



CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS

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Chapter 5 MAPS



ARTICLE 5.1 GENERAL

Sec. 5.1.1 Establishment of Districts

The following Overlay and Special Purpose ~~Z~~oning ~~D~~istricts are hereby established:

DISTRICT NAME		TYPE
NRM	Natural Resource Management	Special Purpose
WDU	Water-Dependent Use	Special Purpose
JO-MHC-O	Johns Island Maybank Highway Corridor Overlay Zoning District	Overlay Zoning District
MP-O	Mount Pleasant Overlay Zoning District	Overlay Zoning District
FRC-O	Folly Road Corridor Overlay Zoning District	Overlay Zoning District
DRC-O	Dorchester Road Corridor Overlay Zoning District	Overlay Zoning District
MU-O	Multiple Use Overlay Zoning district	Overlay Zoning District
UB-O	University Boulevard Overlay Zoning District	Overlay Zoning District
STA-O	St. Andrews Area Overlay Zoning District	Overlay Zoning District
ARRC-O	Ashley River Road Corridor Overlay Zoning District	Overlay Zoning District
DUWAP-O	DuPont-Wappoo Area Overlay Zoning District	Overlay Zoning District
PF-O	Parkers Ferry Community Overlay Zoning District	Overlay Zoning District
SL-O	Sol Legare Community Overlay Zoning District	Overlay Zoning District
JA-MHC-O	James Island Maybank Highway Corridor Overlay Zoning District	Overlay Zoning District
MRC-O	Main Road Corridor Overlay Zoning District	Overlay Zoning District

Sec. 5.1.2 Procedure for Establishment

Overlay and Special Purpose ~~Z~~oning ~~D~~istricts shall be established, changed or modified in accordance with the procedures applicable to all ~~Z~~oning ~~D~~istricts as described in ~~CHAPTER 3, Development Review Procedures~~, of this Ordinance.

Sec. 5.1.3 Overlay Zoning District Applicability

The ~~O~~verlay ~~Z~~oning ~~D~~istricts- *regulations* only apply to parcels indicated on the corresponding Overlay Zoning District Map(s).



Sec. 5.1.4 Overlay Zoning District Effect

~~A. The overlay zoning districts contained in this Ordinance are zones that impose a set of requirements or relax a set of requirements imposed by the underlying zoning district. Therefore, compliance with Article 3.4, Zoning Map Amendments (rezonings), of this Ordinance, is not required for parcels within these overlay zoning districts to be developed in compliance with the overlay zoning district regulations, including but not limited to the use regulations and density, intensity and dimensional standards of the overlay zoning districts. Development of parcels within the Overlay Zoning Districts shall comply **with the applicable Overlay Zoning District requirements and** all other applicable requirements and processes of this Ordinance, including but not limited to the Site Plan Review process, the Zoning Permit process, and the Subdivision process.~~

~~If the land use recommendation for a parcel in an overlay zoning district, as shown on the overlay zoning district map, is not utilized, the regulations of the underlying zoning district shall apply.~~

~~B. The provisions of this Section do not apply to Special Purpose Districts and Floating Zones, where compliance with Article 3.4, Zoning Map Amendments (Rezoning), and all other applicable sections of this Ordinance, may be required.~~

ARTICLE 5.2 NRM, NATURAL RESOURCE MANAGEMENT DISTRICT

Sec. 5.2.1 Purpose and Intent

~~The NRM, Natural Resource Management district implements the Conservation Management (Rural Area Future Land Use designation) policies of the *Comprehensive Plan*.~~

~~Effective on: 11/20/2001, as amended~~

Sec. 5.2.2 Development Standards

~~Unless otherwise expressly allowed in this Article, all development within the NRM district shall require review and approval of a Planned Development, in accordance with procedures contained within this Ordinance. Development standards shall be established as a part of the Planned Development approval procedures, taking into account all applicable *Comprehensive Plan* policies, FEMA designations, erosion patterns, wildlife and plant habitat, soils, wetlands and other natural resource constraints.~~

~~Effective on: 11/20/2001, as amended~~

Sec. 5.2.3 Exceptions

A. ~~RM District Standards~~

~~For islands within the NRM district, the Planning Director shall be expressly authorized to issue permits for development that complies with the RM zoning district standards instead of the Planned Development procedures and standards of this Ordinance, provided that only one principal dwelling unit shall be allowed per lot.~~

B. ~~Deweese Island~~

~~For property located on Deweese Island, the Planning Director shall be expressly authorized to issue permits for development that complies with Deweese Island Architectural and Environmental Design Guidelines (dated October 25, 1996) instead of the Planned Development procedures and standards of this Ordinance.~~

C. ~~Goat Island~~

~~For property located on Goat Island, the Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 zoning district standards, instead of the Planned Development procedures and standards of this Ordinance, provided that only one principal dwelling unit shall be allowed per lot and the following requirements shall apply:~~

- ~~1. The dimensional standards listed in the table below shall be met:~~



Minimum Lot Area	Minimum Front/Street Side Setback	Minimum Interior Side Setback
18,000 sq. ft.	10 Feet	15 Feet

- ~~2. One (1) accessory dwelling unit shall be allowed per zoning lot;~~
- ~~3. The combined heated square footage of the principal dwelling unit and the accessory dwelling unit shall not exceed 3,300 square feet; and~~
- ~~4. The combined square footage dedicated to unheated areas (decks, porches, steps) of the principal dwelling unit and the accessory dwelling unit shall not exceed 2,000 square feet.~~

Effective on: 11/20/2001, as amended

ARTICLE 5.23 WDU, WATER-DEPENDENT USE OVERLAY DISTRICT

Sec. 5.23.1 Purpose and Intent

The WDU, Water-Dependent Use Overlay District, is intended to accommodate ~~C~~community ~~D~~docks, ~~B~~boat ~~R~~ramps, ~~M~~marinas, and ~~C~~commercial ~~D~~docks, and other nonresidential uses that require locations near water bodies. *The below Water-Dependent Uses are exempt as follows:*

- ~~A.~~ Private ~~D~~docks intended for the private use of one family shall be exempt from the requirements of this Ordinance.
- ~~B.~~ Joint ~~U~~se ~~D~~docks intended for the private use of two to four families shall be exempt from the requirements of this Article.

Sec. 5.23.2 Uses

Community ~~D~~docks, ~~B~~boat ~~R~~ramps, ~~M~~marinas, and ~~C~~commercial ~~D~~docks, and other uses that require locations near water bodies may be allowed in the WDU District if approved in accordance with the procedures of this Ordinance.

Sec. 5.23.3 Community Docks

~~A community dock(s) is 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.~~

Community ~~D~~dock(s) shall be subject to the following standards:

- ~~1.~~ ~~A.~~ All proposed ~~C~~community ~~D~~docks shall comply with the Site Plan Review procedures contained within this Ordinance;
- ~~2.~~ ~~B.~~ All proposed ~~C~~community ~~D~~docks shall comply with all applicable regulatory requirements of State and Federal agencies including, but not limited to, ~~the~~ South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
- ~~3.~~ ~~C.~~ All proposed ~~C~~community ~~D~~docks ~~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)~~ shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
- ~~4.~~ ~~D.~~ All proposed ~~C~~community ~~D~~docks must have a minimum of 75 feet of ~~L~~lot frontage at the marsh edge (OCRM Critical Line) and a minimum of 75 feet between its extended property lines at the location in the waterbody of the proposed dock;
- ~~5.~~ ~~E.~~ No leasing or other transfer of space to individuals who do not reside in the residential community or other commercial uses are allowed at ~~C~~community ~~D~~docks;



6. **F.** Project proposals shall include facilities for the proper handling of litter, waste, refuse and petroleum products in accordance with SCDHEC regulations;
7. **G.** A **B**oat **R**amp may be allowed at a **C**ommunity **D**ock subject to Sec. 5.23.4, **Standards for Boat Ramps**; and
8. **H.** Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other **L**ocal, **C**ounty, **S**tate or **F**ederal **A**gency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.
 - I.** *Off-street parking shall be provided in accordance with the requirements contained in Chapter 9, Development Standards, of this Ordinance. Any parking associated with the use of the Community Dock and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.*

Sec. 5.23.4 Standards for Boat Ramps

Boat **R**amps provide access to the water for the launching and retrieving of watercraft. ~~not exceeding 12,000 pounds gross weight.~~ Boat **R**amps providing launching and retrieving of watercraft in excess of 12,000 pounds gross weight shall follow the Special Exception provisions of this Ordinance in addition to the following requirements, which shall apply to all **B**oat **R**amps:

Boat ramps shall be subject to the following standards:

1. **A.** Filling or excavating of vegetated wetlands for **B**oat **R**amp construction is prohibited, unless no feasible alternatives exist in non-vegetated wetland areas. In addition, the area to be filled or excavated must be limited to that which is reasonable for the intended use;
2. **B.** Boat **R**amps must consist of environmentally acceptable materials, demonstrate sound design and construction so that they could reasonably be expected to be safe and effective, and minimize adverse effects;
3. **C.** Justification for **B**oat **R**amp construction in environmentally sensitive areas shall be considered using the following priorities:
 - a. **1. Public Use** – open to all citizens;
 - b. **2. Restricted Use** – open to citizens of a particular area or organization only;
 - c. **3. Private Use** – use for one citizen or family.
4. **D.** In cases where private use is necessary, siting of ramps must, wherever feasible, be located in areas where the least environmental impact will accrue to the area and be limited to 12 feet in width;
5. **E.** Boat **R**amp location requiring dredging or filling of wetlands to provide deep water access to the ramp, parking areas for the ramp, or other associated facilities are prohibited, unless no feasible alternatives exist and environmental impacts can be minimized;
6. **F.** The siting of “public use” **B**oat **R**amp is encouraged in easily accessible areas such as bridges and existing, abandoned causeways, provided that these sites comply with other applicable regulations;
7. **G.** All proposed **B**oat **R**amps shall comply with the Site Plan Review procedures contained within this Ordinance;
8. **H.** All proposed **B**oat **R**amp shall comply with all applicable regulatory requirements of State and Federal agencies including, but not limited to, **the** South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
9. **I.** All proposed “public use” **B**oat **R**amps shall require review and approval in accordance with the Special Exception procedures of this Ordinance; and
10. **J.** Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other **L**ocal, **C**ounty, **S**tate or **F**ederal **A**gency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.



- K. *Off-street parking shall be provided in accordance with the requirements contained in Chapter 9, Development Standards, of this Ordinance. Any parking associated with the use of the Boat Ramp and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.***

Sec. 5.23.5 Standards for Marinas

~~A marina 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 structure 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 marinas shall be considered a Water-Dependent Use. Marinas shall be subject to the following standards:~~

A. Uses. The following uses and activities shall be allowed in association with a Marina:

1. Marinas may provide the following services if specifically authorized by a Special Exception approval:
 - a. Launching ramps and small hoists (to accommodate primarily the launching of ~~watercraft~~ **watercraft** not exceeding 12,000 pounds in Residential and Agricultural Residential **Zoning D** districts);
 - b. Piers, wharfs, and other facilities for the berthing and securing of recreational watercraft;
 - c. Dockside maintenance and repair necessary to keep watercraft in operable condition;
 - d. Wet storage and mooring of seaworthy pleasure craft in operable condition;
 - e. Dispensing of fuel, subject to all applicable Ordinance requirements;
 - f. Shower and laundry facilities for ~~M~~marina clientele only;
 - g. Vending machines; and
 - h. Dry stack storage of watercraft.
2. Excluding ~~M~~marinas in ~~A~~gricultural and ~~R~~esidential **Zoning D** districts, ~~M~~marinas providing 25 or more boat slips may provide the following additional services:
 - a. Bait and tackle retail sales;
 - b. Retail sales of basic marine supplies and accessories necessary for boat operation, maintenance and upkeep (not to include the sale of boats and/or motors); and
 - c. Snack bars and retail groceries.

B. Performance Standards. In addition to any other applicable provisions of the Ordinance, ~~M~~marinas shall be subject to the following performance standards.

1. **Lot Area and Location.** The property shall have frontage on a publicly owned road or a privately **owned and** maintained road ~~built to county road~~ and meet the following ~~D~~ensity/~~I~~ntensity or ~~D~~imensional ~~S~~tandards unless more restrictive standards are imposed at the time of Special Exception approval:



MARINA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	1 Acre
MINIMUM LOT WIDTH	250 feet
MINIMUM SETBACKS [1]	
Front/Street Side	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	35% of <i>L</i> lot
MAXIMUM HEIGHT	35 feet [2]
<p><i>[1]</i> Landscape buffer standards and Wetlands buffer standards of Chapter 9, <i>Development Standards, of this Ordinance</i> also apply.</p> <p><i>[2]</i> Properties located within the Water-Dependent Use district that have a <i>Zoning D</i> district designation of Industrial (<i>IN</i>) or Community Commercial (CC) are allowed a maximum height of sixty (60) feet.</p>	

2. **Services.** All services provided by the *M*arina shall be located on the same ~~zoning~~ *L*lot or on the piers associated therewith.
3. **Structures.** All retail sales and services shall be enclosed. The maximum structure size or bulk shall be limited to ~~ten~~ *10* square feet of net floor area for each boat slip.
4. **Setbacks.** All structures shall be setback a minimum of 100 feet from abutting *A*gricultural and *R*esidential *Z*oning *D*istricts except where the property line is the street *R*ight-of-*W*ay line, in which case the front setback established for the ~~zoning~~ *L*lot shall apply.
5. **Parking.** Off-street parking shall be provided in accordance with the requirements contained in Chapter 9, *Development Standards, of this Ordinance*. Any parking associated with the use of the launching ramp and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.
6. **Storage.** Areas for boat trailer storage and open field boat storage shall be designated and screened in accordance with the Landscaping, Screening and Buffer requirements of Chapter 9, *Development Standards, of this Ordinance*. Open field boat storage on trailers may be provided at a ratio of one (10-foot x 20-foot space) for each two boat slips.
7. **Screening.** Marina developments, including areas for boat trailer storage and open field boat storage, shall be screened from adjacent uses in accordance with the Landscaping, Screening and Buffer requirements of Chapter 9, *Development Standards, of this Ordinance*.
8. **Signs.** *Compliance with the requirements of Article 9.11, Signs, of this Ordinance is required.* ~~Those signs that identify commercial activity shall be placed and designated so as not to distract the general public.~~
9. **Wastewater Disposal Facilities.** Wastewater disposal facilities shall meet the requirements of the regulatory agencies having jurisdiction.



