

**§5.14.1 STATEMENT OF FINDINGS**

The PF-O, Parkers Ferry Community Overlay Zoning District, is generally located in the westernmost portion of Charleston County, an area characterized by large undeveloped tracts of land and small historic rural communities. The Parkers Ferry Community Overlay Zoning District is composed of unincorporated parcels identified by residents of the Parkers Ferry Community. Properties in conservation easements and large forestry and timber company land holdings were purposefully excluded from the PF-O.

These areas were initially identified through a community-wide planning effort, and serve as the first implementation of the Rural Cultural Community Protection future land use designation incorporated into the Charleston County *Comprehensive Plan*. The public who participated in this Parkers Ferry Community planning effort recognized that future development within their community should be compatible with the existing community. Participants felt that future residential densities should remain low, and that new development should reflect, and respect, the continuation of existing land uses such as agriculture, forestry, churches, cemeteries, schools, and cultural and historic buildings. The participants also recognized that there is a need to allow a limited selection of appropriate businesses, office services, and employment opportunities for local residents, provided the location, building scale, and lot coverage is compatible with existing development and remains consistent with the current Parkers Ferry rural community land patterns.

In conjunction with this planning effort, a supporting document entitled "*Parkers Ferry Community Plan*" was adopted by Charleston County Council and incorporated by reference into the Charleston County *Comprehensive Plan*. This community plan documents the Parkers Ferry Community planning effort and includes the results of the community needs assessment survey that forms the basis for both the Community Plan and this overlay zoning district. The Community Plan also provides recommended strategies developed in coordination with area residents to address issues identified by the survey and assist the community in achieving its vision for the future. This overlay zoning district implements Parkers Ferry Community Plan Implementation Strategy 2.1, which states: "*Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an overlay zoning district, as applicable.*"

**§5.14.2 PURPOSE AND INTENT**

The purpose and intent of the PF-O is to implement the Charleston County *Comprehensive Plan* by creating an overall vision for the future of the Parkers Ferry Community that is supported by all relevant jurisdictions and service providers; protects and promotes the culture and unique development patterns of existing historic rural communities; preserves rural and agricultural landscapes; and through balanced social, cultural, economic and environmental considerations, sustains the area's strong sense of community. This vision is a reflection of the needs expressed by the residents of the Parkers Ferry Community, and the PF-O strives to preserve the existing rural, low-density single-family residential character of the area while allowing additional flexibility to subdivide and develop property. The PF-O also provides for a strategic clustering of a limited number of rural non-residential nodes and uses at prominent rural crossroads and within areas that historically contained these unique land uses. Retail and office uses allowed within these nodes are a direct response to the community's expressed desire for additional services appropriate to the rural character of the Parkers Ferry Community, as well as additional local employment opportunities.

**§5.14.3 EFFECT OF THE OVERLAY ZONING DISTRICT**

The Parkers Ferry Community Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance and 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 except as otherwise noted.

**§5.14.4 APPLICABILITY**

The standards of this Article shall apply to all development within the PF-O as described in this Article and as shown on the map titled “Parkers Ferry Community Overlay Zoning District.”

**§5.14.5 USE REGULATIONS**

**A. Table 5.14-1, Parkers Ferry Community Overlay Zoning District Use Table.**

Table 6.1-1, Use Table, does not apply to properties in the PF-O. Table 5.14-1 lists the uses allowed in the 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.**

Prohibited uses in the PF-O include: Breweries, Tattoo Facilities, Shooting Ranges, Gun Shops, Billboards, and Liquor, Beer, or Wine Sales.

