



CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

ARTICLE 5.4 MHC-O, MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

§5.4.1 Statement of Findings

The MHC-O, Maybank Highway Corridor Overlay zoning district, is one of the gateways to John's Island. This corridor also acts as one of the main thoroughfares for destinations such as Kiawah Island, Seabrook Island, and Wadmalaw Island and, consequently, carries a high volume of vehicles each day. Moreover, some of the properties within this corridor are located within the jurisdictional limits of the City of Charleston, while some are located within unincorporated Charleston County. The MHC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the City of Charleston concerning land development regulations.

Effective on: 11/20/2001, as amended

§5.4.2 Purpose

The purpose of the MHC-O, Maybank Highway Corridor Overlay zoning district, is to create a commercial corridor that is well-planned and attractive through the implementation of traffic safety measures and consistent design standards.

Effective on: 11/20/2001, as amended

§5.4.3 Effect of Overlay Zoning District

The MHC-O, Maybank Highway Corridor Overlay zoning district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the MHC-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Maybank Highway Corridor regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

Effective on: 11/20/2001, as amended

§5.4.4 Applicability

The standards of this Article shall apply to all development within the MHC-O district except single family residential.

Effective on: 11/20/2001, as amended

§5.4.5 Curb Cuts

- A. All parcels in this overlay are allowed one curb cut per 250 feet of road frontage, with the exception of single family detached residentially zoned parcels and parcels containing single family detached residential uses. Each parcel involved in a shared access agreement shall be allowed an increase in building cover up to a maximum of forty percent (40%) of the lot.
- B. The applicant must request a shared access with the adjacent property if frontage is less than 250 feet and the adjacent property does not contain a single family detached residential zoning district or a single family detached residential use. 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:
 1. A letter from the adjacent property owner denying access; or
 2. 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.
- C. If subsection B applies, a 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 or when rezoned, unless:
 1. The applicant provides a traffic impact study that complies with Article 9.9 of this Ordinance; and
 2. The approving agency finds that:



- a. The shared access requirement will not create more efficient traffic circulation patterns due to unique site configuration or topographical conditions; or
- b. The shared access requirement is not proportionate to the increased traffic or change in circulation patterns created by the proposed development.

D. Shared access should be located along a common property boundary.

Effective on: 11/20/2001, as amended

§5.4.6 Buffers

A. Right-of-Way Buffers

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

B. Other Buffers

OFFICE (O) AND COMMERCIAL (C) DISTRICTS/USES [1] [2]	INDUSTRIAL (I) DISTRICTS/Uses [1] [2]
Other buffers and landscape areas shall be provided in accordance with the Landscaping, Screening and Buffer standards contained in Chapter 9 of this Ordinance.	Rear and side yard buffers with a minimum width of 100 feet shall be provided except when abutting industrial district or use. All trees with a DBH of 8 inches or greater shall be retained within such buffers. Buffers shall also contain the following minimum plantings per 100 linear feet: 12 canopy trees, 15 understory trees and 40 shrubs. Existing trees with a DBH of 6 inches or greater may be utilized to meet any planting requirements.
Notes:	
[1] All required landscape and buffer areas should contain vegetation selected from the List of Native and Naturalized Species available from the Site Plan Review Coordinator or other plant species expressly approved by the Planning Director. At least 50 percent of understory vegetation must be evergreen. The preservation of existing natural vegetation is preferred over new plantings.	
[2] Drainage swales that are designed to direct [not hold] water may be placed in required buffers only when trees are not endangered and only when the swale meanders through the buffer in an unobtrusive manner.	

Effective on: 11/20/2001, as amended

§5.4.7 Signs

Signs shall comply with the following standards:

STANDARD	
Maximum Sign Face Area (square feet) [1]	40
Maximum Sign Height (feet) [2]	10
Maximum Number of Signs per Major Road Frontage	1
Internal Illumination Allowed Internally illuminated signs must be constructed with routed letters and/or an opaque background	Yes
[1] A maximum of two (2) sign faces shall be allowed per sign.	
[2] Freestanding signs shall be monument or pedestal type.	

Effective on: 11/20/2001, as amended

§5.4.8 Accessory Structure Size

Accessory structures for all nonresidential uses shall not exceed 25 percent of the area of the principal structure. Residential use of accessory structures shall be prohibited except for owner/business operators.

