



## MEMORANDUM

**TO:** David Vehaun, City Manager  
**FROM:** Eric S. Hawkins, AICP, Planner III *EH*  
**RE:** Rezoning Case #T-2010-03, Proposed Text Amendments Regarding District Descriptions, Permitted Uses, and Use Specific Standards  
**DATE:** February 7, 2011

At their January 24, meeting, Council approved first reading of the proposed text amendments referenced above. Since that time, staff has been presented with a proposal to locate an indoor soccer training facility inside a vacant industrial building that is zoned Industry Heavy (IH). This use would be classified as Indoor Commercial Recreation which is not permitted in the IH district.

In response to this proposal, staff has researched regulations of other jurisdictions and determined that it would be appropriate to permit Indoor Commercial Recreation uses as Special Exceptions in the Industry General (IG) and Industry Heavy (IH) districts, subject to certain Use Specific Standards. Regulating these uses as Special Exceptions and applying Use Specific Standards will ensure that any recreation use in an industrial district is compatible with the nearby industrial uses. The proposed standards will also apply to indoor recreation uses in the Industry Business (IB) district, where they are already permitted as special exceptions.

By making provisions to permit indoor recreation uses in all three industrial districts, it will provide more opportunities for adaptive re-use of buildings that may otherwise sit vacant for extended periods of time. Characteristics of industrial buildings such as high ceilings and open floor plans make them uniquely suited for many indoor recreation uses.

Staff recommends that the attached provisions related to this proposal be added to the text amendments that are scheduled for second reading on February 14. This proposal was presented to the Planning Commission at their Feb. 1 meeting and it was endorsed by unanimous vote.

Please contact me if you have any questions. Thank you.

Attachments

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PLANNING & DEVELOPMENT

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TABLE 4-100(B): TABLE OF ALLOWED USES

P = Permitted Use C = Conditional Use S = Special Exception A = Allowed in PD/NMU District  
Blank Cell = Prohibited

Applicable Use Specific Standards Listed in Column on Far Right

USE CATEGORY	USE TYPE	RESIDENTIAL								BUSINESS								PLANNED DEVELOPMENT					ADDITIONAL REQUIREMENTS				
		SF-2	SF-3	SF-4	SF-5	SF-8	MF-8	MF-15	MHP	RH	OI	NO	DTWN	NC	LC	CC	GC	MUC	NMU	IG	IH	IB		PD-R	PD-C	PD-MEC	PD-TND
Recreation/ Entertainment, Indoor	Auditorium									P		P		S	P	P	S	A	S		P		A	A			4-300(C)(5)(a)
	Commercial recreation, indoor									P	S	P	S	P	P	P	P	A	S	S	S		A	A	A		4-300(C)(5)(b)
	Private club or lodge with seating capacity of less than 300 in main activity area					S	S	S		P	S	P	S	P	P	P	P	A					A	A	A	A	
	Private club or lodge, with seating capacity of 300 or greater in main activity area.									S	S	P			P	P	P	A						A	A	A	
	Theater (less than 500 seats)									P		P	S	P	P	P	P	A						A		A	A
	Theater (500 seats or more)									P		S			S	C	C	C	A					A			A
	Indoor Firing Range																			S	S	S					
Recreation/ Entertainment, Outdoor	Arena, amphitheatre, or stadium									P		P		S	P	P	S	A			S		A	A		A	4-300(C)(6)(a)
	Commercial recreation, outdoor (less than 10,000 sf)				S	C	C	C		S	P		P	C	C	P	P	P	A				A	A	A	A	
	Commercial recreation, outdoor (10,000 sf or more)				S	S	S	S		S	P		P	S	P	P	P	P	A					A	A		
	Golf course, private	P	P	P	P	P	P	P		P	P				S	P	P			S		P	A	A	A	A	A
	Golf driving range									S	P				S	P	P	S		S		S	A	A	A	A	

(5) Recreation/Entertainment, ~~Outdoor~~Indoor

(a) **Auditorium**

Auditoriums shall meet the use specific standards for convention centers (Section 4-300(B)(4)(b), *Convention Center*).

(b) **Commercial Recreation/Entertainment, Indoor in the IG, IH, & IB Districts**

Indoor commercial recreation uses in the IG, IH, & IB districts shall:

1. *Specialized Buildings*

Uses ~~are~~Be limited to facilities specifically requiring specialized buildings such as gymnastics schools, indoor rock climbing facilities, *indoor sports fields*, and the like. *Applicants must provide information about the nature of the proposed activity and the need for an industrial-scale building (i.e. specialized equipment needs, noise impacts, high ceiling height, etc.).*

2. *Vehicular Access, Parking, & Circulation*

All vehicular access, parking, and circulation must be designed to minimize conflicts with the access, parking, and circulation for industrial uses in the vicinity.

3. *Pedestrian Circulation*

Pedestrian circulation routes must be provided between parking areas and entrances to recreation uses so as not to conflict with vehicular traffic, particularly truck traffic, associated with nearby industrial uses.

4. *Safety*

Applicant must provide a site plan that is designed to minimize land use conflicts and protect public safety.

5. *Compatibility*

Applicant must prove to the satisfaction of the Zoning Board of Appeals that all aspects of the recreation use will be compatible with all adjacent existing and permitted future uses.

(c) **Indoor Firing Range**

All indoor firing ranges shall:

1. *Hours of Operation*

Limit the hours of operation to between 6:00 AM and 10:00 PM.

2. *Impenetrable Walls, Ceilings, and Floors*

Have walls, ceilings, and floors that are impenetrable to the ammunition discharged by firearms being used within it or have internal baffling built so that the ammunition discharged cannot hit the walls or ceiling.

3. *Sound Insulation*

Be constructed and insulated in such a manner that prevents sound from the discharge of firearms within the facility to exceed a maximum limit of sixty (60) dBA at the property line.

4. *Ammunition Storage*

Store all ammunition within a magazine that is fully enclosed by construction materials as approved by the building department and fire department per applicable codes.

(6) Recreation/Entertainment, Outdoor

***Arena, Stadium***