

## **ARTICLE 5.13 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)**

### **§5.13.1 STATEMENT OF FINDINGS**

The DuPont-Wappoo Area Overlay Zoning District (DuWap-O) includes unincorporated parcels of Charleston County that are generally bound by Sam Rittenburg Boulevard, Wappoo Road, and the Charleston “Greenway” as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” The DuPont-Wappoo Area is in a well-established area of West Ashley that consists of a variety of residential, commercial, and light industrial uses that have evolved over time. This Overlay Zoning District was developed to preserve the existing development patterns while providing standards that enable continued development appropriate to, and in scale with, the community. It builds upon the existing entrepreneurial uses and other existing commercial, office, retail, and residential uses in the area. This area is also important due to its proximity to I-526, Savannah Highway, the Charleston Greenway and Bikeway, and the Tiger Swamp Watershed. The Dupont-Wappoo Area Overlay Zoning District was also adopted to: improve the general visual character and quality of the area; implement traffic safety measures (vehicular, pedestrian and bicycle); and improve stormwater runoff attenuation. The DuWap-O also creates consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.

### **§5.13.2 PURPOSE AND INTENT**

The purpose of the DuWap-O is to create an area that is well-planned, attractive, and preserves and improves existing development patterns through the implementation of land use and design standards. It is also intended to ensure safe and efficient vehicle, pedestrian, and bicycle movement through traffic safety measures and access management standards and to address stormwater runoff, drainage, and flooding issues in the area.

### **§5.13.3 EFFECT OF OVERLAY DISTRICT**

The DuPont-Wappoo Area Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the Overlay Zoning District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These Overlay Zoning District regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established development existing as of the date of adoption of the DuWap-O [DATE OF ADOPTION] that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

### **§5.13.4 APPLICABILITY**

The standards of this Article shall apply to all development within the DuWap-O, as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” Single-family detached residential development as defined in this Ordinance shall only be subject to the applicable use provisions of this Article.

### **§5.13.5 COORDINATION WITH ADJACENT JURISDICTIONS**

Charleston County will notify the City of Charleston Planning staff of regarding all rezoning, special exception, variance, and site plan review applications submitted for unincorporated properties located within the DuWap-O. The purpose of this coordination is to ensure that

development is consistent with similar requirements adopted for this area by the City of Charleston.

#### **§5.13.6 USE REGULATIONS**

**A. Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table.** Table 5.13-1 lists the principal uses permitted in the districts/areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

1. "A" indicates uses allowed by right.
2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
4. Blank cells indicate uses that are not permitted.

**B. Prohibited uses.**

1. Prohibited uses include: Vehicle Sales, Rental and Leasing operations, including associated vehicle storage areas, that encompass more than one (1) acre (includes, but is not limited to, Automobile, or Light or Medium Duty Truck Dealers, Heavy Duty Truck or Commercial Vehicle Dealers, Motorcycle, Watercraft, or Recreational Vehicle Dealers, Heavy Duty Truck or Commercial Vehicle Rental or Leasing, and Vehicle Rental or Leasing); Manufactured (Mobile) Home Dealers; Indoor and Outdoor Shooting Ranges; Pawn Shops; Convenience Stores; Warehouse Clubs or Superstores; Billboards; Sexually Oriented Businesses; Fast Food Restaurants; Restaurants with drive-through lanes/windows; Vehicle Storage; Towing Facilities; Impound Yards; Car Washes; Service Stations, Gasoline (with or without convenience stores); Truck Stops; Title Loan and Short Term Lenders; and single use multi-family residential structures with individual building footprints greater than 10,000 square feet, provided, however, that this limitation shall not apply to affordable housing developments in which no less than fifty percent (50%) of the dwelling units in the development comply with the definition of "Affordable Housing" as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.
2. In the CC Zoning District, Self-Storage Facilities are prohibited unless they are part of a multi-story mixed use development where the ground floor use along all street frontages (entire street frontage) is separately lease commercial or office space independent of the Self-Storage Facility business. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.
3. Application of the Multiple Use Overlay Zoning District is prohibited.

**C. New or Unlisted Uses and Interpretation.** The Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance.

**D. Nonconforming Uses.** The requirements of Article 10.2, Nonconforming Uses, of this Ordinance apply to all development except single-family detached residential development within the DuWap-O, provided, however, that the following requirements shall apply in place of those contained in Section 10.2.4, Loss of Legal Nonconformity Status, sub-section A:

1. If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than thirty-six (36) consecutive months, the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the DuWap-O.

**TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE**

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
<b>AGRICULTURAL USES</b>									
Horticultural Production or Commercial Nursery Operations	A	A							
Stable, Private						S			§6.4.20
Agricultural Processing	A								
Roadside Stands, Including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	§6.4.58
<b>RESIDENTIAL</b>									
Congregate Living for the elderly (up to 15 residents)						S	S	S	
Duplex						S	A	A	
Dwelling Group					C	C	C	C	§6.4.7
Child Caring Institution (more than 20 children)						S	S	S	
Group Care Home, Residential ( up to 20 children)						S	S	S	
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls						S	S	S	
Manufactured Housing Unit						C	C	C	§6.4.24
Manufactured Housing Unit, Replacement						C	C	C	§6.4.24
Multi-Family, including Condominiums or Apartments	C	C					A	A	§5.13.7.F
Retirement Housing						S	A	A	
Retirement Housing, up to 10 residents						S	A	A	§6.4.8
Single Family Attached, also known as Townhouses or Rowhouses		C			C	S	C	C	§6.4.2
Single Family Detached	A	C	C	C	C	A	A	A	§6.4.25
Affordable Dwelling Units						C	A	A	§6.4.19
Single Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)						C			§6.4.24
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses							S	S	
<b>CIVIC AND INSTITUTIONAL</b>									
Court of Law		A	A	A	A				
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	S	A	A	S	S	S	
Postal Service, United States		A	A	A	A	C	C	C	§6.4.28
Adult Day Care Facilities	A	A	S	S	A	S	S	S	§6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center	A	A	S	S	A	S	S	S	§6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	
Cemeteries or Crematories		A	A	A	A	C	C	C	§6.4.53
Funeral Services, including Funeral Homes or Mortuaries		A	A	A					
Pre-school or Educational Nursery	A	A	S	S	A	S	S	S	§6.4.29
School, Primary		A	A	A	A	A	A	A	
School, Secondary		A	A	A	A	A	A	A	
College or University Facility		A	S	S	S	S	S	S	
Business or Trade School	A	A	S	S	S				
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools	A	A	S	S	A				§6.4.26

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
<b>HEALTH CARE SERVICES</b>									
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities		A	A	A	A				
Community Residential Care Facilities	S	A		S			S	S	
Convalescent Services, including nursing homes	S	A	S	S		S	S	S	
Counseling Services, including Job Training or Placement Services	A	A	A	A	A				
Intermediate Care Facility for the Mentally Retarded	S	A		S			S	S	
Public or Community Health Care Centers	A	A	A	A					
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories	A	A	A	A					
Home Health Agencies	A	A	A	A	A				
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices		A	S	A					
Outpatient Facilities for Chemically dependent or Addicted Persons		A		S					
Rehabilitation Facilities	S	A	S	A	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	A		S					
<b>MUSEUMS, HISTORICAL SITES, AND SIMILAR INSTITUTIONS</b>									
Historical Sites (open to the public)		A	A	A	A	A	A	A	
Libraries or Archives		A	A	A	A	A	A	A	
Museums		A	A	A	A	A	A	A	
Nature Exhibition		A			S				§6.4.10
Botanical Gardens		A							
Zoos		S							
<b>RECREATION AND ENTERTAINMENT</b>									
Community Recreation, including Recreation Centers		A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)		A	A	A	A				
Parks and Recreation	A	C	C	C	C	C	C	C	§6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Theaters, or Video Arcades		A			C				§6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas		C							§6.4.11
Drive-in Theaters		C							§6.4.6 §6.4.11
Special Events		C	C	C	C	C	C	C	Art. 6.7
<b>RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS</b>									
Business, Professional, Labor, or Political Organizations	A	A	A	A	A				
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities	A	A	S	S	A	S	S	S	
Religious Assembly	C	C	C	C	C	C	C	C	§6.4.13

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Social Club or Lodge	A	A	S	S	A	S	S	S	
<b>UTILITIES AND WASTE-RELATED USES</b>									
Utility Service, Major	C	C	C	C	C	C	C	C	§6.4.17 §6.4.21
Electric or Gas Power Generation Facilities	C	C	C	C	C	C	C	C	§6.4.17 §6.4.21
Utility Substation	C	C	C	C	C	C	C	C	§6.4.21
Electrical or Telephone Switching Facility	C	C	C	C	C	C	C	C	§6.4.21
Sewage Collector or Trunk Lines	C	C	C	C	C	C	C	C	§6.4.21
Sewage Disposal Facilities	C	C	C	C	C	C	C	C	§6.4.17
Utility Pumping Station	C	C	C	C	C	C	C	C	§6.4.21
Water Mains	C	C	C	C	C	C	C	C	§6.4.21
Water or Sewage Treatment Facilities		C	C	C	C	C	C	C	§6.4.21
Water Storage Tank	C	C	C	C	C	C	C	C	§6.4.21
Utility Service, Minor	A	A	A	A	C	A	A	A	§6.4.31
Electric or Gas Power Distribution	A	A	A	A	C	A	A	A	§6.4.31
Sewage Collection Service Line	A	A	A	A	C	A	A	A	§6.4.31
Water service Line	A	A	A	A	C	A	A	A	§6.4.31
Septic Tank Installation, Cleaning, or Related Services	A	S							
<b>COMMERCIAL</b>									
<b>ACCOMMODATIONS</b>									
Bed and Breakfast Inns		A	C	C	C	S	S	S	§6.4.4
Hotels or Motels		A							
<b>ANIMAL SERVICES</b>									
Pet Stores or Grooming Salons	A	A			S				§6.4.32
Small Animal Boarding (enclosed building)	A	A			S				§6.4.32
Veterinary Services	A	A		C	A				§6.4.32
<b>FINANCIAL SERVICES</b>									
Banks		A	C	C					§6.4.33
Financial Services		A	C	C					§6.4.33
<b>FOOD SERVICES AND DRINKING PLACES</b>									
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or Member Exclusive Bars or Lounges	S	S							§6.4.15
Catering Service	A	A	C	C	A	S	S	S	§6.4.34
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants that do not have drive-through lanes/windows	C	C		C	C				§6.4.15
<b>INFORMATION INDUSTRIES</b>									
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices	A	A		S	S				
Communications Towers	C	C		C					§6.4.5
Data Processing Services	A	A		A	A				
Publishing Industries, including Newspaper, Periodical, Book,	A	A		A	A				