**C. New or Unlisted Uses and Use 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 or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

**TABLE 5.14-1: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE**

TABLE 5.14-1		RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
<b>AGRICULTURAL USES</b>				
<b>ANIMAL PRODUCTION</b>				
	Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	C	C	§ 6.4.1
	Apiculture (Bee Keeping)	A	A	
	Horse or Other Animal Production	A	A	
<b>CROP PRODUCTION</b>				
	Greenhouse Production or Food Crops Grown Under Cover	A	A	
	Horticultural Production or Commercial Nursery Operations	A	A	
	Hydroponics	A	A	
	Crop Production	A	A	
	Wineries	C	C	§ 6.4.60
<b>FORESTRY AND LOGGING</b>				
	Bona Fide Forestry Operations	C	C	§ 6.4.23
	Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching		S	
<b>STABLE</b>				
	Stable, Commercial	C	C	§ 6.4.20
	Stable, Private	A	A	
<b>SUPPORT ACTIVITIES FOR AGRICULTURE USES</b>				
	Agricultural Processing	S	S	§ 6.4.1
	Agricultural Sales or Services	A	A	
	Roadside Stands, including the sale of Sweetgrass Baskets	C	C	§ 6.4.58
<b>RESIDENTIAL</b>				
	Congregate Living for the elderly (up to 15 residents)	S	S	
	Dwelling Group	C	C	§ 6.4.7
	Farm Labor Housing (up to 10 residents)	C	C	§ 6.4.9
	Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	§ 6.4.9
	Child Caring Institution (more than 20 children)	S	S	
	Group Care Home, Residential (up to 20 children)	S	S	
	Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	
	Manufactured Housing Unit	A	A	
	Manufactured Housing Unit, Replacement	A	A	
	Retirement Housing	S	S	
	Retirement Housing, Limited (up to 10 residents)	S	S	§ 6.4.8

**TABLE 5.14-1: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE**

<b>TABLE 5.14-1</b>		<b>RESIDENTIAL AREA</b>	<b>BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES</b>	<b>CONDITION</b>
	<b>Single Family Detached</b>	A	A	
	<b>Affordable Dwelling Units</b>	C	C	§ 6.4.19
	<b>Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)</b>	A	A	
<b>CIVIC / INSTITUTIONAL</b>				
<b>COURTS AND PUBLIC SAFETY</b>				
	<b>Court of Law</b>	A	A	
	<b>Safety Services</b> , including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	
<b>DAY CARE SERVICES</b>				
	<b>Adult Day Care Facilities</b>	C	A	§ 6.4.29
	<b>Child Day Care Facilities</b> , including Group Day Care Home or Child Care Center	C	A	§ 6.4.29
	<b>Family Day Care Home</b>	A	A	
<b>DEATH CARE SERVICES</b>				
	<b>Cemeteries or Crematories</b>	C	C	§ 6.4.53
	<b>Funeral Services</b> , including Funeral Homes or Mortuaries		A	
<b>EDUCATIONAL SERVICES</b>				
	<b>Pre-school or Educational Nursery</b>	C	A	§ 6.4.29
	<b>School, Primary</b>	A	A	
	<b>School, Secondary</b>	A	A	
	<b>College or University Facility</b>	S	S	
	<b>Business or Trade School</b>	S	S	
	<b>Personal Improvement Education</b> , including Fine Arts Schools or Automobile Driving Schools	S	A	
<b>HEALTH CARE SERVICES</b>				
	<b>Medical Office or Outpatient Clinic</b> , including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities	S	A	
	<b>Community Residential Care Facilities</b>	S	A	
	<b>Convalescent Services</b> , including Nursing Homes	S	A	
	<b>Counseling Services</b> , including Job Training or Placement Services	S	A	
	<b>Intermediate Care Facility for the Mentally Retarded</b>	S	A	
	<b>Public or Community Health Care Centers</b>	S	A	
	<b>Home Health Agencies</b>	S	A	
	<b>Hospitals</b> , including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices		S	

