



ARTICLE 12.1 TERMS AND USES DEFINED

TERM DEFINITION

A

Abandoned Sign See "Sign, Abandoned" for definition.

Accessory Dwelling Unit A **D**welling **U**nit providing complete, independent living facilities for one or more **P**ersons that is separate from and subordinate to the principal **D**welling **U**nit. This definition includes **G**arage **A**partments.

Accessory Structure A **S**tructure that is detached from a principal **S**tructure and customarily incidental and subordinate to the principal **S**tructure, *which serves a purpose that is customarily and clearly associated with the Principal Use. Examples of Accessory Structures include, but are not limited to, storage sheds, gazebos, detached carports, and detached residential garages.*

Accessory Use A use customarily incidental and subordinate to the **P**rincipal **U**se of a **Z**oning **L**ot or of a **S**tructure. An **A**ccessory **U**se is located on the same **Z**oning **L**ot as the **P**rincipal **U**se, except *as otherwise allowed in this Ordinance.* ~~in the cases of off street parking, temporary manufactured housing parks, temporary real estate sales office and temporary construction facilities~~

Active Recreation Area Any park and recreational facility ~~that is not dependent upon a specific environmental or natural resource,~~ which is developed with recreation and support facilities such as playgrounds, **G**olf **C**ourses, bicycle trails, baseball or softball fields, football or soccer fields, basketball courts, **S**wimming **P**ools, clubhouses, equestrian facilities, and tennis courts.

Addition A **S**tructure added to the original **S**tructure at some time after the completion of the original, or an extension, alteration, or increase in **F**loor **A**rea or height of a **B**uilding or **S**tructure.

Administrative and or Business Office The use of a **B**uilding or a portion of a **B**uilding for the provision of executive, management, or administrative services. *This includes Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, or Travel Arrangement Services.*

Administrative Decision Any order, requirement, decision, or determination by the Charleston County **Zoning and Planning** Director or their designee relating to the administration or enforcement of the Charleston County Zoning and Land Development Regulations.

Adult Oriented Business Definitions provided in Sec.-6.4.18.C *of this Ordinance.*

Adult Day Care Service Facility A facility *for adults that offers in a group setting a program of individual and group activities and therapies for adults 18 years of age or older as defined by the South Carolina Department of Health and Environmental Control (SCDHEC). In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.* ~~licensed by the South Carolina Department of Health and Environmental Control (DHEC) for adults 18 years of age or older which offers in a group setting a program of individual and group activities and therapies. The program is directed toward providing community-based day care services for those adults in need of a supportive setting. The program shall provide a minimum of four and a maximum of 14 hours of operation a day. (See S.C. DHEC Regulation 61-75, Standards for Licensing—Day Care Facilities for Adults).~~

Affordable Dwelling Unit (AFU) Housing In the case of **D**welling **U**nits for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent (28%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of **D**welling **U**nits for rent, housing for which the rent and **U**tilities constitute no more than thirty percent (30%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.



Agriculture The use of the land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and **A**nimal and poultry husbandry, and the **A**ccessory **U**ses of packing, treating, or storing of produce; provided, however, that the operation of any such **A**ccessory **U**ses shall be secondary to that of the principal **A**griculture use.

Agricultural Processing Establishments primarily engaged in crushing oilseeds and Tree nuts, such as soybeans, cottonseeds, linseeds, peanuts, and sunflower seeds; processing meat and meat byproducts; processing grains or seeds into snacks; and other related The preliminary processing and packaging of agricultural products, such as a packing shed. Agricultural **P**rocessing shall not include **S**laughterhouses, **B**utcheries, **T**anneries or **R**endering **P**lants.

Agricultural Sales and or Service An establishment engaged in the retail or wholesale sale from the premises of feed, grain, fertilizers, pesticides, farm equipment sales and services, and similar goods.

Agricultural Use, Bona Fide Allowed primary uses on real property to raise, harvest or store crops, feed, breed or manage livestock, or to produce **P**lants, **T**rees, fowl or **A**nimals useful for human consumption, including the preparation of the products raised thereon for human consumption and disposed of by marketing or other means fishing and which the subject **P**roperty receives agricultural preferential assessment by the Charleston County Assessor's office. Such uses include agriculture, grazing, horticulture, forestry, dairying and **M**ariculture. Uses that do not qualify as **B**ona **F**ide **A**gricultural **U**ses include recreation, hunting clubs, fishing clubs, vacant land (land lying dormant), and any other similar uses.

Aircraft Manufacturing and Production, including Related Parts *An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of Aircrafts or related parts. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.*

Alley A minor vehicular way used primarily for access to the side or rear of properties.

Alteration, Structural Any change **or rearrangement** in the supporting members of a **B**uilding or **S**tructure, such as bearing **W**alls, columns, beams, or girders, or in the dimensional or configurations of the roof or exterior **W**alls. Structural **A**lterations shall not include the application of exterior siding to an existing **B**uilding for the purpose of beautifying and modernizing.

Ambient Air Quality Standard ~~An acceptable concentration of an air pollutant in a community.~~

Animal Any live or dead dog, cat, nonhuman primate, guinea pig, hamster, rabbit, or any other warm blooded **A**nimal, which is being used, or is intended for use, for research, teaching, testing, experimentation, or exhibition purposes, or as a pet. This term excludes: Birds, rats of genus *Rattus* and mice of the genus *Mus* bred for use in research, and horses not used for research purposes and other **F**arm **A**nimals, such as, but not limited to livestock or poultry, used or intended for use as food or fiber, or livestock or poultry used or intended for use for improving **A**nimal nutrition, breeding, management, or production efficiency, or for improving the quality of food or fiber. With respect to a dog, the term means all dogs, including those used for hunting, security, or breeding purposes.

Animal, Exotic Any **A**nimal not identified in the definition of "**A**nimal" that is native to a foreign country or of foreign origin or character, is not native to the United States, or was introduced from abroad. This term specifically includes **A**nimals such as, but not limited to, lions, tigers, leopards, elephants, camels, antelope, anteaters, kangaroos, water buffalo, and species of foreign domestic cattle, such as Ankole, Gayal, and Yak.

Animal and Insect Production The raising of **A**nimals **or insects** on pasture land, **controlled environments or selected environments**, or production of **A**nimal **or insect** products on an agricultural or commercial basis. **Animal and Insect Production** shall include those **A**ccessory **U**ses and activities customarily associated with this type of operation, as determined by the **Zoning and Planning** Director. **Animal and Insect Production** shall not include **C**oncentrated **A**nimal **F**eeding **O**perations, **S**laughterhouses or **B**utcheries.

Animated Sign See "Sign, Animated" for definition.

Apiculture *The keeping and maintenance of bees, commonly in man-made hives, on a commercial scale for the production of honey.*

Applicant *A Person, firm, entity, or governmental agency that executes the necessary forms to obtain approval or a permit for any zoning, Subdivision, land Development, Building, land disturbance, or other activity regulated by this Ordinance.*



Application, Complete An application for **D**evelopment review and approval that: (1) has been submitted in the required format; (2) includes all information required by this Ordinance to be submitted for the subject application type; and (3) is accompanied by the required fee.

Animal Aquaculture *comprises establishments primarily engaged in the farm raising and production of aquatic Animals or Plants in controlled or selected aquatic environments. It includes* **L**and devoted to the hatching, raising, and breeding of fish-, shrimp, or other aquatic **A**nimals *or Plants* for commercial purposes. *The term also* **A**nimal aquaculture *shall include* those **A**ccessory **U**ses and activities customarily associated with this type of operation, *as determined by the Planning Director, such as finfish farming, fish hatcheries, and shrimp farming in ponds. This definition does not include Mariculture uses, which are separately defined in this Ordinance.*

Arborist, Certified A **P**erson certified by the International Society of Arboriculture.

Archaeological Site A place (or group of physical sites) in which evidence of past activity is **P**reserved (prehistoric, historic, or contemporary), and which has been, or may be, investigated using the discipline of archaeology and represents a part of the archaeological record. A site may range from one with few or no remains visible above ground, to a **B**uilding or other **S**tructure still in use.

Arterial Street See "Street, Arterial" for definition.

Artisan and Craftsman Any business establishment that produces ~~on the premises~~ articles of artistic quality or effect or handmade workmanship **on the premises**. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.

Assisted Living *A residential facility providing 24-hour supervision and services for residents who need medical attention.*

~~**Attached Single Family (Dwelling Unit)** See "Single Family, Attached" for definition.~~

Aviation Airports, landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Aviation also includes facilities for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of transportation. *This definition excludes Private Air Strips.*

B

Bank *An establishment that is engaged in the business as a bank or trust company, and is federally chartered or state chartered. "Bank" also includes credit unions that are federally or state chartered, and mortgage companies that provide mortgage loans as a principal part of their operation, with the loans secured by an interest in real property as collateral for the loan.*

Banner A strip of cloth containing a message or advertisement.

Bar (or Lounge) A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, where 25 percent or more of the gross receipts are for sale of alcohol. This use includes taverns, cocktail **L**ounges, and any member exclusive **B**ars or **L**ounges.

Barn A farm **B**uilding used for storing farm products or sheltering livestock. This term excludes any **R**esidential **U**se or non-agricultural use.

Base Course A layer or layers of specified or selected material of designated thickness or rate of application placed on a subbase or **S**ubgrade to comprise a component of the **P**avement structure to support the **P**avement or subsequent layer of construction.

~~**Bed and Breakfast.** A portion of an owner-occupied dwelling unit or detached accessory structure offering transient lodging, with or without breakfast, to paying guests on an overnight basis, usually staying less than seven days.~~

Berm A man-made landscape feature generally consisting of a linear mound of soil, *designed to provide visual interest, screen undesirable views, decrease noise, and/or control or manage surface drainage.* Temporary soil stockpiles and retaining **W**alls shall not be considered a **B**erm.



Billboard (Outdoor Advertising Structure) A large, standardized third party/off premise **S**tructure displaying advertising intended for viewing from extended distances, generally more than 50 feet **that is erected, maintained, or used for public display of poster, painted Signs, or Wall Signs that advertise a business, a commodity sold, service, or attraction which is not carried on or manufactured in or upon the premises upon which said Billboard is located.** Billboards /~~outdoor advertising displays~~ include, but are not limited to, bulletins, **W**all murals, wrapped posters, 30 sheet posters, and eight sheet posters.

Boarding House. See "Rooming House" for definition.

Boat Ramp A **R**amps **that** provides access to the water for the launching and retrieving of watercraft. Boat **R**amps may be located at **M**arinas, public access points, or at **C**ommunity and **C**ommercial **D**ocks subject to the applicable regulations.

Boat Slip A docking space alongside a pier, wharf, or mooring dolphins in which a waterborne boat may be moored. For purposes of this Ordinance and in the absence of an authorized quantity of **B**oat **S**lips by state or federal regulating agencies, a **B**oat **S**lip shall be considered a minimum length of 25 feet for side mooring and 15 feet for stern moorings.

Boat Yard A land-based operation primarily for the repair and service of boats, including any incidental storage of boats in the process of being repaired. ~~This term does not include boat building. If dry stack storage for watercraft or any type of water access is provided, the facility would be considered a Water-Dependent Use (Article 5.3).~~

Forestry Operations, Bona Fide Forestry Operation "Bona fide forestry operations" shall mean that **T**he property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Sec. 12-43-220, SC Department of Revenue Regulation 117-1780.1., and other applicable statutes, rules and regulations.

Botanical Garden A place, generally open to the public for a fee, where a wide variety of **P**lants are cultivated for scientific, educational, or ornamental purposes.

Brewbar A **B**ar, **L**ounge, or **R**estaurant which produces on the permitted premises a maximum of 2,000 barrels a year of beer for sale on the premises as allowed by SC Code Title 61, Chapter 4, as amended.

Bridge A **S**tructure, including supports, erected over a depression or an obstruction, as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.

Buffer, Landscape A vegetated area of varying width (~~ranging from five to 100 feet~~) designed exclusively to provide screening between adjoining properties, **R**ights-of-**W**ay, **P**arking **L**ots and **S**tructures, as described ~~throughout~~ **in** Article 9.5, **Landscaping, Screening, Buffers, of this Ordinance.**

Buffer, Wetland An area of varying width (~~ranging from 15 to 35 feet~~), providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and land **D**evelopment. The **W**etland **B**uffer is designed to protect water quality and wildlife habitat.

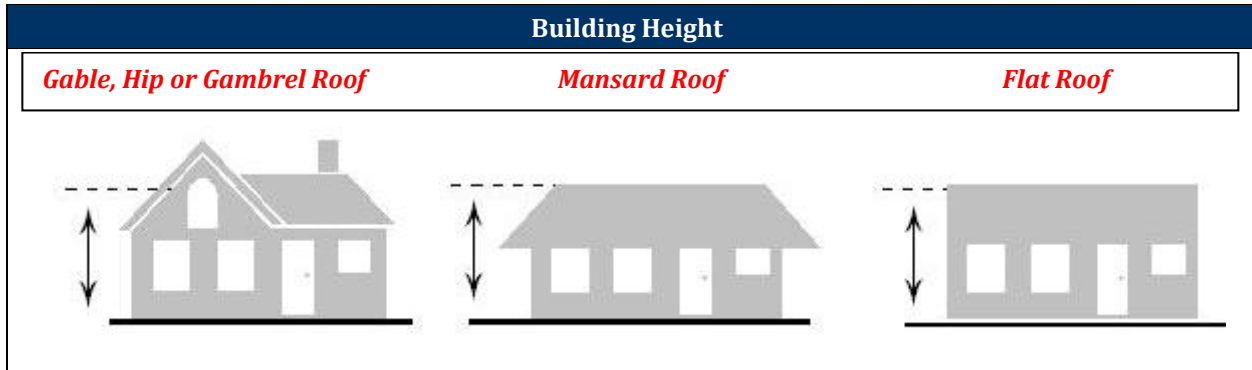
Building Any **S**tructure having a roof supported by columns or **W**alls and intended for the shelter, housing, or enclosure of any individual, animal, **P**lant, process, equipment, goods, or materials of any kind. When a portion thereof is completely separated from every other portion by a dividing **W**all (or firewall when applicable) without openings, then each such portion shall be deemed to be a separate **B**uilding.

Building Code The **B**uilding **C**ode of Charleston County.

Building Coverage The proportion, expressed as a percentage, of the area of a **Z**oning **L**ot covered by **Buildings (Principal and Accessory) or roofed areas, as measured along the outside Wall at ground level, and including all projections, other than fire escapes, canopies, and the first two feet of a roof overhang. Swimming Pools (excluding the pool decking) shall be included in Building Coverage.** ~~all buildings located thereon, including the area covered by all overhanging roofs and swimming pools (excluding the pool decking).~~

Building Height The vertical distance between the base flood elevation, or ground level if the **S**tructure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and:

- (1) **T**he average height level between the eaves and ridge line of a gable, hip or gambrel roof; or
- (2) **T**he highest point of a mansard roof; or
- (3) **T**he highest point of the coping of a flat roof.



Building Length The length of the **F**acade facing the **S**treet for that unit which the **S**ign shall apply. The Building Length (**F**acade facing the **S**treet for the business) plus the **S**etback from the **S**treet **R**ight-of-**W**ay/property boundary line shall determine the “Maximum Size” of the **W**all/**F**acade **S**ign for that business.

Building Materials or Garden Equipment and Supplies Retailer *An establishment offering products for sale including, but not limited to: plumbing materials; plaster; concrete; floor coverings; pool liners; roofing material; gutters; hardware tools and supplies; indoor or outdoor Plants; garden fixtures; packaged Plant food; pesticides; garden tools; manual or power operated tools and equipment with associated parts and accessories; or paint, varnish or wallpaper. This definition includes hardware stores, Garden Supply Centers, outdoor power equipment stores, or paint, varnish or wallpaper stores.*

Building Permit An official document or certificate issued under the Charleston County Building Code for any carpentry, masonry, roofing, or related construction or repair. A **B**uilding **P**ermit is not required for construction under \$1,000.00, unless the construction or repair involves a structural modification or work done by a contractor.

Building, Principal A building in which is conducted the principal use of the zoning lot on which it is situated. **A Building within which the main or primary use of the Lot or premises is located.** In a Residential District, any dwelling shall be deemed to be a principal building.

Business, Professional, Labor, or Political Organization *A Building or establishment providing meeting, recreational, or social facilities for associations or organizations, with two or more members, that have a joint or common interest in Business, Professional, Labor, or Political issues.*

Business (or Trade) School A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college, or university.

B.Y.O.B. Establishment *An establishment primarily offering sit-down counter or table services with entertainment and/or serving food prepared on the premises for on-premises consumption, which also allows customers and patrons to bring beer, wine, or other alcoholic beverages or malts for on-premises consumption that are purchased or obtained off the premises.*

C

Caliper *The diameter of a tree trunk measured six inches above the ground on Trees with calipers of four inches or less.*

Campground An outdoor venue where mobile or non-permanent lodging is used or provided for recreational, or educational, or vacation purposes. Short-Term Rental **uses** **P**roperties and RV Parks are not included in this definition.

Canopy Tree A **T**ree, with a diameter of at least two and one-half inches (as measured six inches above **G**rade) at the time of planting, which will grow to a minimum height of 50 feet at maturity.