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Database, or Software Publishers									
<b>OFFICES</b>									
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, or Travel Arrangement Services	A	A	C	C	A				§6.4.35
Government Office	A	A	C	C	A				§6.4.35
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	A	A	C	C	A				§6.4.35
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>									
Convention Center or Visitors Bureaus		A	S	S	S				
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction	A								
Office/Warehouse Complex	A	C							§5.13.7.A
Special Trade Contractors (Offices/Storage)	A	C							§5.13.7.A
Building Equipment of other Machinery Installation Contractors	A	C							§5.13.7.A
Carpentry Contractors	A	C							§5.13.7.A
Concrete Contractors	A	C							§5.13.7.A
Drywall, Plastering, Acoustical or Insulation Contractors	A	C							§5.13.7.A
Electrical Contractors	A	C							§5.13.7.A
Excavation Contractors	A	C							§5.13.7.A
Masonry or Stone Contractors	A	C							§5.13.7.A
Painting or Wall Covering Contractors	A	C							§5.13.7.A
Plumbing, Heating, or Air-Conditioning Contractors	A	C							§5.13.7.A
Roofing, Siding, or Sheet Metal Contractors	A	C							§5.13.7.A
Tile, Marble, Terrazzo, or Mosaic Contractors	A	C							§5.13.7.A
<b>PARKING, COMMERCIAL</b>									
Parking Lots		A							
Parking Garages		A							
<b>RENTAL AND LEASING SERVICES</b>									
Charter Boat or other Recreational Watercraft Rental Services		C							§5.13.7.E
Commercial or Industrial Machinery or Equipment Rental or Leasing		C							§5.13.7.E
Construction Tools or Equipment Rental	A	A							
Consumer Goods Rental Centers	A	A							
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items		A			A				
Heavy Duty Truck or Commercial Vehicle Rental or Leasing		C							§5.13.7.E
Self-Service Storage/Mini-Warehouses	C	C							§5.13.7.D
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles		C							§5.13.7.E
<b>REPAIR AND MAINTENANCE SERVICES</b>									
Boat Yard	C	C							§5.13.7.E §6.4.39

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
									Art. 5.3
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	A	A							
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, or Welding Shops	A	A			S				
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops	A								
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops	A								
<b>RETAIL SALES</b>									
Nonstore Retailers		A							
Direct Selling Establishments		A							
Electronic Shopping or Mail-Order Houses		A							
Liquefied Petroleum Gas (Bottled Gas) Dealers	A	A							
Vending Machine Operators	A	A							
Building Materials or Garden Equipment and Supplies Retailers	A	A							
Hardware Stores	A	A			C				§6.4.42
Home Improvement Centers	A	A							
Garden Supplies Centers	A	A							
Outdoor Power Equipment Stores	A	A							
Paint, Varnish, or Wallpaper Stores	A	A							
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops	A	A			C				§6.4.43
Liquor, Beer, or Wine Sales		S							
Retail Sales or Services, General		A			A				
Art, Hobby, Musical Instrument, Toy, Sporting Goods or Related Products Store		A			A				
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store		A			A				
Drug Stores or Pharmacies		A			C				§6.4.44
Duplicating or Quick Printing Services	A	A		C	C				§6.4.44
Electronics, Appliance, or Related Products Store		A			C				§6.4.44
Florist	A	A			C				§6.4.44
Furniture, Cabinet Home Furnishings, or Related Products Store	A	A			C				§6.4.44
Private Postal or Mailing Service	A	A		C	C				§6.4.44
Tobacconist	A	A			C				§6.4.44
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	§6.4.58
Vehicle Sales (new or used)		C							§5.13.7.E
Automobile or Light or Medium Duty Truck Dealers		C							§5.13.7.E
Heavy Duty Truck or Commercial Vehicle Dealers		C							§5.13.7.E
Motorcycle, Watercraft, or Recreational Vehicle Dealers		C							§5.13.7.E
Vehicle Parts, Accessories, or Tire Stores	A	A							
<b>RETAIL OR PERSONAL SERVICES</b>									



**TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE**

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Consumer Convenience Service		A			A				
Automated Bank/Teller Machines		A							
Drycleaners or Coin-Operated Laundries	A	A							
Drycleaning or Laundry Pick-up Service Stations	A	A							
Locksmith	A	A							
One-Hour Photo Finishing		A			A				
Tailors or Seamstresses	A	A			A				
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	A	A	C	C	A	C	C	C	§6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios	A	A	C	C	C				
Tattoo Parlors	S	S							§6.4.59
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial Services	A	A	C	C	A				§6.4.48
Landscaping and Horticultural Services	A	A	C	C	A				§6.4.48
<b>VEHICLE AND WATERCRAFT STORAGE</b>									
Boat Ramps		C	C	C	C	C	C	C	Art. 5.3 §5.3.4
Community Dock		S	S	S	S	S	S	S	Art. 5.3 §5.3.3
Commercial Dock		S	S	S	S	S	S	S	Art. 5.3 §5.3.6
Marina		S	S	S	S	S	S	S	Art. 5.3 §5.3.5
<b>WHOLESALE SALES</b>									
Aircraft Wholesalers, including Related Parts	A	A							
Beverage or Related Products Wholesalers, including Alcoholic Beverages	A	A							
Book, Periodical, or Newspaper Wholesalers	A	A							
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)	A	A							
Clay or Related Products Wholesalers	A	A							
Computers or Electronic Products Wholesalers	A	A							
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel, or other Related Materials	A	A							
Electrical Equipment, Appliances, or Components Wholesalers	A	A							
Fabric or Apparel Wholesalers	A	A							
Farm Supplies or Equipment Wholesalers	A	A							
Flower, Nursery Stock, or Florists Supplies Wholesalers	A	A							
Food or Related Products Wholesalers	A	A							
Furniture, Cabinets, or Related Products Wholesalers	A	A							
Glass or Related Products Wholesalers	A	A							
Leather Products Wholesalers	A	A							

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Machinery, Tools, or Construction Equipment Wholesalers	A	A							
Metal or Mineral (except Petroleum) Wholesalers	A	A							
Paint, Varnish or Related Supplies Wholesalers	A	A							
Paper or Paper Products Wholesalers	A	A							
Petroleum Wholesalers	A	A							
Pharmaceutical Wholesalers	A	A							
Plastics or Rubber Products Wholesalers	A	A							
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment	A	A							
Sign Wholesalers	A	A							
Tobacco or Related Products Wholesalers	A	A							
Toy or Artwork Wholesalers	A	A							
Wood Products Wholesalers	A	A							
Other Miscellaneous Wholesale Sales	C	C							
<b>INDUSTRIAL</b>									
<b>INDUSTRIAL SERVICES</b>									
Drycleaning or Carpet Cleaning Plants									
Laundries, Commercial	A	A							
Photo Finishing Laboratories	A	A							
Research and Development Laboratories	A								
<b>MANUFACTURING AND PRODUCTION</b>									
Aircraft Manufacturing, including Related Parts	A								
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs	A								
Clay or Related Products Manufacturing	A	C						§6.4.57	
Computers or Electronic Products Manufacturing	A	C						§6.4.57	
Electrical Equipment, Appliances, or Components Manufacturing	A	C						§6.4.57	
Fabric or Apparel Manufacturing, including Textile Mills	A								
Food or Related Products Manufacturing	A								
Furniture, Cabinets, or Related Products Manufacturing	A	C			C			§6.4.57	
Glass or Related Products Manufacturing	A	C						§6.4.57	
Leather Products Manufacturing, including Tanneries	A								
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment	A	C						§6.4.57	
Microbreweries	C	C						§5.13.7.B	
Printing Press Production or Lithography	A	C						§6.4.57	
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items	A	C						§6.4.57	
Sign Manufacturing	A	C						§6.4.57	
Toy or Artwork Manufacturing	A	C			C			§6.4.57	
Wood Products Manufacturing	A	C			C			§6.4.57	
Other Miscellaneous Manufacturing and Production	C	C			C				
<b>OTHER USES</b>									
<b>RECYCLING SERVICES</b>									

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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	§6.4.55
<b>TRANSPORTATION</b>									
Sightseeing Transportation, Land or Water	A	C							§5.13.7.C
Taxi or Limousine Service	A	C							§5.13.7.C
Water Transportation, including Coastal or Inland Water Passenger Transportation		C							§5.13.7.C

