

TO AMEND THE CORE COMMERCIAL DISTRICT (CC) to ADD DOWNTOWN DISTRICT (DD) within the Core Commercial District

WHEREAS, the Mayor and Council of the Town of Chesterfield, South Carolina Have Determined It Is in the Best Interests of the Town and Its Citizens to Amend the Town of Chesterfield Zoning Ordinance to Specify the Allowable Businesses in the new Downtown District (DD) from South Page Street to Green Street within Core Commercial District (CC);

BE IT ORDAINED as follows:

A. Retail business involving the sale of merchandise on the premises in stores specifically including:

1. Antique store.
2. Appliance, radio, television store.
3. Art supply store.
4. Book, magazine, newspaper shop.
5. Candy store.
6. Clothing store.
7. Cell phone store.
8. Computer store.
9. Drug store or pharmacy.
10. Florist shop.
11. Fruit, nut, and vegetable store.
12. Gift or curio shop.
13. Grocery store.
14. Hardware store.
15. Hobby and /or toy shop.
16. Household furnishing store.
17. Millinery or hat store.
18. Music store and/or record shop.
19. General dollar or variety store.
20. Office supply and equipment store.
21. Paint store.
22. Photographic and camera supply and service store and studio.
23. Safe store.
24. Shoe store.
25. Sporting goods store.

B. Business involving the rendering of a personnel service or the repair and servicing of small equipment specifically including:

1. Appliances, radio, television repair shop.
2. Bakery.
3. Bank, personal loan agency, and branches.

4. Barber shop, beauty shop, or combination thereof.
5. Bicycle repair and sales shop.
6. Dressmaker, seamstress, and tailor.
7. Dry cleaning and laundry service.
8. Insurance agency.
9. Jewelry and watch repair shop.
10. Locksmith and gunsmith.
11. Medical, dental, or chiropractic office, clinic and/or laboratory.
12. Office for governmental business, professional or general purposes.
13. Photographic studio.
14. Public utility business office.
15. Real estate agency.
16. School catering instruction in art, music, dancing, drama, or similar cultural activity.
17. Shoe repair shop.
18. Telephone exchange.
19. Private or semi-private club, union hall, or social center.
20. Public owned and operated building, facility, or land. (See ordinance 2006-19- That occupancy of buildings on Main Street between Page Street and Green Street/Scotch Road by governmental affairs and/or for the purpose of conducting governmental affairs shall be restricted to not more than seven Main Street-level storefront buildings. No additional buildings as of 10/6/2006 of more than 5,000 square feet on Main Street between Page Street and Green Street/Scotch Road shall be occupied by government agencies and/or for the purpose of conduction governmental affairs.)

C. Conditional Uses.

1. Auto accessory store provided there is no storage of wrecked automobiles or scrapped or salvaged auto parts on the premises.
2. Automobile service station provided operations involving major repairs, body and fender work, painting or the sale or rental of new or used cars or trucks, trailers of any type or boats, are not conducted on the premises; provided all pumps are set back at least twenty-five (25) feet from the right of way line of all abutting streets; and provided parking and/or service areas are separated from adjoining residential properties by a suitable planting, screen, fence of at least six (6) feet in height above finish grade.
3. Contractor's office provided there is no storage of vehicles, equipment, or materials on the premises.
4. Delicatessen, restaurant or other eating and/or drinking establishment (other than drive-in establishments) provided all lighting arrangements used for purposes of advertising or night operations are directed away from adjoining or nearby residential properties, and provided parking and/or service areas are separated from adjoining residential properties by a suitable planting screen, fence, or wall of at least six (6) feet in height.
5. Meat, fish, and/or poultry shop provided that no slaughtering be permitted. Any cleaning of fish or poultry necessary for such use may be permitted provided cleaning activities are

conducted within the principal building enclosure on the premises and proper disposal is required.

6. Pet shop, provided all animals are housed within the principal building so that no sound is perceptible beyond the premises.
7. Residential structure provided that all dwelling units have direct access to an abutting street.
8. Publicly owned and operated building, facility, or land for the purpose of conducting governmental affairs shall be restricted to not more than seven Main Street-level store front buildings and no additional buildings after 2006 of 5,000 square shall be occupied by governmental agencies.