Caretaker An individual or **F**amily who resides on premises as an **A**ccessory **U**se for the purpose of maintaining, protecting, or operating a permitted **P**rincipal **U**se on the premises.

Catering Service An establishment that prepares and provides food and related services to off-premises locations.

Causeway An earthen **S**tructure with at least one side adjacent to a depression, wetland, or marsh that supports a road for carrying traffic or other moving loads.



Cemetery Land used or intended to be used for the burial of the dead and dedicated for Cemetery purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such Cemetery.

Center Line of Street The line surveyed and monumented as the Center Line of the Street; or if such center line has not been surveyed, it shall be the line running midway between the Curbs or ditches of such Street.

Certificate of Nonconformity A certificate issued by the Charleston County Zoning and Planning Department to any Sexually Oriented Business which is operating at the time of the enactment of the regulations of Article {Section} 6.4.18 of this Ordinance, and is not in compliance with one or more of its provisions.

Chemical Manufacturing and Production *An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of chemicals. This includes, but is not limited to, Pharmaceutical Product, Chemical Fertilizer or Pesticide Manufacturers. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other Plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.*

Child Care Center *A facility which regularly receives thirteen or more children for child care as defined by the Department of Social Services (DSS). In the case of conflict between this definition and the definition utilized by DSS, the definition utilized by SCDHEC shall control.*

Child Caring Institution A facility licensed by the South Carolina Department of Social Services (DSS) with one or more staffed residences for and with a total population of 20 or more children who are in care apart from their parents, relatives, or guardians on a continuing full-time basis for protection and guidance.

Child Day Care Facility A facility or dwelling unit that regularly (more than twice a week, for more than four hours, but less than 24 hours) provides child day care for seven or more children. This definition includes "Child Care Centers" and "Group Day Care Homes", which are licensed by the South Carolina Department of Social Services (DSS).

Churches and other Places of Worship Same as definition for "Religious Assembly."

Charter Boat (or other Recreational Watercraft) Rental Service A land-based operation primarily for the rental or leasing of boats or other recreational watercraft. Any operation that is associated with a Marina or provides direct water access shall be considered a Water-Dependent Use *in accordance with* {Article 5.3} *of this Ordinance.*

Civic/Institutional Use A nonprofit or quasi-public use, such as a religious institution, Library, public or private School, Hospital, government-owned or government operated facility.

Civic Organization See "Social Organization" for definition.

Clay or Related Products Manufacturing and Production *An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of clay and related products. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other Plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.*

Clay or Related Products Wholesalers *An establishment primarily engaged in selling and/or distributing of clay or related products to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer.*

Clearing *Removal of surface material including, but not limited to, Trees, brush, grass, and weeds that does not include the removal of vegetative matter from underground.*

Collector Street See "Street, Collector" for definition.

College or University Facility An educational institution that offers courses of general or specialized study leading to a degree.

Commercial Dock *A docking facility used for commercial purposes. A commercial dock is not necessarily a Marina, a Boat Yard or a dry storage facility. All Commercial Docks shall be considered a Water-Dependent Use in accordance with Article 5.3 of this Ordinance.*



Commercial Guest House (CGH) A property located in the **ROOR, GOOC, NCCN, RCCR, CT,** or CC Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding **F**family members) for a fee or any form of compensation, for intervals of 29 days or less during a calendar year.

Commercial or Industrial Machinery or Equipment Rental or Leasing *An establishment that rents or leases commercial or industrial machinery or equipment to an entity for a period of time, but does not transfer ownership of the machinery or equipment to the entity renting or leasing it.*

Commercial Nursery Operations See "Horticultural Production" for definition.

Commercial Repair Service See "Repair Service, Commercial" for definition.

Commercial Timber Operations Tracts of five acres or more devoted to the production of marketable forest products through generally accepted **S**ilvicultural practices including, but not limited to, harvesting, site preparation, and regeneration.

Common Open Space (and/or Conservation Area) ~~Land dedicated to the public or designated by the development plan for the use, benefit, and enjoyment of all residents of the development.~~ *Land within or related to a Subdivision or Planned Development that is set aside to conserve natural resource, scenic, cultural, historic, or archeological values, or provide active or passive recreation, or accommodate support facilities related to the Subdivision, and that is restricted from significant Development or intensive use except for approved recreational or support facilities and protected in perpetuity in a substantially undeveloped state.*

Communication Service An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, but excludes those classified as major utility facilities. *This includes, but is not limited to, Radio or Television Broadcasting Studios; News Syndicates; Film or Sound Recording Studios; Telecommunication Service Centers; or Telegraph Service Offices.*

Communications Tower A tower of any size that supports communication equipment, transmission or reception, and is utilized by commercial, governmental, or other public or quasi-public users. This does not include **C**ommunication **T**owers for amateur radio operators licensed by the Federal Communications Commission which are exempt from local zoning restrictions, or **C**ommunications **T**owers under 100 feet in height used solely for educational communications purposes.

Community Dock *Any docking facility that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) and is not a Marina. All Community Docks shall be considered a Water-Dependent Use in accordance with Article 5.3 of this Ordinance.*

Community Garden A private or public facility for the cultivation of fruits, flowers, vegetables, or ornamental **P**lants by more than one **P**erson or **F**amily. *A Community Garden may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained or used by group members.*

Community Health Care Center See "Public Health Care Center" for definition.

Community Interest Notice Notice provided to any individual, group or organization that has submitted a written statement of interest to the **Zoning and Planning** Director. Municipalities within the Planning Area of the subject tract are also included.

Community Recreation A recreational facility that is the **P**principal **U**se of a **P**arcel of land and that is for use by residents and guests of the following: a particular Residential Development, Planned Development, church, private primary or secondary educational facility, community affiliated non-profit organization. Community Recreation can include both indoor and outdoor facilities. *This includes, but is not limited to, Community Recreation Centers. This definition does not include venues (indoor or outdoor) used specifically for Special Events (See Special Events definition).*

Community Recreation Center A public or quasi-public **B**uilding designed for and used as a social, recreation, and cultural center. As a part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, auditoriums, **S**wimming **P**ools, and kitchen facilities. Kitchen facilities and dining areas shall be used for **s**pecial events only.



Community Residential Care Facility (CRCF) *As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a CRCF is a facility that offers room and board and provides/coordinates a degree of personal care for a period of time in excess of 24 consecutive hours for two or more Persons, 18 years old or older, not related to the licensee within the third degree of consanguinity. A CRCF is designed to accommodate residents' changing needs and preferences, maximize residents' dignity, autonomy, privacy, independency, and safety, and encourage Family and community involvement. This also includes any facility (other than a Hospital) which offers, or represents to the public that it offers, a beneficial or protected environment specifically for individuals who have mental illness or disabilities. These facilities may be referred to as "Assisted Living" provided they meet the above definition of Community Residential Care Facility. In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.* offers room and board and provides a degree of personal assistance for a period of time in excess of 24 consecutive hours for ten or more persons, 18 years old or older, unrelated to the operator. Included in this definition is any facility (other than a hospital), which offers a beneficial or protected environment specifically for the mentally ill, drug addicted or alcoholic, or provides or purports to provide any specific procedure or process for the cure or improvement of that disease or condition. A Community Residential Care Facility with 9 or fewer residents shall be considered a "family." (See S.C. DHEC Standard for Licensing, Regulation 61-84 Community Residential Care Facility)

Community Roads Roads that serve one or more **F**families and usually have no dedicated **R**ights-of-**W**ay or drainage. These roads generally have a dirt surface, are not maintained on a regular basis, and are not in the state or county road system.

Complete Application See "Application, Complete" for definition.

Computers or Electronic Products Manufacturing and Production *An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of computers or electronic products. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other Plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.*

Concentrated Animal Feeding Operation A confined area or facility within which the property is not grazed or cropped annually, and which is used and maintained for the purposes of engaging in the business of the reception and feeding of: more than 50 beef or dairy cattle; more than 50 horses; more than 150 hogs, sheep or goats; more than 1,000 or more birds, such as turkeys, chickens, ducks or geese; or more than 1,000 small **A**nimals, such as guinea pigs, rabbits, and minks. This term shall also include commercial feed lots.

Conditional Use Permit A permit formerly issued by the Charleston County **Z**oning and Planning Department authorizing a particular use in a specified location within a **Z**oning **D**istrict, upon demonstrating that such use complies with all the conditions and standards specified by the zoning Ordinance. Conditional **U**se **P**ermit is a term used in the Charleston County Zoning Ordinance prior to April 21, 1999.

Congregate Living A residential facility providing 24-hour supervision and assisted living for no more than 15 elderly residents (age 60 or older), not needing regular medical attention.

Conservation Area See "Common Open Space" for definition.

Conservation Easement *An Easement granting a right or interest in real property that is appropriate to retaining land or water areas predominantly in their natural, scenic, open, wooded, or topographic condition; retaining such areas as suitable habitat for fish, Plants, or wildlife; or, maintaining existing slopes and land use.*

Construction Material Wholesaler *An establishment primarily engaged in selling and/or distributing construction material to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer. This includes, but is not limited to: Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Material Wholesalers.*

Construction Permit A series of permits required by Charleston County Building Services that may include **B**uilding, electrical, plumbing, HVAC (Heating, Ventilating and Air Conditioning), or gas permits.

Construction Tools or Equipment Rental or Leasing *An establishment that rents or leases construction tools or equipment to an entity for a period of time, but does not transfer ownership of the construction tools or equipment to the entity renting or leasing it.*



Consumer Convenience Service An establishment providing services, primarily to individuals, of a frequent or recurrent nature. *This includes Automated Bank/Teller Machines, Dry cleaners, coin-operated laundries, laundry pick-up service stations, locksmith, one-hour photo finishing, or tailors or seamstresses.*

Consumer Goods Rental Center An establishment, with greater than 5,000 square feet of gross floor area, primarily engaged in the rental or leasing of new or used products to the general public, excluding vehicle or watercraft rentals. *This includes the rental of electronics, appliances, formal wear, costume, video or disc, home health equipment, recreational goods, or other household items.*

Consumer Goods Rental Service An establishment, with 5,000 square feet or less of gross floor area, primarily engaged in the rental or leasing of new or used products to the general public, excluding vehicle or watercraft rentals.

Consumer Repair Service See "Repair Service, Consumer" for definition.

Consumer Vehicle Repair See "Vehicle Repair, Consumer" for definition.

Container Storage Facility *Any inside or outside area designated for the storage of freight containers, prior to collection or removal to another facility or site.*

Convalescent Service A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services. This term excludes facilities providing care for alcoholism, drug addiction, mental disease, or communicable disease. Typical uses include nursing homes.

Convenience Store Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. *These establishments may include the sale of beer and wine in unopened containers for off-premise(s) consumption. The sale of products other than beer and wine shall comprise at least 51 percent of the gross sales of the establishment, and at least 51 percent of the total display or shelf space is devoted to products other than beer and wine.* Convenience Stores shall not include fuel pumps or the selling of fuel for Motor Vehicles.

Convention Center A formal meeting place where the Building or rooms are rented or leased to the members, representatives, or delegates of a particular group. These centers can usually accommodate large groups.

Copy *The wording, logo, shapes, or object content of a Sign in either permanent or removable letter media.*

Corner Lot See "Lot, Corner" for definition.

Correctional Institution A facility providing judicially required detention or incarceration of people. *Publicly or privately operated facilities housing Persons awaiting trial or Persons serving a sentence after being found guilty of a criminal offense. Such uses may include cafeterias, housing for facility staff, outdoor storage and maintenance areas, recreational areas, agricultural facilities, and facilities for the production of goods or materials produced for sale.*

Counseling Service An establishment providing counseling, guidance, or similar services to Persons requiring rehabilitative, or vocational, or related assistance. This term includes job training and placement services.

Country Club Land area and Buildings that may contain containing Golf Courses, recreational facilities, a clubhouse, and other customary Accessory Uses, open only to members and their guests.

County Non-Standard Roads County Non-Standard Roads are a class of roads formerly known as Community Roads that which have been brought into the County Maintenance System as approved by County Council.

Court of Law *A place where trials and legal cases are heard and a verdict handed down based on statutes or common law.*

Courtyard An open unoccupied space, other than a yard, on the same Zoning Lot with a Building, unobstructed from floor or ground level to the sky.

Crop Production raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis. Crop production shall include those accessory uses and activities customarily associated with these types of agricultural operations, as determined by the Planning Director. This definition excludes any agricultural uses that are more specifically defined in this Ordinance.

Cul-de-Sac The turnaround area at the end of a dead-end Street or an egress.



Cultural Event Land use of a temporary nature to display objects or events of a community and cultural interest in one or more of the arts and sciences, such as Civil War re-enactments.

Culvert Any **S**tructure not classified as a **B**ridge which provides an opening under any **R**oadway, including pipe **C**ulverts, and any **S**tructure so named in the plans.

Curb A stone, concrete, or other improved boundary marking the edge of a road or other paved area.

Curb Cut *A break in a Curb intended to provide driveway access to a Roadway. If there is no Curb, the joint or line separating the Roadway from the driveway is deemed to be the "Curb Cut."*

D

Data Processing Services Establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.

Day Camp *A camp for school-age children providing care and activities that is attended only during the daytime hours and provides no sleeping facilities.*

Decibel (Db) A unit which describes the sound pressure level or intensity of sound. A sound level meter is calibrated in decibels.

Decision-Making Body The entity that is authorized to finally approve or **disapprove** any application or permit as required under this Ordinance.

Deck *An unroofed platform, unenclosed except by a railing, which is attached to the ground and/or another Structure.*

Dedication The action of a **P**roperty **O**wner or **D**eveloper to transfer an interest in property to the County or other service provider. The approval of a **S**ubdivision **P**lat by County Council is deemed to **affect** effect an acceptance by the county of a proposed **D**edication of a **S**treet, **E**asement, or other ground shown on the **P**lat.

Deferred Presentment Lender A business or use that regularly accepts checks from a borrower drawn on the borrower's bank account to be presented for payment at a later date and that charges a fee for the service, such as those regulated by Chapter 39 of Title 34 of the Code of Laws of South Carolina, 1976, as amended.

Demolish or Demolition *To raze or destroy, whether entirely or in significant part, a Building, Structure, site, or object. Demolition includes the removal of a Building, Structure, or object from its site, the removal or destruction of the Façade or surface, or the alteration to such an extent that repair is not feasible or is so costly so as to be prohibitive, rendering the property unfit for use. Demolition includes Demolition by neglect.*

Density *The number of Lots or principal Dwelling Units per unit of land area, as applicable.*

Density/Intensity and Dimensional Standards Provisions of this Ordinance controlling the size and shape of **Z**oning **L**ots and the location and bulk of **S**tructures thereon. Such regulations include those relating to **D**ensity, **L**ot **A**rea, **L**ot **W**idth, **S**etbacks, buffers, **B**uilding **C**overage, height, and **O**pen **S**pace.

Derelict Manufactured Housing Unit *home* A **M**anufactured **Housing Unit** *home* that is not connected to electricity or not connected to a source of safe potable water supply sufficient for normal residential needs, or both; not connected to a Department of Health and Environmental Control approved wastewater disposal system; or unoccupied for a period of at least thirty days and for which there is clear and convincing evidence that the occupant does not intend to return on a temporary or permanent basis; and that is damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a hazard to the health safety of the occupants, the persons using the **M**anufactured **Housing Unit** *home*, or the public.

Design Professional An individual or firm appropriately licensed and registered in the State of South Carolina.

Detached Single Family (Dwelling Unit) See "Single Family, Detached" for definition.

Detention The temporary holding back of stormwater and releasing it at a controlled rate.

Developer The legal or beneficial owner of a **L**ot or of any land proposed for **D**evelopment; or the holder of an option or contract to purchase, or any other **P**erson having an enforceable contractual interest in such land.



Development The changing of land characteristics through redevelopment, construction, **S**ubdivision into **P**arcel, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar **D**evelopments for sale, lease, or any combination of owner and rental characteristics.

Developments of County Significance Proposed **D**evelopments that: (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the Comprehensive Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance

Diameter Breast Height (DBH) The total diameter, in inches, of a **T**ree trunk or trunks measured at a point four and one-half feet above existing **G**rade (at the base of the **T**ree). In measuring DBH, the circumference of the **T**ree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

Digital or Electronic Changing Billboard(Outdoor Advertising Structure) A Billboard designed to accommodate frequent message changes composed of images, characters or letters that can be changed electronically utilizing digital or light emitting diodes (LED's) or similar electronic methods to create a changeable image display area without altering the face or the surface of such **S**ign.

Dock A **S**tructure extending into or upon a waterway, marshland or other natural water feature.

~~**Dock, Commercial** A docking facility used for commercial purposes. A commercial dock is not necessarily a marina, a boat yard or a dry storage facility. All commercial docks shall be considered a Water-Dependent Use (Article 5.3).~~

~~**Dock, Community** Any docking facility that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) and is not a marina. All community docks shall be considered a Water-Dependent Use (Article 5.3).~~

Dock, Joint Use Any **P**private **D**ock intended for the use of two to four families. Joint **U**se **D**ocks shall be exempt from the requirements of this Ordinance.