## §5.13.7 USE CONDITIONS

- A. Special Trade Contractors and Office/Warehouse Complexes are prohibited on properties with frontage on Savannah Highway and/or Wappoo Road.
- B. Microbreweries shall be subject to the conditions of Section 6.4.62 of this Ordinance.
- C. In zoning districts subject to this condition, the specified uses shall not be located on parcels with frontage on Savannah Highway.
- D. In the CC Zoning District, Self-Service Storage/Mini-Warehouses must be part of a multi-story mixed use development where the ground floor use along all/entire street frontages is separately leased commercial or office space independent of the self-storage facility business; otherwise, this use is prohibited. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.
- E. In zoning districts subject this condition, vehicle sales, dealers, rental, and leasing uses, including all associated vehicle storage areas, must not exceed one (1) acre in size; otherwise, these uses are prohibited.
- F. Multi-Family uses must comply with the following requirements:
  - 1. Individual building footprints shall not exceed 10,000 square feet; and
  - 2. The development shall contain a mixture of residential and non-residential uses with at least twenty-five percent (25%) of the square footage of the proposed structures dedicated to nonresidential uses.
  - 3. The limitations described in sub-sections 1 and 2 above shall not apply to affordable housing developments in which no less than fifty percent (50%) of the dwelling units in the development comply with the definition of “Affordable Housing” as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.
    - a. Development and Design Requirements
      - i. Affordable dwelling units must be of the same type as the market-rate units in the development.
      - ii. Affordable dwelling units shall be provided within each phase of the development in sufficient amounts to serve the expected population of that phase.
      - iii. Affordable dwelling units shall be integrated throughout the development and not located in a single area of the development.
      - iv. Any studio dwelling unit provided under this Section must be a minimum of 500 square feet in floor area and in no instance shall more than fifty percent (50%) of the affordable dwelling units be provided in the form of studio units.
    - v. As part of the Site Plan Review application, an affordable dwelling unit plan must be submitted that contains, at a minimum, the following information:
      - a. The number of bedrooms in each market-rate unit and each affordable dwelling unit.
      - b. The square footage of each market-rate unit and each affordable dwelling unit.
      - c. The location of each market-rate unit and affordable dwelling unit within each structure.

- vi. In terms of exterior appearance, affordable dwelling units shall be indistinguishable from market-rate units. External building materials and finishes for affordable dwelling units shall be the same in type and quality as the market-rate units.
  - vii. Interior features of affordable dwelling units shall be functionally equivalent to the market-rate units, though the finishes and materials need not be identical.
  - viii. Affordable dwelling units shall be comparable to the market-rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.
- b. Owner-Occupied Affordable Dwelling Units
- i. Eligibility Determination Process

Prospective buyers of new affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable dwelling unit, the developer shall submit the following to the County:

    - a. An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and
    - b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.

This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable dwelling unit.
  - ii. Term of Affordability

Resale of affordable dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than twenty (20) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).

    - a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
    - b. The deed restrictions shall require notice to the County of any conveyance of the affordable dwelling unit, and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.
  - iii. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.

c. Renter-Occupied Affordable Dwelling Units

i. Eligibility Determination Process

Prospective renters of affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. All of the following requirements are applicable and subject to final approval by the County:

- a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable dwelling unit.
- b. Any time a new tenant occupies an affordable dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.
- c. The owner shall annually provide affidavits to the County assuring compliance with Fair Market Rents, as described below.

ii. Rent Levels/Fair Market Rents

The maximum rent level for affordable dwelling units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston MSA, as published annually by the U.S. Department of Housing and Urban Development. Fair Market Rents include a utility allowance for electricity, gas, water, and sewer, based on a schedule published by the Charleston County Housing and Redevelopment Authority.

iii. Lease Terms

A minimum lease term of six (6) months is required for all affordable dwelling units so as to avoid short-term (i.e., weekly) rentals.

iv. Term of Affordability

Rental affordable dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than twenty (20) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.

- a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
- b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.

- v. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required

to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.

- d. Deed Restrictions Required
  - i. Standard deed restrictions for all affordable dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.
  - ii. Such restrictions shall include, at a minimum, the following elements:
    - a. Duration;
    - b. Occupancy requirements and restrictions against leasing/sub-leasing;
    - c. Restriction on resale;
    - d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);
    - e. Right of first refusal, if applicable;
    - f. Distribution of gross sales proceeds, if applicable; and
    - g. Procedure in the case of foreclosure (for owner-occupied units only).
- e. Violations

Any sale or rental of affordable dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement shall apply.

