STATE OF SOUTH CAROLINA)
) CITY OF YORK
COUNTY OF YORK)

ORDINANCE 18-598

AMENDING THE ZONING ORDINANCE TO PROVIDE TIERED REQUIREMENTS FOR THE ALLOWANCE OF EVENT VENUES IN THE MU – MIXED USE & B1- CENTRAL BUSINESS ZONING DISTRICTS

WHEREAS, the York City Council and Planning Commission find that each zoning district may be periodically reviewed for potential beneficial changes; and;

WHEREAS, the York City Council and Planning Commission find that the City's MU–Mixed Use & B1-Central Business Zoning Districts are designed to allow mixed uses to occupy the same general area; and

WHEREAS, the York City Council and Planning Commission find that an event venue would be an appropriate allowed use in the MU-Mixed Use & B1-Central Business Zoning Districts subject to tiered requirements based on proposed occupancy levels.

BE IT ORDAINED in Council assembled on the dates hereafter set forth that the York City Council does herewith amend the City of York Zoning Ordinance to conditionally allow event venues in the MU – Mixed Use & B1-Central Business Zoning Districts subject to:

(1) Conditionally allowed based on an occupancy limitation of 150.
(2) Special exception review is required where the proposed occupancy exceeds 150.
(3) Minimum of one (1) parking space for every two (2) occupants.
(4) The maximum occupancy limit applies to the overall property (indoor & outdoor use combined).
(5) Event venues shall be explicitly allowed in the HC & GI zoning districts.

BE IT FURTHER ORDAINED that an event venue shall be defined as any building, facility, room, or portion thereof, which is rented, leased or otherwise made available to any person or group for an event, meeting or function such as a wedding or reception. A fee may or may not be charged for use of the space. This definition does not include fraternal organizations, religious facilities, or community center (Municipal/Civic Center) (Zoning Ordinance Section III).

DONE IN COUNCIL ASSEMBLED on the dates hereafter set forth.

J. EDWARD LEE, MAYOR

ATTEST: Cynthia J. Wyatt
Municipal Clerk

First Reading: June 5, 2018

Public Hearing: June 5, 2018

Second Reading: July 3, 2018