Dock, Private A **P**private **D**ock intended for the use of one family. Private **D**ocks shall be exempt from the requirements of this Ordinance.

~~**Double-Frontage Lot** See "Lot, Double-Frontage" for definition.~~

~~**Drainage Easement** See "Easement, Drainage" for definition.~~

~~**Drip Line** An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground. **A circular area the circumference of which is determined by the outer reaches of a Tree's widest branching points.**~~

~~**Drive-In Theater** *An area of land that includes one or more large outdoor screens or other Structure for the display of motion pictures and an area for parking automobiles from which the motion pictures are viewed. Drive-in theaters may also include a concession stand and outdoor seating areas.*~~

~~**Dry Stack Storage for Watercraft** A facility for storing boats out of water. This is principally a land operation, where boats are dry stored or "stacked" until such time as they are transferred to the water for use. Any type of dry stack storage facility for watercraft will be considered a Water-Dependent Use **in accordance with** (Article 5.3) **of this Ordinance.**~~

~~**Dumpster** An **A**ccessory **U**se of a property where trash or recyclable material containers, or any other type of waste or refuse container is stored.~~

~~**Duplex** Two **S**ingle-**F**amily **D**welling **U**nits contained within a single **B**uilding, other than a **M**anufactured **H**ousing **U**nit.~~

~~**Duplicating or Quick Printing Service** *An establishment in which the principal business consists of duplicating and printing services using photocopy, blueprint, or offset printing equipment, including publishing, binding, and engraving.*~~

~~**Dwelling (Dwelling Unit)** A **B**uilding or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities, provided, however, that legally permitted Dwelling Units may be used as Short-Term Rental Properties pursuant to the requirements of this Ordinance.~~



Dwelling Group Two or more principal **S**tructures, each a **S**ingle-Family Detached Dwelling **U**nit (not including **M**anufactured **H**ousing **U**nits), that are located on the same Zoning **L**ot. This definition does not refer to **i**nclude **A**ccessory **D**wellings **U**nits, such as garage apartments or guest houses. **Manufactured Housing Units shall not be included in Dwelling Groups, with the exception of those existing as legal non-conforming Principal Dwelling Units and permitted Accessory Dwelling Units, in accordance with this Ordinance.**

Dwelling, Multi-Family A **B**uilding containing three or more **D**welling **U**nits, including residential condominiums and apartments. **This does not include Triplexes or Fourplexes which are separately defined in this Chapter.**

Dwelling, Principal *The primary or predominant Dwelling Unit on a Lot.*

Dwelling, Single-Family Attached *The use of a site for two or more Dwelling Units, constructed with common or abutting Walls and each located on a separate Lot. Also known as townhouses or rowhouses.*

Dwelling, Single-Family Detached *The use of a site for only one Dwelling Unit, other than a Manufactured Housing Unit, that is not attached to any other Dwelling Units.*

E

Earth Roads Those in which the traveled **R**oadway is constructed of compacted earth material creating an earthen driving surface.

Easement A privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another **P**erson. **An Easement does not constitute fee simple ownership of the land.**

Easement, Drainage The right of access of stormwater runoff from the adjacent natural drainage basin into the drainageway within the **D**rainage **E**asement.

Eco-Tourism ~~Tourism involving travel to areas of natural or ecological interest, typically under the guidance of a naturalist, for the purpose of observing wildlife and learning about the environment.~~

Educational Nursery ~~See "Pre-School" for definition.~~

Electric or Gas Power Distribution *A pipeline or system of pipelines including without limitation, mains, pipes, boxes, reducing and regulating stations, laterals, conduits, and services extensions, together with all necessary appurtenances thereto, or any part thereof located within the Right-of-Way, for the purpose of supplying electricity or natural gas for light, heat, power, and all other purposes.*

Electric or Gas Power Generation Facility *A facility that generates electricity or gas using fossil fuels or renewable fuels and deliver it to the power grid or Power Distribution facilities.*

Electrical or Telephone Switching Facility *A facility that is used for the transmission and exchange of electricity or telephone signals.*

Emergency Shelter *A facility providing shelter during crisis intervention for victims of crime, abuse, or neglect. Such facilities may provide counseling and supervision services.*

Encroachment *Any structural element that breaks the plane of a vertical or horizontal regulatory limit, extending into a Setback, into the Public Frontage, or above a height limit.*

Enlargement An increase in the size of an existing **S**tructure or use, including physical size of the property, **B**uilding, parking, or other improvements. Enlargement would also include the addition of other **S**tructures or uses on the **L**ot.

Exotic Animal ~~See "Animal, Exotic" for definition.~~

Extended Home Rental (EHR) A property with an owner or non-owner occupied residential dwelling, located in the S-3, R-4, **UR**, ~~M-8, M-12,~~ or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding **F**amily members) for a fee or any form of compensation, for more than 72 days but not to exceed 144 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days. To establish an EHR, a **P**roperty **O**wner must obtain a Special Exception from the Board of Zoning Appeals (BZA) pursuant to the requirements of Article 3.6 of this Ordinance.



F

Facade The entire **B**uilding wall, fascia, windows, doors, canopy and on any complete elevation.

Fall Zone *The area on the ground within a prescribed radius from the base of a wireless telecommunications facility. The Fall Zone is the area within which there is a potential hazard from falling debris, such as ice, collapsing material or the collapse of the tower itself.*

Family An individual, or two or more **P**ersons related by blood or marriage living together; or a group of not more than six individuals, including live-in servants, not related by blood or marriage but living together as a single housekeeping unit. Residents of Community Residential Care Facilities licensed by the South Carolina Department of Health and Environmental Control (DHEC) for nine or fewer individuals shall be considered a family.

Family Day Care Home An occupied residence in which child day care is provided on more than two days a week for periods of less than 24 hours, but more than four hours, for no more than six children, including those children living in the home and children received for day care who are related to the resident caregiver. Family day care homes are licensed by the South Carolina Department of Social Services (DSS). (See SC Code of Laws, 1976, as amended, Section 20-7-2700).

Family Home *A facility that provides care for up to 6 children at any given time within the home of the child care provider as defined by the Department of Social Services (DSS). In the case of conflict between this definition and the definition utilized by DSS, the definition utilized by SCDHEC shall control.*

Family, Immediate The **P**roperty **O**wner's or **P**roperty **O**wner's spouse's, parents, children, grandparents, grandchildren, nieces, nephews, aunts or uncles.

Farm A **P**arcel of land five acres or more that is used for one or more of the following: the tilling of the land, the raising of crops, fruits, and vegetables, and the raising and keeping of **A**nimals and **P**lants.

Farm Labor Housing A **B**uilding or **S**tructure which is designed or constructed as a place **accommodations for** of residence for up to ten unrelated, transient farm workers living as a single housekeeping unit.

Farm Labor Housing, Dormitory A structure designed or constructed as accommodations for transient farm workers for more than ten unrelated persons, which is not designed as an apartment building with individual attached units.

Farmer's Market An open air **S**tructure, other than a **R**oadside **S**tand, used for the retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or **P**lants. No more than 50% of gross receipts may be derived from the sale of other unprocessed food stuffs; home processed food products such as jams, jellies, pickles, sauces, or baked goods, and home-made handicrafts; and commercially packaged handicrafts or commercially processed or packaged foodstuffs. Produce sold may be grown on the property where the Open Air Market is located or may be trucked in from area **F**arms. Vehicles, boats, and RVs cannot be stored or sold as part of Open Air Market operations.

Fast Food Restaurant See "Restaurant, Fast Food" for definition.

Fence (or Wall) A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

Financial Guarantee Surety intended to ensure that all improvements, facilities, or work required by this Ordinance will be completed, restored or maintained in compliance with this Ordinance. (See Article 8.14)

Financial Service An establishment primarily engaged in the provision of financial and banking services.

Fishing, Hunting or Recreational Guide Service *A service that provides professional guides or equipment for Persons on fishing, hunting, or outdoor recreational outings.*

Flag A piece of fabric or other flexible material, usually rectangular and of distinctive design which is used as a symbol, such as for a nation, state, locality, or corporation.

Flag Lot See "Lot, Flag" for definition.

Flashing Sign See "Sign, Flashing" for definition.



Floor Area The sum of the gross horizontal areas of the several floors of the **B**uilding, measured from the exterior faces of the exterior walls or from the center lines of **W**alls separating two **B**uildings, computed as follows: (1) floor space devoted to the **P**roduct **U**se of the premises, including accessory storage areas located within selling or working space, such as counters, racks, or closets; (2) any basement **F**loor **A**rea devoted to the production or processing of goods or to business or **P**rofessional **O**ffices. Floor **A**rea shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including ramps, and maneuvering space, or basement **F**loor **A**rea, other than area devoted to retailing activities, the production or processing of goods, or business or **P**rofessional **O**ffices.

Florist A commercial activity offering for sale cut flowers, ornamental plants, floral arrangements, real or artificial, and related accessories including cards, figurines, and indoor ornamental fixtures.

Flower, Nursery Stock or Florists' Supplies Wholesaler *An establishment primarily engaged in selling and/or distributing flower, nursery stock, or florists' supplies to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer.*

Food Sales An establishment primarily engaged in the retail sale of food for home consumption. These establishments may include the sale of beer and wine in unopened containers for off-premise[s] consumption where the sale of products other than beer and wine comprise at least 51 percent of the gross sales of the establishment, and at least 51 percent of the total display or shelf space is devoted to products other than beer and wine. *These establishments include grocery stores, meat markets, butchers, retail bakeries, or candy shops.*

Forestry Operations, Bona Fide "Bona fide forestry operations" shall mean that the property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Sec. 12-43-220, SC Department of Revenue Regulation 117-1780.1, and other applicable statutes, rules and regulations.

Food Truck *A large wheeled vehicle from which food is sold, that typically contains cooking facilities where the food is prepared.*

Free-Standing Sign See "Sign, Free-standing" for definition.

Fourplex *A multi-family Structure that consists of four Dwelling Units, typically two on the ground floor and two above, all with a shared entry.*

Freight Forwarding Facility A **B**uilding or area in which freight brought by truck, air, or ship is assembled and/or stored for routing or reshipment *and often stored in containers on site*. This facility does not include permanent or long-term accessory storage of goods, but may include storage areas for trucks and repair of trucks associated with the facility. This definition includes truck terminals, marine terminals, and packing and crating facilities.

Freshwater Wetlands See "Wetlands, Freshwater" for definition.

Front Lot Line See "Lot Line, Front" for definition.

Front Setback See "Setback, Front" for definition.

Front Yard *The actual area that exists between a Building and the front property line of the Lot on which the Building is located, extending along the full length of the front property line between the side property lines.*

Fuel Dealer *An establishment that distributes fuel oil for compensation.*

Fuel Storage Facility *A facility where tanks are located above the ground to store fuel oil, prior to collection or removal to another facility or site. This excludes the storage of nuclear fuels.*

Funeral Service An establishment engaged in undertaking services such as preparing the human or **A**nimal dead for burial and arranging and managing funerals. *This includes crematories and mortuaries that are not operated in conjunction with, or within the boundaries of a Cemetery, as well as Funeral Homes.*



G

Garage (Private) An **A**ccessory **S**tructure or space on a **L**ot with a **D**welling **U**nit devoted to or designed for the storage of automobiles and small (one-half-ton capacity or less) trucks and not used for business purposes or occupancy.

Garage Apartment A single **D**welling **U**nit located over a private detached **G**garage and containing square footage no greater than that of the **G**garage.

Garden Supplies Center A commercial activity offering for sale indoor or outdoor plants, garden fixtures, packaged plant food, or pesticides, garden tools, manually or power operated with associated parts and accessories. Not included is farm equipment elsewhere provided for in this Ordinance.

Gasoline Service Station Any premises used primarily for the retail sale of fuel for automobiles, light and medium trucks, motorcycles, recreational vehicles, and other consumer motor vehicles. Gasoline service stations may include light maintenance such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning, but shall not include heavy vehicle maintenance activities such as engine overhauls, automobile painting, and body fender work. This term may also include the sale of motor vehicle accessories, or used tires taken in trade on the premises, but does not include vehicle, moving truck, or trailer sales or rental.

General Contractor An establishment that has the ability to furnish a variety of **B**building materials and provide multiple construction services at a specified price. *This includes paving contractors.*

Golf Course A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards and that may include a clubhouse and shelter.

Golf Driving Range *An area where golf players drive golf balls from a common driving tee. Such uses may include a concessions stand, netting, exterior lighting fixtures, putting greens, as well as maintenance and outdoor storage areas. Such uses do not include Golf Courses.*

Government Office Federal, state, county or city **O**ffices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.

Grade For the purpose of determining **B**building height:

- A. For **B**buildings adjoining one **S**street only, it is the elevation of the sidewalk directly opposite the center of that **W**wall which adjoins the **S**street; in such case where the average elevation of the finished ground surface adjacent to the exterior walls of the **B**building is lower than the elevation of the sidewalk **G**grade, or where there is no sidewalk **G**grade, or where there are no sidewalks, the **G**grade shall be the average elevation of the ground on the lowest side adjacent to the exterior **W**walls of the **B**building.
- B. For **B**buildings adjoining more than one **S**street, it is the elevation of the sidewalk directly opposite the center of the **W**wall adjoining the **S**street having the lowest sidewalk elevation.
- C. For **B**buildings having no **W**wall adjoining the **S**street, it is the average level of the finished ground surface adjacent to the exterior **W**walls of the **B**building.
- D. All **W**walls which are approximately parallel to and not more than 25 feet from a **F**front **L**ot **L**ine shall be considered as adjoining the **S**street. In **A**lleys, the surface of the paving shall be considered to be the sidewalk elevation. Where the elevation of the sidewalk or **A**lley paving has not been established, the Public Works Director shall determine such elevation for the purpose of this Ordinance.

Grain Terminals or Elevators *An agrarian facility designed to stockpile or store grain. This may or may not include a tower containing an elevator or conveyor, which scoops up grain from a lower level and deposits it in a silo or other storage facility.*

Grand Tree Any **T**ree with a diameter breast height of 24 inches or greater, with the exception of **P**pine tree and Sweet Gum tree (*Liquidamber styraciflua*) species.

Greenhouse A partially or fully enclosed structure which is used for the growth of plants.

Greenhouse Production Ornamental plants or food crops grown for wholesale sale within an enclosed structure or under cover.



Ground Cover Low-growing **P**lant material less than 18 inches in height.

Group Care Home, Residential A staffed residence, licensed by the South Carolina Department of Social Services (DSS), with a population of fewer than 20 children who are in care apart from their parents, relatives or guardians on a full-time basis. Group Care Homes are classified by different levels of care ranging from independent to assisted living.

Group Home *A facility that provides care for seven to twelve children in the home of the child care provider. The facility may care for up to eight children without an additional caregiver as defined by the Department of Social Services (DSS). In the case of conflict between this definition and the definition utilized by DSS, the definition utilized by SCDHEC shall control.*

Group Residential. The residential use of a site, on a weekly or longer basis, for occupancy by groups of more than six persons not defined as a family, such as fraternity or sorority houses, dormitories, or residence halls. This term does not include rooming or boarding houses. *Occupancy of a residential facility or Dwelling Unit by more than six Persons unrelated by blood or marriage, including but not limited to, fraternity or sorority houses, dormitories, or residence halls, excluding rooming or boarding houses.*

Gross Receipts *The amount that is or would be reported as Gross Receipts on a business's state income tax return, or on the federal income tax return filed with the state income tax return if the state return does not separately state Gross Receipts for the most recently completed tax year. Taxes collected under this section are not subject to the tax imposed by this section and are not included in Gross Receipts.*

Grubbing *Removal of vegetative matter from underground, including, but not limited to, stumps, roots, buried logs, and other debris, and other earth disturbing activities.*

H

Habitable A residential **D**welling **U**nit that is fit for residential occupancy.

Hair, Nail or Skin Care Service *An establishment providing personal care services related to hair, nail, skin or beauty to individuals. This includes barber shops, hair salons, or beauty salons.*

Half-Story *The space under a gabled or hipped roof, where the Wall plates, or knee Walls, on at least two opposite exterior Walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a half-story shall not exceed 50 percent of the width of the exterior Wall below the dormer(s).*

Hardship *A restriction on property so unreasonable that it results in an arbitrary and capricious interference with basic property rights. Hardship relates to the physical characteristics of the property, not the personal circumstances of the owner or user, and the property is rendered unusable without granting a Variance, exception, or modification.*

Health Care Laboratory A facility primarily involved in the testing, diagnosis, or observation of medical or dental samples collected at health care facilities. The samples are generally sent to the laboratory from off-premises facilities.

Heating Oil Dealer *An establishment that distributes heating oil for compensation.*

Heavy Commercial Trailer A trailer vehicle used for any commercial purpose and having more than four (4) tires and which is greater than fifteen (15) feet in overall length. Examples of heavy trailers include, but shall not be limited to "container chassis", "dump bodies", "reefers", and other trailers commonly utilized within the commercial shipping industry.

Heavy Commercial Vehicle A Class 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Vehicle as defined by the Federal Highway Administration (FHWA). For the purposes of this Ordinance, this definition does not include 6-wheel pickup trucks, motor homes, campers, or recreational vehicles.

