

2010 / 21

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE (ZDSO), ARTICLE V: TABLE 106-1098. GENERAL USE TABLE, COMMERCIAL USES – COMMERCIAL RETAIL, NEIGHBORHOOD (ADDS ALLOWABLE USE OF VARIETY STORES); AND SECTION 106-1285(D)(1) COMMERCIAL RETAIL, NEIGHBORHOOD (ADDS 10,000-SQUARE FOOT LIMITATION FOR VARIETY STORES IN RURAL BUSINESS DISTRICTS).

Whereas, Standards that are underscored shall be added text and Standards ~~lined through~~ shall be deleted text.

Adopted this 27th day of September, 2010.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: Wm. Weston J. Newton  
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

Ladson F. Howell  
Ladson F. Howell, Staff Attorney

ATTEST:

Suzanne M. Rainey  
Suzanne M. Rainey, Clerk to Council

First Reading: August 23, 2010

Second Reading: September 13, 2010

Public Hearing: September 27, 2010

Third and Final Reading: September 27, 2010

(Amending 99/12)

TABLE 106-1098. GENERAL USE TABLE

Land Use	Priority Areas							Rural Areas				Additional Standards (See Section)	Use Definition
	U	S	C R	C S	RD	LI	IP	R	RR	RB	RC		
<b>COMMERCIAL USES</b>													
Commercial retail, neighborhood	L	L C	Y	L	N	Y	N	L C	N	L	N	106-1285	<p>The maximum size of any neighborhood commercial retail use shall be 10,000 sq. ft. These uses are retail uses that primarily serve their immediate neighborhoods, and include the following types:</p> <ol style="list-style-type: none"> <li>1. Hardware stores</li> <li>2. Grocery store with general merchandise for resale, with limited uses allowable in CS and CP districts up to 40,000 sq. ft., exclusive of ancillary uses</li> <li>3. Food and beverage stores</li> <li>4. Boutiques, gift shops, antique shops, liquor stores, bookstores and drugstores</li> <li>5. Garden centers</li> <li>6. <u>Variety stores (NAICS 452990)</u></li> </ol>

**Section 106-1285. Commercial retail, neighborhood.**

(d) *Limited standards for neighborhood commercial retail uses within rural business districts.* Limited standards for neighborhood commercial retail uses within rural business districts are as follows:

- (1) All neighborhood commercial retail uses are limited to 3,500 square feet of floor area except for hardware stores and ~~grocery~~ variety stores which are limited to 10,000 square feet of floor area and grocery stores which are limited to 20,000 square feet of floor area respectively. These size limitations may not be used collectively to produce a larger building.