**TABLE 5.14-1: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE**

TABLE 5.14-1		RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
<b>Rehabilitation Facilities</b>			A	
<b>Residential Treatment Facility for Children or Adolescents</b> (mental health treatment)		S	S	
<b>MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS</b>				
<b>Historical Sites</b> (Open to the Public)		C	A	§ 6.4.27
<b>Libraries or Archives</b>		A	A	
<b>Museums</b>		A	A	
<b>Nature Exhibition</b>		C	A	§ 6.4.10
<b>Botanical Gardens</b>		A	A	
<b>Zoos</b>			S	
<b>POSTAL SERVICE</b>				
<b>Postal Service</b> , United States		C	A	§ 6.4.28
<b>RECREATION AND ENTERTAINMENT</b>				
<b>Community Recreation</b> , including Recreation Centers		A	A	
<b>Fishing or Hunting Guide Service (Commercial)</b>		A	A	
<b>Fishing or Hunting Lodge (Commercial)</b>		A	A	
<b>Golf Courses or Country Clubs</b>		C	C	§ 6.4.50
<b>Parks and Recreation</b>		C	C	§6.4.11
<b>Recreation and Entertainment, Outdoor</b> , including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas; Does not include Shooting Ranges, which are prohibited.		C	C	§ 6.4.11
<b>Drive-In Theaters</b>			C	§6.4.6 §6.4.11
<b>Golf Driving Ranges</b>		S	S	§6.4.11
<b>Recreation or Vacation Camps</b>		C	C	§6.4.11
<b>Special Events</b>			C	§5.14.10
<b>Eco-Tourism</b>			A	
<b>Indoor Recreation and Entertainment, excluding Indoor Shooting Ranges</b>			C	§ 5.14.6(A)
<b>RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS</b>				
<b>Social or Civic Organizations</b> , including Youth Organizations, Sororities, or Fraternities		S	S	
<b>Religious Assembly</b>		C	C	§ 6.4.13
<b>Social Club or Lodge</b>		S	A	
<b>UTILITIES AND WASTE-RELATED USES</b>				
<b>Utility Service, Major</b>		S	S	§6.4.21 §6.4.17
Electric or Gas Power Generation Facilities		S	S	§6.4.21 §6.4.17

**TABLE 5.14-1: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE**

<b>TABLE 5.14-1</b>		<b>RESIDENTIAL AREA</b>	<b>BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES</b>	<b>CONDITION</b>
	Utility Substation	S	S	§ 6.4.21
	Electrical or Telephone Switching Facility	S	S	§ 6.4.21
	Sewage Collector or Trunk Lines	S	S	§ 6.4.21
	Sewage Disposal Facilities	S	S	§ 6.4.17
	Utility Pumping Station	S	S	§ 6.4.21
	Water Mains	S	S	§ 6.4.21
	Water or Sewage Treatment Facilities	S	S	§ 6.4.21
	Water Storage Tank	S	S	§ 6.4.21
	<b>Utility Service, Minor</b>	A	A	
	Electric or Gas Power Distribution	A	A	
	Sewage Collection Service Line	A	A	
	Water Service Line	A	A	
<b>COMMERCIAL</b>				
<b>ACCOMMODATIONS</b>				
	<b>Bed and Breakfast Inns</b>	C	C	§ 6.4.4
	<b>Hotels or Motels</b>		S	
	<b>Rooming or Boarding Houses</b>		S	
	<b>RV (Recreational Vehicle) Parks or Campgrounds</b>		S	§ 6.4.12
<b>ANIMAL SERVICES</b>				
	<b>Kennel</b>		A	
	<b>Pet Stores or Grooming Salons</b>		A	
	<b>Small Animal Boarding</b> (enclosed building)		A	
	<b>Veterinary Services</b>		A	
<b>FINANCIAL SERVICES</b>				
	<b>Banks</b>		A	
	<b>Financial Services</b>		A	
<b>FOOD SERVICES AND DRINKING PLACES</b>				
	<b>Bar or Lounge</b> (Alcoholic Beverages)		S	§6.4.15
	<b>Catering Service</b>	S	C	§ 6.4.34
	<b>Restaurant, Fast Food</b> , including Snack or Nonalcoholic Beverage Bars		S	§ 6.4.15
	<b>Restaurant, General</b> , including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants		C	§ 6.4.15
<b>INFORMATION INDUSTRIES</b>				
	<b>Communications Towers</b>	C	C	§ 6.4.5
<b>PROFESSIONAL SERVICES AND OFFICES</b>				