Heavy Construction Services Services involved in road, **B**ridge, **B**uilding, or other infrastructure construction.

Heavy Duty Truck or Commercial Vehicle Rental or Leasing *An establishment that rents or leases heavy duty trucks or commercial vehicles to an entity for a period of time but does not transfer ownership of the trucks or vehicles to the entity renting or leasing.*

Heavy Duty Truck or Commercial Vehicle Dealer *An establishment that sells heavy duty trucks or commercial vehicles, including incidental storage, maintenance, and servicing.*



Height (of Signs) The vertical distance measured from ground level at the base of the **S**sign **S**structure to the highest point of **S**sign **S**structure.

Helipad Any landing area for helicopters on public or private lands, which in addition, includes all necessary facilities for the picking up and discharging of passengers or freight.

Hemp Crop Production and/or Processing The raising and harvesting of hemp crops on an agricultural or commercial basis and/or the preliminary processing of hemp crops into packaged products. Hemp Crop Production and Processing shall include those Accessory Uses and activities customarily associated with this type of agricultural operation, as determined by the Zoning and Planning Director.

Higher Education Facility An educational institution that offers courses of general or specialized study leading to a Degree, Diploma, Certificate, or similar qualification. This definition includes a Business or Trade School, Colleges, and Universities.

Highland The dry land area of a Lot. This excludes any Freshwater Wetlands or OCRM Critical Line areas that are present on the Lot.

Historic Building A "**B**uilding", such as a house, **B**arn, church, **H**otel, or similar construction, that is created principally to shelter any form of human activity. "Building" may also be used to refer to a historically and functionally related unit, such as a courthouse and jail or a house and **B**arn. Buildings must include all of their basic structural elements; parts of **B**uildings, such as interiors, **F**acades, or wings, are not eligible independent of the rest of the existing **B**uilding. Examples may include, but are not limited to: administration building; carriage house; church; city or town hall; courthouse; detached kitchen, **B**arn, and privy; dormitory; fort; **G**arage; **H**otel; house; library; mill **B**uilding; **O**ffice **B**uilding; **P**ost **O**ffice; school; shed; social hall; stable; store; theater; or train station.

Historic District A Historic District possesses a significant concentration, linkage, or continuity of sites, **B**uildings, **S**tructures, or objects united historically or aesthetically by plan or physical **D**evelopment. It means a geographically definable area, urban or rural, which contains sites, **B**uildings, **S**tructures, objects, works of art, or a combination thereof which:

- A. Have a special character or special historical or ethnic heritage or aesthetic interest or value;
- B. Represent one or more periods or styles of architecture typical of one or more eras in the history of Charleston County or the state or region; and
- C. Cause such area, by reason of these factors, to constitute a visibly perceptible section of Charleston County, which may either be locally-designated or NRHP-listed.

A Historic District derives its importance from being a unified entity, even though it is often composed of a wide variety of resources. The identity of a district results from the interrelationship of its resources, which can convey a visual sense of the overall historic environment or be an arrangement of historically or functionally related properties. For example, a district can reflect one principal activity, such as a mill or a ranch, or it can encompass several interrelated activities, such as an area that includes industrial, residential, or commercial **B**uildings, sites, **S**tructures, or objects. A Historic District can also be a grouping of **A**rcheological **S**ites related primarily by their common components; these types of districts often will not visually represent a specific historic environment.

A Historic District can comprise both features that lack individual distinction and individually distinctive features that serve as focal points. It may even be considered eligible if all of the components lack individual distinction, provided that the grouping achieves significance as a whole within its historic context. In either case, the majority of the components that add to the district's historic character, even if they are individually undistinguished, must possess integrity, as must the district as a whole.

A Historic District can contain **B**uildings, **S**tructures, sites, objects, or **O**pen **S**paces that do not contribute to the significance of the Historic District. The number of noncontributing properties a Historic District can contain yet still convey its sense of time and place and historical **D**evelopment depends on how these properties affect the Historic District's integrity. In archeological districts, the primary factor to be considered is the effect of any disturbances on the information potential of the district as a whole.



Historic Object The term “Historic Object” is used to distinguish from **B**uildings and **S**tructures those constructions that are primarily artistic in nature or are relatively small in scale and simply constructed. Although it may be, by nature or design, movable, an object is associated with a specific setting or environment. Small objects not designed for a specific location are normally not included in this definition. Such works include a transportable sculpture, furniture, and other decorative arts that, unlike a fixed outdoor sculpture, do not possess association with a specific place. Objects should be in a setting appropriate to their significant historic use, roles, or character. Objects relocated to a **M**useum are inappropriate for designation. Examples may include, but are not limited to: boundary marker; monument; milepost fountain; sculpture; or statuary.

Historic Property A Historic Site, Historic Building, Historic Structure, or Historic Object that is fixed in location, which reflects historic, cultural or architectural significance.

Historic Site The location of a significant event, a prehistoric or historic occupation or activity, or a **B**uilding or **S**tructure, whether standing, ruined, or vanished, where the location itself possesses historic, cultural, or archeological value regardless of the value of any existing **S**tructure. A site need not be marked by physical remains if it is the location of a prehistoric or historic event or pattern of events and if no **B**uildings, **S**tructures, or objects marked it at the time of the events. However, when the location of a prehistoric or historic event cannot be conclusively determined because no other cultural materials were present or survive, documentation must be carefully evaluated to determine whether the traditionally recognized or identified site is accurate. A site may be a natural landmark strongly associated with significant prehistoric or historic events or patterns of events, if the significance of the natural feature is well-documented through scholarly research. Generally, though, the definition of "site" excludes natural waterways or bodies of water that served as determinants in the location of communities or were significant in the locality's subsequent economic **D**evelopment. While they may have been "avenues of exploration," the features most appropriate to document this significance are the properties built in association with the waterways. Examples may include, but are not limited to: battlefield; campsite; **C**emeteries significant for information potential or historic association; ceremonial site; designed landscape; habitation site; natural feature (such as a rock formation) having cultural significance; petroglyph; rock carving; rock shelter; ruins of a **B**uilding or **S**tructure; shipwreck; trail; or a village site.

Historic Structure The term “Historic Structure” is used to distinguish from **B**uildings those functional constructions made usually for purposes other than creating human shelter. Structures must include all of the extant basic structural elements; parts of **S**tructures cannot be considered eligible if the whole **S**tructure remains. For example, a truss **B**ridge is composed of the metal or wooden truss, the abutments, and supporting piers, all of which, if extant, must be included when considering the property for eligibility. If a **S**tructure has lost its historic configuration or pattern of organization through deterioration or demolition, it is considered a "ruin" and is categorized as a site.

Home Occupation ~~An accessory use of a dwelling unit or its accessory structure for gainful employment.~~ ***A business, profession, occupation, or trade which is conducted within a Dwelling Unit or its Accessory Structure for the economic gain or support of a resident of the Dwelling, and is incidental and secondary to the Residential Use of the Lot, and which does not adversely and/or perceptively affect the character of the Lot or surrounding area.***

Home Health Agencies—A public, nonprofit, or proprietary organization licensed by the South Carolina Department of Health and Environmental Control (DHEC) which furnishes or offers to furnish home health services. These services include part-time or intermittent skilled nursing care, as ordered by a physician and provided by or under the supervision of a registered nurse, and at least one other therapeutic service. The majority of home health services are furnished on a visiting basis in a place of temporary or permanent residence used as the individual's home. (See S.C. DHEC Regulation 61-77, Standards for Licensing Home Health Agencies)

Home Improvement Center A facility with over 5,000 square feet of **F**loor **A**rea engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances, and garden supplies. ~~Facilities under 5,000 square feet shall be considered a "hardware store."~~

Homeowners' (or Property Owners') Association A formally constituted non-profit association or corporation made up of the **P**roperty **O**wners and/or residents of a fixed area. The Homeowners' or **P**roperty **O**wners' **A**ssociation may take responsibility for costs and upkeep of **C**ommon **O**pen **S**pace or facilities, or enforce certain covenants and restrictions.



Horticultural, Greenhouse, Nursery, Crop and Floriculture Production Establishments primarily engaged in growing soil or water-based crops of any kind and/or growing nursery stock and flowers, Land used to grow horticultural and floricultural specialties (such as comprises establishments primarily engaged in growing soil or water-based crops of any kind and/or growing nursery stock and flowers (including flowers, shrubs, or **T**rees intended for ornamental or landscaping purposes) for wholesale or retail sale in order to be transplanted to a different location. Retail sales shall not comprise more than 25 percent of gross sales. This definition excludes ~~crop and greenhouse production which has that have been identified elsewhere in this Ordinance~~ **private gardens where flowers, fruit, vegetables etc are grown for use/consumption by the residents onsite.**

Horticulture and Landscaping Services This activity shall include landscaping, tree trimming, tree removal, and other similar services together with associated equipment and machinery directed toward the care of trees, plants, or lawns.

Hospice Facility **An institution, place, or Building in which a licensed Hospice provides room, board, and Inpatient Services on a 24-hour basis to individuals requiring Hospice care pursuant to the orders of a physician.**

Hospital A licensed facility primarily providing in-patient medical, surgical, or psychiatric care ~~for a period exceeding 24 hours.~~ Hospital facilities may also include out-patient services and the following types of accessory activities: out-patient diagnostic and treatment centers, **R**ehabilitation **F**acilities, **O**ffices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance, and parking facilities. This definition includes General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric and Substance Abuse Hospitals or Hospices.

Hotel-or Motel A **B**uilding or portion thereof, or a group of **B**uildings, which provides sleeping accommodations, with or without meal service, for transients on a daily or weekly basis, ~~whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court, or tourist home.~~ **Except where explicitly distinguished, Hotel and Motel are to be considered synonymous uses. This definition does not include Short-Term Rental Properties.**

Household Same as definition for "Family."

Household Pet See "Pet, Household" for definition.

Hydroponics Land used to produce, for wholesale sale, plants grown in nutrient-enriched water, where no soil is used.

I

Illuminated Sign See "Sign, Illuminated" for definition.

Immediate Family See "Family, Immediate" for definition.

Impervious Surfaces **Any monolithic surface made of non-porous material that prevents water from infiltrating through. Examples are a concrete or asphalt slab, driveway, patio, rooftop, and including elevated Decks constructed not to allow water to pass through to the underlying soil.**

Impound Yard A facility that provides temporary outdoor storage for: Mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or Wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: **S**crap and **S**alvage **Y**ards/services; **J**unk **Y**ard; **T**owing **F**acilities; **V**ehicle **S**torage; and accessory storage of **I**noperable **V**ehicles.

Indigenous Produce Fresh fruit, vegetables, and agronomic crops (crops such as field corn, soybean, wheat, and oats) grown in, or {which} are characteristic of Charleston County. This term specifically excludes livestock, **A**nimals, or seafood.

Indoor Recreation and Entertainment See "Recreation and Entertainment, Indoor" for definition.

Inoperable Vehicle Any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the County or which does not meet the requirements for operation upon the public **S**treams, including a current **M**otor **V**ehicle registration.

Interior Lot Line See "Lot Line, Interior" for definition.

Interior Lot See "Lot, Interior" for definition.

Interior Setback See "Setback, Interior" for definition.



Intermediate Care Facility for Individuals with Intellectual Disabilities ~~the Mentally Retarded~~ *As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a facility that serves four or more Persons with an intellectual disability or Persons with related conditions and provides health or rehabilitative services on a regular basis to individuals whose mental and physical conditions require services including room, board, and active treatment for their intellectual disability or related conditions. For purposes of this regulation, the definitions of "Intermediate Care Facility for Individuals with Intellectual Disabilities" and "Habilitation Center for Persons with Intellectual Disability or Persons with Related Conditions" are the same and both terms are utilized interchangeably. In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.* A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) that serves four or more mentally retarded persons or persons with related conditions. This facility provides health or rehabilitative services on a regular basis to individuals whose mental and physical conditions require services including room, board, and active treatment for their mental retardation or related conditions. (See S.C. DHEC Regulation 61-13, Standards for Licensing habilitation Centers for the Mentally Retarded or Persons with Related Conditions)

J

Job Training or Placement Service *An Office or site used for education, preparation, or placement of individuals for a job in a specific field or skill.*

Junk Yard See "Salvage Yard" for definition.

Jurisdictional Wetland *An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted for life in saturated soil conditions. A Jurisdictional Wetland can only be determined as being such by the US Army Corps of Engineers.*

K

Kennel A facility that provides boarding for three or more dogs, cats, or other household pets for a fee, and may include grooming, breeding, training, or selling of animals. *This definition also includes pet shelters who provide boarding and care for injured or abandoned dogs, cats, or other household pets.*

L

Landfill A disposal facility or part of a facility where solid waste is placed in or on land.

Landscape Buffer See "Buffer, Landscape" for definition.

Landscaping and Horticultural Service *The base of operations for services that provide care to Trees, Plants, or lawns. This may include the storage of vehicles, equipment or materials associated with the service. Services include, but are not limited to, landscaping, Tree trimming, and Tree removal.*

Laundry, Dry Cleaning, or Carpet Cleaning Plant *A facility used for the cleaning of fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in water or volatile solvents.*

Letter of Coordination Formal correspondence from an agency, organization, or individual which expresses acknowledgement and/or consent of an application, project, or proposal.

Library *A public or nonprofit facility in which books, periodicals, audio or video recordings, film, and comparable materials are kept for use or loaning to patrons of the facility. Such use may also offer use of computers and the incidental or periodic sale of surplus books. This definition also includes an Archives facility.*

Limited Home Rental (LHR). A property with an owner-occupied residential dwelling, located in the RM, AG-15, AG-10, AG-8, AGR, RR-3, S-3, R-4, **UR**, **M-8**, **M-12**, or MHS Zoning Districts, where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding family members) for a fee or any form of compensation, not to exceed 72 days in the aggregate during any calendar year, with individual rental terms not exceeding 29 consecutive days.

Liquefied Petroleum Gas (Bottled Gas) Dealer *An establishment that distributes bottled gases such as propane or liquid petroleum for compensation.*



Liquor, Beer, or Wine Sales An establishment primarily engaged in the retail sale of alcoholic beverages for off-premises consumption. This definition includes all retail stores where the sales of alcoholic beverages comprise 49 percent or more of gross sales.

Lodge See "Social Club" for definition.

Lot A designated **P**parcel, tract, or area of land established by **P**plat, **S**subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon and is recorded with the Register of **Deeds** ~~Mesne Conveyance~~ of Charleston County.

Lot Area The total area included within the boundaries of a ~~Zoning~~ **L**lot, measured in a horizontal plane, **excluding Freshwater Wetlands and OCRM Critical Line Area**.

Lot, Corner Either a **Zoning** **L**lot bounded entirely by streets or a **Zoning** **L**lot which adjoins the point of intersections or meeting of two or more **S**streets and in which the interior angle formed by the **S**street **L**lines is 135 degrees or less. If the **S**street **L**lines are curved, the angle shall be measured at the point of intersection of the extensions of the **S**street **L**lines in the directions which they take at the intersection of the **S**street **L**line with the **S**side **L**lot **L**line and with the **R**rear **L**lot **L**line of the **L**lot. If the **S**street **L**line is curved at its point of intersection with the **S**side **L**lot **L**line or **R**rear **L**lot **L**line, the tangent to the curve at that point shall be considered the direction of the **S**street **L**line.

Lot, Double-Frontage An **I**nterior **L**lot that abuts on two parallel **S**streets or that abuts on two **S**streets that do not intersect at the boundaries of the **L**lot. Lots with access on a **S**street and **A**lley shall not be considered **D**ouble-**F**rontage **L**ots.

Lot, Flag ~~A lot with access provided to the bulk of the lot by means of a narrow corridor.~~ **A Lot that has less than the minimum required frontage, but no less than 20 feet of Frontage, on a public or private Street, has access to a public or private Street by a narrow strip of land, and the largest portion of the Lot is situated behind adjoining Lots which front on a public or private Street.**

Lot Frontage The distance for which a **Zoning** **L**lot abuts on a street.

Lot, Interior A **L**lot with only one **F**ront **L**lot **L**line.

Lot Line A line of record bounding a **L**lot which divides one **L**lot from another **L**lot or from a public or private **S**street or any other public space.

Lot Line, Front The **L**lot **L**line separating a **L**lot from the **S**street that is used as the primary access point to the **L**lot.

Lot Line, Interior The **L**lot **L**line other than a **F**ront **L**lot **L**line.

Lot Line, Rear The **L**lot **L**line opposite and most distant from the **F**ront **L**lot **L**line.

Lot Line, Side Any **L**lot **L**line other than a **F**ront or **R**rear **L**lot **L**line.

Lot, Through See "Lot, Double-Frontage" for definition.

Lot Width ~~±~~

- A.** Width of an Interior **L**lot: the length of the **F**ront **L**lot **L**line or its chord.
- B.** Width of a Corner or Double-Frontage Lot:
 1. if there are two **F**ront **L**lot **L**lines, the shorter of such lines or its chord;
 2. if there are more than two **F**ront **L**lot **L**lines, the average length of the two shortest of such lines or their chords.
- C.** Width of **L**lots served by a **C**oul-de-**S**sac: width shall be measured at the **B**uilding line.