10. **Fire Prevention.** Firefighting or fire prevention equipment shall be as specified by the local fire district in which the marina is located.
11. **Siting Standards.** Marinas shall meet all of the following requirements:
 - a. All proposed **M**arinas shall comply with the Site Plan Review procedures contained within this Ordinance;
 - b. All proposed **M**arinas shall comply with all applicable regulatory requirements of State and Federal agencies including, but not limited to, **the** South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
 - c. All proposed **M**arinas shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
 - d. New **M**arinas, ~~which includes all structures defined as marinas in Chapter 12,~~ are not allowed in waters classified for shellfish harvesting, except for any lock harbor, dry stack or expanded existing **M**arina that does not close any additional waters for shellfish harvesting, as provided by SCDHEC;
 - e. Marinas should be located in areas that will have minimal adverse impact on wetlands, water quality, wildlife and marine resources, or other critical habitats; and
 - f. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other **L**ocal, **C**ounty, **S**tate or **F**ederal **A**gency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

Sec. 5.23.6 Standards for Commercial Docks That Are Not Marinas

~~A Commercial dock(s) is a docking facility used for commercial purposes. A **C**ommercial **D**ock is not necessarily a marina, a boat yard of a dry storage facility but shall be subject to the following standards:~~

- A. All proposed **C**ommercial **D**ocks shall comply with the Site Plan Review procedures contained within this Ordinance;
- B. All proposed **C**ommercial **D**ocks shall comply with all applicable regulatory requirements of State and Federal agencies including, but not limited to, **the** South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
- C. All proposed **C**ommercial **D**ocks shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
- D. All proposed **C**ommercial **D**ocks must meet the Density/Intensity and Dimensional standards of Sec. 5.23.5.B.1, **Lot Area and Location**.
- E. Project proposals shall include facilities for the proper handling of litter, waste, refuse and petroleum products in accordance with SCDHEC regulations;
- F. New **C**ommercial **D**ocks are not allowed in waters classified for shellfish harvesting if their proposed uses would result in closure of additional waters for shellfish harvesting, as provided by SCDHEC;
- G. Commercial **D**ocks should be located in areas that will have minimal adverse impact on wetlands, wildlife and marine resources, or other critical habitats;
- H. A **B**oat **R**amp may be allowed at a **C**ommercial **D**ock subject to Sec. 5.23.4, **Standards for Boat Ramps**; and
- I. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other **L**ocal, **C**ounty, **S**tate or **F**ederal **A**gency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.
- J. **Off-street parking shall be provided in accordance with the requirements contained in Chapter 9 of this Ordinance. Any parking associated with the use of Commercial Docks that are not Marinas and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.**



Sec. 5.23.7 Legal Nonconforming Water-Dependent Uses

- A. Any Water-Dependent Use, as defined by this Article, that is a legal nonconforming use, has been permitted or application has been made for permitting to the State existing prior to June 17, 2008, shall be considered an existing Water-Dependent Use for the purposes of this Article. Any expansion of the existing use that is more intense or increases by 25 percent or more of the use shall be subject to all provisions contained within this Article.

ARTICLE 5.34 JO-MHC-O, *JOHNS ISLAND* MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.4.1 Statement of Findings

The MHC-O, Maybank Highway Corridor Overlay Zoning District, was first established as part of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) when it was adopted on November 20, 2001. The MHC-O only included unincorporated properties along Maybank Highway located on Johns Island. In 2006, the MHC-O district was amended to implement the recommendations of the 2003 *Charleston County Comprehensive Plan Five-Year Review*, but still only included unincorporated properties along Maybank Highway on Johns Island. In 2018, the *10-Year Comprehensive Plan Update* was adopted, and includes the priority recommendation to coordinate with the City of Charleston to review the MHC-O District and extend the overlay boundary onto James Island. The JO-MHC-O, Johns Island Maybank Highway Corridor Overlay Zoning District, implements that recommendation.

This Article replaces the original MHC-O District, and is renamed as JO-MHC-O, Johns Island Maybank Highway Corridor Overlay Zoning District. The corridor is a primary gateway to Johns Island and acts as one of the main thoroughfares for destinations such as Kiawah Island, Seabrook Island, and Wadmalaw Island. Maybank Highway on Johns Island carries a high volume of vehicular traffic each day. Moreover, some of the properties within this corridor are located within the jurisdictional limits of the City of Charleston, while some are located within unincorporated Charleston County. The revised JO-MHC-O District was adopted to implement traffic safety measures, address infrastructure deficiencies, improve the visual character of the corridor, and create consistency between the County of Charleston and the City of Charleston concerning land development regulations.

Sec. 5.4.2 Purpose and Intent

The purpose of the JO-MHC-O District is to create a corridor that is well-planned, attractive, and preserves and improves existing development patterns where appropriate through the implementation of traffic safety measures and land use and design standards. It is also intended to be consistent with similar regulations adopted by the City of Charleston, ensure safe and efficient vehicle, pedestrian, and bicycle movement through traffic safety measures and access management standards, and to address stormwater runoff, drainage, and flooding issues along the corridor.

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of the JO-MHC-O District. This planning effort, named Dutch Dialogues Charleston, culminated in a final report released in September 2019. The report addresses “long-term planning to manage the risks and the opportunities provided by the Lowcountry’s dynamic water systems.” It should be noted that implementation of recommendations included in the Dutch Dialogues Charleston Final Report may result in future amendments to the JO-MHC-O District.

Sec. 5.4.3 Applicability and Effect of the Overlay Zoning District

- A. **Applicability.** The standards of this Article shall apply to all development of unincorporated properties within the JO-MHC-O District, as shown on the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District,” except Single-Family Detached Dwelling *Units*.
- B. **Effect of Overlay Zoning District.** In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
- C. **Variations.** The following requirements are ineligible for Zoning Variations in addition to those listed in Sec. 3.10.1, *Applicability; Limitations*, of this Ordinance:



1. Sec. 5.4.7.B, *Vehicle Access*;
2. Sec. 5.4.7.D, *Pedestrian Access and Sidewalks/Multi-Use Path*;
3. Sec. 5.4.8.A.2, *MU District Right-of-Way Buffers*; and
4. Sec. 5.4.9.A.2, *LC District Right-of-Way Buffers*.

Sec. 5.4.4 Coordination with Adjacent Jurisdictions

A letter of coordination from the City of Charleston shall be required as part of all land development applications in the JO-MHC-O District with the exception of applications for Single-Family Detached Dwelling *Units*. The purpose of this coordination is to ensure that development is consistent with similar requirements adopted for the JO-MHC-O District by the City of Charleston.

Sec. 5.4.5 Use Regulations

A. Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table.

Table 5.4-1 lists the Principal Uses permitted in the districts as identified and described in this Overlay Zoning District and as shown on the map entitled “Johns Island Maybank Highway Corridor Overlay Zoning District.” The following is a description of the codes used in the table:

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

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

C. Nonconforming Uses. The requirements of Article 10.2, *Nonconforming Uses*, of this Ordinance apply to all development subject to the JO-MHC-O District, provided, however, that the following requirement shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, sub-section A:

1. **Abandonment.** If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the JO-MHC-O District.

D. Accessory Uses. Accessory Uses shall be allowed pursuant to [Article-6.5](#), *Accessory Uses*, of this Ordinance.

Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table			
Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
AGRICULTURAL			
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT			
Aquaculture			



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Mariculture			
Apiculture (Bee Keeping)			
Animal and Insect Production			
Concentrated Animal Feeding Operation			
Horticultural, Greenhouse, Nursery, Crop and Floriculture Production	A	A	
Hemp Crop Production and/or Processing	C	C	Sec.5.4.6.A
Winery			
Agricultural Processing	A	A	
Agricultural Sale or Service	C	C	Sec.5.4.6.B
Roadside Stand; <i>Sweetgrass Basket Stand</i>	A	A	
Farmers Market	A	A	
Sweetgrass Basket Stand	A	A	
Community Garden	A	A	
FORESTRY AND LOGGING			
Bona Fide Forestry Operation			
Lumber Mill, Planing, or Saw Mill			
RESIDENTIAL			
ASSISTED LIVING			
Assisted Living	A	A	
MANUFACTURED HOUSING			
Manufactured Housing Unit	<i>C</i>	<i>C</i>	<i>Sec. 5.4.6.S</i>
Manufactured Housing Park			
MULTI-FAMILY DWELLING			
Dwelling, Multi-Family	A		



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Triplex and Fourplex	A	A	
Duplex	A	A	
Dwelling Group			
Dwelling <i>Unit</i> , Single-Family, Attached	C	C	Sec.5.4.6.C
SHORT-TERM RENTAL			
Short-Term Rental Property, Limited Home Rental (LHR)			
Short-Term Rental Property, Extended Home Rental (EHR)			
SINGLE-FAMILY DWELLING			
Dwelling, Single-Family Detached	A	A	
OTHER RESIDENTIAL USES			
Transitional Housing	A	S	
Child Caring Institution			
Emergency Shelter	A	A	
Affordable <i>and Workforce</i> Dwelling Unit	C	C	Sec.5.4.6.E
Group Residential	A	A	
Farm Labor Housing			
CIVIC / INSTITUTIONAL			
COURTS AND PUBLIC SAFETY			
Court of Law	A	A	
Correctional Institution			
Parole Office or Probation Office			
Safety Service	A	A	
DAY CARE SERVICES			
Adult Day Care Service	A	A	



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Family Home	C	C	Sec.5.4.6.F
Group Home	A	A	
Child Care Center	A	A	
Day Camp	A	A	
DEATH CARE SERVICES			
Cemetery	A	A	
Funeral Service	A	A	
EDUCATIONAL SERVICES			
Pre-school or Educational Nursery	A	A	
School, Primary	A	A	
School, Secondary	A	A	
Higher Education Facility	A	A	
Personal Improvement Education	A	A	
HEALTH CARE SERVICES			
Medical Office or Outpatient Clinic	A	A	
Community Residential Care Facility	C	C	Sec.5.4.6.G
Counseling Service	A	A	
Intermediate Care Facility for Individuals with Intellectual Disabilities	A	A	
Health Care Laboratory	A	A	
Home Health Agency	A	A	
Hospital; Hospice Facility	A	A	
Outpatient Facility for Chemically Dependent or Addicted Persons	A	A	
Rehabilitation Facility	A	A	



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Residential Treatment Facility for Children or Adolescents (mental health treatment)	A	A	
MUSEUM, HISTORIC SITE AND SIMILAR INSTITUTIONS			
Historic Site	A	A	
Library or Archives	A	A	
Museum	A	A	
Nature Exhibition	A		
Botanical Garden	A		
Zoo	S		
POSTAL SERVICE			
Postal Service, United States	A	A	
RECREATION AND ENTERTAINMENT			
Community Recreation	A	A	
Fishing, Hunting or Recreational Guide Service	A	A	
Golf Course or Country Club			
Parks and Recreation	A	A	
Recreation and Entertainment, Indoor	A	A	
Recreation and Entertainment, Outdoor	C	C	Sec.5.4.6.H
Drive-In Theater			
Golf Driving Range			
Outdoor Shooting Range			
Special Events	C	C	Sec.5.4.6.I
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS			
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge	A	A	



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Religious Assembly	A	A	
UTILITIES AND WASTE-RELATED USE			
Utility Service, Major	C	C	Sec.5.4.6.J
Utility Service, Minor	A	A	
Septic Tank Installation, Cleaning, or Related Services	A	A	
Solid Waste Disposal Facility (Public or Private)			
COMMERCIAL			
ACCOMMODATIONS			
Short-Term Rental Property; Commercial Guest House (CGH)	C	C	Sec.5.4.6.D
Hotel or Motel	A		
RV (Recreational Vehicle) Park			
Campground			
ANIMAL SERVICES			
Stable, Commercial			
Stable, Private			
Kennel	A	A	
Pet Store or Grooming Salon	A	A	
Small Animal Boarding	A	A	
Veterinary Service	A	A	
FINANCIAL SERVICES			
Banks or Financial Services	A	A	
Short-Term Lender			
FOOD SERVICES AND DRINKING PLACES			
Bar or Lounge	S	S	