**TABLE 5.14-1: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE**

<b>TABLE 5.14-1</b>		<b>RESIDENTIAL AREA</b>	<b>BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES</b>	<b>CONDITION</b>
	<b>Administrative or Business Office</b> , including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services		A	
	<b>Government Office</b>		A	
	<b>Professional Office</b> , including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services		A	
	<b>Office/Warehouse Complex</b>		S	
	<b>Special Trade Contractors (Offices/Storage)</b>		C	§ 5.14.6(B)
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>				
	<b>Office/Warehouse Complex</b>		S	
<b>REPAIR AND MAINTENANCE SERVICES</b>				
	<b>Repair Service, Consumer</b> , including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops		A	§ 6.4.40
	<b>Vehicle Service, Limited</b> , including Automotive Oil Change or Lubrication Shops, or Car Washes		S	§ 6.4.22
<b>RETAIL SALES</b>				
	<b>Hardware Stores</b>		C	§ 6.4.42
	<b>Food Sales</b> , including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops		A	
	<b>Retail Sales or Services, General</b>		A	
	<b>Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store</b>		A	
	<b>Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store</b>		A	
	<b>Convenience Stores</b>		A	
	<b>Drug Stores or Pharmacies</b>		A	
	<b>Duplicating or Quick Printing Services</b>		A	
	<b>Electronics, Appliance, or Related Products Store</b>		A	
	<b>Florist</b>		A	
	<b>Furniture, Cabinet, Home Furnishings, or Related Products Store</b>		A	
	<b>Private Postal or Mailing Service</b>		A	
	<b>Tobacconist</b>		A	
	<b>Sweetgrass Basket Stands</b>	C	C	§ 6.4.58
	<b>Service Stations, Gasoline</b> (with or without convenience stores)		S	
	<b>Vehicle Parts, Accessories, or Tire Stores</b>		A	
<b>RETAIL OR PERSONAL SERVICES</b>				
	<b>Consumer Convenience Service</b>		A	
	<b>Automated Bank / Teller Machines</b>		A	

**TABLE 5.14-1: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE**

<b>TABLE 5.14-1</b>		<b>RESIDENTIAL AREA</b>	<b>BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES</b>	<b>CONDITION</b>
	<b>Drycleaners</b> or Coin-Operated Laundries		A	
	<b>Drycleaning</b> or Laundry Pick-up Service Stations		A	
	<b>Locksmith</b>		A	
	One-Hour Photo Finishing		A	
	Tailors or Seamstresses		A	
	<b>Hair, Nail, or Skin Care Services</b> , including Barber Shops or Beauty Salons	C	A	§ 6.4.3
	<b>Personal Improvement Service</b> , including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios		A	
	<b>Farmers Market</b> , not including flea markets		A	
	<b>Services to Buildings or Dwellings</b> , including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services		C	§ 6.4.48
	<b>Landscaping and Horticultural Services</b> to commercial, industrial, or institutional buildings, and residences		C	§ 6.4.48
	<b>Artisans and Craftsman</b>	C	C	§ 5.14.6(C)
<b>MANUFACTURING AND PRODUCTION</b>				
	<b>Computers</b> or Electronic Products Manufacturing		C	§ 5.14.6 (D)
	<b>Electrical Equipment, Appliances</b> or Components Manufacturing		C	§ 5.14.6 (D)
	<b>Other Miscellaneous</b> Manufacturing and Production		C	§ 5.14.6 (D)
<b>OTHER USES</b>				
<b>RECYCLING SERVICES</b>				
	<b>Recycling Collection, Drop-Off</b>	C	C	§6.4.55
<b>RESOURCE EXTRACTION/MINING</b>				
	<b>Resource Extraction/Mining</b> , including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	§ 6.4.14
<b>TRANSPORTATION</b>				
	<b>Sightseeing Transportation, Land or Water</b>		S	Art. 5.3
	<b>Water Transportation</b> , including Coastal or Inland Water Passenger Transportation		S	Art. 5.3

## **§5.14.6 USE CONDITIONS**

### **A. Indoor Recreation and Entertainment uses, provided that:**

1. Such use is not located within 150 feet of residentially zoned or used properties.
2. There shall be no access to adjoining residentially zoned or used properties.
3. Such use shall not operate between the hours of 12:00 a.m. and 11:00 a.m.