## **§5.13.8 GENERAL DEVELOPMENT REQUIREMENTS**

### **A. Vehicle Access**

All applications for development and/or redevelopment of properties shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:

1. The maximum width of driveways shall be based upon the speed limit of the street to which the driveway is to be connected, and shall be as shown on Table 5.13-2.
2. Driveway separation shall be a minimum distance of fifty feet (50') from the intersection of the right-of-way lines to the edge of driveways.
3. The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. For parcels with a right-of-way frontage equal to or less than 130 feet in length, the development is limited to one (1) driveway; for parcels with a frontage greater than 130 feet in length, the development may have up to three (3) driveways.
5. For parcels with a right-of-way frontage equal to or less than 130 feet in length, two (2) single lane driveways may be allowed if the inbound drive is located upstream from the outbound drive.
6. Notwithstanding the above stated requirements, access drives on corner lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of fifty feet (50') from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius, provided, however, that the Planning Director may approve the access on the primary street.

7. Shared Access. Shared access is encouraged between adjoining parcels. Driveways for all uses except single-family residential should be located in a manner where they can be shared between adjacent parcels as described below.
- a. Shared access should be located along a common property boundary, if feasible.
  - b. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:
    - i. A letter from the adjacent property owner denying access; or
    - ii. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter. If this subsection applies, a new curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed and/or redeveloped.
  - c. Shared access agreements shall be recorded with the Register of Mesne Conveyance (RMC) Office.

Table 5.13.-2 Maximum Driveway Width Requirements.

A	B
Street Speed Limit	Max. one-way/two-way driveway width
20	15/30
25	15/30
30	20/40
35	20/40
40	25/50
45	25/50
50	30/60
55 +	30/60

**B. Traffic Study**

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one (1) or more of the following:



1. Fifty (50) or more dwelling units;
2. One (1) or more drive through service windows;
3. Six (6) or more fuel dispensing units;
4. More than 10,000 square feet of floor area;
5. Requires a variance from the driveway (curb-cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross floor area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

### **C. Pedestrian Access and Sidewalks**

1. On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design and shall link access to existing sidewalks, adjacent parcels, as well as within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
2. When properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance, property owners shall install paved sidewalks within publicly dedicated rights-of-way. This requirement shall only apply in locations where no sidewalk exists within the rights-of-way on which property has frontage at the time of development application, as determined by the Planning Director. The following shall apply:
  - a. Sidewalks shall extend the length of the entire property at the right-of-way frontage line;
  - b. Sidewalks shall have a minimum width of at least five feet (5');
  - c. The property owner shall obtain and submit all required encroachment permits as part of the site plan review application;
  - d. The property owner shall provide written documentation from the City of Charleston that they will maintain the sidewalk(s) upon approval of Certificates of Occupancy. Such documentation shall be submitted as part of the site plan review application; and
  - e. Sidewalks shall be installed prior to issuance of Certificates of Occupancy.
3. If the appropriate authority denies a request to construct a sidewalk in the public right-of-way, the Planning Director may approve one (1) of the following:
  - a. Sidewalks may be placed outside of a public right-of-way if the property owner voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk; or
  - b. Sidewalks may be placed outside of a public right-of-way when deemed appropriate for the preservation of a Grand Tree or for the accommodation of utilities or other necessary infrastructure provided that the property owner voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk.

#### **D. Street Lights**

The following standards apply to properties with frontage on Savannah Highway when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance:

1. Street lights shall be placed in the right-of-way in the grassed strip between the street and sidewalk at locations to be determined by the Planning Director, provided, however, that property owners shall only be responsible for the street lights located in front of their properties as determined by the Planning Director;
2. Encroachment permits from the SC Department of Transportation shall be required as part of the Site Plan Review application;
3. Property owners/applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with SCE&G to erect the lights prior to the issuance of Certificates of Occupancy;
4. Street lights shall have Octagonal heads as defined by the SCE&G light palette and shall be placed on seventeen-foot (17') tall Fluted poles. Should these designs/light types no longer be in existence at the time of land development application, the Planning Director shall determine the appropriate pedestrian scale fixture to be used; and
5. Street lights shall be installed prior to issuance of Certificates of Occupancy.

The property owner shall provide written documentation that the development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the site plan review application.

#### **E. Street Trees**

For properties with frontage on Savannah Highway, trees shall be planted adjacent to the Savannah Highway right-of-way to supplement the vegetation located in the right-of-way when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance. The numbers, types/species, and locations of these trees shall be determined by the Planning Director during the site plan review process. All such trees shall be planted prior to the issuance of Certificates of Occupancy. This requirement is in addition to the landscaping, buffering, and screening requirements of this Article.

#### **F. Site Lighting**

All exterior illumination shall comply with the lighting requirements of Article 9.6.

#### **G. Parking, Loading and Vehicular Use Area Landscaping**

The parking, loading and vehicular use area landscaping requirements of Art. 9.5 shall apply to development within this Overlay Zoning District.

#### **H. Land Use Buffers**

The land use buffer requirements of Chapter 9 shall apply, provided, however, that the Planning Director may approve the following:

1. The land use buffer may be reduced by up to one-half (1/2) its required depth to a minimum of ten feet (10') when a minimum six foot (6') tall opaque fence or wall is utilized.
2. If a land use buffer is required for a property located in the Job Center District, a five foot (5') landscaped buffer and masonry wall may be allowed in place of the

land use buffer if the subject property is not located next to a property zoned or used for single-family detached residential uses.

