retail and furnishing selected services.
- (b) *Permitted uses [are as follows]:*
 - (1) Auto repair shops.
 - (2) Bakeries, retail.
 - (3) Banks and financial institutions.
 - (4) Bottling plants.
 - (5) Building supply yards.
 - (6) Churches.
 - (7) Clubs, private, semiprivate, or public.
 - (8) Commercial amusement facilities.
 - (9) Convalescent homes.
 - (10) Dwellings and boardinghouses.
 - (11) Express company offices.
 - (12) Frozen food lockers.
 - (13) General retail establishments.
 - (14) Reserved.
 - (15) Hospitals, except mental.
 - (16) Laundry and dry cleaning establishments, wholesale merchants.
 - (17) Mortuaries, provided that funeral processions are formed off the street.
 - (18) Newspaper printing.
 - (19) Nurseries.
 - (20) Offices, business, medical, dental, etc.
 - (21) Radio and TV broadcasting facilities.
 - (22) Recreational facilities.
 - (23) Restaurants.
 - (24) Retail liquor stores, provided that each such store is located at least 500 feet from any church or school, as measured along a street or streets.
 - (25) Service stations.
 - (26) Shops: printing, auto repair, plumbing, cabinet, machine, barber, beauty, florist, furniture repair, radio and television repair, shoe repair.
 - (27) Taxi stations.
 - (28) Theaters, except drive-ins.
 - (29) Transportation terminal facilities.
 - (30) Utility offices.

- (31) Veterinary hospitals, provided that all housing of animals is within the clinical building in such a manner which eliminate any objectionable noise or odor to adjacent properties, and provided that no animal hospital and be constructed within 50 feet of any existing residence.
- (32) *Self-service storage facilities.* A conditional use permit is required. Conditional uses. The following use is allowed once it has been determined that the use will comply with the individual conditions as listed. If all applicable conditions are met, then the zoning administrator may issue a conditional use permit for the use.
- (1) Self-service storage facilities are subject to the following conditions:
- (a) Shall not be permitted on a major thoroughfare as described in Appendix A - Zoning, Article XI - Thoroughfares.
 - (b) Shall not be adjacent to a residential property.
 - (c) Allowed in stand-alone buildings only (new or existing detached building or attached to another building by a fire separation) with two (2) means of public ingress or egress. Additional doors may be required based on the square footage of the building and the interior configuration subject to approval by the building official. All individual storage units shall gain access from the interior of the building.
 - (d) Used for the purpose of storing and removing personal property only.
 - (e) Shall not be used for wholesale or retail sales operations, to manufacture, fabricate or process goods, conduct servicing or repair, or any other retail, commercial residential, or industrial activity. Auction or garage sales shall not be allowed except for the sale or other disposition of abandoned personal property by the owner of the self-service storage facility in accordance with city ordinances and applicable state law.
 - (f) On-site office space may be included in the design of the facility or within an existing building for use by the owner or rental manager for the day to day operation of the facility. No office space shall be used, rented, or leased by any other person, company or corporation to conduct any other business or use than stated above.
 - (g) No outdoor storage of any kind shall be permitted on site.
- (33) Cut and sew operations. A conditional use permit is required.
- (33.0) Adult business and game establishments. Businesses which provide adult entertainment including, but not limited to, the following: adult bookstores, theaters, adult video stores, peep shows, adult model studios, cabarets and any other establishments which contain activities characterized by the performance, depiction or description of "specified sexual activities," or "specified anatomical areas," adult gaming establishments such as video poker businesses, internet cafes, or sweepstakes gaming establishments, where a patron is paid as a result of the scores he compiles on a machine or a machine of the nonpayout type, in-line pin game or video game with free play feature operated by a slot in which is deposited a coin or thing of value except machines of the nonpayout pin table type with levers or "flippers" operated by the player, by which the course of the balls can be altered or changed, are also classified as adult entertainment.
- (34) Internet cafes and gaming establishments. Businesses which provide adult gaming establishments such as internet cafes or sweepstakes gaming machines, where a patron is paid with cash or prizes as a result of the scores he compiles on a machine or a machine of the non-payout type, in-line pin game or video

game with free play feature operated by a slot in which is deposited a coin or thing of value except machines of the non-payout pin table type with levers or "flippers" operated by the player, by which the course of the balls can be altered or changed, are also classified as adult entertainment.

- (34.1) No more than one internet cafe or sweepstakes gaming establishments as classified above shall be located on any one lot.
- (34.2) Internet cafes or sweepstakes gaming establishments shall not be located closer than 1,500 feet from any church or other religious institution, school, public park, continuous care retirement center or nursing care facility, day nursery or licensed childcare facility, or public library. Measurements of distance shall be in a straight line from the closest points of the buildings in which the adult uses are located.
- (34.3) Internet cafes or sweepstakes gaming establishments, lawfully operating as a conforming use, are not rendered nonconforming by the subsequent location of one of the uses listed in (34.2). This does not apply after the internet cafe or sweepstakes gaming establishment has ceased to exist on the property for a period of one year or more.

(c) *Limitations on development.* Within the B-2/B-3 zone the uses are subject to the following development limitations:

- (1) *Buffer devices (future development only).* When the rear of a B-2/B-3 zone abuts a residentially zoned property, the business owner shall provide a landscaped buffer area at least ten feet in width. An opaque fence or wall eight feet in height shall be erected along the rear property line.
- (2) *Uses to be included.* All uses except off-street parking and loading areas shall be located entirely within a completely enclosed structure.
- (3) *Size of structure.* No individual retail sales establishment shall exceed 30,000 square feet of gross floor area.
- (4) *Traffic control.* Lot or driveway entrances and exits shall meet the standards of the South Carolina Highway Department.
- (5) *Off-street parking and loading.* Off-street parking and loading areas shall be paved, designated, and arranged in a manner which will prevent vehicles from backing into the street.
- (6) When abutting a residentially zoned property, all lighting from the business shall be directed or shielded away from the neighboring residential property.

(Ord. No. 1018, art. IX, § 6, 1-12-1993; Ord. No. 1041, art. IX, § 6, 1-11-1994; Ord. No. 1144, 10-13-1998; Ord. No. 1178, 11-9-1999; Ord. No. 2018, 5-8-2001; Ord. No. 4028, 1-25-2011; Ord. No. 4093, 11-13-2012; Ord. No. 4102, 1-8-2013; Ord. No. 4107, 3-12-2013; Ord. No. 4197, 5-12-2015)