

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

It is the intent of this section that the B-2 zoning district be established in the appropriate land reserved for general business purposes with particular consideration for general commercial development. 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:

(a) *Permitted uses:* The following uses shall be permitted in the B-2 zoning district:

1. All uses permitted in the R-1, OD 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. Corridor II (Middle Corridor), the University Boulevard and the Ladson Road overlay districts;
4. Temporary or transient lodging such as: hotels, motels, inns, hostels, missions, homeless shelters, or other shelters (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);
5. Establishments selling commodities and small quantities to the consumer, usually low bulk comparison items including department stores and stores selling general and variety merchandise;
6. Establishments selling primarily one-stop shopping items, usually high bulk, such as appliances, radios, televisions, floor coverings, furniture, home furnishings, antiques, and auto accessories, hardware, paint, wallpaper, auction items, office machines, second hand items, bicycles, beverages, guns, light fixtures and general equipment;
7. Establishments of a business character providing maintenance, installation, or repair of specialized equipment to individuals or other businesses, such as office equipment repair, auto repair, tire re-treading, bicycle repair, locksmiths, shoe repair, re-upholstering, and furniture repair, and watch, clock and jewelry repair services;
8. Transit stops or terminals, including: bus stations, rail stations and taxi stands;
9. Eating establishments, such as full service restaurants, fast food restaurants, cafés and drive-ins;
10. Studios for artists and craftsmen, such as glass working shops, ornamental iron workshops, and handcrafted furniture shops;
11. Commercial recreation facilities, such as: theaters, billiards, bowling alleys, skating rinks and miniature golf;
12. Service-oriented establishments supplying business and individuals such as laundry, linen supplies, and dry cleaning plants provided that boiler equipment, when required, is limited to seventy-five (75) DBAs (decibels), as demonstrated through equipment specification sheets;
13. Funeral homes;
14. Veterinary clinics and pet grooming businesses;
15. Certain communications facilities limited to:
 - a. Newspaper offices;

- b. Broadcasting studios; and
 - c. Telephone or telegraph offices.
- (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 no open storage is involved in the operation and each storage unit does not exceed three hundred (300) square feet in area.
 2. 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 p.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.
 3. Gas stations and related convenience stores including a one-bay car wash, provided that:
 - a. Side and rear buffers of the Type B variety are provided. Such buffers shall be required without regard to the character of adjacent or abutting uses; and
 - b. A front buffer is installed. The front buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:
 - (1) Three (3) canopy trees, two and one-half (2½) inch caliper minimum.
 - (2) Three (3) understory trees, six (6) to eight (8) inch height minimum.
 - (3) Twenty-five (25) shrubs, three (3) gallon minimum.
 - c. A front setback of twenty-five (25) feet is provided.
 - d. Side and rear setbacks: twenty-five (25) feet.
 - e. The location is not within the Upper or Middle Dorchester overlay districts. Existing gas stations and related convenience stores operating as legal, but non-conforming, uses within these overlay districts are exempt from the provisions of section 4-5(c).
 - f. Vehicle repair is not allowed.
 - g. The B-2 zoning district is designated for regional commercial or industrial use in the comprehensive development plan.
 4. Highway oriented uses such as: establishments selling used and new cars, motorcycles, boats, trailers, mobile homes, farm and industrial equipment, truck rentals, building material and automotive service stations. The proposed highway oriented uses may not be located within the Upper or Middle Dorchester overlay districts, or along US 78 within the University Boulevard overlay district except at sites along Rivers Avenue lawfully occupied by automobile dealerships at the time of the passage of this ordinance. In all instances in which such uses are permitted side and rear buffers of the Type B variety shall be required adjacent to any residential use or zoning.
 5. Car rental and related support facilities, such as facilities at which processing, cleaning, maintaining, and temporary storing of rental cars occurs, provided that the location is contiguous to the Charleston International Airport and is located within a one and one-half (1½) mile radius of the passenger terminal.
 6. Paint and body shops provided that 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. The proposed paint and body shop may not be located in any approved zoning overlay district. Side and rear buffers of the Type B variety shall be required adjacent to any residential use or zoning.

- (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 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)