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Catering Service	A	A	
Restaurant, Fast Food	C	C	Sec.5.4.6.K
Restaurant, General	C	C	Sec.5.4.6.K
Sexually Oriented Business			
INFORMATION INDUSTRIES			
Communication Service; Data Processing Service; and Publishing Industry	A	A	
Communications Tower	C	C	Sec.6.4.5
OFFICES			
Administrative or Business Office; Government Office; Professional Office	A	A	
OTHER NONRESIDENTIAL DEVELOPMENT			
Convention Center or Visitors Bureau	A	A	
Heavy Construction Service or General Contractor	C	C	Sec.5.4.6.L
Billboard			
Special Trade Contractor (Office/Storage)	C	C	Sec.5.4.6.L
PARKING, COMMERCIAL			
Parking Lot	A	A	
Parking Garage	A		
RENTAL AND LEASING SERVICES			
Charter Boat or other Recreational Watercraft Rental Service			
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing	C	C	Sec.5.4.6.M
Consumer Goods Rental Center	A	A	



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Self-Service Storage Facility	C	C	Sec.5.4.6.N
Vehicle Rental or Leasing	C	C	Sec.5.4.6.M
REPAIR AND MAINTENANCE SERVICES			
Boat Yard	A	A	
Repair Service, Consumer	C	C	Sec.5.4.6.L
Repair Service, Commercial	C	C	Sec.5.4.6.L
Vehicle <i>and Boat</i> Repair or Service	A	C	Sec.5.4.6.L
RETAIL SALES			
Nonstore Retailer	A	A	
Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer	C	C	Sec.5.4.6.O
Home Improvement Center	A		
Food Sales	A	A	
Food Truck	A	A	
Liquor, Beer, or Wine Sales	S	S	
Retail Sales or Services, General; Building Materials or Garden Equipment and Supplies Retailer	A	A	
Convenience Store	A		
Duplicating or Quick Printing Service; Private Postal or Mailing Service	A	A	
Pawn Shop			
Service Station, Gasoline	C		Sec.5.4.6.R
Truck Stop			
Vehicle Sales	C	C	Sec.5.4.6.M
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer	C	C	Sec.5.4.6.M



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Vehicle Parts, Accessories or Tire Store	A	A	
RETAIL OR PERSONAL SERVICES			
Consumer Convenience Service	A	A	
Hair, Nail, or Skin Care Service	A	A	
Job Training or Placement Service	A	A	
Personal Improvement Service	A	A	
Physical Fitness or Health Club	A	A	
Tattoo Facility			
Services to Buildings or Dwellings	A	A	
Landscaping and Horticultural Service	A	A	
VEHICLE AND WATERCRAFT STORAGE			
Vehicle Storage	C	C	Sec.5.4.6.P
Impound Yard			
Towing Facility			
Boat Ramp			
Community Dock			
Commercial Dock			
Marina			
WHOLESALE SALES			
Wholesale Sales	A		
Clay or Related Products <i>and</i> , Construction Material Wholesaler	A		
Flower, Nursery Stock or Florists' Supplies Wholesaler	A		
Petroleum Wholesaler			
INDUSTRIAL			



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
INDUSTRIAL SERVICES			
Laundry, Dry Cleaning, or Carpet Cleaning Plant			
Photo Finishing Laboratory			
Research and Development Laboratory	A	A	
Scrap and Salvage Service			
MANUFACTURING AND PRODUCTION, GENERAL			
Artisan and Craftsman	A	A	
Manufacturing and Production	AC		<i>Sec.6.4.57</i>
Aircraft Manufacturing and Production, including Related Parts	-	-	
Chemical Manufacturing and Production	-	-	
Clay or Related Products, Furniture, Cabinets or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production	A	A-	
Microbrewery <i>and Distillery</i>	C	C	Sec.5.4.6.Q
Pulp Mill or Paper Mill, Rendering Plant			
Slaughter House and Meat Packing			
Stone or Shell Products Manufacturing and Production			
WAREHOUSE AND FREIGHT MOVEMENT			
Warehouse and Distribution Facility			
Container Storage Facility			
Freight Forwarding Facility			
Fuel Storage Facility			
Grain Terminal and Elevator			
Stockpiling of Sand, Gravel, or other Aggregate Materials			



Table 5.4-1, Johns Island Maybank Highway Overlay Zoning District Use Table

Uses	Mixed-Use (MU) District	Limited Commercial (LC) District	Conditions
Storage or Manufacturing of Weapons or Ammunition			
OTHER USES			
RECYCLING SERVICES			
Recycling Center			
Recycling Collection Facility	A	A	
RESOURCE EXTRACTION/MINING			
Resource Extraction/Mining			
TRANSPORTATION			
Aviation			
Private Air Strip			
Railroad Facility			
Sightseeing Transportation, Land or Water	A		
Taxi or Limousine Service	A		
Urban Transit System	A	A	
Water Transportation			

Sec. 5.-4.6 Use Conditions

A. Hemp Production and Processing

- 1. Industrial Hemp License.** Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with all Site Plan Review applications.
- 2. Approval from South Carolina Department of Agriculture.** Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with any Site Plan Review Application.

B. Agricultural Sales or Service, Retail Sales or Service, General, and Building Materials or Garden Equipment and Supplies Retailer. Tractor-trailer containers are prohibited in outside storage areas.

C. Single-Family Attached Dwelling Units. Single-Family Attached Dwelling *Units* shall be subject to the following standards:

- 1. Number of Attached Units in a Single Structure.** No single structure may contain more than eight Single-Family Attached Dwelling *Units*.



2. **Density/Intensity and Dimensional Standards.** Single-Family Attached Dwellings shall comply with the applicable Density/Intensity and Dimensional Standards of this Article.
3. **Accessory Structures.** All Accessory Structures shall be located on the same Lot as the associated principal Single-Family Attached Dwelling *Unit* and shall be for the private use of the property occupant(s). A minimum interior setback of three feet is required between an Accessory Structure and the interior lot lines, provided that an Accessory Structure may be located on one of the zero lot lines when constructed of a material finish matching the Dwelling Unit exterior or when the Accessory Structure is the same height and materially a part of a fence or wall.
4. **Design Standards.**
 - a. ~~Front Façade.~~ The front façade of a Single-Family Attached Dwelling may not include more than 40 percent garage wall area.
 - b. ~~Roof.~~ The roof of each Single-Family Attached Dwelling must be distinct from the other through either separation of roof pitches or direction, or other variation in roof design.
 - c. ~~Windows.~~ At least 10 percent of the area of each façade that faces a street must be comprised of windows.
- D. Short-Term Rentals, Commercial Guest House (CGH).** Short-Term Rentals, Commercial Guest House (CGH) use shall comply with the requirements of Article 6.8, *Short-Term Rentals*, of this Ordinance as regulated for the Community Commercial (CC) Zoning District.
- E. Affordable Dwelling Units.**
 1. Affordable Dwelling Units in the Mixed-Use (MU) District shall comply with the requirements of Article 6.4.19 of this Ordinance as regulated for the Community Commercial (CC) Zoning District.
 2. Affordable Dwelling Units in the Limited Commercial (LC) District shall comply with the requirements of Article 6.4.19 of this Ordinance as regulated for the Neighborhood Commercial (NC) Zoning District.
- F. Family Home.** A Family Home, as defined in this Ordinance, does not require compliance with the Site Plan Review procedures contained within this Ordinance.
- G. Community Residential Care Facility.** A Community Residential Care Facility that provides care for nine or less persons shall be considered a Family, and is an allowed use in all Zoning Districts pursuant to the Fair Housing Act, Section 800 [42 U.S.C. 3601].
- H. Outdoor Recreation and Entertainment.** Any structure or activity use area established in connection with Outdoor Recreation and Entertainment uses shall have a vegetated land use buffer of not less than 50 feet from any property that contains a residential use or is located in an agricultural, residential or office Zoning District, except where such property line abuts a street, in which case the front setback established for the Zoning District shall apply.
- I. Special Events.** Special Events established as a principle use in the MU and LC Districts shall comply with the requirements of Article 6.7 of this Ordinance as regulated for the Community Commercial (CC) Zoning District.
- J. Utility Service, Major**
 1. **Sewage Disposal Facility, Water and Sewage Treatment Facility, Water Storage Tank, and Electric or Gas Power Generation Facility.** ~~Vegetated Buffers.~~ Any structure established in connection with a Water Storage Tank, Water and Sewage Treatment Facility, Sewage Disposal Facility, or Electric or Gas Power Generation Facility shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with the Chapter 9 buffer standards of this Ordinance.
 2. **Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, Utility Pumping Station, and Water Main.**
 - a. ~~Vegetated Buffers for Structures Less than 120 Square Feet.~~ Above ground structures that have a cumulative area of 120 square feet or less, associated with underground utilities such as meters, which are necessary for maintenance and monitoring, shall have a vegetated buffer of 10 feet from all property boundaries, in compliance with Chapter 9 buffer standards of this Ordinance;
 - b. ~~Vegetated Buffers for Structures Greater than 120 Square Feet.~~ Above ground structures that have a cumulative area of greater than 120 square feet established in connection with a Utility Substation, Electrical or Telephone



Switching Facility, Sewage Collector or Trunk Line, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property boundaries, or the minimum setback of the overlay district, whichever is greater; and

- c. ~~Storage of Vehicles and Equipment.~~ The accessory storage of vehicles and equipment on the premises shall be prohibited in the LC District.

K. Restaurants. All proposed Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential Zoning District or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.

L. Heavy Construction Service or General Contractor, Special Trade Contractor, Consumer and Commercial Repair Service, and Vehicle *and Boat* Repair or Service. All materials and equipment associated with this use shall be entirely screened from view of adjacent properties, and public or private ~~Right-of-W~~ways, by the use of solid fencing or appropriate landscaping.

M. Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing, Vehicle Rental or Leasing, and Vehicle Sales and Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer.

1. Vehicles must be located behind a commercial or office building as viewed from the facing street frontage.
2. In the LC District, Vehicle Sales, Dealers, Rental, and Leasing uses, including all associated vehicle storage areas, must not exceed one acre in size; otherwise, these uses are prohibited.

N. Self-Service Storage Facility.

1. **Performance Standards.**

a. **Street Frontages and Mixed-Use Development.**

- i. In the MU District, a Self-Service Storage Facility shall be part of a mixed-use development where the ground floor use facing street frontages (entire street frontage) are commercial or office space independent of the Self-Service Storage Facility business.
- ii. In the LC District, a Self-Service Storage Facility shall be either:
 - 1) Part of a mixed-use development where the ground floor use facing street frontages (entire street frontage) are commercial or office space independent of the Self-Service Storage Facility business, or
 - 2) Part of a mixed-use development where the Self-Service Storage Facility business is contained within a separate building or buildings located behind a commercial or office space business as viewed from the facing street frontage.

b. **Front Setback.** All structures, including the accessory manager's office/residence must be set back a minimum of 25 feet from the ~~Right-of-W~~way or the district minimum setback, whichever is greater.

c. **Side and Rear Buffers/Screening.**

- i. ~~Office, Commercial or Industrial Zoned Lots.~~ Where projects abut lots zoned office, commercial, or industrial, no side and rear setbacks are required.
- ii. ~~Residential Zoned Lots.~~ Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.

d. **Building Lengths and Access.** To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.

e. **Accessory Office/Apartment.** One management office and/or ~~Accessory Dwelling Unit~~ residence shall be permitted.

f. **Parking and Circulation.**

- i. ~~Entrance.~~ Project entrances shall be 30 feet in width.



- ii. ~~Roadway Widths~~. Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
- iii. ~~Turning Radii~~. Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

g. **Signs**. Signs shall comply with the requirements contained in this Article and Chapter 9 of this Ordinance.

2. **Operating Conditions.**

- a. **Commercial Activities**. The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.
- b. **Commercial Repair Activities**. Commercial repairs of vehicles autos, boats, motors, furniture, or other items on the premises are prohibited.
- c. **Storage of Flammable Substances**. Storage of flammable chemical substances within the complex is prohibited.
- d. **Open Storage**. Open storage of automobiles vehicles and boats is permitted only where such areas are screened to comply with Landscaping, Screening, and Buffer requirements contained in Chapter 9 of this Ordinance.

O. Liquefied Petroleum Gas Dealers. The amount of storage for Liquid Petroleum Gas Dealers shall be limited to 40,000 gallons per site.

P. Vehicle Storage. Open storage of vehicles and boats shall be entirely screened from view of adjacent properties, and public or private ~~R~~ight-of-~~W~~ways, by the use of solid fencing or appropriate landscaping.

Q. Microbrewery and Distillery

- 1. *Barrel Capacity*. A Microbrewery shall have a maximum capacity of 5,000 barrels per year; otherwise, this use shall comply with the Special Exception procedures contained in this Ordinance.
- 2. *On-Site Consumption*. A Microbrewery **and Distillery** shall require review and approval in accordance with the Special Exception procedures of this Ordinance if they allow on-site consumption of beer or alcoholic beverages in conjunction with the Microbrewery **and Distillery** use or an Accessory Use.
- 3. *Proximity to Residential District or Use*. A Microbrewery **and Distillery** shall require review and approval in accordance with the Special Exception procedures of this Ordinance if they are located within 500 feet of the property line of a lot in a residential Zoning District or a lot containing a residential use. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.
- 4. *Accessory Uses and Structures*. All Accessory Uses and Structures shall comply with the requirements of Article 6.5, **Accessory Uses and Structures**, of this Ordinance.
- 5. *Special Events*. All Special Events uses shall comply with the requirements of Article 6.7, **Special Events Use**, of this Ordinance.
- 6. *Third Party Vendors*. The Site Plan shall demonstrate that all required parking is maintained and remains unencumbered when third party vendors or structures are onsite.

