

CHAPTER 7 | FBZD, FORM-BASED ZONING DISTRICT

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ARTICLE 7.1 AUTHORITY

The South Carolina Local Government Comprehensive Planning Enabling Act of 1994, as amended (Planning Act) authorizes local governments to utilize zoning and planning techniques (not limited to those found in the Planning Act) for implementation of the goals specified in S.C. Code Ann. Section 6-29-720 (2007). Charleston County Council hereby establishes a zoning and planning technique called a Form-Based Zoning District (FBZD). A FBZD is a zone which accommodates development of communities containing mixed residential, civic, institutional, commercial, and/or industrial uses in development phases, and authorizes the adoption of form- and/or transect-based zoning and land development regulations in the form of Master Plan Regulations (MPR).

ARTICLE 7.2 APPLICABILITY

Lands may not be zoned or rezoned to a FBZD until such time as the County adopts Form-Based Code Development Standards to regulate development in the FBZD.

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