Lots of Record, Approved A platted **P**parcel or **P**parcels of land created and recorded with the Register of **Deeds** ~~Mesne Conveyance~~ of Charleston County since January 1, 1955, in conformance with the **S**ubdivision regulations and bearing the Planning Commission or County Council stamp of approval, or identical **P**parcels created and recorded by **P**plat or meets and bounds prior to January 1, 1955.

Lot, Zoning Any **L**lot that falls within the jurisdiction of Charleston County's Zoning and Land Development Regulations.

Lounge See "Bar" for definition.



Low Intensity Lighting Required lighting associated with LED electronic ~~Readerboards~~ message boards. LED Lighting shall automatically provide day and night dimming to reduce the illumination intensity of the ~~Sign~~ from one hour after sunset to one hour prior to sunrise and provide adjustments in the light levels to a maximum of 0.3 foot candles over ambient light levels as measured head on (at a ~~ninety~~ (90) degree angle) 150 feet away from the ~~Sign~~.

Lumber Mill, Planing, or Saw Mill *An establishment primarily engaged in one or more of the following: (1) sawing dimension lumber, boards, beams, timber, poles, ties, shingles, shakes, siding, and wood chips from logs or bolts; (2) sawing round wood poles, pilings, and posts and treating them with preservatives; (3) treating wood sawed, planed, or shaped in other establishments with creosote or other preservatives to prevent decay and to protect against fire and insects; and (4) chipping or mulching of wood.*

M

Mail Order House *An establishment that conducts its business by receiving orders and shipping its merchandise through the mail and that supplies its customers with catalogs, circulars, etc.*

Main Utility Lines Those facilities including piping, conduits, outlets, and other appurtenances necessary for the proper functioning of essential services to a ~~D~~development including water, electricity, gas, sanitary ~~S~~sewer, storm ~~S~~sewer, cable, communications, etc.

Maintenance Guarantee Any security which may be required and accepted by the County to ensure that necessary improvements are maintained and will function as required for a specific period of time.

Major Recreational Equipment Any boat, boat trailer, camper, or other ~~R~~recreational ~~V~~vehicle with a length of more than 25 feet.

Manufactured Home Dealer *A business engaged in the sales or rental of Manufactured Housing Units.*

Manufactured Housing Park A ~~Z~~zoning ~~L~~lot on which two or more ~~M~~manufactured ~~H~~housing ~~U~~units are parked or any zoning lot on which spaces for the parking **and occupancy** of ~~M~~manufactured ~~H~~housing ~~U~~units **is are** rented. The term does not include ~~M~~manufactured ~~H~~housing ~~U~~unit ~~S~~subdivisions or premises where unoccupied ~~M~~manufactured ~~H~~housing ~~U~~units, whether new or used, are parked for the purpose of inspection, sale, storage, or repair; or ~~R~~recreational ~~V~~vehicle ~~P~~parks.

Manufactured Housing Unit Any residential ~~D~~dwelling ~~U~~unit ~~C~~constructed to ~~S~~standards and ~~C~~codes ~~S~~set ~~F~~forth by the United States Department of Housing and Urban Development, including the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Article 5401). The term does not include ~~R~~recreational ~~V~~ehicles, travel trailers or motorized homes licensed for travel on highways, nor ~~M~~manufactured ~~H~~housing ~~U~~units designed and built to meet applicable requirements of **the** South Carolina Modular Buildings Construction Act.

~~**Manufactured Housing Unit, Replacement** A manufactured housing unit that replaces a legally established manufactured housing unit located on an individual lot.~~

Manufacturing and Production An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods **such as: alcoholic and nonalcoholic beverages and related products (excluding microbreweries and brewpubs); cement or concrete products including concrete batching or asphalt mixing; fabric or apparel including textile mills; food or related products; leather products including tanneries; manufactured home or other prefabricated structures; metal petroleum, coal and other mineral products including refineries, Motor Vehicles or trailers including related parts; paint, varnish or related supplies; plastics or rubber products; Signs; tobacco products; and watercraft and related parts.** Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other ~~P~~plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. ~~Relatively few customers come to the site.~~ **This definition does not include other Manufacturing and Productions definitions that are separately defined in this Chapter.**

Mariculture *A specialized branch of Aquaculture involving the cultivation of marine organisms for food and other products in the open ocean, an enclosed section of the ocean, or a river. Mariculture does not include cultivation in tanks, ponds or raceways filled with seawater, such as the farming of marine fish, including finfish and shellfish like prawns, or oysters and seaweed in saltwater ponds.*



Marina A **M**arina is any of the following: (a) lock harbor facility; (b) any facility which provides fueling, pump-out, maintenance or repair services; or (c) any facility which has permanent docking space for 11 or more watercraft slips (d) any water area with a **S**tructure which is used for docking or otherwise mooring vessels and constructed to provide temporary or permanent docking space for more than ten boats; (e) a dry stack facility. All **M**arinas shall be considered a Water-Dependent Use *in accordance* with ~~{Article 5.3}~~ *of this Ordinance*.

Market Rate Dwelling Unit *A Dwelling Unit priced according to prevailing market trends and sold with no restrictions on the sale price, rent rate, or on the buyer's income.*

Maximum Extent Feasible The point at which all possible measures have been undertaken by the **A**pplicant, at which point further measures would involve physical or economic **H**ardships that would render a **D**evelopment project unfeasible or would be unreasonable in the judgment of a review or Decision-Making Body.

Maximum Lot Coverage *The percentage or portion of a Lot that can be covered with Impervious Surfaces including, but not limited to, Principal Buildings, Accessory Structures, parking, driveways, and walkways.*

Mean Sea Level Elevation 0.0 as determined by NGVD29 datum.

Medical Office (for Outpatient Clinic) ~~An office or clinic for the private practice of health care professionals licensed by the State of South Carolina, or a publicly owned facility or not-for-profit organization providing health services for ambulatory patients.~~ The majority of patient encounters in the **O**ffice or clinic involve examination, diagnosis, treatment, or surgical procedures on an outpatient basis not extending beyond a 24-hour period. *These centers can include related facilities such as laboratories, clinics and administrative Offices typically operated in connection with such care centers.* This definition excludes any facilities that have been more specifically defined in this Ordinance.

Medical Services Any services provided by a licensed medical practitioner.

Microbrewery A facility for the production and packaging of beer as allowed by SC Code Title 61, Chapter 4, as amended, with a capacity of not more than 5,000 barrels per year.

Mini Warehousing Same definition as "Self-Service Storage."

Minor Street See "Street, Minor" for definition.

Mixed Use/Occupancy Occupancy of a **B**uilding or land for more than one use.

Mixed-Use Structure A **S**tructure containing both residential and nonresidential uses.

Model Home *A Dwelling Unit that is temporarily used as a model to display the layout and finishes of other Dwelling Units that are or will be available for sale within a Subdivision or condominium Development.*

Modular Building Unit A **B**uilding including the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished **B**uilding and not designed for ready removal to another site. A **M**odular Building Unit must meet the applicable requirements of the South Carolina Modular Buildings Construction Act. This term is not to be limited to residential **D**wellings **Units**.

Motor Vehicle Every vehicle that is self-propelled that can be licensed and registered to be driven on public **S**treets, roads or **R**ights-of-**W**ays, except mopeds, and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.

Monument Sign See "Sign, Monument" for definition.

Mulching Operation An operation that produces mulch. Mulch consists of organic substances placed on the earth as a protective covering around **P**lants to retard weed growth and prevent moisture evaporation and freezing of roots.

Multi-Family Dwelling See "Dwelling, Multi-Family" for definition.

Museum A *Structure or Building that* registered nonprofit organization displaying, preserv*es*ing, and/or exhibit*ing* objects of community and cultural interest in one or more of the arts and sciences, *intended to be used by members of the public for viewing, with or without an admission charge.*



N

Nature Exhibition A public display of materials or living things of the outdoors, including the re-creation of natural wildlife habitats native to the Charleston area. This term does not include facilities, such as **Zzoos**, where the primary purpose is the display of live **Aanimals**.

Non-Commercial Copy Material written for informational purposes only. This material is non-promotional and does not advertise a business or service.

Nonconforming Lot A tract of land, designated on a duly recorded **Ssubdivision Pplat**, or by duly recorded deed, or by other lawful means, that complied with the **Llot Aarea**, **Llot Wwidth**, and **Llot** depth standards of the **Zzoning Ddistrict** in which it was located at the time of its creation, but which does not comply with the minimum **Llot Aarea**, **Llot Wwidth** or **Llot** depth requirements of the **Zzoning Ddistrict** in which it is now located.

Nonconforming Sign A **Ssign** that was legally established but which no longer complies with the Sign Regulations of Article 9.11 *of this Ordinance*.

Nonconforming Structure A **Bbuilding** or **Sstructure** that was legally established but which no longer complies with the Density/Intensity and Dimensional Standards of the **base underlying Zzoning Ddistrict**.

Nonconforming Use A use that was legally established but which is no longer allowed by the use regulations of the **Zzoning Ddistrict** in which it is located.

Nonstore Retailer *The selling of goods and services outside the confines of a retail facility. This can include a Direct Selling Establishment, electronic shopping, and/or a Mail Order House.*

Nursery (Plant) Same as definition for "Horticultural Production".

O

Office Unless the context clearly suggests a more specific meaning, the term **Ooffice** shall mean any of the following: Government Office, Administrative or Professional Office ~~or Medical Office~~.

~~**Office/Warehouse Complex** A structure or group of structures offering compartments of varying size for rental to different tenants for the storage of commercial goods or wares, conducting of certain retail trade activities, or provision of those personal or business services permitted by zoning.~~

Office of Ocean and Coastal Resource Management (OCRM) Critical Line Area This line is defined by South Carolina Office of Ocean and Coastal Resource Management at the date of application and determines their jurisdiction.

~~**Off-Premises Sign** See "Sign, Off-Premises" for definition.~~

~~**Opaque Screening** See "Screening, Opaque" for definition.~~

Open Space Land and water areas retained for use as active or **Ppassive Rrecreation Aareas** or for resource protection, *which are intended to remain generally in their natural state* ~~in an essentially undeveloped state.~~

Open (Or Field) Storage The location of bulk items, assemblies or sub-assemblies in areas exposed to weather, in whole or in part, for the end use of further manufacturing process, sale or transportation. This shall include, but not be limited to, open display of transportation vehicles, marine craft, aircraft, **Mmanufactured Hhousing Uunits**, modules, **Rrecreation Vvehicles**, **Jjunk Yyards**, or "piggy-back" containers. It does not include uses that are totally enclosed.

~~**On-Premises Sign** See "Sign, On-Premises" for definition.~~

On-site Sales Office *A Dwelling Unit within a Subdivision; a Dwelling Unit within a condominium; or a modular unit that is temporarily used as a sales Office for a Subdivision or condominium.*

Outdoor Living Space Uncovered, horizontal **Oopen Sspace** on a Zoning **Llot**, which ~~space:~~

- A. Does not include loading or parking areas, driveways, or refuse storage area and is so arranged as to prevent entry by **Mmotor Vvehicles**;



- B. Is paved, landscaped, or otherwise improved to make it suitable for passive or active outdoor recreational use and in the case of roofs and balconies is so arranged as to be safe for use by children;
- C. Is readily accessible to the residents of the **B**uilding for which it is required; and
- D. May include land, balcony, and roof areas.

Outdoor Recreation and Entertainment See "Recreation and Entertainment, Outdoor" for definition.

Outdoor Shooting Range *The use of land for archery and/or the discharging of firearms for the purposes of target practice, skeet and trap shooting, mock war games, or temporary competitions such as turkey shoots.*

Outpatient Clinic See "Medical Office" for definition.

Outpatient Facility *ies for Chemically Dependent or Addicted Persons* **As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) providing specialized non-residential services for chemically dependent or addicted persons and their **F**amilies. The outpatient services are based on an individual treatment plan in a non-residential setting including diagnosis, treatment, individual and group counseling, **F**amily therapy, vocational and educational development counseling and referral services. (See Standards for Licensing, S.C. DHEC Regulation 61-93.) **In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.****

Owner-Occupied Short-Term Rental Property A property with a Dwelling where lodging is offered, advertised, or provided to Short-Term Rental Tenants (excluding **F**amily members) for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation, and which is occupied by the record owner of the **S**ubject **P**roperty who has designated the **S**ubject **P**roperty as his/her legal residence subject to the legal assessment ratio according to the records of the County Assessor’s Office and who:

- A. Has designated the **S**ubject **P**roperty as his/her legal voting address; or
- B. Has designated the **S**ubject **P**roperty as the address on his/her driver’s license or other government issued identification.

P

Paper Mill Factories or plant locations where various pulps in slurry form are mechanically treated, mixed with the proper dyes, additives, and chemicals, and converted into a sheet of paper by the processes of drainage, formation, and drying on a paper machine.

Parcel ~~A contiguous lot or tract of land owned and recorded as the property of the same person or persons, or controlled by a single entity.~~ **A designated Parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon and is recorded with the Register of Deeds Office of Charleston County.**

Parking Lot An open area providing off-street parking for the **M**otor **V**ehicles of residents, tourists, customers, or employees on a temporary, daily, or overnight basis.

Parking Garage A **B**uilding where residents, tourists, customers, or employees park their **M**otor **V**ehicles on a temporary or daily basis with a service charge or fee being paid to the owner or operator.

Parking, Off-site The minimum number of **R**equired **P**arking spaces for the existing or proposed use(s) not on the **P**arcel for which the use(s) is located.

Parking, On-site The minimum number of **R**equired **P**arking for the existing or proposed use(s) on the **P**arcel for which the use(s) is located.

Parking, Required The minimum number of parking spaces for a specific use(s) as defined in this Ordinance. Required **P**arking spaces cannot be located within public **R**ights-of-**W**ays.

Parking, Shared **Parking for uses with different operating hours or peak business periods that share required off-street parking spaces.** *Off-street parking facilities shared by two or more uses that are in close proximity to one another and the parking area, and that have different operational characteristics such that use of the parking facilities by one use will not generally overlap with the use of the parking area by the other use(s).*



Parks and Recreation Parks, playgrounds, **S**swimming **P**ools, recreation facilities, and **O**pen **S**paces available to the general public, either without a fee or under the management or control of a public agency.

Parole Office or Probation Office An **O**ffice for those who supervise parolees or **P**ersons placed on probation by a court in criminal proceedings.

Parties in Interest Any individual, associations, corporations or others who have expressed an interest in writing in an application pending before the **Zoning and** Planning Department and that has been received by the **Zoning and** Planning Director.

Passive Recreation Area Areas in and located due to the presence of a particular natural or environmental setting and that may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition such as boating, fishing, camping, nature trails and nature study. Farms are considered as passive **O**pen **S**pace if they are protected from **D**evelopment by a **C**onservation **E**asement.

Paved Streets Those in which the traveled **R**oadway is constructed of a layer or layers of materials with the surface usually being constructed of Portland cement concrete or asphaltic concrete.

Paved Surface *Any area which has been surfaced with bituminous asphalt, concrete, compacted aggregate Base Course, or other alternative paving material of sufficient thickness to accommodate the proposed use.*

Pavement The uppermost layer of material placed on the **S**treet usually as the wearing or riding surface. This term is used interchangeably with "surface course" or "surfacing" and will usually imply Portland cement concrete or asphalt concrete, but may include "rocking."

Pawn Shop A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.

Pedestal Sign See "Sign, Pedestal" for definition.

Pennants, Streamers, and Other Moving Devices Pennants, ribbons, streamers, spinners, light bulbs, or other similar moving devices when part of a sign, or when used to draw attention to a business or its signs.

Person Individual, proprietorship, partnership, corporation, association, or other legal entity.

Personal Improvement Education An establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby, *including but not limited to, fine arts schools and automobile driving schools.* This term excludes any educational services more specifically defined in this Ordinance.

Personal Improvement Service An establishment primarily engaged in the provision of informational, instructional, personal improvements or similar services. *This includes but is not limited to, dance studios and photography studios. This excludes, excluding* any services that have been more specifically defined in this Ordinance.

Pet, Household Domestic **A**nimals typically kept for company or enjoyment within the home. Household **P**ets shall include, but not be limited to: domestic cats; domestic dogs; domestic ferrets; gerbils; guinea pigs; hamsters; domestic laboratory mice; domestic rabbits; goldfish, canaries and parrots.

Pet Grooming Salons An establishment primarily engaged in the grooming of **H**ousehold **P**ets.

Pet Store An establishment primarily engaged in the retail sale of **H**ousehold **P**ets.

Petroleum Wholesaler *An establishment primarily engaged in selling and/or distributing petroleum to retailers, users, firms, or other wholesalers, as well as activities involving the movement and storage of products and equipment. This use often includes display areas, and sales to the public are limited. Products may be picked up on-site or delivered to the customer.*

Photo Finishing Laboratory *An establishment primarily engaged in developing film and/or making photographic slides, prints, and enlargements.*

Physical Fitness or Health Club *A Building or Structure generally containing multi-use facilities for conducting fitness and recreational activities, including, but not limited to, the following: aerobic exercises, weightlifting, running, swimming, racquetball, handball, and squash.*



Planning Director ~~Planning Director shall mean the Director of the Planning Department of Charleston County or the authorized designee or representative of the Director.~~

Plants The term **Plants** is meant to include seed, seedlings, nursery stock, roots, tubers, bulbs, cuttings, and other **Plant** parts used in the propagation of field crops, vegetables, fruits, flowers, or other **Plants**.