R. Gasoline Service Stations. Gasoline Service Stations shall have a maximum of four fuel dispensing stations and a maximum of eight vehicle fueling positions (VFP). VFP's are the number of vehicles that can be fueled simultaneously at a gasoline service station.

S. Manufactured Housing Units.

- 1. **Manufactured Housing units in the LC District must comply with the requirements of Sec. 6.4.24, Manufactured Housing Units, of this Ordinance as they apply to the R-4 Zoning District.**
- 2. **Manufactured Housing units in the MU District must comply with the requirements of Sec. 6.4.24, Manufactured Housing Units, of this Ordinance as they apply to the UR Zoning District.**



Sec. 5.4.7 General Development Standards and Requirements (All Districts)

A. Residential Density.

1. *Maximum Residential Density.* The Density/Intensity and Dimensional Standards listed in Table 5.4-3 of this Article shall apply to all properties in the MU District, and the Density/Intensity and Dimensional Standards listed in Table 5.4-5 of this Article shall apply to all properties in the LC District.
2. *Calculation of Residential Density.* Residential density shall be calculated by dividing the number of Lots/Dwelling Units on a site by the net area (in acres) of **H**ighland of the site on which the Lots/Dwelling Units are located. Net **H**ighland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as **F**reshwater **W**etlands. Site Plan Review and Subdivision applications shall include all **F**reshwater **W**etland metes and bounds, and total **F**reshwater **W**etland acreage based on a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.

B. Vehicle Access. Site Plan Review and Subdivision Plat applications shall include suitable access management plans demonstrating compliance with the requirements below:

1. *Driveway Separation.* For driveways directly accessing Maybank Highway, driveway separation shall be a minimum distance of 150 feet from the intersection of the **R**ight-of-**W**ay lines to the closest edge of driveways. Where the driveway separation is less than 150 feet the proposed driveway shall be designed as a right-in, right-out (RIRO) driveway and conform to the SCDOT standards for a Typical Right-in, Right-out Driveway Design.
2. *Driveway Width.* Vehicular access from Maybank Highway and side (secondary) streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the street line.
3. *Distance between Driveways.* The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. *Limitation to Number of Driveways.* For parcels with a **R**ight-of-**W**ay frontage equal to or less than 150 feet in length, the development is limited to one driveway, unless single lane driveways are provided in accordance with Sec. 5.4.7.B.5.; for parcels with a frontage greater than 150 feet and less than 300 feet in length, the development is limited to two driveways; for parcels with a frontage equal to or greater than 300 feet the development may have up to three driveways.
5. *Single Lane Driveways.* For parcels with a **R**ight-of-**W**ay frontage equal to or less than 150 feet in length, two single lane driveways may be allowed. Each single lane drive shall not exceed 15 feet in width at the street line, and the single lane driveway separation shall be a minimum distance of 100 feet from the intersection of the **R**ight-of-**W**ay lines to the closest edge of driveways.
6. *Corner Lots.* Notwithstanding the above stated requirements, access drives on corner lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of 50 feet from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary street to avoid undue interference with, or hazard to, traffic on the roadways.
7. *Shared Access Requirements.* Shared access is encouraged between adjoining parcels. Driveways for all uses except Single-Family Detached Dwellings should be located in a manner where they can be shared between adjacent parcels as described below:
 - a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling.
 - b. Shared access should be located along a common property boundary, if feasible.
 - c. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
 - i. A letter from the adjacent property owner denying access; or



of whether the sidewalk or multi-use path is located in a **R**ight-of-**W**ay or within an easement. Such documentation shall be submitted as part of the Site Plan Review application;

e. ~~If the sidewalk or multi-use path is located on private property, the property owner shall record an easement for the safe movement of pedestrians and the maintenance of the sidewalk;~~ and

f. Sidewalks/multi-use path shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.

3. *All Other Roads Sidewalk Requirements.* Sidewalk requirements for all roads other than Maybank Highway in the Overlay Zoning District shall comply with the sidewalk requirements of Chapter 9 of this Ordinance.

E. Signs. All signage must comply with the requirements of this Section in addition to the applicable requirements of Article 9.11, *Signs*, of this Ordinance.

1. Free-**S**tanding Signs

a. All new **F**ree-**S**tanding **S**igns are to be designed as **M**onument **S**igns.

i. Signs shall have a maximum height of 10 feet and a maximum size of 40 square feet.

ii. Shared **F**ree-**S**tanding **S**igns shall be allowed with a maximum height of 12 feet and a maximum size of 60 square feet.

b. All sign illumination:

i. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.

ii. Electronic Copy Readerboard signs and Billboards are prohibited.

iii. No illumination that simulates traffic control devices or emergency vehicles shall be used.

iv. All illumination must be from a steady, stationary light source.

v. Internal Illumination:

1) Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.

2) Signs shall not have light reflecting backgrounds or letters.

3) All finishes shall be a matte finish.

vi. External Illumination:

1) Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.

2) Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.

3) The intensity of light shall not exceed ~~twenty~~ (20) footcandles at any point on the sign face.

4) The color of light sources to illuminate signs shall be white.

5) Signs shall not have light-reflecting backgrounds or letters.

c. Nonconforming Signs

i. Any Nonconforming sign located on property within this Overlay Zoning District that was legally permitted on or before March 9, 2021, that does not comply with the standards set forth in this Article must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and the required addition of **P**ole **C**overs as described in subsection ii below.

ii. A Nonconforming Sign may be re-faced without complying with the requirements of this Article provided a **P**ole **C**over is added to the existing poles pursuant to the following requirements:



- 1) The **P**pole **C**eover shall be at least one-third the width of the sign cabinet; and
- 2) The **P**pole **C**eover shall be at least one-third the overall height of the **P**pole **S**sign, however the **P**pole **C**eover shall not exceed 8 feet in height.

2. Wall Signs

- a. The maximum size of a **W**wall **S**sign shall be in accordance with Table 9.11.4, *Wall/Façade Signs*, of this Ordinance;
- b. In new multi-tenant developments, such as shopping centers and office parks, all tenant signs are to be similar in type, color, font size, font style, and method of illumination; and
- c. New tenant signs in existing multi-tenant developments shall be consistent with the type and method of illumination of existing tenant signs.

F. Special Stormwater Requirements. All construction activities occurring on properties within the JO-MHC-O District may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the *Charleston County Stormwater Program Permitting Standards and Procedures Manual*.

Sec. 5.4.8 Mixed-Use (MU) District

The MU District includes JO-MHC-O Overlay Zoning District properties grouped in three noncontiguous mixed-use nodes, as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District." These mixed-use nodes currently consist of high and medium intensity commercial and residential uses such as shopping centers, restaurants, pharmacies, multi-family dwellings, and various small retail and professional offices, along with a mix of vacant and undeveloped parcels. Two of the three mixed-use nodes are located at major crossroads that currently serve as established and recognized Johns Island commercial centers.

The MU District is intended for higher intensity commercial development and higher density residential uses than those allowed in the LC District of this JO-MHC-O District. Future development in this district should offer a wide variety of comparison and specialty goods and services to a population greater than the immediate neighborhood, additionally providing convenience goods and services to the surrounding neighborhoods. The MU District accommodates different types of compatible land uses close together in appropriate locations to shorten trips and facilitate alternative modes of transportation such as walking, biking, and public transportation. Mixed-use buildings with retail, service and other uses on the ground floor and residential units above the nonresidential space should be encouraged. The following regulations apply in addition to the requirements of Sec. 5.4.7, General Development Standards and Requirements (All Districts), of this Article to unincorporated parcels within the MU District as indicated on the map titled "Johns Island Maybank Highway Overlay Zoning District":

A. Buffers.

1. *Land Use Buffer.* The land use buffer and landscape requirements of Chapter 9 shall apply.
2. MU District Right-of-Way Buffers
 - a. ~~Buffer Requirement.~~ For properties with frontage on Maybank Highway, the **R**ight-of-**W**way buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Sec. 3.7.1 of this Ordinance:
 - b. ~~Buffer Description.~~ The Maybank Highway **R**ight-of-**W**way buffer shall be a minimum of 15 feet in depth, and include the following:



i. ~~Planting Strip Requirements.~~ A five-foot planting strip including:

1) Street trees and additional required plantings meeting the requirements of Table 5.4-2. All required trees and plantings shall be planted prior to the issuance of Certificate(s) of Occupancy; and

2) Street lights subject to the following street light requirements:

a) Street lights shall be provided as shown in Figure 1 **and shall be spaced approximately 150 feet apart or as determined appropriate** at ~~locations to be determined~~ by the Zoning and Planning Director, provided that property owners shall only be responsible for the street lights located in front of their properties;

b) All required encroachment permits from the SC Department of Transportation shall be included as part of the Site Plan Review application;

c) Property owners/applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with **the applicable electricity provider** ~~Dominion Energy~~ to erect the lights prior to the issuance of Certificate(s) of Occupancy;

d) Street lights shall have **acorn-style** ~~Octagonal~~ heads as defined by ~~Dominion Energy's light palette~~ and shall be placed on **12-foot tall, fully fluted** ~~seventeen-foot (17') tall Fluted~~ poles. Should these designs/light types no longer be in existence at the time of land development application, the Zoning and Planning Director shall determine the appropriate pedestrian scale fixture to be used;

e) Street lights shall be installed prior to issuance of Certificate(s) of Occupancy; and

f) The property owner shall provide written documentation that the development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the Site Plan Review application.

ii. ~~Sidewalk Requirements.~~ A 10-foot sidewalk shall be installed subject to the requirements of Sec. 5.4.7.D.2, Sidewalks/Multi-use Paths.

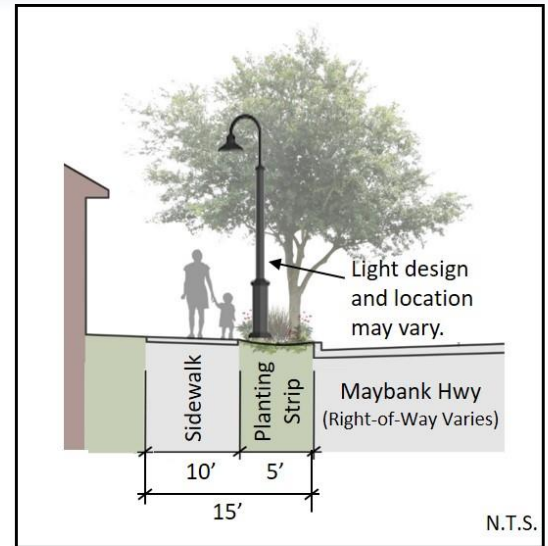


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY



**Table 5.34-2, Mixed-Use (MU) District
Buffer Depth and Planting Schedule [1]**

STANDARD	MAYBANK HIGHWAY (JOHNS ISLAND)
MIN. BUFFER DEPTH [2] [3]	15 feet [4]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)[5]	
Canopy Trees[6] [7]	3
Understory Trees (at least 50 percent evergreen)	3
Shrubs	25
Street Trees (may be counted toward C anopy T ree req.)[8]	2
<p>All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.</p> <p>[1] All landscape and plant material shall comply with the minimum standards of Section 9.5.6 of this Ordinance.</p> <p>[2] Buffers may be traversed by permitted driveways and pedestrian ways.</p> <p>[3] As measured from existing back of curb, where applicable.</p> <p>[4] Consisting of a five foot planting strip and ten foot sidewalk as illustrated in Figure 1.</p> <p>[5] The Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.</p> <p>[6] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.</p> <p>[7] Only Live Oak trees can be used to fulfill Canopy Tree requirements.</p> <p>[8] Street trees are trees planted in rights-of-way for the purpose of fulfilling these requirements. Any planting in rights-of-way must be approved by party(ies) authorized to grant encroachment.</p>	

- iii. If property is dedicated pursuant to Sec. 5.4.7.B.9, the connector road **R**ight-of-**W**ay buffer shall be eight feet.
- iv. Right-of-**W**ay buffer and sidewalk requirements for all other roads in the MU District shall comply Chapter 9 of this Ordinance.

B. Density, Intensity, Dimensional, and Design Standards. The Density/Intensity and Dimensional Standards contained in Table 5.4-3 shall apply to properties in the MU District:



**Table 5. 34-3, Mixed-Use (MU) District
Density/Intensity and Dimensional Standards**

STANDARD	WITHOUT 50' RIGHT-OF-WAY DEDICATION [6]	WITH 50' RIGHT-OF-WAY DEDICATION [7]
MAXIMUM RESIDENTIAL DENSITY [1]	8 Dwelling Units per acre	19 Dwelling Units per acre
MINIMUM LOT WIDTH	12 feet	12 feet
MINIMUM SETBACKS [2] [8]	Equivalent to required buffers	Equivalent to required buffers
MAYBANK HIGHWAY RIGHT-OF-WAY BUFFER	15 feet	15 feet
OCRM CRITICAL LINE BUFFER	50 feet	50 feet
MAXIMUM BUILDING COVERAGE [3]	30%	50%
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	15,000 square feet	20,000 square feet [4]
MAXIMUM BUILDING HEIGHT	35 feet/2½ stories	55 feet/5 stories [5]

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.4.6.E.

[2] No building setback shall be less than eight feet **except as provided for in footnote 8.**

[3] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and the parcel is involved in a shared access agreement pursuant to Sec. 5.4.7.B.7, the maximum Building Coverage shall be 60 percent. When Right-of-Way is not dedicated, but the parcel is involved in a shared access agreement, the maximum Building Coverage shall be 40 percent.