### **B. Special Trade Contractors (Offices/Storage)**

1. This use excludes any tractor trailer containers in outside storage areas;
2. This use shall have a maximum floor area of 5,000 square feet including the building(s); and
3. Outdoor storage of vehicles, materials, and equipment shall be prohibited.

### **C. Artisan and Craftsman uses are permitted, provided that:**

1. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.
2. All truck parking or loading facilities are located to the side or rear of the building, outside required landscaped yards, and screened from public rights-of-way and/or adjacent property zoned or used for residential purposes.
3. Outdoor storage of materials is prohibited.
4. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
5. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum floor area of 2,000 square feet, and five (5) non-resident employees.
6. All Artisan and Craftsman uses shall comply with the Site Plan Review requirements of this Ordinance.
7. In Residential Areas, all of the requirements of this Section shall apply in addition to the following:
  - a) All activities related to the Artisan and Craftsman use shall be confined to a structure that is entirely enclosed, and
  - b) On-site retail sales are prohibited.

### **D. Manufacturing and Production**

1. In zoning districts subject to conditions (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five (5) non-resident employees.
2. All activities related to the manufacturing and production use shall be confined to a structure that is entirely enclosed.
3. On-site retail sales are prohibited.
4. All manufacturing and production uses shall comply with the Site Plan Review requirements of this Ordinance.

**§5.14.7 RESIDENTIAL AREAS**

The Residential Areas as shown on the map titled “Parkers Ferry Community Overlay Zoning District” are intended to protect and promote the culture and unique development patterns of the existing rural residential communities and maintain their strong sense of community. The requirements of the AGR Zoning District shall apply for all matters not addressed in this overlay zoning district for the Residential Areas. The following requirements apply to parcels in the Residential Areas in addition to the applicable requirements of this Ordinance:

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

1. All non-residential development in the Residential Areas shall comply with the density, intensity and dimensional standards of the Business/Service Nodes and Commercial Properties as contained in this Article.
2. The Density/Intensity and Dimensional Standards listed in Table 5.14-2, below, shall apply to all properties in the Residential Areas:

**TABLE 5.14-2: RESIDENTIAL AREAS  
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <sup>(1)</sup>**

<b>MAXIMUM DENSITY</b>	1 dwelling unit per acre
<b>MINIMUM LOT AREA</b>	Variable <sup>(2)</sup>
<b>MINIMUM LOT WIDTH:DEPTH RATIO</b>	1:5 <sup>(3)</sup>
<b>MINIMUM SETBACKS</b>	
<b>Front/Street Side</b>	25 feet
<b>Interior Side</b>	10 feet
<b>Rear</b>	10 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet

- (1) For lots that contain or abut an OCRM Critical Line, the Waterfront Development Standards of Article 4.22, as they apply to the AGR Zoning District, shall apply.
- (2) The lot must establish a minimum 40’ x 40’ buildable area and meet all Zoning, SCDHEC, Building Services, and Fire Department requirements.
- (3) The depth of the lot shall not exceed 5 times the width of the lot (1:5 ratio).

**B. One-time subdivision of nonconforming lot of record existing prior to April 21, 1999**

A one-time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of Table 5.14-2. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

**C. Accessory Dwelling Units**

1. One Accessory Dwelling Unit per lot shall be allowed in the Residential Areas of the PF-O if documentation of septic approval by SCDHEC for the accessory dwelling unit is provided and the lot does not abut or contain an OCRM Critical Line. The requirements of Section 4.22.2, Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line, shall apply to Accessory Dwelling units on lots that abut or contain an OCRM Critical Line;
2. Accessory Dwelling Units shall have a maximum of 1,500 square feet of heated gross floor area;
3. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article; and
4. Separate electrical meters shall not be allowed for attached accessory dwellings.

#### **D. Temporary Special Events**

Temporary Special Events shall be allowed in the Residential Areas of the PF-O subject to the requirements of Section 5.14.10, Principal and Temporary Special Events Uses.

#### **E. Other Regulations**

Development in the Residential Areas shall comply with all other applicable regulations of this Ordinance.