Plat A diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and **Subdivision** of a tract of land as determined by a professional land surveyor.

Plat, Approved and Recorded A diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor, illustrating the boundaries that correspond with the current recorded deed, is approved by the **Zoning and Planning Department** and recorded in the Register of **Deeds (ROD)** Mesne Conveyance (RMC) Office.

Pole Cover *An enclosure for concealing and/or for decorating poles or other structural supports of a Pole-Mounted Sign.*

Portable Sign ~~See "Sign, Portable" for definition.~~

Permanent Storage Unit Any **Manufactured Housing Unit**, **Modular Building Unit**, or **Pre-Manufactured Container Unit** exceeding 120 square feet in size that is used solely for non-residential purposes.

Postal Service, United States Postal services, including post **Offices**, bulk mail processing, or sorting centers operated by the United States Postal Service.

Pre-Manufactured Container Unit A standardized, reusable vessel that is or appears to be (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, or (2) designed or capable of being mounted or moved on a rail car, or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.

Pre-School or Educational Nursery A school, with an accredited training program and staffed with certified teachers, for children who are not old enough to attend kindergarten.

Preserved To remain relatively unchanged. In relation to **Open Space**, preserved shall mean land placed in a Conservation Easement with a permanent deed restriction that prohibits further **Development**.

Principal Use The primary or predominant use to which a property is or may be devoted and to which all other uses on the premises are accessory.

Principal Building ~~See "Building, Principal" for definition.~~

Printing Press Production or Lithography *An establishment where printed material is produced, reproduced and/or copied by either a printing press, photographic reproduction techniques, lithography, or other similar techniques.*

Private Air Strip *A single private runway or private helicopter landing area not open to the public, without normal air base or airport facilities.*

Private Postal or Mailing Service *The provision of one or more postal services, such as sorting, routing, and delivery on a contract basis. This does not include the United States Postal Service.*

Professional or Commercial Equipment or Supplies Manufacturing and Production *An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of professional or commercial equipment or supplies. This includes, but is not limited to, Office, Medical, Restaurant Equipment, or Specialty Item Manufacturers. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales.*

Professional Office A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions. This term does not include "Medical Office or Clinic" or "Parole or Probation Office."

Property Owners' Association See "Homeowners' Association" for definition.

Property Owner The holder of the title in fee simple and every mortgagee of record.



Prosthetic Manufacturing (limited) A business which performs technical procedures related to the design, fabrication and fitting of custom-made artificial limbs or denture/orthodontic devices, and does not use hazardous materials in the manufacturing process. The majority of processes undertaken in this setting involve device design and manufacturing as prescribed by a health care professional licensed by the State of South Carolina, with no patient interaction.

Protected Tree Any **T**ree on a **P**arcel with a **D**iameter **B**reast **H**eight of eight (8) inches or greater prior to **D**evelopment, and all **T**rees within required buffers or required landscape areas.

Publicly Designated Area An area set aside for public use, by any federal, state, or local government.

Public (or Community) Health Care Center A publicly owned facility or not-for-profit organization providing health services for ambulatory patients. These centers can include related facilities, such as laboratories, clinics, and administrative offices typically operated in connection with such care centers. This term does not include facilities to treat mental health or substance abuse.

Public Project Any project by or for a public agency using real property, as owner or tenant that falls within the jurisdiction of Charleston County. These public agencies include:

- A. Agencies and departments of the State of South Carolina,
- B. Counties, county agencies and departments, and
- C. Municipalities, municipal agencies, and departments.

Public Works Director The Director of the Department of Public Works of the County of Charleston or an authorized representative.

Publishing Industry *The production or distribution of information through the publishing of newspapers, periodicals, books, databases, or software publishers.*

Pulp Mill Facilities that process pulpwood, wood chips or other such cellulosic material into pulp by using mechanical, cooking, screening, and bleaching methods.

R

Rack A storage slip for a boat in a dry stack storage facility.

Railroad Facility Railroad yards, equipment servicing facilities, and terminal facilities.

Readerboard *A Sign that is capable of displaying words, symbols, figures, or images that can be manually or electronically changed by remote or automatic means.*

Real Estate Sign See "Sign, Real Estate" for definition.

Rear Lot Line See "Lot Line, Rear" for definition.

Rear Setback See "Setback, Rear" for definition.

Rear Yard *The actual area that exists between a Building and the rear property line of the Lot on which the Building is located, extending along the full length of the rear property line between the side property lines.*

Recreation and Entertainment, Indoor Participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed **B**uilding, excluding any **S**exually **O**riented **B**usinesses. *This includes, but is not limited to, Billiard Parlors; Bowling Centers; Ice or Roller Skating Rinks; Indoor Shooting Ranges; Theaters; or Video Arcades.*

Recreation and Entertainment, Outdoor Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities, excluding any **S**exually **O**riented **B**usinesses. *This includes, but is not limited to, Amusement Parks; Fairgrounds; Race or Go-Cart Tracks; and Sports Arenas.*

Recreational Vehicle A highway vehicular, portable **S**tructure designed as a temporary dwelling for travel, recreational, and vacation uses. The term includes camping trailer, motor home, travel trailer, and truck campers; the term does not include **M**anufactured **H**ousing **U**nits.



RV (Recreational Vehicle) Park Any **L**ot of land upon which two or more **R**ecreational **V**ehicle sites, *or Campground sites*, are located, established, or maintained for occupancy as temporary living quarters for purposes of recreation or vacation. This term does not include any premises on which unoccupied **R**ecreational **V**ehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.

Recreation Watercraft Rental See "Charter Boat Rental" for definition.

Recycling Center An establishment engaged in the processing, collection and transfer of recyclable materials. Typical recyclable materials include: glass, paper, plastic, cans, motor oil, or other source-separated, non-decayable materials.

Recycling Collection (Drop-Off)—A facility used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. "Recyclable materials" at a Recycling Collection Facility shall not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.

Rehabilitation Facility A facility operated for the primary purpose of assisting in the rehabilitation of disabled individuals through an integrated program of medical, psychological, social, or vocational evaluation and services under competent professional supervision.

Religious Assembly A church, synagogue, temple, monastery, convent, retreat center or any permanent or temporary **B**uilding providing regular, organized religious worship of any denomination and religious education incidental thereto, but excluding private *daycare*, primary or secondary educational facilities ~~day care facilities~~. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of **R**eligious **A**ssembly use.

Relocated Tree A **P**rotected **T**ree that has been relocated in accordance with the requirements of this Ordinance.

Remodel The internal or external alteration or change, in whole or in part, of a **S**tructure or thing that changes its characteristic appearance or the fundamental purpose of its existing design or arrangement and the uses contemplated. Not included in this meaning are the terms "**E**nlargement" and "extension".

Rendering Plant *Any premises where raw rendering materials are converted into fats, oils, feeds, fertilizer, and other products.*

Rental Day Each calendar day or part thereof a residential **D**welling **U**nit or part thereof is rented by Short-Term Rental Tenants, excluding **F**amily members.

Rental Party Short-Term Rental Tenants who occupy any portion of a residential **D**welling **U**nit for a fee or any form of compensation, excluding **F**amily members.

Rental Transaction The act of a Short-Term Rental Tenant (excluding **F**amily members) and **P**roperty **O**wners agreeing to rent a residential **D**welling **U**nit or part thereof, as provided in this Ordinance.

Repair, Minor A repair affecting 25 percent or less of the gross **F**loor **A**rea of a **S**tructure.

Repair Service, Commercial An establishment engaged in the repair or servicing of *electric motors, heavy duty trucks or machinery, industrial machinery, business machinery, consumer machinery, equipment, tools, or professional instruments, or tire retreading or recapping, or welding*, ~~industrial, business or consumer machinery, equipment, tools, scientific or professional instruments, or similar products or by-products. Firms that service consumer goods do so mainly by providing centralized services for separate retail outlets.~~

Repair Service, Consumer An establishment primarily engaged in the provision of repair services to individuals and households rather than firms. *This includes, but is not limited to appliance, shoe, watch, furniture, jewelry or musical instrument repair.* ~~This excludes~~ but excluding vehicle and **C**ommercial **R**epair **S**ervices.

Replacement Manufactured Housing Unit See "Manufactured Housing Unit, Replacement" for definition.

Required Tree Term used to refer, either collectively or separately, to all **T**rees required to be retained or replaced by Article 9.4 *of this Ordinance* including: all **G**rand **T**rees, all **P**rotected **T**rees and all **T**rees required by Article 9.5 *of this Ordinance*.

Research and Development Laboratory *Indoor facilities for scientific research, and the design, Development, and testing of electrical, electronic, magnetic, optical, and mechanical components in advance of product manufacturing, that are not associated with a manufacturing facility on the same site.*



Residential Building or Use A **R**esidential **B**uilding is a **B**uilding containing only **R**esidential **U**ses and uses accessory thereto.

Residential Character *The physical traits or characteristics of a residential Dwelling Unit that identify it as providing living accommodations as opposed to being a place of business.*

Residential Group Care Home See "Group Care Home, Residential" for definition.

Residential Treatment Facility for Children and Adolescents *As defined by the South Carolina Department of Health and Environmental Control (SCDHEC), a facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) operated for the assessment, diagnosis, treatment, and care of two or more children and/or adolescents in need of mental health treatment which provides: (1) An education program, including a program for students with disabilities, that meets all applicable federal and state requirements, as defined by the South Carolina Department of Education (SCDE). The education program may be provided at the facility, if appropriate space is available to provide a free appropriate public education in the least restrictive environment, or an alternate location; (2) Recreational facilities with an organized youth development program; and (3) Residential treatment for a child or adolescent in need of mental health treatment. In the case of conflict between this definition and the definition utilized by SCDHEC, the definition utilized by SCDHEC shall control.* The services include a special education program, recreational facilities, and residential treatment. This definition excludes facilities that are appropriately licensed by the State Department of Social Services. (See S.C. DHEC Regulation 61-103, Standards for Licensing – Residential Treatment Facilities for Children and Adolescents)

Resource Extraction/Mining

- A. ~~T~~he breaking of the surface soil to facilitate or accomplish the extraction or removal of ores or mineral solids for sale or processing or consumption in the regular operation of a business;
- B. ~~R~~emoval of overburden lying above natural deposits of ore or mineral solids and removal of the mineral deposits exposed, or by removal of ores or mineral solids from deposits lying exposed in their natural state.
- C. Removal of overburden and the ~~M~~ining of limited amounts of ores or mineral solids are not considered ~~M~~ining when done only for the purpose of determining location, quantity, or quality of a natural deposit, if no ores or mineral solids removed during exploratory excavation or ~~M~~ining are sold, processed for sale, or consumed in the regular operation of a business and if the affected land does not exceed two acres in area. Mining does not include plants engaged in processing minerals except as the plants are an integral on-site part of the removal of ores or mineral solids from natural deposits. Mining does not include excavation or grading when conducted solely in aid of on-site farming or of on-site construction. Mining does not include dredging operations where the operations are engaged in the harvesting of oysters, clams, or the removal of shells from coastal bottoms.

Responsible Entity Defined as either (1) the unit of local government responsible under South Carolina law for the maintenance of the ~~R~~oadway; or 2) in the case of private ~~R~~oadways (non-publicly maintained), the owner of the property on which the ~~R~~oadway is located, or if existing, a ~~H~~omeowners ~~A~~ssociation previously created to maintain the ~~R~~oadway.

Restaurant, Fast Food An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. A Fast-Food Restaurant generally has one or more of the following characteristics:

- A. It serves ready-to-eat foods, frozen ~~d~~esserts, or beverages in edible or paper, plastic or disposable containers;
- B. It serves foods that customers carry to the restaurant's seating facilities, to ~~M~~otor ~~V~~ehicles, or off-premises; or
- C. It serves foods through a pass-through window, (which includes any and all drive-in restaurants) Alcoholic beverages shall not comprise more than 25 percent of ~~G~~ross ~~R~~eceipts.

This includes, but is not limited to, snack or nonalcoholic beverage bars.

Restaurant, General An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption, where the sales of alcoholic beverages does not comprise more than 25 percent of ~~G~~ross ~~R~~eceipts. ~~This definition does not include Fast Food Restaurants.~~ *This definition includes, but is not limited to, Cafeterias, Diners, Delicatessens, or Full-Service Restaurants. This definition does not include Fast Food Restaurants.*



Retail Sales and Service, General An establishment primarily engaged in the sale of new or used products to the general public. *This includes art, hobby, musical instrument, toy, sporting goods, clothing, piece goods, shoes, jewelry, luggage, leather goods, drug stores, pharmacies, electronics, appliance, florist, furniture, cabinet, home furnishings, tobacconist, Building materials or garden equipment and supplies, hardware, garden and outdoor supplies, power equipment, paint, varnish or wallpaper stores, and ice vending machines.* ; *This excludes* but excluding those establishments more specifically defined in this Ordinance.

Retirement Housing The use of a site for one or more dwelling units designed for independent living and marketed specifically for the elderly, persons with physical disabilities or both.

Retirement Housing, Limited The use of an existing dwelling unit for independent living and marketed specifically for the elderly, persons with physical disabilities or both, with ten or fewer residents.

Review Body The entity that is authorized to recommend approval or denial of an application or permit required under this Ordinance.

Right-of-Way Land that has been, or is being, dedicated for the construction and maintenance of a **S**street. "Right-of-Way" may also be used to identify an area dedicated for use as part of a drainage system or **U**tility corridor.

Road, Major Major roads include **I**nterstates, **A**rterial **R**oads, and **C**ollector **R**oads, all as defined in this Ordinance.

Roadside Stand A small open air structure for the retail sale of sweetgrass baskets or indigenous produce grown or produced on the property where the Roadside Stand is located. This definition does not include Farmers Markets.

Roadside Stand or Sweetgrass Basket Stand A sweetgrass basket stand is **A**n open air stand that sells handmade baskets from locally grown sweetgrass *or produce grown onsite*. Sweetgrass basket stands shall be limited to a 500 square foot covered area. *This definition does not include Farmers Markets.*

Roadway The entire area between the outside limits of construction, including appertaining **S**tructures, all slopes, ramps intersections, drive, and side ditches, channels waterways, etc., necessary for proper drainage. This term shall in general be considered synonymous with "**S**treet" or "**R**oad".

Rock Road Those in which the traveled **R**oadway is constructed of compacted rock material creating a rock driving surface.

Roof Sign See "Sign, Roof" for definition.

Rural Area The area designated as the "Rural Area" in the *Comprehensive Plan*.

S

Safety Services Facilities for the conduct of public safety and emergency services *including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection*.

Scenic Road A road or highway designated scenic by Charleston County or by the State of South Carolina.

School, Primary A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of South Carolina.

School, Secondary A public, private or parochial school offering instruction at the middle (junior) and senior high school levels in the branches of learning and study required to be taught in the public schools of South Carolina.

Scrap and Salvage Service (or Junk Yard) An establishment primarily engaged in the storage, retail or wholesale sale, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials. *This includes, but is not limited to: Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, and Materials Recovery Facilities.* This term excludes **I**mpound **Y**ards and **T**owing **F**acilities.

Screening (Elements) Various combinations of **W**alls, **F**ences, earthen berms, **T**rees, shrubbery, and landscape materials which comprise a screening plan approved by the **Zoning and Planning** Director to fulfill the requirements and serve the purposes of Article 9.5 *of this Ordinance*.



Screening, Opaque A combination of **S**creening **E**lements, approved by the **Zoning and Planning** Director, designed to substantially or completely obscure horizontal views between abutting or adjacent properties. When **P**lant materials are used for **S**creening, the **S**creening shall be opaque at the time of **P**lant maturity.

Screening, Semi-Opaque A combination of **S**creening **E**lements in compliance with the requirements of Article 9.5 **of this Ordinance** designed to partially obscure horizontal views between abutting or adjacent properties.

Seafood Related Retail Sales **An establishment engaged in the retail sale of seafood and seafood related products to the general public.**

Self-Service Storage ~~(or Mini-Warehousing)~~ Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity.

Semi-Opaque Screening See "Screening, Semi-Opaque" for definition.

Septic Tank Installation, Cleaning or Related Service **A service or facility involved in the installation, cleaning or maintenance of septic tanks or systems.**

Service Connection/Utility Service Lateral The portion of pipe which runs from the customer's property line to the main **S**ewer line, and which receives sewage from the "customer's service line".

Service Station, Gasoline **Any premises used primarily for the retail sale of fuel for automobiles, light and medium trucks, motorcycles, Recreational Vehicles, and other consumer Motor Vehicles. A Gasoline Service Stations may include light maintenance such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning, but shall not include heavy vehicle maintenance activities such as engine overhauls, automobile painting, and body fender work. This term may also include the sale of motor vehicle accessories, or used tires taken in trade on the premises, but does not include vehicle, moving truck, or trailer sales or rental. A Gasoline Service Station may or may not include a Convenience Store.**

Service Station See "Gasoline Service Station" for definition.