- [4] When **R**ight-of-**W**ay is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director, building footprints of up to 50,000 square feet may be allowed if approved pursuant to the Special Exception procedures of this Ordinance.
- [5] When **R**ight-of-**W**ay is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director, building heights of up to fifty five (55) feet and five (5) stories may be approved by the Zoning and Planning Director when the building meets all applicable setback and buffer requirements and the following conditions:
1. The portion of the building exceeding thirty-five (35) feet in height is stepped back at least thirty (30) feet from the portion(s) of the building that meets the thirty-five (35) foot height requirement; and
 2. The stepped portion is measured from the outside edge of the building that is parallel to Maybank Highway and, if applicable, from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for single-family detached **D**welling **U**nits.
- [6] Vertical improvements shall not occur in the area identified for infrastructure connectivity as shown on the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director.
- [7] These incentives shall only apply upon submittal of documentation that the 50-foot **R**ight-of-**W**ay has been dedicated to and accepted by the City of Charleston.
- [8] The setback requirements of the UR Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units.**

Sec. 5.-4.9 Limited Commercial (LC) District

The LC District includes JO-MHC-O Overlay Zoning District properties outside of the mixed-use nodes as shown on the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District.” Existing uses in this district are primarily a mixture of light commercial, and vacant and undeveloped properties surrounded by established residential development.

The LC District is intended for lower intensity commercial development and lower density residential uses than those allowed in the MU District. This district should serve as a transition from the more intense mixed-use node and provide convenience goods and services to the surrounding neighborhoods as well as limited comparison shopping goods for a wider market. The range of comparison goods and services offered should be varied and include specialty retail stores, restaurants, and neighborhood-serving offices. Residential development most appropriate for this district includes small lot single-family dwellings and single-family attached dwellings, such as duplexes and townhouses, and triplexes and fourplexes/quadplexes. The following regulations apply in addition to the requirements of Sec. 5.4.7, General Development Standards and Requirements (All Areas), of this Article to unincorporated parcels within the LC District as indicated on the map titled “Johns Island Maybank Highway Overlay Zoning District”:

A. Buffers.

1. *Land Use Buffer.* The land use buffer and landscape material requirements of Chapter 9 of this Ordinance shall apply.
2. *LC District Right-of-Way Buffers.*
 - a. Maybank Highway LC District Right-of-Way Buffer



- i. *Buffer Requirement.* For properties with frontage on Maybank Highway, the **R**ight-of-**W**ay buffer shown in Figure 2 shall be required when such properties are developed or redeveloped in accordance with Sec. 3.7.1 of this Ordinance.
- ii. *Buffer Description.* The Maybank Highway **R**ight-of-**W**ay buffer shall be 75 feet in depth and include the following:
 - 1) 0 – 25 feet from the property line at the **R**ight-of-**W**ay: a minimum 10-foot concrete multi-use path meeting the requirements of Sec. 5.4.7.D.2 and street lighting meeting the requirements of Sec. 5.4.9.A.3. This area is also reserved for future road widening.
 - 2) 25 – 50 feet from the property line at the **R**ight-of-**W**ay: Street trees and additional required plantings meeting the requirements of Table 5.4-4. All required trees and plantings shall be planted prior to the issuance of Certificate(s) of Occupancy.
 - 3) 50 - 75 feet from the property line at the **R**ight-of-**W**ay: This area is reserved for stormwater infrastructure; however, other temporary activities may occur in this area as approved by the Zoning and Planning Director. When stormwater detention ponds are located within the **R**ight-of-**W**ay buffer, they are only allowed in this portion of the buffer and they shall not occupy more than 25% of the entire **R**ight-of-**W**ay buffer area.

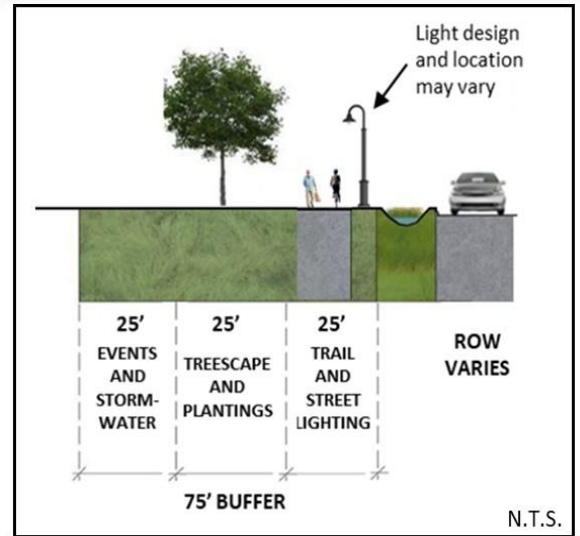


FIGURE 2
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY



**Table 5. 34-4, Limited Commercial (LC) District
ROW Buffer Depth and Planting Schedule [1]**

STANDARD	MAYBANK HIGHWAY (JOHNS ISLAND)
MIN. BUFFER DEPTH [2] [3]	75 feet [4]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)[5]	
Canopy Trees[6] [7]	3
Understory Trees (at least 50 percent evergreen)	4
Shrubs	30
Street Trees (may be counted toward C anopy T ree req.)[8]	2
<p>All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.</p> <p>[1] All landscape and plant material shall comply with the minimum standards of Sec. 9.5.6 of this Ordinance.</p> <p>[2] Buffers may be traversed by permitted driveways and pedestrian ways.</p> <p>[3] As measured from existing back of curb, where applicable.</p> <p>[4] Consisting of a minimum 10-foot multi-use path as illustrated in Figure 2.</p> <p>[5] The Zoning and Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.</p> <p>[6] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Zoning and Planning Director.</p> <p>[7] Only Live Oak trees can be used to fulfill the Canopy Tree requirements.</p> <p>[8] Street trees are trees planted in rights-of-way for the purpose of fulfilling these requirements. Any planting in rights-of-way must be approved by party(ies) authorized to grant encroachment.</p>	

- b. If property is dedicated pursuant to Sec. 5.4.7.B.9, the connector road **R**ight-of-**W**ay buffer shall be eight feet.
 - c. **R**ight-of-**W**ay buffer and sidewalk requirements for all other roads in the LC District shall comply with Chapter 9 of this Ordinance.
3. ~~Street Lights. Street Light Requirements.~~ Property owners shall install street lights, as shown in Figure 2, in accordance with the following standards:
- a. Street lights shall be placed in the first 25 feet of the **R**ight-of-**W**ay buffer **at spaced approximately 150 feet apart or as determined appropriate** ~~at locations to be determined~~ by the Zoning and Planning Director, provided that property owners shall only be responsible for the street lights located in front of their properties;
 - b. All required encroachment permits from the SC Department of Transportation shall be included as part of the Site Plan Review application;



- c. Property owners/applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with **the applicable electricity provider** ~~electricity provider~~ to erect the lights prior to the issuance of Certificate(s) of Occupancy;
 - d. Street lights shall have **acorn-style** ~~Octagonal heads as defined by Dominion Energy's light palette~~ and shall be placed on **12-foot tall, fully fluted** ~~seventeen-foot (17') tall Fluted~~ poles. Should these designs/light types no longer be in existence at the time of land development application, the Zoning and Planning Director shall determine the appropriate pedestrian scale fixture to be used;
 - e. Street lights shall be installed prior to issuance of Certificate(s) of Occupancy; and
 - f. The property owner shall provide written documentation that the development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the Site Plan Review application.
- B. Density, Intensity, Dimensional, and Design Standards.** The Density/Intensity and Dimensional Standards contained in Table 5.4-5 shall apply to properties in the LC District:



**Table 5. 34-5, Limited Commercial (LC) District
Density/Intensity and Dimensional Standards**

STANDARD	WITHOUT 50' RIGHT-OF-WAY DEDICATION [5]	WITH 50' RIGHT-OF-WAY DEDICATION [6]
MAXIMUM RESIDENTIAL DENSITY [1]	6 Dwelling Units per acre	12 Dwelling Units per acre
MINIMUM LOT WIDTH	12 feet	12 feet
MINIMUM SETBACKS [2] [7]	Equivalent to required buffers	Equivalent to required buffers
MAYBANK HIGHWAY RIGHT-OF-WAY BUFFER	75 feet	75 feet
OCRM CRITICAL LINE BUFFER	50 feet	50 feet
MAXIMUM BUILDING COVERAGE [3]	30%	50%
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	5,000 square feet	10,000 square feet [4]
MAXIMUM BUILDING HEIGHT	35 feet/2½ stories	45 feet/3½ stories

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.4.6.E.

[2] No building setback shall be less than eight feet, *except as provided for in footnote 7.*

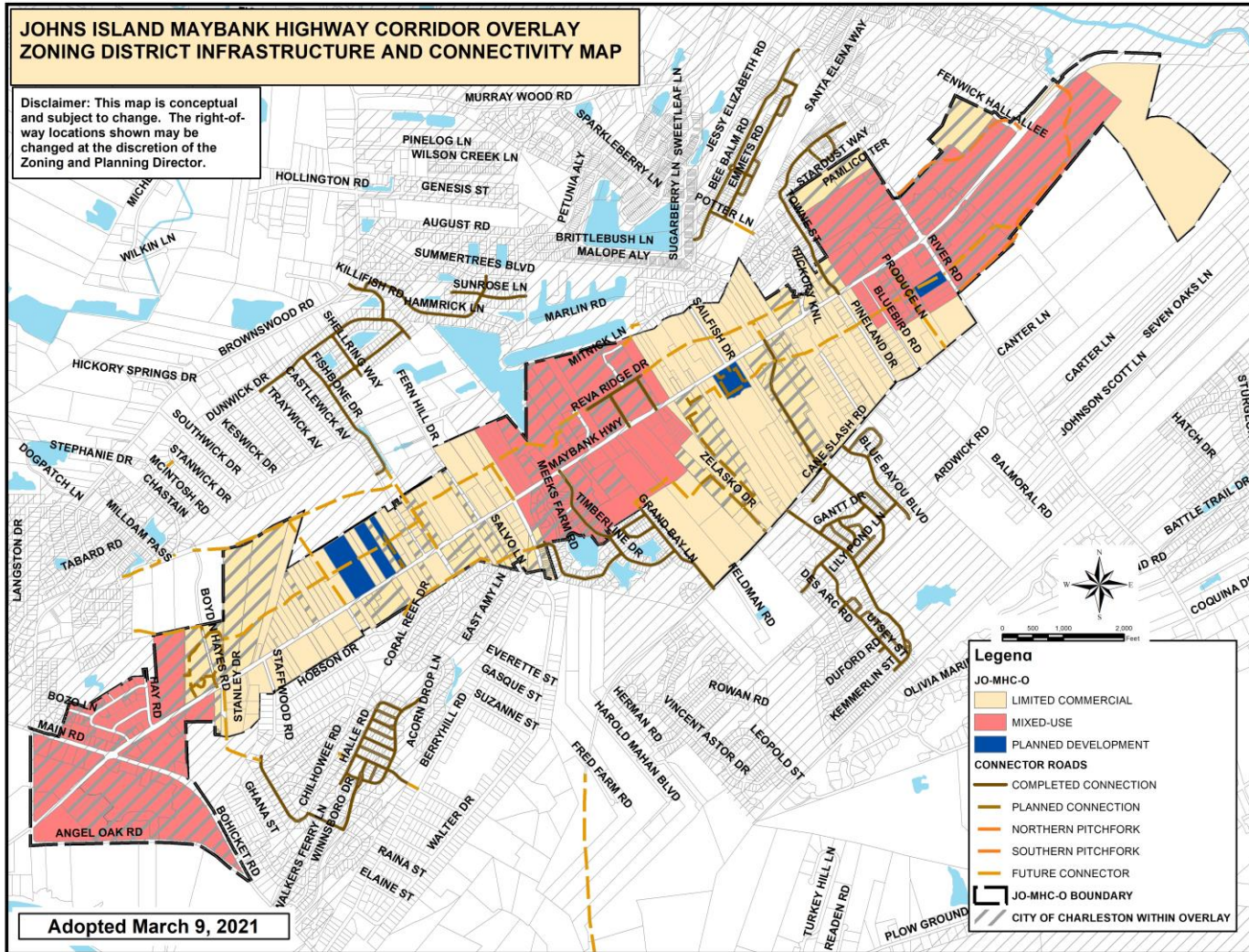
[3] When Right-of-Way is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director and the parcel is involved in a shared access agreement, the maximum Building Coverage shall be 60 percent. When Right-of-Way is not dedicated, but the parcel is involved in a shared access agreement pursuant to Sec. 5.4.7.B.7, the maximum Building Coverage shall be 40 percent.



- [4] When **R**ight-of-**W**ay is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director, building footprints of up to 20,000 square feet may be allowed if approved pursuant to the Special Exception procedures of this Ordinance.
- [5] Vertical improvements shall not occur in the area identified for infrastructure connectivity as shown on the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director.
- [6] These incentives shall only apply upon submittal of documentation that the 50-foot **R**ight-of-**W**ay has been dedicated to and accepted by the City of Charleston.
- [7] The setback requirements of the R-4 Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units when Right-of-way is not dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director. When Right-of-way is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director, the setback requirements of the UR Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units.***



Map 5.3.A





ARTICLE 5.45 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT

Sec. 5.45.1 Statement of Findings

The MP-O, Mount Pleasant Overlay ~~Z~~oning ~~D~~istrict, is comprised of the unincorporated areas along Long Point Road, Coleman Boulevard, Chuck Dawley Boulevard, Highway 17 North, and other areas as shown on the map entitled “Mount Pleasant Overlay Zoning District.” Highway 17 North is a major thoroughfare for travel in the Mount Pleasant/East Cooper Area. Both commercial and residential land uses exist along this corridor. This ~~Overlay D~~istrict has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County.