### **§5.14.8 BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES**

The Business/Service Nodes and Commercial Properties as shown on the map titled "Parkers Ferry Community Overlay Zoning District" are intended to re-establish the proportion, location and scale of small neighborhood rural businesses that historically existed in these communities. The requirements of the CR Zoning District shall apply for all matters not addressed in this overlay zoning district for the Business/Service Nodes and Commercial Properties. The following requirements apply to parcels in the Business/Service Nodes and Commercial Properties in addition to the applicable requirements of this Ordinance:

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

1. All residential development in the Business/Service Nodes and Commercial Properties shall comply with the density, intensity and dimensional standards of the Residential Areas as contained in this Article.
2. The Density/Intensity and Dimensional Standards listed in Table 5.14-3, below, shall apply to all properties in the Business/Service Nodes and Commercial Properties:

#### **B. Accessory Dwelling Units**

1. One Accessory Dwelling Unit per lot shall be allowed in the Business/Service Nodes and Commercial Properties of the PF-O if documentation of septic approval by SCDHEC for the accessory dwelling unit is provided and the lot does not abut or contain an OCRM Critical Line. The requirements of Sections 4.22.2, Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line, shall apply to Accessory Dwelling units on lots that abut or contain an OCRM Critical Line;
2. Accessory Dwelling Units shall have a maximum of 1,500 square feet of heated gross floor area;

3. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article; and
4. Separate electrical meters shall not be allowed for attached accessory dwellings.

**TABLE 5.14-3: BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <sup>(1)</sup>**

<b>MINIMUM LOT AREA</b>	30,000 square feet
<b>MINIMUM LOT WIDTH</b>	100 feet
<b>MINIMUM SETBACKS</b>	
Front/Street Side	25 <sup>(2)</sup>
Interior Side	15 <sup>(3)</sup>
Rear	25 <sup>(3)</sup>
OCRM Critical Line	50 feet
<b>MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE</b>	20 feet, provided that covered walkways connecting buildings or connecting buildings with parking areas may traverse such space.
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet
<b>MAXIMUM NET RESIDENTIAL DENSITY – MIXED OCCUPANCY (Developments containing commercial/office and residential uses)</b>	One (1) dwelling unit per acre is permitted.
<b>MAXIMUM BUILDING COVERAGE</b>	30% of lot
<b>MAXIMUM BUILDING SIZE</b>	No single building shall exceed 5,000 square feet of gross floor area. <sup>(4)</sup>

- (1) The Waterfront Development Standards contained in Chapters 4 and 9 of this Ordinance apply.
- (2) In instances where the Right-of-Way Buffers contained in §9.5.4.A of this Ordinance are more restrictive than those of Table 5.14-3, the Right-of-Way Buffer requirements of §9.5.4.A of this Ordinance shall apply.
- (3) In instances where the Land Use Buffers contained in §9.5.4.B of this Ordinance are more restrictive than those of Table 5.14-3, the Land Use Buffer requirements of §9.5.4.B of this Ordinance shall apply.
- (4) In instances where the building size requirements of this table are in conflict with those contained in Section 5.14.6, Use Conditions, and/or Article 6.4, Use Conditions, the most restrictive shall apply.

**C. Temporary Special Events**

Temporary Special Events shall be allowed in the Business/Service Nodes and Commercial Properties of the PF-O subject to the requirements of Section 5.14.10, Principal and Temporary Special Events Uses.

**D. Other Regulations**

Development in the Business/Service Nodes and Commercial Properties shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

#### **§5.14.9 HOME OCCUPATIONS**

All requirements in §6.5.11, Home Occupations, of this Ordinance shall apply with the exception of the following:

**A. Vehicle/Equipment Repair and Special Trade Contractors**

Vehicle/Equipment Repair and Special Trade Contractors are allowed if they take place in an enclosed structure, pose no noise or safety concerns, and comply with all applicable regulations of this Ordinance. This excludes vehicle rental, leasing, and sales, which are prohibited as home occupations in this Overlay Zoning District.

**B. Animal Care or Boarding**

Animal Care or Boarding are prohibited as home occupations in Residential Areas.

**C. Medical Offices or Clinics**

Medical Offices or Clinics are prohibited as home occupations in Residential Areas.