Services to Buildings or Dwellings **The base of operations for services that provide maintenance to Buildings or Dwellings. This may include the storage of vehicles or materials associated with the service. Services include, but are not limited to, carpet or upholstery cleaning, extermination, or janitorial services.**

Setback A required minimum distance from a **L**ot **L**ine, or street **R**ight-of-**W**ay, **ingress/egress Easement**, or OCRM Critical Line that establishes an area within which a **S**tructure shall not be erected.

Setback, Front The **S**etback measured from a **S**treet **R**ight-of-**W**ay **or ingress/egress Easement that is used to access a Lot.**

Setback, Interior The **S**etback measured from any **I**nterior **L**ot **L**ine

Setback, OCRM Critical Line The **S**etback measured from the Critical Line, as determined by the Office of Ocean and Coastal Resource Management at the time of application.

Setback, Rear The **S**etback measured from the **R**ear **L**ot **L**ine, or if the rear **L**ot **L**ine is not located on high ground, the OCRM Critical Line Setback shall apply (See "Setback, OCRM Critical Line" definition)

Setback, Side Any **S**etback other than a **R**ear or **F**ront **S**etback.

Settlement Areas The areas designated as "**S**ettlement **A**reas" by the adopted Charleston County *Comprehensive Plan*.

Sewage Collection Service Line A non-lateral line connecting **D**evelopment to a **S**ewage **C**ollector or **T**runk **L**ine.

Sewage Collector or Trunk Line **A public or private Sewer to which Building Sewers are connected and which conducts sewerage to an interceptor.**

Sewage Collection or Disposal Facility **Any arrangement of devices and Structures used for collecting and disposing of sewage waste.**

Sewer or Sewer Main A primary pipe or conduit for carrying sewage, which excludes **B**uilding **S**ewers, **B**uilding drains, **U**tility **S**ervice **L**aterals, and customer service links; may be a gravity or pressurized force main, owned, operated, and maintained by the provider.



Sexually Oriented Businesses Definitions provided in Section 6.4.18.C *of this Ordinance*.

Short-Term Lender A Deferred Presentment Lender or a Title Loan Lender.

Short-Term Rental Property (STRP) A Dwelling or any part thereof that is offered, advertised, or provided to Short-Term Rental Tenants (excluding Family members) for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation. Compensation may include, but is not limited to, an exchange or interaction between people conducting business, such as a rental contract, or agreement, cash or credit transaction, and/or bartering (exchanging goods or services for other goods or services without using money). *The number of rental days applies per Lot and not per Dwelling.*

Short-Term Rental Tenant (STRT) Any Person (excluding Family members) who rents a Dwelling or part thereof, for individual rental terms not exceeding 29 consecutive days for a fee or any form of compensation.

Shrub A self-supporting perennial Plant of low stature characterized by multiple stems and branches running continuous from the base.

~~**Side Lot Line** See "Lot Line, Side" for definition.~~

~~**Side Setback** See "Setback, Side" for definition.~~

Side Yard *The actual area that exists between a Building and the side property line of the Lot on which the building is located, extending along a side property line from the point of the minimum Front Setback to the point of the minimum Rear Setback.*

Sightseeing Transportation, Land or Water *Base of operations for a business or guide providing motorized transportation for recreation and entertainment purposes, where transportation equipment may also be stored. The activity is local in nature and usually involves a same-day return to the point of departure. Services offered generally include, bus tours, helicopter rides, boat and dinner cruises and locomotive excursions.*

Sign Any device or visual communication that is used to announce, direct attention, inform, or advertise to the public.

Sign, Abandoned A Sign advertising a Person, business, service, event or other activity that is no longer available, or a Sign containing inaccurate or outdated information.

Sign, Animated Any Sign so designed as to facilitate or permit the rotation, oscillation, or other movement of the Sign or of any of its visible parts.

Sign, Area of The entire area within a continuous perimeter, enclosing the extreme limits of Sign display, including any frame or border. Curved, spherical, or any other shaped Sign face shall be computed on the basis of actual surface area. The Area of Signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices. Area devoted to required house numbers shall not be included in the calculation of maximum Sign Area. The calculation for a double-faced Sign shall be the area of one face only. Double-faced Signs shall be constructed so that both faces are either parallel or have an interior angle of less than 90 degrees, and the two faces shall not be more than 12 inches apart. *When calculating the Sign Area of a "Monument Sign", or "Pedestal Sign", or "Pole-Mounted Sign", the internal structural framework supporting the Sign or other solid structural features (not containing copy or any graphic, word, symbol, insignia, text sample, model, device, or combination thereof which is primarily intended to advertise, identify or notify, exclusive of a frame or border) shall not be used in the calculation of the maximum area of the Sign.*

Sign, Bona Fide Agricultural Use A Sign specifically used for the advertisement of products from Bona Fide Agricultural Uses, related activities and Farm identification that meets the requirements of this Ordinance.

Sign, Campaign A Sign that identifies or urges support for a specific political issue scheduled for inclusion on an upcoming election ballot, or a Sign that identifies or urges support for a political party or candidate for national, state, or local public office.

Sign, Directional *Signs designed to provide direction and wayfinding to pedestrian and vehicular traffic.*

~~**Sign, Electronic Copy LED (Light Emitting Diode) Readerboard Message Board** An electronic portion of a Free-Standing Sign that channels light through tubes to create patterns that can produce changing display. LED signs must comply with all regulations of this Ordinance.~~



Sign, Flashing or Moving Any lighted or electrical sign that emits light in sudden transitory bursts. **Any illuminated Sign on which artificial light is not constant in intensity and color at times, and which may include any revolving, rotating, moving or Animated Signs with moving lights, or Signs that create the illusion of movement.** For purposes of this Ordinance, strobe lights in window fronts visible from public **R**ights-of-**W**ay are included in this definition. On/off time and temperature **S**igns and **Readerboards** message boards are not considered **F**lashing **S**igns for the purpose of this Ordinance.

Sign, Free-Standing A **S**ign supported by a **S**ign **S**tructure secured in the ground and which is wholly independent of any building, other than the **S**ign **S**tructure, for support. A **S**ign on a fence shall be considered a **F**ree-**S**tanding **S**ign.

Sign, Gas-filled **Any inflated device intended to advertise or draw attention to a business or event. This definition includes balloons and inflatable figures.**

Sign, Height of The vertical distance measured from the **natural** street **G**rade elevation at the base of the **S**ign **S**tructure to the highest point of the **S**ign **S**tructure.

Sign, Illuminated A **S**ign designed to give forth artificial light or to reflect artificial light from a source incorporated in or associated with such **S**ign.

Sign Imitating Traffic Devices (Signals) Signs of such size, location, movement, content, **and** coloring, or of a manner of illumination that could be confused with or construed to be traffic control devices; or hide from view any traffic or **S**treet signal; or obstruct the view in any direction from a **S**treet intersection.

Sign Imitating Traffic Signs that imitate official traffic **S**igns or signals or **S**igns that contain the words 'stop', 'go', 'danger', 'slow', 'caution', 'warning', or similar words in such a fashion as to imitate official traffic **S**igns or signals.

Sign in Disrepair Any **S**ign that contains damaged or defective parts, or otherwise presents an unsightly appearance due to lack of maintenance.

Sign in Marshes Signs erected or displayed in a marsh area or on land subject to periodic inundation by tidal action.

Sign, Monument A **F**ree-**S**tanding **S**ign with a **S**ign {support} **S**tructure that: (1) is designed as one architecturally unified and proportional element with the **S**ign itself, (2) is at least 90 percent of the width of the **S**ign face and (3) is solid from **G**rade at the base of the **S**ign to the top of the **S**ign **S**tructure.

Sign, Nonconforming See "Nonconforming Sign" for definition.

Sign, Neon or Tube **A sign that uses a cold-cathode gas-discharge tube that may be straight or formed. This is generally referred to as neon, though the gas contained inside may be a mixture of two or more inert gases, such as argon, helium, krypton, or xenon.**

Sign, Off-Premises Bona Fide Agricultural Use Off-**P**remises **S**igns advertising products from Bona Fide Agricultural **U**ses, related activities and **F**arm identification.

Sign, Off-Premises Any **S**ign located or proposed to be located at any place other than within the same platted **P**arcel of land on which the specific business or activity being identified on such **S**ign is itself located or conducted.

Sign, On-Premises A **S**ign which directs attention to a business or profession conducted, or to a principal commodity, service or entertainment sold or offered on the premises where such **S**ign is located.

Sign, Pedestal A **F**ree-**S**tanding **S**ign with a **S**ign {support} **S**tructure that: (1) is designed as one architecturally unified and proportional element with the **S**ign itself, (2) is at least 50 percent of the width of the **S**ign face and (3) is solid from **G**rade at the base of the **S**ign to the top of the **S**ign **S**tructure.

Sign, Pole-Mounted **A freestanding Sign with visible support Structure.**

Sign, Political A **S**ign containing language that expresses a point of view on a political issue or identifies a specific political party, political organization, or political official unrelated to an upcoming election.

Sign, Portable Signs which usually rest on the ground on wheels or metal legs, and may be temporarily anchored by weights and/or cables attached to stakes driven into the ground. **Any Sign designed to be moved easily and not permanently affixed to the ground or to a Structure or Building.**

Sign, Project Construction **Signs announcing new Buildings or projects, erected after the commencement of construction.**



Sign, Real Estate Temporary **S**ign advertising the real property upon which the **S**ign is located for rent or lease or sale; advertising a business or businesses to be located on the premises; or advertising the architect, contractor, **D**eveloper, finance organization, subcontractor or material vendor upon which property such individual is furnishing labor, services or material.

Sign, Roof Any **S**ign erected upon, against, or directly above a roof or roof eave, or on or above any architectural appendage above the roof or roof eave.

Sign, Sandwich Board/Sidewalk Sign A **S**ign not secured or attached to the ground or surface upon which it is located, but supported by its own frame and most often forming the cross-sectional shape of the letter "A" when viewed from the side.

Sign, Shared Free-Standing A **F**ree-**S**tanding **S**ign shared by one or more businesses or residential **D**evelopments on separate **P**arcel(s) that also share a common property boundary or are located within an approved multi-**P**arcel **D**evelopment. One shared **S**ign is allowed per jointly used shared **C**urb **C**ent/entry drive with an allowable maximum of two shared **S**igns per multi-tenant **D**evelopment.

Sign, Snipe A non-permitted sign pasted or attached to utility poles, trees, fences, or other locations. **Any unpermitted Sign painted on or affixed to Trees or other natural features, Utility poles, benches, or other Street furniture, including, but not limited to, waste receptacles, bike racks, drinking fountains, and public telephones, or Freestanding Signs affixed to the ground.**

Sign, Special Sales Event A **T**emporary **S**ign advertising a Special Sales Event on a **P**arcel with a legally established business. A **T**emporary Special Sales Event Sign may be obtained for a maximum of five Special Sales Events per calendar year with each event not to exceed ten consecutive days.

Sign, Temporary Signs that are not permanently attached to a **B**uilding, other **S**tructures or the ground and do not meet structural standards recognized and enforced by the Charleston County Building Inspections Services Department.

Sign, Vehicle A permanent or **T**emporary **S**ign affixed, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is displayed to attract the attention of the motoring public or pedestrian traffic.

Sign, Wall/Facade A **S**ign painted on or attached to the outside of a **B**uilding, and erected parallel to the face of a **B**uilding and supported throughout its length by such **B**uilding.

Sign, Wind-Blown **Any attention-arresting device, with or without message, or a series of devices such as streamers, and/or pennants, with or without message, designed and fastened in such a manner as to move upon being subjected to pressure by the atmosphere. Examples of Wind-Blown Signs include: pennants, ribbons, Banners, streamers, spinners, or other similar moving devices.**

Silviculture The cultivation of a forest for the purpose of harvesting timber.

Single-Family, Attached The use of a site for two or more dwelling units, constructed with common or abutting walls and each located on a separate lot. Also known as townhouses or rowhouses.

Single-Family, Detached The use of a site for only one dwelling unit, other than a manufactured housing unit, that is not attached to any other dwelling units.

Single Family, Detached [Affordable] See Sec. 6.4.19 for definition.

Single Family, Detached/ Manufactured Housing Unit (Joint Use) The use of a site for one detached single family dwelling unit and one manufactured housing unit.

Slaughter House and Meat Packing **A facility for the slaughtering and processing of Animals and the refining of their byproducts; and/or a facility where slaughtered Animals (including game) are processed; and/or a facility where meat, poultry, or eggs are cooked, smoked or otherwise processed or packed.**

Small Animal Boarding An establishment primarily engaged in the boarding of **H**ousehold **P**ets within an enclosed **B**uilding.

Snipe Sign See "Sign, Snipe" for definition.

Social (or Civic) Organization An establishment providing meeting, recreational, or social facilities for a nonprofit association, primarily for use by members and guests of youth organizations, fraternal organizations, and other similar groups. This use does not include any type of residential facility, such as fraternity or sorority houses.



Social Club (for Lodge) A Building, Structure, or grounds, or portion thereof, which is owned by or leased to private organizations, Social Clubs, or non-profit associations for meeting, recreational, or social purposes. The use of such premises is restricted to the members of these organizations and their guests.

Solar Collector *A complete assembly of components, equipment, controls, interconnecting means, and terminal elements needed to convert solar energy into thermal energy for space heating or cooling, water heating, or processing purposes.*

Solar Farm *A solar energy system that is designed to create power and provide it to the electrical grid system.*

Solid Waste Disposal Facility (Public or Private) All land, Structures, other appurtenances and improvements on the land used for treating, storing, or disposing of solid waste. A Solid Waste Disposal Facility may consist of several treatment, storage, or disposal operational units, including, but not limited to, one or more Landfills, surface impoundments, or combination thereof.

Special Exception An exception issued by the Board of Zoning Appeals authorizing a particular use in a specified location within a Zoning District, upon demonstrating that such use complies with all the conditions and standards specified by the Zoning and Land Development Regulations.

Special Event An activity (occurring one or more times) involving the assembly or the intention of attracting 100 or more people for cultural, ceremonial, educational, or celebratory purposes, which generates revenue, regardless of status. Such assembly includes, but is not limited to: weddings, receptions, recitals, art exhibits, religious ceremonies, limited youth activities, book readings, wine/food tasting events, executive retreats, circuses, fairs, carnivals, festivals, auctions, concerts, and any event which is advertised or marketed in any form including, but not limited to: posters, business cards, internet, and media outlets; serves an entrepreneurial purpose; includes fees/charges for goods/services (e.g. food & drink); and whenever there is an admission fee or leasing fee. This definition does not include private parties or private functions that do not meet the above stated criteria.

Any activity that involves public assembly for which one or more of the following apply: (1) there is an admission fee or leasing fee; (2) there is controlled or ticketed entry; and/or (3) goods and/or services (e.g., food and drink) are available for purchase. Special Events include, but are not limited to, events held on private properties and properties owned by membership based organizations and businesses. This definition does not include private parties or private functions, including neighborhood gatherings, that do not meet the above stated criteria; however, community-wide events organized by non-profit or for-profit businesses or organizations, individuals, or groups are considered Special Events.

Special Trade Contractor An establishment that specializes in a specific aspect of construction. *This includes, but is not limited to, Building equipment or other machinery installation contractors, carpentry contractors, concrete contractors, drywall, plastering, acoustical or insulation contractors, electrical contractors, excavation contractors, masonry or stone contractors, painting or wall covering contractors, plumbing, heating or air conditioning contractors, roofing, siding or sheet metal contractors, and tile marble, terrazzo, or mosaic contractors.*, such as carpentry, electrical, painting, plumbing, roofing, or tile

Stable, Commercial *A site consisting of, but not limited to, Animal enclosures, riding arenas, corrals, paddocks, pens, Barns, and/or other Structures used for the boarding, breeding, raising, rehabilitation, riding, training and/or performing of horses, by the owners, occupants or Persons other than the owners or occupants of the premises.* A building or land where horses are kept for commercial use including boarding, sale, rental, breeding or raising of horses.

Stable, Private *A Building or land where horse(s) are kept for the private use of the owner(s) or resident(s) of the property.* A building or land where horse(s) are kept for private use.

Standard Billboard (Outdoor Advertising Structure) A Billboard designed to accommodate messages composed of non-digital or electronic copy that utilizes wrapped posters, 30 sheet posters, and eight sheet posters.

Standard Cubic Foot (Scf) A cubic foot of gas at standard temperature and pressure, which are 68 degrees Fahrenheit and 29.92 inches of mercury.

Stockpiling of Sand, Gravel or other Aggregate Materials *A facility used for the storage of sand, gravel, or other aggregate materials, prior to collection or removal to another facility or site.*



Stone or Shell Products Manufacturing and Production *An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of stone or shell products. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.*

Storage or Manufacturing of Weapons or Ammunition *An enclosed facility used for the storage or manufacturing of weapons or ammunition prior to collection or removal to another facility or site.*

Street A vehicular way which may also serve in part as a way for pedestrian traffic, whether called a **S**street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, **A**alley, mall, **E**asement, or otherwise designated, including the entire area within the **R**ight-of-**W**ay.