The Sweetgrass Basket Stand Special Consideration Area is located within the Mount Pleasant Overlay Zoning District, as depicted on the map entitled “Sweetgrass Basket Stand Special Consideration Area.” The purpose of this special consideration area is to protect the tradition of selling ~~S~~sweetgrass ~~B~~baskets, to preserve the rural residential character of the community, to create a rural village appearance along Highway 17 North allowing only low intensity office and commercial uses, and to encourage ~~A~~affordable ~~and Workforce Dwelling Units~~, or workforce housing, that ~~are~~ is consistent with the single owner-occupied housing that currently exists. The land use recommendations and design requirements contained within this Article are the result of a community-wide effort. There is a desire of the residents to pursue a ~~H~~historic ~~D~~istrict designation for the area fronting on Highway 17 North from Venning Road to White Hall Terrace. Any zoning-related recommendations that come from a ~~H~~historic ~~D~~istrict designation will be considered for incorporation into the Mount Pleasant Overlay Zoning District.

Sec. 5.45.2 Intent

The regulations of this Article are intended to promote traffic safety, improved visual appearance, and quality development. The intent of the MP-O ~~Overlay Zoning D~~istrict is to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the Town of Mount Pleasant concerning land development regulations.

Sec. 5.45.3 Effect of Overlay Zoning District

~~The MP-O Mount Pleasant Overlay zoning district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special MP-O ~~Overlay Zoning D~~istrict regulation is stated in this Article, the ~~applicable~~ regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.~~

~~These district regulations are intended to be consistent with similar regulations within the Town of Mount Pleasant.~~

Sec. 5.45.4 Applicability

The standards of this Article shall apply to all development within the MP-O district except Single-Family Detached ~~Dwellings and Manufactured Housing Units that are not part of a Manufactured Housing Park~~ residential. Exceptions to this include the regulations of Sec. 5.5.15, Sweetgrass Basket Special Consideration Area. ***The MP-O boundaries are depicted on the maps titled "Mount Pleasant Overlay Zoning District," "Sweetgrass Basket Stand Special Consideration Area," and Hungryneck Boulevard – Venning Road Overlay Area."***

Sec. 5.45.5 Buffers

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in ~~Chapter~~ CHAPTER 9, ***Development Standards***, of this Ordinance or as otherwise stated in Sec. 5.45.15, Sweetgrass Basket Stand Special Consideration Area, and Sec. 5.45.16, Hungryneck Boulevard-Venning Road Area.

A. ~~Right-of-Way Buffers~~



Right-of-Way buffers are required in accordance with the requirements of the Landscape Buffers Section contained in CHAPTER 9, *Development Standards*, of this Ordinance.

Sec. 5.45.6 Curb Cuts

- A. All parcels in this ~~O~~verlay are allowed one curb cut per 250 feet of road frontage, with the exception of ~~single family detached~~ residentially zoned parcels, parcels containing ~~S~~single-~~F~~family ~~D~~etached *Dwellings or Manufactured Housing Units that are not part of a Manufactured Housing Park* residential uses, parcels in the Old Georgetown Loop Office Area and parcels in the Hungryneck Boulevard Area. Parcels in the Hungryneck Boulevard Area shall comply with the access requirements contained in Sec. 5.45.16(C), *Hungryneck Boulevard Area*, and parcels in the Old Georgetown Loop Office Area shall comply with the access requirements contained in Sec. 5.45.15(G)(2), *Access*.
- B. The minimum distance from a street intersection for new residential or commercial use access is 75 feet measured from the edge of the intersecting ~~R~~oadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
- C. As a condition of non-residential use zoning/rezoning, a suitable access management plan must be submitted demonstrating that the 250 foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property.
1. Aggregation of parcels;
 2. Parallel frontage or "backage" roads;
 3. Shared curb cuts between adjoining properties; *and/or*
 4. Shared access ~~E~~asements between parcels.
- D. Corner ~~L~~ot parcels shall provide access from the side street and not US Highway 17 North.

Sec. 5.45.7 Signs

A. Free-Standing Signs.

1. ~~Number~~. A maximum of one ~~F~~ree-~~S~~tanding ~~S~~ign shall be permitted. If the parcel abuts more than one road, only one ~~S~~ign shall be allowed.
2. ~~Size~~. Free-~~S~~tanding ~~S~~igns shall not exceed 50 square feet per sign face. A maximum of two ~~(2)~~ ~~S~~ign faces shall be allowed per ~~S~~ign.
3. ~~Height~~. The maximum total height of a ~~S~~ign and ~~S~~ign structure shall not exceed 10 feet.
4. ~~Type~~. All ~~F~~ree-~~S~~tanding ~~S~~igns shall be "~~M~~onument" or "~~P~~edestal" type.
5. ~~Illumination~~. Internal illumination shall be permitted in required 15-foot buffer areas. Internal illumination shall not be allowed in 50-foot buffer areas.
6. ~~Flashing/Movement~~. Flashing or moving signs shall be prohibited.

B. Shopping Center Free-Standing Signs

1. ~~Number~~. A maximum of one ~~M~~onument or pedestal-type ~~F~~ree-~~S~~tanding ~~S~~ign shall be permitted, provided that the center has vehicular access to that street frontage.
2. ~~Size~~. Shopping center ~~F~~ree-~~S~~tanding ~~S~~igns shall not exceed one square foot of sign face area per each linear foot of street frontage, up to a maximum of 150 square feet of sign face. A maximum of two ~~(2)~~ sign faces shall be allowed per ~~S~~ign.

- C. **Wall Signs.** One square foot of ~~W~~all signage shall be permitted per each linear foot of building frontage, up to a maximum of 100 square feet of ~~W~~all signage.



- D. Shopping Center Wall Signs.** Each individual store unit ~~will be~~ **is allowed** permitted one square foot of **W**wall signage per each linear foot of shop frontage, up to a maximum of 100 square feet.
- E. Off-Premises Signs.** Off **P**remises **S**signs are prohibited within the MP-O **Overlay Zoning D**istrict.
- F. Master Signage Plan.**
1. The **A**pplicant must provide a Master Signage Plan.
 2. The Master Signage Plan must establish uniform specifications for each **W**wall **S**sign that includes:
 - a. Sign facing and cabinet materials, illumination, and painting;
 - b. Style and color palette for all signs (e.g., letter colors, background colors, and text font);
 - c. Borders and similar embellishments;
 - d. Appearance/location of logos or icons; and
 - e. The location, shape and proportion of the **S**sign.
 3. The Master Signage Plan shall include proposed **S**sign locations and computations of the maximum total **S**sign area permitted for the site.
 4. The Master Signage Plan must be approved as part of the underlying permit application. A Master Signage Plan shall not be approved unless the **Zoning and Planning Director** finds that:
 - a. The plan provides the specifications required by subsections 1 and 2, above; and
 - b. The plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this Chapter.
 5. The Master Signage Plan may be amended by following the procedures for amending the underlying permit application.
 6. After approval of a Master Signage Plan, no permanent **S**sign shall be erected, placed, painted, or maintained, except in accordance with the plan. The Master Signage Plan may be enforced in the same way as any provision of this Ordinance.
- G. Illumination.**
1. Illuminated **S**signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
 2. No illumination that simulates traffic control devices or emergency vehicles shall be used.
 3. All illumination must be from a steady, stationary light source.
 - a. Internal Illumination.
 - i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
 - ii. Signs shall not have light reflecting backgrounds nor letters.
 - iii. All finishes shall be a matte finish.
 - b. External Illumination.
 - i. Illumination shall be from a steady stationary light source, shielded and directed solely at the **S**sign.
 - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - iii. The intensity of light shall not exceed ~~twenty (20)~~ footcandles at any point on the **S**sign face.
 - iv. The color of light sources to illuminate signs shall be white.



- v. Signs shall not have light-reflecting backgrounds nor letters.

Sec. 5.45.8 Architectural and Building Design Standards

In addition to the Architectural and Landscape Design Guidelines contained in Chapter 9, *Development Standards*, of this Ordinance, no building elevation shall be constructed of unadorned concrete masonry units or corrugated and/or sheet metal, except as permitted for parcels in the Sweetgrass Basket Stand Special Consideration Area, which shall comply with the requirements of Sec. 5.45.15, *Sweetgrass Basket Stand Special Consideration Area*. Additionally, the architectural standards of Sec. 5.45.15(E), *Architectural Standards*, shall apply to all nonresidential properties in the Sweetgrass Basket Stand Special Consideration Area.

Sec. 5.45.9 Dimensional and Development Standards

The dimensional and development standards of this Section shall apply to all parcels in the MP-O *Overlay Zoning* District, with the exception of parcels in the Sweetgrass Basket Stand Special Consideration Area and parcels in the Hungryneck Boulevard Area. Parcels in the Sweetgrass Basket Stand Special Consideration Area shall comply with the regulations of Sec. 5.45.15, *Sweetgrass Basket Stand Special Consideration Area*, and parcels in the Hungryneck Boulevard Area shall comply with the regulations of Sec. 5.45.16(C), *Hungryneck Boulevard Area*.

- A. Maximum **B**uilding **C**overage shall not exceed ~~thirty percent (30 percent %)~~ of the **L**ot, with the exception of parcels involved in shared access agreements which are allowed a maximum **B**uilding **C**overage of ~~forty percent (40 percent %)~~ of the **L**ot, per Sec. 5.45.6, *Curb Cuts*.
- B. Flag **L**ots are prohibited.
- C. Building **H**eights are limited to 45 feet in the ~~M-8, M-12~~ **UR**, CC, and **IN** Zoning Districts. All other **Z**oning **D**istricts shall be limited to a maximum **B**uilding **H**eight of 35 feet. All **B**uilding **H**eights are measured from the base flood elevation to the highest point of the roof.
- D. All other development standards of ~~Chapter~~ **HAPTER 9, *Development Standards, of this Ordinance*** shall apply.

Sec. 5.45.10 Loading Areas

Structures shall be oriented so that loading areas are not visible from **R**esidential **Z**oning **D**istricts, from existing public **R**ights-of-**W**ay or from planned future public **R**ights-of-**W**ay.

Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if they are entirely screened from view by the use of solid fencing or landscaping that conforms to Sec. 9.5.3, *Parking, Loading, and Vehicular Use Area Landscaping*, of this Ordinance.

Sec. 5.45.11 Utility Lines

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

Sec. 5.45.12 Lighting

Site lighting shall be from a concealed light source fixture and will not spill over into adjoining properties, **R**oadways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be limited in height to 18 feet. Lighting will be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public **R**ight-of-**W**ay. Security lighting ~~will~~ **shall** be provided, particularly at pedestrian walkways. All site lighting shall meet the requirements of ~~Chapter~~ **HAPTER 9, *Development Standards***, of this Ordinance.



Sec. 5.45.13 Pedestrian Access

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of ~~Chapter~~ **HAPTER 9, *Development Standards***, of this Ordinance.

Sec. 5.45.14 Uses

- A. The following uses shall be prohibited on parcels included in the Mount Pleasant Overlay Zoning District:
 - 1. ~~Auto Dealers, New and Used~~ ***Vehicle Sales (new or used)***;
 - 2. Vehicle Storage ***excluding Boat/RV Storage***;
 - 3. Sexually Oriented Businesses; ***and***
 - 4. Billboards.
- B. The following uses are subject to the Special Exception procedures of this Ordinance:
 - 1. Bar or Lounge;
 - 2. Liquor, Beer, or Wine Sales (~~as defined in this Ordinance~~);
 - 3. Gun ***Sales Shops***; ~~and/or~~
 - 4. Indoor/Outdoor Shooting Ranges; ***and***
 - 5. Boat/RV Storage.
- C. The following uses are allowed on any Industrial (***IN***) zoned parcel located west ***of*** (inside) Interstate 526 if a Special Exception is granted by the Board of Zoning Appeals. Otherwise, these uses shall be prohibited.
 - 1. Warehouse ~~ing, Distribution and~~ ***and Distribution Facility***;
 - 2. Freight Forward***ing*** Facility***ies***;
 - 3. ~~Freight Container Storage Yards~~ ***Facility***;
 - 4. Fuel Storage Facility; and
 - 5. Stockpiling of Sand, Gravel or other Aggregate Materials.
- D. ~~All uses other than Single Family Residential uses must complete the Site Plan Review process as detailed in Article 3.7 of this Ordinance.~~

Sec. 5.45.15 Sweetgrass Basket Stand Special Consideration Area

The Sweetgrass Basket Stand Special Consideration Area encompasses the area bounded by Highway 17 North, Porchers Bluff Road, Rifle Range Road, and the Isle of Palms Connector. ~~Specific design requirements and land use recommendations for this area are included in this Section as well as on~~ ***as shown on*** the maps entitled "Mount Pleasant Overlay Zoning District" and "Sweetgrass Basket Stand Special Consideration Area." ***These maps also indicate the zoning for each property within the MP-O.***

- A. **Sweetgrass Basket Stands within the Special Consideration Area.** Charleston County and the Town of Mount Pleasant recognize the importance of ~~S~~ ***sweetgrass B***asket ~~S~~ ***stands***. It is the intent of this Special Consideration Area to preserve and enhance their existence. All development shall encourage this use along Highway 17 North. The following standards shall apply to ~~S~~ ***sweetgrass B***asket ~~S~~ ***stands*** within the special consideration area:



1. Sweetgrass ~~B~~basket ~~S~~stands shall be allowed within all buffers and ~~R~~ights-of-~~W~~way (to the extent the entity having jurisdiction over encroachments to the ~~R~~ight-of-~~W~~way extends permission);
 2. All ~~S~~sweetgrass ~~B~~basket ~~S~~stands shall utilize safe ingress/egress; and
 3. Parking for ~~S~~sweetgrass ~~B~~basket ~~S~~stands shall be located beyond the side of the stand ~~which~~ *that* is furthest from the ~~R~~oadway.
- B. **Stormwater Drainage.** A Stormwater Management Plan shall be required. The Stormwater Management Plan shall address the following stormwater drainage issues, including, but not limited to:
1. A shared system;
 2. The recommendations from the Isaac German Watershed study;
 3. Piped systems; and
 4. Incorporation of access along stormwater drainage areas for maintenance and pedestrian access.
- C. All requirements of Article 4.224, Waterfront Development Standards, *of this Ordinance* shall apply.
- D. **Residential Area.** The Residential Area, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:
1. Permitted uses shall include those allowed in the Special Management 3 (S-3) Zoning District, as described in Table 6.1.1, Use Table.
 2. The Density/Intensity and Dimensional Standards in the following table shall apply to all properties in the Residential Area.

