

**AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWN OF  
WILLIAMSTON, CHAPTER 90, ARTICLE V, SECTION 90-123, OC-OFFICE COMMERCIAL  
DISTRICT**

WHEREAS, the Town Council has previously adopted The Code of Ordinances of The Town of Williamston;

WHEREAS, Section 90-123, *et seq.* of the Code of Ordinances of the Town of Williamston sets forth zoning regulations for OC-Office Commercial District:

WHEREAS, the Planning Commission has recommended that the Town Council modify the OC-Office Commercial District to exclude Transitional and Supportive housing;

WHEREAS, the Town Council desires to amend OC-Office Commercial District regulations as set forth in Chapter 90, Article V, Section 90-123, and;

NOW THEREFORE, BE IT ORDAINED by the Town Council of the Town of Williamston that Chapter 90, Article V, Sec. 90-123 of the Code of Ordinances shall be amended to read as follows:

**Sec. 90-123. – OC-OFFICE COMMERCIAL DISTRICT.**

- (a) *Purpose.* The intent of this district is for commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. Commercial uses are intended to be relatively small in size and service area, primarily for office uses.
- (b) *Permitted uses.* The following uses shall be permitted in the OC zoning district:
  - (1) Any use, together with the conditions permitted in the CC zoning district.
  - (2) General retail stores, provided that any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure and provided that such storage be completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.
  - (3) Service businesses, including, but not limited to plumbers, electricians, small engine machine shops, repair services, and similar uses, provided all services take place within an enclosed building and any external storage of inventory, parts, or machinery is established to the rear of the front line of the principal structure, and provided that such storage is completely enclosed by a solid fence or wall of at least six feet in height composed of treated wood or brick.
  - (4) Restaurants (with or without drive-in window).



- (5) Food stores, including general grocers, produce stands, bakeries, and meat markets (without slaughtering on-site).
- (6) Food preparation establishments for off-premises delivery.
- (7) Schools.
- (8) Care homes (excluding Transitional and/or Supportive Housing).
- (9) Funeral homes.
- (10) Miniature golf course and driving range.
- (11) Mini-warehouses.
- (12) Horticulture nurseries.

(c) *Conditional uses.* The following uses shall be permitted in any OC zoning district subject to conditions of this section, unless otherwise noted, and sections 90-278 ("Uses not expressly permitted or conditional") and 90-279 ("Conditional uses").

(1) Machine service or repair and automobile gas station, body shop, or garage, provided:

a. There is no open storage of wrecked vehicles; dismantled parts, or parts visible beyond the premises;

b. Such facilities shall be arranged so that all servicing is conducted on the premises and out of the public right-of-way; and

c. Gasoline pumps shall be no closer than 25 feet to the right-of-way line of the street and all fuel tanks shall be installed underground.

(2) Combination of residential units with any use permitted herein, provided that all dwelling units have direct access to the outside of the structure. Parking provisions shall be complied with for each use.

(3) Car wash, provided an off-street paved parking area accommodating at least one-half of the hourly vehicle washing capacity for vehicles awaiting entrance to the washing process is suitably located and maintained on the premises. Such space shall contain at least 200 square feet per waiting vehicle and shall create no safety hazard or impediment to traffic movement by the operation of such an establishment.



