

**Sec. 8-3044. Development standards in B-B districts.**

(a) Prior to any development occurring within a B-B district located outside the historic district, a specific plan which is consistent with the requirements for P districts as set forth in section 8-3031 of these regulations shall be submitted for review and approval by the planning commission under the procedures as set forth in such section.

(b) Such development shall, in addition to the requirements set forth as identified above, provide for public pedestrian access along the Savannah River, through either dedication or the establishment of a private pedestrian access easement, such that the potential for continuity of public access along the riverfront is maintained.

(c) Retail sales may be conducted as outdoor vending, subject to the following conditions:

- (1) Outdoor vending shall be ancillary to a principal building and shall be conducted only from a vending cart. A vending cart is a mobile cart that has at least two wheels, a canopy, no internal access, and that is used to store and display merchandise and / or prepare food for sale. Service uses and sale of alcoholic beverages are not allowed. Audio broadcasting and the production of smoke unrelated to the cooking of food are not allowed.
- (2) Outdoor vending is allowed between the hours of 8:00 a.m. to 10:00 p.m. but may be extended to midnight during a city-designated public festival on River Street. Vending carts shall not be brought to the site before 7:00 a.m. Any vending cart not approved for overnight placement shall be removed from the site no later than 11:00 p.m.
- (3) In the event of a tropical storm warning or a more severe weather advisory by the National Weather Service, all vending carts shall be removed from the site or placed within an enclosed building on the site within two hours of the advisory.
- (4) Merchandise and equipment related to the vending operation shall be located within the vending cart and shall not extend beyond the edge of the counter area.
- (5) If an outdoor vending operation includes the sale of food or beverage, permanent bathrooms that are accessible to the handicapped shall be provided.
- (6) A food vending operation shall comply with all local, state and federal regulations.

- (7) The city preservation officer shall be responsible for approving the appearance of a vending cart, which shall comply with the following minimum standards:
- a. The dimensions shall be no greater than eight feet in height, ten feet in length, and four feet in width. The counter area shall not exceed 112 square feet.
  - b. The exterior shall be predominantly wood construction that may remain in an unfinished state or be painted in an earth tone color.
  - c. A cloth canopy shall be required that does not extend more than two feet beyond the counter area of the cart. The canopy shall not contain advertising or signage. Umbrellas shall not be permitted.
  - d. No more than two signs per vending cart shall be allowed. Each sign shall be no larger than four square feet and shall be attached to the vending cart.
  - e. No exterior lights shall be permitted for a vending cart. Interior lighting shall be located beneath the canopy and any light source shall be downlit and shielded. Lighting shall not be used to illuminate the canopy. Moving lights are not allowed.
  - f. Carts must have at least two wooden spoke wheels with a minimum diameter of at least 24 inches. The wheels may be decorative and are not required to be functional.
- (8) The MPC staff shall be responsible for reviewing a site plan that shows compliance with the following standards:
- a. A parcel used for outdoor vending shall have a minimum lot size of 3,000 square feet with no more than one vending cart per 1,500 square feet of open space. Vending cart operations shall not exceed 50 percent of the total lot area.
  - b. There shall be a minimum distance requirement between vending carts as follows: fifteen feet between the front of each cart; ten feet between the rear of each cart; and ten (10) feet between the side of each cart; unless otherwise approved by the MPC staff.

- c. If electricity will be used, an electrical receptacle shall be available at the vending cart location. Electrical cords shall not impede pedestrian walkways.
  - d. Generators and propane tanks are not allowed.
  - e. One cart per 3,000 square feet of lot area may remain overnight, up to a maximum of four carts per site. If a cart is to remain in place overnight, the cart shall be anchored to the ground in a concealed manner. The method of anchoring and concealment shall be shown on the site plan. A cart cannot be permanently affixed to the ground.
- (9) As necessary, the city building official shall be empowered to establish operating rules as to the health, safety, cleanliness and operation of a cart.