RESIDENTIAL AREA Density/Intensity and DIMENSIONAL STANDARDS [1]	
MAXIMUM DENSITY	3 <i>Principal Dwelling Units</i> per acre
MINIMUM LOT AREA	12,500 square feet
MINIMUM LOT WIDTH	70 feet [2]
MINIMUM SETBACKS	
Front/Street Side [3]	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	30% of L lot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof
[1] The Waterfront Development Standards of Article 4.242 <i>of this Ordinance</i> , as they apply to the S-3 Zoning District, shall be met.	
[2] 80 feet without public water and/or public sewer.	



[3] Front/Street Side Setback reductions of up to 15 feet may be approved by the *Zoning and Planning* Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

3. *Accessory Dwelling Units.*

- a. Lots of 12,500 square feet or greater shall be permitted a maximum of one ~~(1)~~ *Accessory Dwelling Unit*;
- b. *Accessory Dwelling Units* shall have a maximum of 1,200 square feet of heated gross floor area; and
- c. All other applicable requirements of Sec. 6.5.9, *Accessory Dwelling Units*, shall apply.

4. Where two ~~(2)~~ or more principal *Single-Family Detached Dwellings* residential structures are located on the same *zoning Lot*, the following criteria shall apply:

- a. ~~Density/Intensity and Dimensional Standards~~—Density/*I*ntensity or *D*imensional *S*tandards of Sec. 5.45.15.D(2), *Density, Intensity, and Dimensional Standards*, shall apply. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required. This distance shall be measured from the closest protrusion of each structure. Where no building footprint is indicated, a **minimum 1,600 square-foot building envelope with a minimum width of 20 feet** maximum of a 100-foot by 100-foot area shall be shown for each *Dwelling* to indicate the area where each *Dwelling* is to be constructed.
- b. ~~Face of Dwelling Units~~—Each *Dwelling Unit* shall face (front) either a street, courtyard, or living space.
- c. ~~Vehicle Access~~—Each *Dwelling Group* shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.
- d. ~~Other Zoning Requirements~~—Unless specifically modified by this Section, *Dwelling Groups* shall comply with all other requirements of this Ordinance for the district in which located.

5. All Major Subdivisions, as defined in ~~Chapter~~ **HAPTER 8, *Subdivision Regulations, of this Ordinance*** shall:

- a. Incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways; and
- b. Provide street lighting along all roads. Lighting shall have a maximum average of five ~~(5)~~ footcandles.

6. The purpose of this Section is to promote ownership or occupancy of affordable, quality housing by low-moderate income households. Property within the Sweetgrass Basket Stand Special Consideration Area may be approved for subdivision and development in accordance with the ~~density/intensity or dimensional standards~~ *requirements* of this Section **and those of Sec. 6.4.19, *Affordable and Workforce Dwelling Units, when at least 50% of the Dwelling Units proposed are Affordable and/or Workforce Dwelling Units as defined in this Ordinance. Only Single-Family Detached Dwelling Units shall be allowed. In case of conflict between these regulations and those of Section 6.4.19, the regulations of this Section shall control.*** The legal entity developing the subject parcel must construct new residential housing for the provision of affordable housing as certified by Charleston County. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-moderate income, as may be amended from time to time. The following standards of this Section must also be met:

- a. ~~Single-Family Detached Affordable Housing Units~~—Single family detached affordable housing *Units* shall meet the low-moderate income standards as defined by the United States Department of Housing and Urban Development or the Low Income definition, as may be amended from time to time, which is a household income 80 percent or below the median household income for Charleston County.
- b. ~~Ownership/Occupancy~~—Single family detached affordable housing units shall be sold or rented to qualified low-moderate income households, as defined above.
- c. ~~Density/Intensity and Dimensional Standards~~—The density/intensity and dimensional standards listed in the following table apply: shall apply to single family detached affordable housing units:



**RESIDENTIAL AREA -
Single-Family ~~D~~etached ~~A~~ffordable Dwelling housing ~~U~~nits:
Density/Intensity and Dimensional Standards [1]**

MAXIMUM DENSITY	4.5 <i>Principal D</i> welling <i>U</i> nits per acre
MINIMUM LOT AREA	8,000 square feet
MINIMUM LOT WIDTH	60 feet
MINIMUM SETBACKS	
Front/Street Side [2]	25 feet
Interior Side	5 feet
Rear	15 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	30% of <i>L</i> ot
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.22, as they apply to the ~~S-3~~ **R-4** Zoning District, shall be met.

[2] Front/Street Side Setback reductions of up to 15 feet may be approved by the **Zoning and** Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

d. ~~Uses. Only single-family detached affordable housing units shall be permitted.~~

~~7. Planned Development - Affordable Dwelling Units (PD-AD). The following requirements are in addition to the requirements of Article 4.23, Planned Developments. All requests for developments that include affordable dwelling units that do not meet the requirements of subsection 6, above, must be in the form of Planned Development applications, provided that:~~

- a. ~~At least fifty percent (50 %) of the dwelling units in the development shall be affordable dwelling units, as defined above;~~
- b. ~~The maximum density shall not exceed 4.5 dwelling units per acre;~~
- c. ~~Development shall be generally consistent with the single-family occupied housing that currently exists in the Special Consideration Area; and~~
- d. ~~For the purposes of this subsection, Affordable Dwelling Units shall have the same definition of "Affordable Housing" as contained in CHAPTER 12 of this Ordinance.~~

8. **Planned Development - Conservation Design (PD-CD).** The following requirements are in addition to the requirements of Article 4.23~~5~~, Planned Developments, *of this Ordinance*. The Planned Development-Conservation Design District is intended to perpetuate low-~~D~~ensity rural character, preserve and protect natural resources and sensitive areas, promote agricultural pursuits, and balance the urban environment. In order to qualify as a PD-CD District, a project shall meet each of the following requirements:



- a. ~~Density Provisions~~ The maximum ~~D~~ensity shall not exceed three (3) ~~Principal Dwelling Units~~ per acre. No wetlands over an ~~one~~ acre in size shall be used in calculating ~~D~~ensity on the site.
- b. ~~Site Requirements~~ The property shall be located within the Sweetgrass Basket Stand Special Consideration Area.
- c. Development Standards for a proposed PD-CD District shall:
 - i. Incorporate cluster development patterns.
 - 1) This is a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.
 - 2) There is no minimum ~~L~~ot ~~A~~rea requirement.
 - ii. Provide contiguous open space and dimensional standards for that space.
 - iii. Install a pedestrian circulation system.
 - iv. Provide public access to open space.
 - v. Provide for design that preserves the character of historic, archaeological, and/or cultural sites.
 - 1) These areas are not to be included in ~~L~~ots.
 - 2) Design should include provisions for buffering or passive park design.
 - vi. Protect in perpetuity at least 40 ~~percent~~ % of the entire site area.
 - vii. Protect all trees with eight-inch DBH or greater that are not located in the footprint of a house.
 - viii. Leave scenic views unblocked, as seen from public thoroughfares.
 - ix. Incorporate ~~R~~oadway design and stormwater standards that adhere to environmentally and aesthetically sensitive best management practices and development standards.
 - x. Provide buffers as follows:
 - 1) Buffers around wetlands and wildlife areas shall remain in an undisturbed natural state.
 - 2) Buffers shall in every case conform to these guidelines:
 - a) Select clearing shall be allowed in these buffers of trees measuring less than three inches DBH. Select clearing shall not include trimming limbs more than eight feet above ground level. All trees three inches DBH or greater shall be indicated on a tree survey.
 - b) Any plantings allowed or required within this buffer shall be native species;
 - c) No cross penetrations of utilities within the buffer will be allowed;
 - d) The boundaries of the natural roadside buffer shall be clearly delineated and identified on all development plans and plats submitted for approval;
 - e) Protected buffer areas shall be staked out in the field prior to construction activities;
 - f) Buffers along waterfront, marsh, minor arterials or collector streets will be 50 feet in depth, and all ~~Waterfront Development~~ requirements of ~~Article 4.22, Waterfront Development Standards~~ **this Ordinance** shall apply; and
 - g) Buffers along major arterials shall be 100 feet in depth.
- E. **Architectural Standards.** The intent of the design requirements for this area is to reflect a more rural visual context rather than a suburban or urban character. The following regulations apply to all development other than ~~S~~single-~~F~~family ~~Detached Dwelling Units and Manufactured Housing Units not part of a Manufactured Housing Park~~ residential:



1. All **Principal and Accessory** structures, ~~both principal and accessory~~, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
2. ~~Building materials shall consist of cementitious siding to give the appearance of wood siding rather than brick or adorned masonry siding;~~ Pitch roofs are preferred over flat roofs; and the use of porches are encouraged. Corrugated metal and unadorned masonry may be acceptable as siding material in the proper context.
3. Unfinished metal facades shall be prohibited on all sides of the structure.
4. Glass facades shall not exceed 30 **percent** % of the building face/elevation.
5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, or shell stone exterior appearance.
7. Buildings shall have an earthtone color scheme.
8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.
10. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well within the development area.
11. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.
12. All signage shall comply with Sec. 5.45.7, **Signs**.

F. **Roads.**

1. All nonresidential development shall incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways.
2. Internal access roads, whether public or private, and all **Right-of-Way** frontages shall require street lighting, ~~as required in~~ **pursuant to the requirements of Chapter 8, Subdivision Regulations, of this Ordinance** Article 3-7. Lighting shall have a maximum average of five (5)-footcandles.

G. **Old Georgetown Loop Office Area.** Properties within the Old Georgetown Loop Office Area have frontage on both Highway 17 North and Old Georgetown Road, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area." This area is intended solely for office/professional uses that will be designed to have as little impact on adjacent residential uses as practicable. Retail Sales and Service uses and Industrial uses that do not already exist in this area are not permitted. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:

1. Permitted uses shall include those allowed in the Residential Office (~~ROOR~~) and General Office (~~GOOG~~) Zoning Districts, as described in Table 6.1.1, Use Table, with the exception of Retail Sales and Service uses and Industrial uses. Refer to Sec. 5.45.14, **Uses**, for the list of prohibited or restricted uses.
2. **Access.**
 - a. The property or properties shall have a minimum combined frontage of 200 feet along Highway 17 North;
 - b. The property or properties shall have a single shared access from Highway 17 North or, if appropriate, shared access shall be provided from Old Georgetown Road; and



c. Shared access locations shall be separated by a minimum of 200 feet.

3. ~~Density/Intensity and Dimensional Standards.~~ The following Density/Intensity and Dimensional Standards shall apply to properties in the Old Georgetown Loop Office Area:

OLD GEORGETOWN LOOP OFFICE AREA Density/Intensity and Dimensional Standards	
MINIMUM LOT AREA	None
MINIMUM SETBACKS	Equivalent to required buffers
MAXIMUM BUILDING COVERAGE	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 3,000 gross square feet of floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of one (1) story

4. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.

5. Hours of operation shall be limited to 7 AM to 7 PM.

6. **Buffers.**

a. A minimum ~~of a~~ 15-foot vegetated ~~Right-of-W~~ay buffer shall be required along Highway 17 North;

b. A minimum ~~of a~~ 20-foot vegetated ~~right-of-way~~ buffer shall be required at the rear or adjacent to residential uses; and

c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.

7. Residential development shall meet the requirements of Sec. 5.~~45~~.15(D), **Residential Area**.

H. **Village Commercial Area from Isle of Palms Connector to Hamlin Road.** The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for low-intensity commercial uses. These low-intensity commercial ~~recommendations~~ **zoning of this district applies** apply to 500 feet in depth from the edge of the ~~Right-of-W~~ay for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area." All development applications shall, at the time application is made, provide proof that the following requirements will be met:

1. Permitted uses shall include those allowed in the ~~Commercial Transitional (CT) and~~ Neighborhood Commercial (**NCCN**) Zoning Districts, as described in Table 6.1.1, Use Table. Refer to Sec. 5.~~45~~.14, **Uses**, for the list of prohibited or restricted uses.