- (4) Animal hospital or animal boarding facility provided all board arrangements are maintained within a building and no noise connected with the operation of the facility is audible beyond the premises.
- (5) Automobile, farm equipment, boat and/or recreational vehicle sales, open yard for the sale, rental, and/or storage of materials or equipment excluding junk or other salvage.
- (6) Hospitals or clinics, including any functions which relate directly to the operation of the hospitals or clinics and are contained within the confines of said hospital or clinic.
- (7) Truck terminal, provided paved acceleration and deceleration lanes are at least ten feet in width and 100 feet in length, respectively; are furnished and maintained where trucks enter at or leave terminal sites; and provided sites for such facilities have direct access to major streets.
- (8) Cemetery, provided that such use:
- a. Consists of a site at least five acres in size;
  - b. Includes no crematorium or dwelling unit other than for a caretaker and immediate family members;
  - c. Has a front setback of at least 45 feet from the edge of the street right-of-way. If there is no established right-of-way, the setback shall be at least 70 feet from the centerline of the road.
- (9) Radio and television stations provided that the requirements for parking, loading, and unloading, conform to those for industrial buildings as set forth in article V of this chapter.
- (10) Off premises signs subject to article VI of this chapter.
- (11) Single-family residence meeting Southern Standard Building Code requirements, provided it is in existence at the time of the adoption of the ordinance from which this chapter is derived.
- (12) Multifamily residence, provided it is in existence at the time of the adoption of the ordinance from which this chapter is derived.
- (d) *Prohibited uses.* All activities expressly permitted within the parameters of subsection (b) or this section shall be permitted within the OC zoning district. The following uses are expressly prohibited in order to improve ordinance clarity:



- (1) Sexually oriented businesses.
  - (2) Tattoo parlors.
  - (3) Transitional and/or Supportive Housing.
- (e) *Dimensional requirements.* Unless otherwise specified elsewhere in this chapter, uses permitted in the OC zoning district shall be required to conform to the following standards:

EXPAND

<b>Minimum lot area:</b> Commercial: None Residential: 5,000 sq. ft.	<b>Minimum lot width:</b> Commercial: None Residential: 50 ft.
<b>Minimum building setbacks:</b> Front: 25 ft. Front setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with <u>section 90-156</u> , if used for parking. For exceptions to this requirement, see sections <u>90-266</u> and <u>90-267</u> Side: 6 ft. See <u>section 90-263</u> on side yard requirements pertaining to corner lots Rear: 8 ft. Rear setback may be used for parking and service drives but must remain unobstructed by structures or buildings, and must be designed in conformance with <u>section 90-156</u> , if used for parking. For rear yard requirements pertaining to double frontage lots see article IX of this chapter.	
<b>Maximum building height:</b> 40 ft., except as provided for in <u>section 90-271</u> .	<b>Accessory structure setback:</b> 5 ft. (rear).

- (f) *Parking and loading.* Uses permitted in the OC zoning district shall meet the parking and loading standards set forth in article VI of this chapter.
- (g) *Signs.* Signs permitted in the OC zoning district, including the conditions under which they may be located are set forth in article VII of this chapter.
- (h) *Bufferyard requirements.* Where this district abuts any residential district not separated by a street right-of-way, a bufferyard in compliance with article VIII of this chapter, shall be required along abutting property lines.
- (i) *General and supplementary regulations.* Uses permitted in the OC zoning district shall meet standards set forth in article IX of this chapter.




(j) *Street planting strips.* In all front setbacks, a strip not less than six feet in width shall be provided along the street line on the property, which shall be planted and maintained in grass with street trees or in shrub planting or as may be required in approval of the site plans. Signs shall not be erected in this area with the exception of official traffic and regulatory signs.

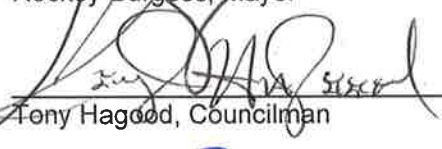
(Ord. No. 2008-02, § 408, 6-2-2008)


IN WITNESS WHEREOF, the Town Council has approved this Ordinance on second reading this 2nd day of Oct, 2023.


ATTEST:


  
Michelle Starnes, Town Clerk

  
Rockey Burgess, Mayor

  
Tony Hagood, Councilman

  
G. Lee Cole, Councilman

  
Tabatha Austin, Councilmember

  
Chris Alexander, Councilman

APPROVED AS TO FORM:

  
Rame L. Campbell, Town Attorney

First Reading: 9-11-23

Second Reading: 10-2-23