

ORDINANCE NO.: 2014-102

Amending the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations to add Sec. 17-297 Convenience Stores

BE IT ORDAINED by the Mayor and Council this 2nd day of December, 2014, that the 1998 Code of Ordinances of the City of Columbia, South Carolina, Chapter 17, Planning, Land Development and Zoning, Article III, Zoning, Division 8, District Descriptions; Use and Dimensional Regulations to add Sec. 17-297 Convenience Stores to read as follows:

Sec. 17-297. Convenience stores.

- (a) Intent. It is the intent of this section to provide a definition of convenience stores and to provide conditions for the use to be permitted as a special exception.
- (b) Definition. For the purpose of this section, the following definition(s) shall apply.
- (1) Convenience store. A retail store of 5,000 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience and travelers' shopping needs. These stores may be part of a gasoline service station or an independent facility.
- (c) Where regulations apply. The regulations apply to all convenience stores proposing to locate in a newly constructed building, in an existing building that has not been used as a convenience store within the last 12 consecutive months, or in the case of building expansion of an existing convenience store.
- (d) Convenience stores are permitted as a special exception in C-2, C-3, C-3A, C-4, C-5, C-6, M-1, MX-1, and MX-2.
- (e) Special exception criteria.
- (1) Standards for approval. In addition to the criteria for special exception set forth in section 17-112 (2), the board of zoning appeals shall, in considering any application for a special exception, find that the following conditions have been met and made part of the special exception conditions for approval:
- A. Good Neighbor Plan.
1. Loitering control program. Written verification must be provided by the owner, operator, manager, or local representative of the parent company that a loitering control program will be enforced.
2. Litter control program. At least two trash receptacles must be provided onsite for customer use. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will conduct at a minimum, daily onsite litter pickup as well as litter pick-up along sidewalks adjacent to the site.
3. Sign pledge program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company will comply with the zoning regulations regarding signage. All business signage is included in the total display surface area permitted, including any additional signs, either permanent or temporary, advertising items for sale onsite (e.g., beverages, chips, tobacco, snacks, etc.).
4. Crime prevention and awareness program. Written verification must be provided that the owner, operator, manager, or a local representative of the parent company has contacted the City of Columbia Police Department regarding participation in a crime prevention/awareness program.
5. Neighborhood Communication Program. Written verification must be provided that

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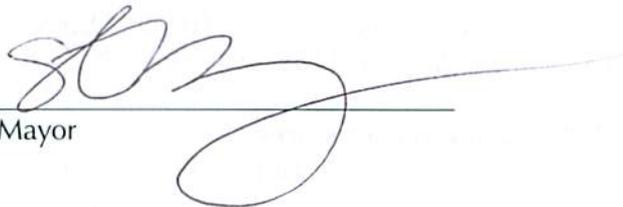
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the owner, operator, manager, or a local representative of the parent company will provide local contact information to the adjoining neighborhood associations or business for the documentation of any problems they may have with current business practices that impact adjacent neighborhoods or businesses.

This ordinance is effective as of final reading.

Requested by:

Councilmember Davis _____



Mayor

Approved by:



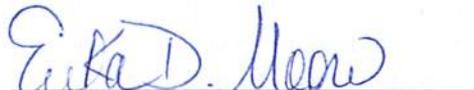
City Manager

Approved as to form:



City Attorney

ATTEST:



City Clerk

Introduced: 11/18/2014

Final Reading: 12/2/2014

LEGEND:
x = Permitted use in the district; **e** = Special exception by board of zoning appeals **a** = Permitted accessory use; **a/e** = Permitted as an accessory use or as a principal use by special exception; **nr** = No requirements;
"c" = Permitted in the indicated district, provided the owner and/or tenant complies with the associated conditions set forth in this article; **"o"** = Permitted in the indicated district as office only.
"a/c = Permitted in the indicated district as an accessory use but is also permitted as a primary use provided the owner and/or tenant complies with the associated conditions set forth in this article

Principal Uses	Zoning Districts																		Off-Street Parking Requirements		
	D-1	RS-1 RS-1A RS-1B RS-2 RS-3	R-D RD-2	RG-1	RG-1A	RG-2	RG-3	C-1	C-2	C-3	C-3A	C-4	C-5	C-6	M-1	M-2	UTD	MX-1		MX-2	
<u>53 General merchandise stores</u>																					
<u>531 Department stores</u>									x	x	x	x	x	x					x	x	3.5 for each 1,000 square feet of gross floor area
<u>533 Variety stores</u>									x	x	x	x	x	x					x	x	
<u>539 Miscellaneous general merchandise stores</u>									x	x	x	x	x	x	x				x	x	
<u>54 Food stores</u>																					
<u>541 Grocery stores</u>																					
<u>541.1 Convenience stores (17-297)</u>									x	x	x	x	x	x	x				x	x	3.5 for each 1,000 square feet of gross floor area
<u>543 Fruit stores and vegetable markets</u>									e	e	e	e	e	e	e				e	e	
<u>546 Retail bakeries</u>										x	x				x				x	x	
<u>549 Miscellaneous</u>									x	x	x	x	x	x	x				x	x	3 for each 1,000 square feet of gross floor area
<u>55 Automotive dealers and gasoline service stations</u>																					
<u>551 Motor vehicle dealers (new and used) (17-286)</u>																					
<u>552 Motor vehicle dealers (used only) (17-286)</u>											x		x			x			c	c	3 for each 1,000 square feet of gross floor area
<u>553 Auto and home supply stores (17-286)</u>											x		x			x			c	c	3.5 for each 1,000 square feet of gross floor area
<u>554 Gasoline service stations (17-286)</u>																					
<u>555 Boat dealers (17-286)</u>									x	x	x	x	x	x	x				c	c	3.3 for each 1,000 square feet of gross floor area
<u>556 Recreational and utility trailer dealers (17-286)</u>									e	e	x	e	e	e	x	x			e	e	
<u>56 Apparel and accessory stores</u>																x			c	c	3.5 for each 1,000 square feet of gross floor area
<u>57 Furniture, home furnishings and equipment stores</u>									e	e									c	c	
<u>58 Eating and drinking places</u>									e	x	x	x	x	x	x	x			x	x	3 for each 1,000 square feet of gross floor area
										x	x	x	x	x	x				x	x	