#### **I. Right-of-Way Buffers**

1. Savannah Highway: A minimum of a twenty-five foot (25') deep vegetated right-of-way buffer shall be required, provided, however, that the Planning Director may reduce this buffer to five feet (5') when there is no parking or vehicular use area between the buildings and right-of-way.
2. Properties along Wappoo Road, DuPont Road, Orleans Road, and Skylark Road: A minimum of a fifteen foot (15') deep vegetated right-of-way buffer shall be required along Wappoo Road, DuPont Road, Orleans Road and Skylark Road frontages.
3. Properties located in the Job Center District that do not have frontages on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road: A minimum of a five foot (5') deep vegetated right-of-way buffer shall be required.
4. Right-of-way buffers for properties that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road and are not located in the Job Center District shall comply with the requirements of Article 9.5.
5. The landscape material requirements contained in Chapter 9 of this Ordinance shall apply to all buffers.

#### **J. Signs**

All signage must comply with the requirements of this Section in addition to the applicable requirements of Article 9.11.

1. All signs shall be monument style.
2. The following apply to signs located on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive:
  - A. For development containing three (3) or fewer business units, one (1) monument style sign with a maximum height of twelve feet (12') and a maximum size of forty (40) square feet shall be allowed.
  - B. For development containing more than three (3) business units, one (1) monument style sign with a maximum height of fourteen feet (14') and a maximum size of sixty (60) square feet shall be allowed.
3. The following apply to signs located on all other roads in this Overlay Zoning District:
  - a. For development containing three (3) or fewer business units, one (1) monument style sign with a maximum height of five feet (5') and a maximum size of sixteen (16) square feet shall be allowed.
  - b. For development containing more than three (3) business units, one (1) monument style sign with a maximum height of five feet (5') and a maximum size of twenty (20) square feet shall be allowed.
4. Electronic message board signs and billboards are prohibited.
5. Any legal non-conforming sign located on property within this Overlay Zoning District that was legally permitted on or before the date of adoption of this Article [Date of Adoption] that does not comply with the standards set forth in this Article must be removed prior to establishment of a new business on the property and replaced with a sign that complies with the requirements of this Article.
6. Legal non-conforming signs that are abandoned, as defined in this Ordinance, or require repair, must comply with the requirements of this Article.

**K. Noise**

All activity must comply with the Charleston County Livability Ordinance and the applicable regulations of Article 6.7 of this Ordinance.

**L. Special Stormwater Requirements**

The DuPont-Wappoo Area Overlay Zoning District is located in the Tiger Swamp watershed with outfall into the Stono River and is a Special Protection Area as defined by County Ordinance primarily due to the particularly frequent flooding that occurs in this region. Special Protection Areas are designated areas in the County for which more stringent design standards have been established to address an existing problem, such as flooding or water quality. The Public Works Director has the authority to establish Special Protection Areas, define associated Special Protection Area design criteria, and require compliance with the edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of land development application submittal. Construction activities occurring within these areas will be required to comply with additional or more stringent design criteria as determined by the Directors of the Public Works Department and Planning Department. Due to the dynamic nature and significance of these Special Protection Areas, the applicant shall meet with the Public Works Director to discuss specific design criteria pursuant to the requirements of the Charleston County Stormwater Program Permitting Standards Manual prior to submitting any subdivision or site plan review applications. Future stormwater studies of this area may require additional regulations.

**M. Design Standards**

Development shall comply with the architectural design requirements of Article 9.6 of this Ordinance in addition to the requirements listed below. Height shall be measured in stories instead of feet. In case of conflict, the requirements listed below shall apply:

1. Building Height
  - a. For parcels with frontage on Savannah Highway:
    - i. Parcels located between DuPont Road and I-526 and between Stinson Drive and I-526 shall have a maximum building height of seven (7) stories;
    - ii. Parcels located east of DuPont Road and Stinson Drive shall have a maximum building height of five (5) stories.
  - b. The maximum building height for parcels fronting on Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive (without any frontage on Savannah Highway) shall be three (3) stories.
  - c. The maximum building height for all other parcels shall be 2.5 stories.
2. Architecture
  - a. Building entrances and windows shall be provided along the street frontage.
  - b. Buildings on corner lots shall address all applicable street frontages with regards to site design and architectural intent.
  - c. Vehicle and storage bays shall not face any road frontage, provided, however, that the Planning Director may exempt emergency service facilities from this requirement.
  - d. Parking shall be located to the side or rear of the building, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
  - e. Quality building materials such as brick, stucco, and finished masonry products and shingles as approved by the Planning Director must be used.

Vinyl siding and eifs shall not be permitted, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.

