

Sumter City-County Planning Commission

June 26, 2013

OA-13-04, Adult Uses and Sexually Oriented Businesses (County)

I. THE REQUEST

Applicant: Sumter County Council

Request: Consider Amendments to the Zoning Ordinance related to Adult Uses and Sexually Oriented Businesses.

II. BACKGROUND

In December of 2012, The City of Sumter adopted a comprehensive amendment addressing adult uses and sexually oriented business. County council has directed consideration of a similar measure.

What follows are recommended amendments to the zoning ordinance intended to dovetail with a comprehensive sexually oriented business licensing and regulatory ordinance the County is also considering. The proposed changes will strengthen the County's' protections against the negative secondary effects of sexually oriented businesses.

The comprehensive approach includes revisions to the zoning ordinance and adoption of licensing requirements and operating regulations for sexually oriented businesses. The regulations in that ordinance reflect efforts to minimize the secondary impacts (crime, noise, reduction in property values, drugs, etc.). Those draft regulations are attached to this report along with two primary documents describing secondary impacts. The licensing regulations deal explicitly with the nature of business operations and as such include standards related to hours of operations, licensing, alcohol prohibitions, among other items.

In the simplest terms, the local zoning approach proposes to permit all adult businesses by right (no conditional or special exception review) in the Heavy Industrial (HI) and Light Industrial Warehouse (LI-W) zoning districts and to establish clear separation standards from sensitive land uses such as homes, schools, parks, churches, etc. Functionally from a land use perspective, the primary change to current zoning regulations is to allow the use in specific zoning districts on a by right basis. The proposal also removes the use from the General Commercial (GC) District. Current zoning practice requires a special exception review and public hearing in front of the Board of Zoning Appeals.

III. PROPOSED ORDINANCE AMENDMENT

See Attachment entitled “*An Ordinance Amending the County of Sumter Zoning and Development Standards Ordinance with Regard to Adult Uses and Sexually Oriented Businesses.*”

IV. STAFF RECOMMENDATION

Staff recommends approval of this request.

V. PLANNING COMMISSION – June 25, 2013

The Sumter City-County Planning Commission at its meeting on Wednesday, June 26, 2013, voted to recommend approval for this request.

VI. COUNTY COUNCIL – JULY 23, 2013 – FIRST READING