Street, Access *Sometimes called a place or lane, the Access Street is designed to conduct traffic between Dwelling Units and higher-order Streets. As the lowest-order Street in the hierarchy, the Access Street carries some through traffic and includes short Streets, Cul-de-Sacs, and courts.*

Street, Arterial *A street used primarily or designed to conduct traffic between communities and activity centers, and to connect communities to major state and interstate highways. An arterial is a primary road characterized by high traffic volumes and high speeds. A facility designed mainly for through traffic, but it also normally performs a secondary land service function. Parking and loading may be restricted or prohibited to improve the capacity for moving traffic. It accommodates major movements of traffic not served by expressways and brings traffic to and from expressways.*

Street, Collector *A street used or designed to carry traffic from minor streets to arterial or major streets for purposes of this Ordinance. Such streets include those designated as collectors in any Comprehensive Plan or element thereof officially adopted. A street which collects internal traffic movements within an area of the city, such as among Subdivisions, and connects this area with the Arterial Street system. It does not handle long through trips, but performs the same land service function as a local Street.*

Street, Subcollector *The subcollector provides passage to Access Streets and conveys traffic to Collector Streets. Like the Access Street, the subcollector provides frontage and access to residential Lots but also carries some through traffic to lower-order (access) Streets. The subcollector is a relatively low-volume Street.*

Street Line A **L**ot **L**ine separating a **S**street from a **L**ot.

Street, Minor A **S**street other than an **A**arterial **S**street or **C**ollector **S**street used or designated primarily to provide access to abutting property. The term includes marginal **A**ccess **S**streets which are generally parallel and adjacent to **A**arterial **S**streets, serve abutting properties and provide protection from friction with through traffic. The term **M**inor **S**street includes loop **S**streets and **C**ul-de-**S**ac **S**streets.

Stub Street A **S**street that intersects with another local **S**street and extends, usually one **L**ot deep, to the property line of the **D**evelopment or rear of the block being developed.

Studio Dwelling Unit *A Dwelling Unit that has only one combined living and sleeping room; or a living and sleeping room, along with a separate room that contains only kitchen facilities and also a separate room that contains only sanitary facilities.*

Structure Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having a more or less permanent location on the ground. *This term includes all Buildings as defined in this Ordinance unless the Zoning and Planning Director determines otherwise.*

Structural Alteration See "Alteration, Structural" for definition.

Subdivision All divisions of a tract or **P**arcel of land into two or more **L**ots, **B**uilding sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or **B**uilding **D**evelopment, and includes all division of land involving a new **S**street or change in existing **S**streets, and includes re-subdivision which would involve the further division or relocation of **L**ot **L**ines of any **L**ot or **L**ots within a **S**ubdivision previously made and approved or recorded according to law; or, the alteration of any **S**streets or the establishment of any new **S**streets within any **S**ubdivision previously made and approved or recorded according to law, and includes combination of **L**ots of record.

Subgrade The top surface of a roadbed upon which the **R**oadway **S**tructure and shoulders are constructed.



Suburban Area The area designated as the "Suburban Area" in the adopted Charleston County *Comprehensive Plan*.

Subject Property Property, which may or may not include one or more tax parcels-*identification numbers*, or the total area impacted by a specific use, e.g., utility service area, facility, *E*asement, or *R*ight-of-*W*ay. In the case of a utility trunk or service line, the "*S*ubject *P*roperty," for the purpose of Posted Notice, shall be the entire distance or length of the trunk or main line *R*ight-of-*W*ay or *E*asement and shall be treated as one "*S*ubject *P*roperty."

Support Activities for Agriculture and Forestry *Provide support services that are an essential part of agricultural and forestry production. These support activities may be performed by the agriculture or forestry producing establishment or conducted independently as an alternative source of inputs required for the production process for a given crop, animal, or forestry industry. Establishments that primarily perform these activities independent of the Agriculture or forestry producing establishment are also included.*

Sweetgrass Basket Stand ~~A sweetgrass basket stand is an open air stand that sells handmade baskets from locally grown sweetgrass.~~

Swimming Pool A *S*tructure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.

T

Tattoo or Tattooing To indelibly mark or color the skin by subcutaneous introduction of nontoxic dyes or pigments. The practice of *T*attooing does not include the removal of tattoos, nor the practice of branding, cutting, scarification, skin braiding, or the mutilation of any part of the body.

Tattoo Facility Any room, space, location, area, structure, or business, or any part of any of these places where *T*attooing is practiced or where the business of *T*attooing is conducted and which is licensed by the Department (SC DHEC) as a *T*attoo *F*acility.

Taxi or Limousine Service *A facility or base of operations for a business or Person that offers ground transportation in passenger automobiles or vans to persons for a fare, or a fixed rate, or as a public service. The base of operations may include facilities for servicing and fueling the automobiles or vans, and may include accessory office areas.*

Temporary Portable Storage Unit Any *S*tructure that is used for storage that is portable and does not have a door or other entranceway into a *D*welling *U*nit and that does not have water fixtures within its confines, the use of which is limited solely to storage of inanimate objects.

Temporary Sign See "Sign, Temporary" for definition.

Tenant Dwelling A *D*welling *U*nit located on a bona fide *F*arm and which is occupied or designed to be occupied by a non-transient *F*arm worker employed by the owner or operator of the *F*arm.

Through Lot See "Lot, Double-Frontage" for definition.

Timber, Forestry, and Logging *Comprises establishments primarily engaged in: (1) growing trees for reforestation; (2) gathering forest products such as gums, barks, balsam needles, rhizomes, fibers, Spanish moss, ginseng, and truffles; (3) the operation of timber tracts for the purpose of selling standing timber; and/or (4) cutting timber, cutting and transporting timber, and producing wood chips in the field.*

Title Loan Lender A lender which regularly extends short-term non-purchase money loans secured by titles to motor vehicles, such as those regulated by S.C. Code Sec. 37-3-413 (Cum. Supp. 2011). The term does not include other federal or state regulated lenders, *B*anks, credit unions, savings *B*anks and like depository institutions.

Towing Facility An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/driveable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked *M*otor *V*ehicles awaiting insurance adjustments and transport to repair shops. This term excludes: automotive services that have a tow truck on-site; *S*crap and *S*alvage yards/*S*ervices; *J*unk *Y*ards; *I*mpound *Y*ards; *V*ehicle *S*torage; and accessory storage of *I*noperable *V*ehicles.

Trade School See "Business School" for definition.



Traditional Neighborhood Design Development designs intended to enhance the appearance and functionality of the new **D**evelopment so that it functions like a traditional neighborhood or town. These designs make possible reasonably high residential **D**ensities, a mixture of residential and commercial land uses, a range of single and multi-family housing types, and street connectivity both within the new **D**evelopment and to surrounding **R**oadways, pedestrian, and bicycle features.

Transitional Housing A facility providing supervision or detention, or both, for residents making the transition from institutional to community living. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders. This classification also includes overnight shelters for the homeless, ~~and emergency shelters during crisis intervention for victims of crime, abuse, or neglect.~~

Tree Any self-supporting woody plant having a single trunk or trunks of two inches DBH or greater and usually having branches.

Tree Protection Fencing A **F**ence or **W**all at least four feet in height that ensures the protection of protected and **G**rand **T**rees during **D**evelopment.

Triplex *A multi-family structure that consists of three Dwelling Units, typically two side-by-side on the same floor and the third on a separate floor with a shared entry.*

Truck Stop Any **B**uilding, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuels or other petroleum products directly into **M**otor **V**ehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. Any overnight accommodations and restaurant facilities primarily for the use of truck crews shall be considered as a separate **P**roduct **U**ses, and shall follow the use requirements for that particular use as provided for in this Ordinance.

U

Understory Tree A tree, ten to twelve feet tall at the time of planting, which will grow to a minimum height of 20 feet at maturity.

Urban Transit System *A system that may include components of rail and bus, for the movement of Persons throughout an area. This also includes any structure or use for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another.*

Use Allowed by Right A **P**roduct **U**se allowed without the requirement of a **S**pecial **E**xemption.

Utility A provider of electricity, gas, water, sewage service, telephone, cable, or other similar service for principal **D**evelopment, and the provider of the service is publicly regulated.

Utility Pumping Station *A facility or device located below or above Grade and used to supply gas, Sewer, water, electricity, communications, or television signal service.*

Utility Service Lateral/Service Connection The portion of pipe which runs from the customer's property line to the main **S**ewer line, and which receives sewage from the "customer's service line".

Utility Service, Major Facilities and **S**tructures that are necessary for the generation, transmission, and/or distribution of utilities to support principal development, such as **E**lectric or **G**as **P**ower **G**eneration **F**acilities, **E**lectrical **or** **T**elephone **S**witching **F**acilities, **electric** **Utility** **S**ubstations, **Utility** **P**umping **S**tations, **S**ewage **C**ollection or **D**isposal **F**acilities, **W**ater or **S**ewage **T**reatment **F**acilities plants, **W**ater **S**torage **T**anks, **S**ewage **C**ollector or **T**runk **L**ines, **W**ater **M**ains, **Wind Farms**, and similar facilities. *This definition does not include Solar Farms as defined in this Ordinance.*

Utility Service, Minor **Minor** **S**tructures, such as lines, **pipes**, and poles, that are necessary to distribute **U**tilities and provide service. *This includes, but is not limited to, Electric or Gas Power Distribution Lines; Sewage Collection Service Lines; and Water Service Lines.*

Utility Substation *A set of equipment that reduces utilities such as gas, water, electricity, communications, or television signal service to that level suitable for supply to consumers.*



V

Variance A relaxation by the Board of Zoning Appeals of the dimensional regulations of the Ordinance where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of actions or the situation of the **A**pplicant, a literal enforcement of this code would result in unnecessary and undue hardship; and such **V**ariance is consistent with Sec. ~~6.29-~~800 of the Code of Laws of South Carolina, Title 6, Chapter 29.

Vehicle Parts, Accessories, or Tire Store *An establishment primarily engaged in the sale of new or used vehicle parts, ehicle accessories, or tires to the public.*

Vehicle Rental and or Leasing The rental or leasing of **bicycles**, automobiles, light or medium trucks, motorcycles, **R**ecreational **V**ehicles, or utility trailers, including incidental storage, maintenance, and servicing. This use does not include boats or other watercraft.

Vehicle and Boat Repair or Service, Consumer An establishment that primarily provides service to automobiles, light and medium trucks, motorcycles, **R**ecreational **V**ehicles, or **boats that are less than 25 feet in length**. These **can**services include **muffler shops, auto repair garages, tire or brake shops, body or fender shops, automotive oil change or lubrication shops, car washes, and boat repair services**. the maintenance, repair, or refinishing of motor vehicles, including both minor and major mechanical overhauling, paint and body work. Generally, **T**he customer **may or may not**does not wait at the site while the service or repair is being performed. This term excludes any dismantling or **S**crap and **S**alvage **S**ervice, **Impound Yards, Towing Facilities, or Boat Yards**.

Vehicle Sales The sale of **new or used** automobiles, light or medium trucks, motorcycles, **R**ecreational **V**ehicles, **golf carts**, or boats, including incidental storage, maintenance, and servicing.

Vehicle Service, Limited ~~An establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the vehicle or nearby while the service is performed.~~

Vehicle Sign See "Sign, Vehicle" for definition.

Vehicle Storage An establishment offering long or short term storage of operating vehicles or vehicles contracted for repair. **This includes boat or RV storage**. This term excludes **I**mpound **Y**ards, **T**owing **F**acilities, and any dismantling, **S**crap and **S**alvage **S**ervice, or **J**unked vehicle **Y**ards.

Veterinary Service An establishment offering veterinary services and hospitals for animals.

Vibration The periodic displacement or oscillation of the earth.

Vision Clearance Triangle A triangular area of unobstructed visibility extending from the intersection of a driveway and **R**oadway between three (3) and ten (10) feet in height above **G**rade. The minimum area is formed by the connection of a perpendicular line measuring fifteen (15) feet from the point of intersection at the edge of the travelway into the driveway and a fifteen (15) foot parallel line away from the point of intersection along the **R**oadway.

Visitors Bureau *An establishment or Building where an organization responsible for promoting a community as a travel destination is located.*

W

Wall/Facade Sign See "Sign, Wall/Facade" for definition.

Wall (or Fence) A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

Warehouse Club or Superstore *A store that sells goods in bulk at discounted prices to businesses and private customers. Customers may or may not first have to become club members.*



Warehouse and Distribution Facility An establishment engaged in the storage or movement of goods, such as manufactured products, supplies, equipment or food, *or parcels/mail*. This term excludes bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present. *This definition includes Cold Storage Plants where activity includes the freezing and/or storing of frozen food products, warehouses or facilities used by moving or relocation companies for the storage of household goods in transit, and vending machine operators.*

Waste-Related Use Uses that collect or receive solid or liquid waste for disposal, treatment, transfer to another location or production of energy from the waste. *This includes, but is not limited to, Hazardous Waste Treatment or Disposal, Nonhazardous Waste Treatment or Disposal, Solid Waste Combustors or Incinerators, including Cogeneration Plants, Waste Collection Services and Waste Transfer Facilities.* This term does not include uses otherwise defined as **Utilities** or otherwise defined in this Ordinance.

Water Mains A pipe or conduit for conveying water.

Water Service Line A non-lateral line connecting development to a **Water Main**.

Water or Sewage Treatment Facility *A facility, or group of facilities, used for the treatment of industrial or domestic wastewater for sewer systems, or treatment of sewage, and for the reduction and handling of solids and gases removed from such wastes; and facilities used for the storage and distribution of potable and gray water to customers.*

Water Storage Tank *A container for storage of water for agricultural, residential, commercial, or industrial uses.*

Water Transportation *The process of transporting Persons via watercraft, such as a barge or boat, over a body of water, such as a sea, ocean, lake, canal, or river. This includes private or public ferry services, and water taxi services. This also includes any Structure or use for the purpose of loading, unloading, or transferring passengers or accommodating the movement of passengers from one mode of transportation to another.*

Waterfront (Property) Property within 500 feet of any river, tidal wetland or waterway, including saltwater marshes. Property abutting **Freshwater Wetlands** shall not be considered "Waterfront" property.

Wetland Buffer See "Buffer, Wetland" for definition.

Wetlands, Freshwater Those areas of land that are inundated or saturated by fresh water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions and delineated as **Freshwater Wetlands** by the U.S. Army Corps of Engineers.

Wholesale Sales An establishment engaged in the wholesale sale of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking, and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. *This definition includes the Wholesale Sales of the following: Aircraft and Related Parts; alcoholic and nonalcoholic beverage and related products; books, periodicals or newspapers; chemicals (except pharmaceutical products, fertilizers or pesticides); computers or electronic products; electrical equipment, appliances or components; fabric or apparel; Farm supplies or equipment; food or related products; furniture, cabinets or related products; glass or related products; leather products; machinery, tools or construction equipment; manufactured home or other prefabricated structures; metal or mineral products (except petroleum); Motor Vehicles or trailers and related parts; paint, varnish or related supplies; paper or paper products; pharmaceutical products; plastics or rubber products; professional or commercial equipment supplies; Signs; tobacco or related products; toys or artwork; watercraft and related parts; and wood. This definition does not include other wholesales sales that are separately defined in this Chapter.*

Winery An agricultural processing facility used for the commercial purpose of processing grapes, other fruit products or vegetables to produce wine or wine related spirits, excluding beer and liquor. Processing includes **Wholesale Sales**, crushing, fermenting, blending, aging, storage, bottling, **Administrative Office** functions for the **Winery** and warehousing. *Retail sales and tasting facilities of wine and related promotional items and winery tours may be permitted as part of the winery operations.*

Wine-Tasting Room An area limited to 1,500 square feet that is devoted to the sampling and sales thereof of wine produced on or off the premises. Sale of food is prohibited; however, incidental provision of food without compensation is allowed.



Workforce Dwelling Unit (WDU) Housing Housing affordable to low and moderate income **F**families (those earning up to 120% of the Charleston-North Charleston Metropolitan Statistical Area (MSA) median **F**family income, as defined in the schedule published annually by the U.S. Department of Housing and Urban Development).

Written Interpretation Any review or evaluation by the **Zoning and Planning Director**, in written form, concerning the Charleston County Zoning and Land Development Regulations, *Comprehensive Plan*, or any other relevant documents.

Written Notice Notice may be sent via U.S. mail or email.

Z

Zoning and Planning Director ~~Planning Director~~ **S**shall mean the Director of the **Zoning and Planning** Department of Charleston County or the authorized designee or representative of the Director.

Zoning District A specifically delineated geographic area or zone in Charleston County within which uniform **D**evelopment regulations and requirements govern the use, **D**ensity, and the placement, spacing, or size of **B**uildings.

Zoning Lot See "~~Lot, Zoning~~" for definition.

Zoning Permit A permit issued by the Charleston County **Zoning and Planning** Department that acknowledges that the intended land use, **S**tructure, **B**uilding, or construction complies with the provisions of the Zoning and Land Development Regulations or authorized **V**ariance therefrom. A Zoning Permit shall be required prior to the activities described in Article 3.8.1 of the Ordinance.

Zoo A facility **generally open to the public for a fee**, where live **A**nimals are kept for display.