- f. Windows shall be inset with sills and headers and vinyl windows shall be prohibited, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
- g. New buildings shall utilize colors that are complementary, not necessarily homogeneous, to existing buildings.
- h. Residential buildings on properties located in the Job Center District and along Wappoo Road and 1<sup>st</sup> Drive that are converted to nonresidential uses shall present the residential character (height, scale, material, entrances, windows of roof pitch, etc.) at the street frontage.
- i. Architecture shall be appropriate to reflect the vision for the area pursuant to the DuPont-Wappoo Community Plan as approved by the Planning Director.

#### **§5.13.9 JOB CENTER DISTRICT**

The Job Center District is intended to promote small entrepreneurial businesses and industries like those that already exist in the area including consumer, special trade, and automotive commercial services with limited business park uses surrounded by established residential uses while controlling large scale commercial development and more intense, high traffic generating, commercial uses such as restaurants and bars. The following apply to parcels in the Job Center District as indicated on the map titled “DuPont-Wappoo Area Overlay Zoning District” in addition to the applicable requirements of this Article:

##### **A. Density, Intensity, Dimensional, and Design Standards**

- 1. The maximum residential density is 12 dwelling units per acre.
- 2. No single building shall exceed 12,500 gross square feet.
- 3. Maximum building coverage shall be based on the Special Stormwater Requirements as described in Section 5.13.8.L and all the ability to comply with all other applicable requirements of this Ordinance.
- 4. The minimum lot area shall be 4,000 square feet.
- 5. The minimum lot width shall be fifteen feet (15’).
- 6. The OCRM Critical Line Setback shall be a minimum of fifty feet (50’).
- 7. The OCRM Critical Line Buffer shall be a minimum of thirty-five feet (35’).

##### **B. Hours of Operation**

The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.

#### **§5.13.10 COMMUNITY COMMERCIAL DISTRICT**

The Community Commercial District within the DuWap-O includes parcels with more intense commercial uses located primarily along Savannah Highway, Wappoo Road, Skylark Drive, and DuPont Road. This district is intended to allow compatible commercial uses while implementing streetscape, design, and access management standards. In addition to the applicable requirements of this Article, the density, intensity, dimensional, and design standards contained in Sec. 4.20.3, Community Commercial District, of this Ordinance shall apply. In case of conflict, the requirements of this Article shall control.

**§5.13.11 LIGHT COMMERCIAL DISTRICT**

The Light Commercial District within the DuWap-O is intended to allow office uses and low intensity neighborhood oriented commercial uses. These areas are located mainly along Wappoo Road, Elsey Drive, and 1<sup>st</sup> Drive as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District,” which identifies properties in the Commercial Transition (CT), General Office (OG), and Residential Office (OR) Zoning Districts. In addition to the applicable requirements of this Article, all parcels indicated as OR, OG and CT on the map titled “DuPont-Wappoo Area Overlay Zoning District” shall comply with all applicable design and development standards of the applicable zoning district as contained in this Ordinance. In case of conflict, the requirements of this Article shall control.

**§5.13.12 RESIDENTIAL AREAS**

The Residential Areas within the DuWap-O include residential uses located in various places within the Overlay Zoning District, as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” These areas are intended to retain their current character, consisting of single-family detached, single-family attached, and multi-family uses. The map titled “DuPont-Wappoo Area Overlay Zoning District” identifies the properties in the Single Family Residential (R-4), Mixed Style Residential 8 (M-8) and Mixed Style Residential 12 (M-12) Zoning Districts. All parcels indicated as R-4, M-8, and M-12 shall comply with the use regulations of this Article and all applicable density, intensity and development standards for the applicable zoning district as contained in this Ordinance. The requirements of Section 5.13.8 also apply to development that is not single-family detached residential and in case of conflict, the requirements of Section 5.13.8 shall control for development that is not single-family detached residential.












**§5.13.13 CONSERVATION/PARK DISTRICT**

As shown on the DuWap-O map, only one unincorporated parcel located within the DuWap-O is in the Conservation/Park District. The subject parcel is located along Pebble Road and contains a cemetery. The intent of this district is to protect the cemetery from development and retain its historic character and significance for the community. The only uses allowed within this district are cemetery uses and open space/park uses, farmers markets, Parks and Recreation uses (with the exception of Indoor and Outdoor Recreation Uses as defined in this Ordinance), and stormwater infrastructure uses that are not detrimental to the existing cemetery. The only development standards that apply are the land use and right-of-way buffer requirements.

# DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

## Adopted November 1, 2016

### Legend

-  Study Area
  -  Outside of Overlay Zoning District &/or Study Area
  -  City of Charleston
- Zoning Designations**
-  Conservation/Park District (C)
  -  Community Commercial District (CC)
  -  Job Center District (JC)
- Light Commercial District**
-  Residential Office (OR)
  -  General Office (OG)
  -  Commercial Transition (CT)
- Residential Areas**
-  Single Family Residential (R-4)
  -  Mixed Style Residential (M-12)