**D. Employees**

The requirements of §6.5.11.E of this Ordinance apply, provided, however, that up to five (5) nonresident employees may work at the home occupation site if approved through Site Plan Review and Special Exception procedures contained in this Ordinance.

**E. Vehicles**

The requirements of §6.5.11.L, Vehicles, applies in addition to all other applicable requirements.

#### **§5.14.10 PRINCIPAL AND TEMPORARY SPECIAL EVENTS USES**

**A. Private Special events**

The following are exempt from the requirements of this Section: private parties and gatherings that do not meet the definition of "special event," as defined in this Ordinance, auctions of private real estate, and estate auctions.

**B. Temporary Special events**

Temporary public assembly uses and special events, such as cultural events, circuses, outdoor concerts and parking for special events, shall require a Temporary Administrative Permit from the Planning Director. In addition to the requirements of this Section, the requirements of Section 5.14.10.C also apply. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity. Any temporary event utilizing 25 acres of land area or more shall require Special Exception approval in accordance with the procedures contained in Chapter 3 of this Ordinance.

The following requirements shall, in addition to all other applicable requirements of this Ordinance, apply to property located in this Overlay Zoning District:

1. Daily event attendance shall be limited to a maximum of 500 people; and
2. A maximum of five (5) temporary special events permits shall be issued per lot, per calendar year, and each permit shall be valid for a maximum of 3 days.

In order to assure the site can safely support the proposed activity, the following information is required prior to issuing a zoning permit for a Temporary Special Event (in addition to the required fee):

1. A detailed Letter of Intent describing the purpose of the event indicating date(s) and time(s), anticipated number of participants, and whether alcohol will be served and if amplified sound (music or other amplified noise) will be utilized;
2. A legible site plan drawn to scale indicating vehicular traffic areas (parking, driveways, circulation etc.), gathering areas, restroom and vendor locations, and locations of existing and planned structures to be used as part of the event;
3. Letters of coordination from Fire, Police, and Emergency Medical Services and Building Inspection Services if applicable;
4. Documentation of Charleston County Business license issuance for the host and participating vendors and copy of valid Department of Revenue license if alcohol will be sold;
5. Documentation from pertinent service providers for restroom facilities and garbage collection; and
6. Other pertinent information as deemed necessary by the Planning Director.

### **C. Outdoor Special Events (Principal and Temporary Special Events)**

1. With the exception of special events at federal, state, and county parks and legally established fairgrounds, any accessory, outdoor special event consistent with the definition of “special event,” as defined in this Ordinance, must comply with the applicable requirements of this Section and a Zoning Permit shall be required.
2. Any outdoor special event activity as defined by this Ordinance, whether an accessory to an existing business, or on vacant undeveloped property, which is located within 500 feet of the property line of a residentially developed parcel, shall cease all music and all loud noise that is above seventy (70) db(A) no later than 11:00 p.m.; otherwise, this use shall require Special Exception approval consistent with this Article Section 6.7.4.C. Distances shall be measured from the site of the special event activity on the subject property to the nearest property line of a lot containing a residential use. Noise levels shall be measured anywhere within the boundary line of the nearest residentially occupied property.
3. All outdoor special event activities will be subject to the County’s livability and/or noise ordinance.

### **D. Principal Special Events**

The establishment of a new outdoor Special Events principal use on properties located in the Business Nodes and/or Commercial Properties of this Overlay Zoning District shall require compliance with the Site Plan Review requirements of this Ordinance.

#### **1. Zoning Permit**

A Zoning Permit shall be required prior to commencing special events and shall be maintained for the duration of the Special Events use, following Site Plan Review and Special Exception approval. Additionally, a valid, Charleston County Business License is required following zoning permit approval.

#### **2. Lapse of Approval**

A valid Charleston County Business License must be maintained for a principal Special Events use. If this Business License is not renewed annually or is discontinued, for any reason, for a period of at least six (6) consecutive months, then the use shall be considered abandoned. Once abandoned, the Zoning Permit for the Special Events use shall be deemed null and void. Renewal of the Special Events use shall require compliance with

the Site Plan Review requirements of this Ordinance and issuance of a new Zoning Permit prior to the renewal or issuance of a Business License.