



Ratification
Number 2023-249

A N O R D I N A N C E

TO AMEND CHAPTER 54 OF THE CODE OF THE CITY OF CHARLESTON (ZONING ORDINANCE) BY AMENDING SECTION 54-263, AND THE DANIEL ISLAND MASTER PLAN ZONING TEXT, TO ADD PROVISIONS THAT ALLOW RESTAURANT USES NOT TO EXCEED 8,000SF OF COMBINED INTERIOR AND EXTERIOR GROSS FLOOR AREA AND OTHER RETAIL AND SERVICE USES NOT TO EXCEED 4,500SF ON PARCELS LOCATED AROUND A WATERFRONT NEIGHBORHOOD FOCAL POINT PARK AND WITHIN 360 FEET OF THE CRITICAL LINE, FOR THE DANIEL ISLAND GENERAL OFFICE DISTRICT. (AS AMENDED)

BE IT ORDAINED BY THE MAYOR AND COUNCILMEMBERS OF CHARLESTON, IN CITY COUNCIL ASSEMBLED:

Section 1. Section 54-263 of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by inserting text shown below with a **bold double underline**:

“Within the DI-PUD District, land may be used and buildings erected, altered, or used pursuant to the Daniel Island Master Plan Zoning Text, adopted by Ordinance 1993-32 on March 23, 1993; and amended by Ordinance 1994-440 on December 20, 1994, and Ordinance 1995-160 on May 9, 1995; and Ord. No. 2015-075, §§ 1, 2, on July 21, 2015; and amended by Ord. No. 2015-141, §§ 1, 2, on October 13, 2015; and amended by Ord. No. 2019-023, on April 9, 2019; and amended by Ord. No. 2020-003, on Jan. 14, 2020; and amended by Ord. No. 2020-075, June 9, 2020; **and amended by Ord. No. 2023- , on _____, 2023**, made a part hereof.”

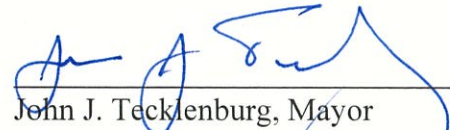
Section 2. Section 3.2(4): Daniel Island General Office Zone, of the Daniel Island Master Plan Zoning Text, which is part of Chapter 54 of the Code of the City of Charleston (Zoning Ordinance) is hereby amended by adding a new subsection which shall read as follows:

“3.2(4)(10) Restaurants or other retail and service uses permitted under Section 3.2(3)(4), which may exceed 2,000 square feet but shall not exceed 8,000 square feet of

combined interior and exterior gross floor area for any individual restaurant and shall not exceed 4,500 square feet for any other individual retail or service establishment, provided that in either case the entire building (i) is located no closer than 40 feet and no farther than 360 feet from a tidal creek or marsh (measured from the OCRM Critical Line), (ii) is part of a parcel which shares a boundary line with or is located directly across a private street or driveway from a Neighborhood Focal Point Park that (A) is accessible to the general public, (B) is maintained by the City of Charleston or a property owners association, (C) borders a tidal creek or marsh, and (D) is not less than 1 acre in aggregate (which aggregate area may include two or more non-contiguous open space or park areas separated by a private street or driveway so long as accessible to the general public), and (iii) is located no closer than 1,000 feet from any property zoned Daniel Island Residential (DI-R). The foregoing does not restrict restaurants or other retail and service uses permitted under Section 3.2(3)(4) for which the individual restaurants or stores do not exceed 2,000 square feet, which are permitted in the Daniel Island General Office Zone.”


Section 3. This Ordinance shall become effective upon ratification.

Ratified in City Council this 5th day of
December in the Year of Our Lord, 2023,
and in the 248th Year of the Independence of
the United States of America



John J. Tecklenburg, Mayor

ATTEST:



Jennifer Cook
Clerk of Council