Effective on: 11/20/2001, as amended

§5.4.9 Dimensional and Development Standards



- A. Building height shall be limited to 35 feet above base flood elevation;
- B. Maximum building cover shall not exceed thirty percent (30%) of the lot, with the exception of parcels involved in shared access agreements which are allowed a maximum building cover of forty percent (40%) of the lot, per Section 5.4.5; and
- C. All other development standards of Chapter 9 shall apply.

Effective on: 11/20/2001, as amended

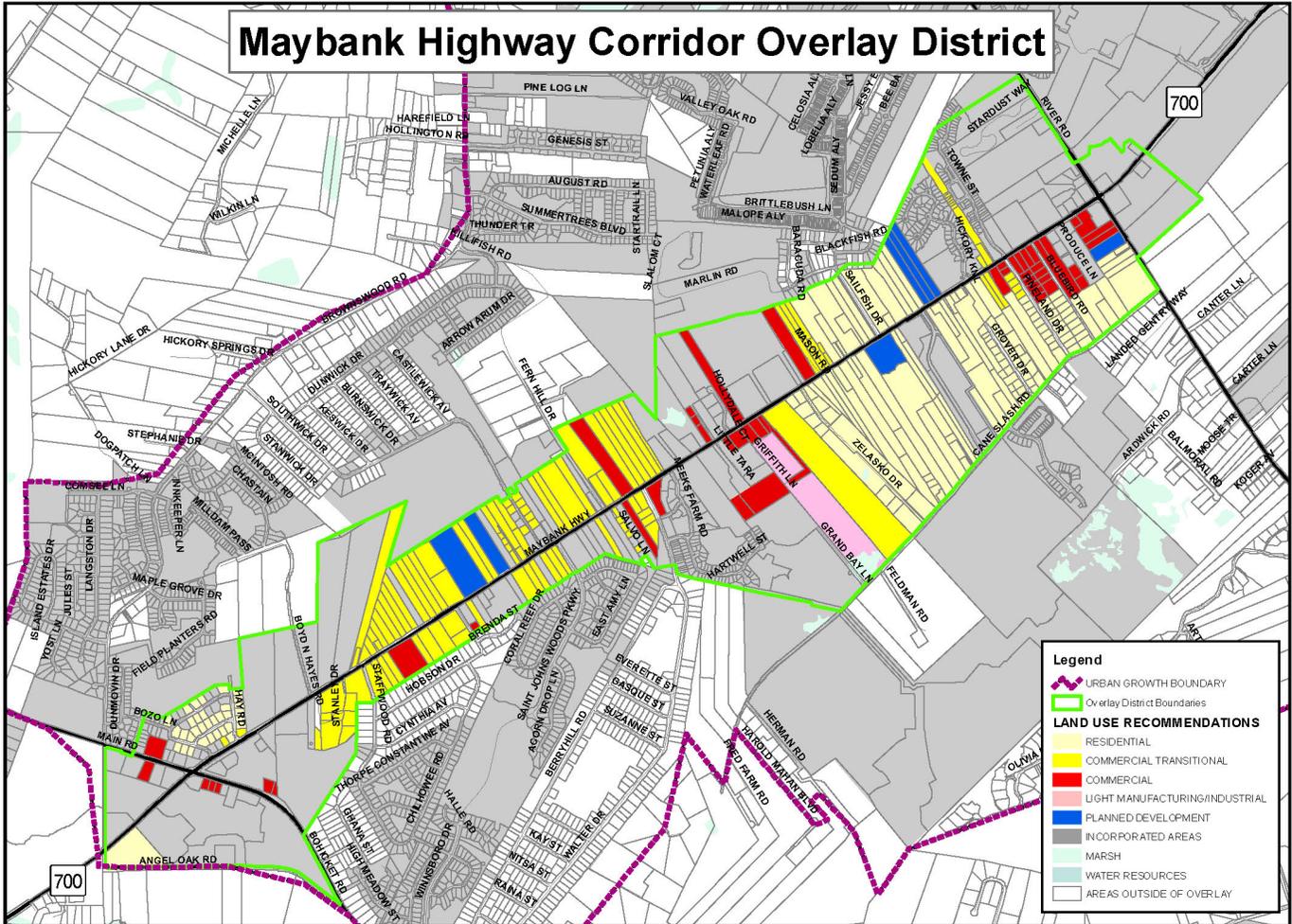
§5.4.10 Pedestrian Access

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.

Effective on: 11/20/2001, as amended



Maybank Highway Corridor Overlay District



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Johns Island, SC

Map amended March 22, 2016