2. ~~Density/Intensity and Dimensional Standards.~~ The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:



**VILLAGE COMMERCIAL AREA
Density/Intensity and Dimensional Standards**

MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 10,000 square feet of gross floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of one (1) story

3. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of **Chapter** ~~HAPTER~~ 9, **Development Standards**.
4. *Buffers.*
 - a. A minimum of a 50-foot vegetated **R**ight-of-**W**ay buffer shall be required along Highway 17 North;
 - b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses; and
 - c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
5. Residential development shall meet the requirements of Sec. 5.45.15(D), **Residential Area**.

I. **Village Commercial Area from Hamlin Road to Porcher’s Bluff Road.** The Village Commercial Area, as illustrated on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended for higher intensity commercial uses than the Village Commercial area located between the Isle of Palms Connector and Hamlin Road. This part of the **O**verlay **Z**oning **D**istrict is intended to ensure safe, convenient, and efficient traffic movement by implementing an appropriate access management plan, thereby reducing the need for vehicle trips onto Highway 17. ~~These commercial recommendations apply~~ **zoning of this district applies** to 500 feet in depth from the edge of the **R**ight-of-**W**ay for properties fronting on Highway 17 North, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area.”

1. ~~Required Coordination with Adjacent Jurisdictions.~~ A letter of coordination from the Town of Mount Pleasant shall be required as part of all land development applications with the exception of applications for **S**ingle-**F**amily **D**etached **Detached Dwellings and Manufactured Housing Units not part of a Manufactured Housing Park** residential uses. The purpose of the letter of coordination is to ensure that the proposed development is consistent with the land uses, **D**ensity/**I**ntensity or **D**imensional **S**tandards, and design and development standards adopted by the Town of Mount Pleasant. Coordination with applicable Town Council, Planning Commission, Staff, Design Review Board, or other review, recommendation, or decision-making bodies may be required.
2. ~~Planned Developments.~~ The minimum site area for a planned development shall be five (5) acres.
3. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:
 - a. Permitted uses shall include the following:
 - i. Uses allowed by right include:



<p>ACCOMMODATIONS</p> <p>Bed & Breakfast Inns</p> <p>Hotels /Motels</p> <p>Rooming/Boarding Houses</p> <p>Short-Term Rentals:</p> <p>Commercial Guest House (CGH), pursuant to the requirements and conditions of Article 6.8, <i>Short-Term Rentals</i>, of this Ordinance</p>	<p>OTHER NONRESIDENTIAL DEVELOPMENT</p> <p>Building Equipment or Other Machinery Installation</p> <p>Contractors</p> <p>Carpentry Contractors</p> <p>Concrete Contractors</p> <p>Convention Center or Visitors Bureau</p> <p>Drywall, Plastering, Acoustical, or Insulation Contractors</p> <p>Electrical Contractors</p> <p>Excavation Contractors</p> <p>Masonry or Stone Contractors</p> <p>Painting or Wall Covering Contractors</p> <p>Plumbing, Heating, or Air-Conditioning Contractors</p> <p>Roofing, Siding, or Sheet Metal Contractors</p> <p>Special Trade Contractors</p> <p>Tile, Marble, Terrazzo, or Mosaic Contractors</p>	<p>RETAIL OR PERSONAL SERVICES</p> <p><i>Consumer Convenience Service</i></p> <p>Coin-Operated Laundries</p> <p>Dry cleaning or Laundry Pick-Up Service Stations</p> <p>Hair, Nail, or Skin Care Services</p> <p>Landscaping/Horticultural Services</p> <p>Locksmith</p> <p>One-Hour Photo Finishing</p> <p>Personal Improvement Service</p> <p>Services to Buildings or Dwellings</p> <p>Tailors/Seamstresses</p>
<p>COURTS & PUBLIC SAFETY</p> <p>Court of Law</p> <p>Safety Services</p>	<p>POSTAL SERVICE</p>	<p>RETAIL SALES</p> <p><i>Retail Sales and Service, General</i></p>
<p>DAY CARE SERVICES</p>	<p>RECREATION & ENTERTAINMENT</p> <p>Community Recreation</p> <p>Parks & Recreation</p>	<p>Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store</p> <p>Building Materials/Garden Equipment & Supplies Retailers</p> <p>Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store</p> <p>Convenience Store</p> <p>Drug Store/Pharmacy</p> <p>Duplicating or Quick Printing Service; Private Postal or Mailing Service</p> <p>Electronics, Appliance, or Related Products Store</p>
<p>DEATH CARE SERVICES</p> <p>Funeral Services</p>	<p>RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS</p> <p>Religious Assembly</p> <p><i>Business, Professional, Labor, Political Organizations;</i></p> <p>Social/Civic Organizations;</p> <p>Social Club or Lodge</p>	<p>Florist</p> <p>Food Sales</p> <p>Furniture, Cabinet, Home Furnishings, or Related Products Store</p> <p>General Retail Sales/Services</p> <p>Hardware Stores</p> <p>Home Improvement Centers</p> <p>Outdoor Power Equipment Store</p> <p>Paint, Varnish, or Wallpaper Store</p> <p>Pawn Shop</p> <p>Tobacconist</p> <p>Warehouse Club/Superstore</p>
<p>EDUCATIONAL SERVICES</p>	<p>RENTAL & LEASING SERVICES</p> <p>Consumer Goods Rental Center</p> <p>Consumer Goods Rental Service</p>	<p>WHOLESALE SALES</p> <p>Flower, Nursery Stock or Florists' Supplies Wholesaler</p>
<p>FINANCIAL SERVICES</p> <p>FOOD SERVICES & DRINKING PLACES</p> <p>General Restaurant, <i>General</i></p>	<p>REPAIR & MAINTENANCE SERVICES</p> <p>Consumer Repair Service</p>	<p>WHOLESALE SALES</p> <p>Flower, Nursery Stock or Florists' Supplies Wholesaler</p>
<p>HEALTH CARE SERVICES</p> <p>Counseling Services</p> <p>Health Care Laboratories</p> <p>Home Health Agencies</p> <p>Hospitals</p> <p>Medical Office/Outpatient Clinic</p> <p>Outpatient Facilities for Chemically Dependent or Addicted Persons</p> <p>Rehabilitation Facilities</p> <p>Residential Treatment Facility for Children or Adolescents (<i>mental health treatment</i>)</p>	<p>MUSEUMS, HISTORICAL SITES, &</p>	



<p>SIMILAR INSTITUTIONS</p> <p>Botanical Gardens Historical Sites Libraries /Archives Museums Nature Exhibition</p> <p>OFFICES</p>		<p>RESIDENTIAL</p> <p>Multi-Family <i>Dwelling</i> Housing</p> <p><i>Short-Term Rental: Limited Home Rental (LHR) pursuant to the requirements and conditions of Article 6.8, Short-Term Rentals</i></p>	
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ii. Uses subject to conditions include:

- a. Communications Towers ~~(Sec. 6.4.56)~~
- b. Pet Stores, Grooming Salons ~~—~~ *and Veterinary Services* (Sec. 6.4.32)
- c. Self-Service Storage *Facility* /Mini Warehouses (Sec. 6.4.167)
- d. *Utility, Major (Sec. 6.4.17)* Utility substations (Sec. 6.4.22)
- e. ~~Veterinary Services (Sec. 6.4.32)~~

b. The following uses are subject to the Special Exception procedures of this Ordinance:

- i. Bar or Lounge
- ii. ~~Consumer Vehicle Repair~~ *Vehicle and Boat Repair or Service (Note: Outdoor storage of vehicles is prohibited)*
- iii. ~~Fast Food~~ Restaurant, *Fast Food*
- iv. *Service Station, Gasoline* Gasoline Service Stations (with or without convenience stores)
- v. ~~Indoor~~ Recreation and Entertainment, *Indoor*
- vi. ~~Limited Vehicle Service (Note: Outdoor storage of vehicles is prohibited)~~
- vii. Vehicle Rental or Leasing
- viii. *Short-Term Rental: Extended Home Rental (EHR) pursuant to the requirements and conditions of Article 6.8, Short-Term Rentals, of this Ordinance.*

c. Refer to Sec. 5.45.14, *Uses*, for the list of prohibited or restricted uses.

4. ~~Density/Intensity and Dimensional Standards~~. The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:



Village Commercial Area Density/Intensity and Dimensional Standards	
MINIMUM LOT AREA	None
MINIMUM LOT WIDTH	75 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	30% of the buildable area
MAXIMUM BUILDING SIZE	No single building shall exceed 15,000 square feet of gross floor area
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (2) two stories

5. Development shall comply with all other applicable regulations of this Ordinance, including **the Waterfront Development Standards of the applicable Zoning District and the requirements of the Development Standards of Chapter ~~HAPTER 9~~, Development Standards.**
6. *Buffers.*
 - a. A minimum of a 35-foot vegetated ~~R~~right-of-~~W~~way buffer shall be required along Highway 17 North. This buffer will generally correspond with the utility ~~E~~asement and an additional five feet of width. For each 100 linear feet of frontage, six ~~C~~eanopy ~~T~~rees, ~~ten~~ **10** ~~U~~nderstory ~~T~~rees, and 40 shrubs are required. Also required, where allowed by the SCDOT, are two street trees with a minimum caliper of ~~six~~ **6** inches, to be planted within the adjoining road ~~R~~ight-of-~~W~~way. A minimum vegetated buffer of 10 feet will be required along secondary roads (for commercial uses).
 - b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. A reduction of the buffer to 10 feet may be allowed with the addition of a ~~six~~ **6**-foot privacy fence.
 - c. If the area of all required buffers exceeds 30 percent of the area of the site, then buffers may be reduced by a maximum of one-third of the required width.
 - d. Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private ~~R~~ight-of-~~W~~ways, or from planned future public ~~R~~ights-of-~~W~~ways. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
 - e. Structures located on a ~~C~~orner ~~L~~ot may be set back from Highway 17 North and designed to establish the side street as the primary street, provided that continuous, interconnecting access is provided through the adjoining parcels of the block between side streets. Additionally, permanent open-air roofed structures must be sited on the parcel at the corner of Hwy 17 for the exclusive use of local residents to sell crafts and produce, including ~~S~~weetgrass ~~B~~askets-~~S~~tands. In such cases, the size and number of structures will be commensurate with the size and intensity of the proposed commercial use as determined by the **Zoning and Planning Director** and documentation that addresses the structure(s), use(s), and parking to be located on the subject property shall be provided.
7. Residential development shall meet the requirements of Sec. ~~5.45.15(D)~~, **Residential Area.**



Sec. 5.45.16 Hungryneck Boulevard-Venning Road Area

- A. The Hungryneck Boulevard - Venning Road Area is comprised of the unincorporated areas along Hungryneck Boulevard and Venning Road as depicted on the map entitled, "Hungryneck Boulevard-Venning Road Area." Hungryneck Boulevard is a developing light commercial corridor. The Hungryneck Boulevard - Venning Road Area applies to: parcels with frontage on Hungryneck Boulevard beginning on the southern end of Hungryneck Boulevard at a point of 550 feet from its intersection with Highway 17 North and extending the northern length of Hungryneck Boulevard to the ~~lots~~ Lots immediately across from Hazan Court; also, extending the southern length of Hungryneck Boulevard and ending at Venning Road; parcels with frontage on Venning Road between Highway 17 North and Volunteer Lane. This area has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County. All development applications shall, at the time application is made, demonstrate how the following requirements of this Section will be met.
- B. **A. Venning Road Area** (parcels with frontage on Venning Road from Highway 17 North to Volunteer Lane)
1. Permitted uses shall include those allowed in the Residential Office (~~ROOR~~) and General Office (~~GOOG~~) Zoning Districts, as described in Table 6.1.1 (Use Table). Refer to Sec. 5.45.14, **Uses**, for the list of prohibited or restricted uses.
 2. Architectural character shall be in compliance with Sec. 4.156.5, (~~Residential Office (OR) District Supplemental District Standards,~~) and Sec. 5.45.8, (~~Architectural and Building Design Standards~~) of the ZLDR.
 3. All Mt. Pleasant Overlay Zoning District standards except the Sweetgrass Basket Stand Special Consideration Area standards shall apply to properties in the Venning Road Area, including but not limited to requirements for buffers, access, signage, architecture, and dimensional and development standards.
- C. **B. Hungryneck Boulevard Area** (parcels with frontage on Hungryneck Boulevard from Country Lane Road to Hazan Court)
1. Permitted uses shall include those allowed in the Neighborhood Commercial (~~NCCN~~) Zoning District, as described in Table 6.1.1 (Use Table). Refer to Sec. 5.45.14, **Uses**, for the list of prohibited or restricted uses.
 2. ~~Access.~~ The access management recommendations herein serve to maintain the functional integrity of Hungryneck Boulevard as a throughstreet, while allowing limited and controlled access for commercial development. Access management will be achieved by promoting inter-parcel access to channel full access to signalized intersections and limiting new access points on Hungryneck Boulevard to right-turn-only movements. Furthermore, ingress/egress within a development must be consistent with the Town of Mt. Pleasant Access Management Plan.
 3. ~~Architectural Standards.~~ The architectural standards of Sec. 5.45.15(E), **Architectural Standards**, shall apply to all commercial development.
 4. ~~Density/Intensity and Dimensional Standards.~~ The Density/Intensity and Dimensional Standards in the table below shall apply to properties in the Hungryneck Boulevard Area. **The Waterfront Development Standards of the applicable Zoning District shall apply.**

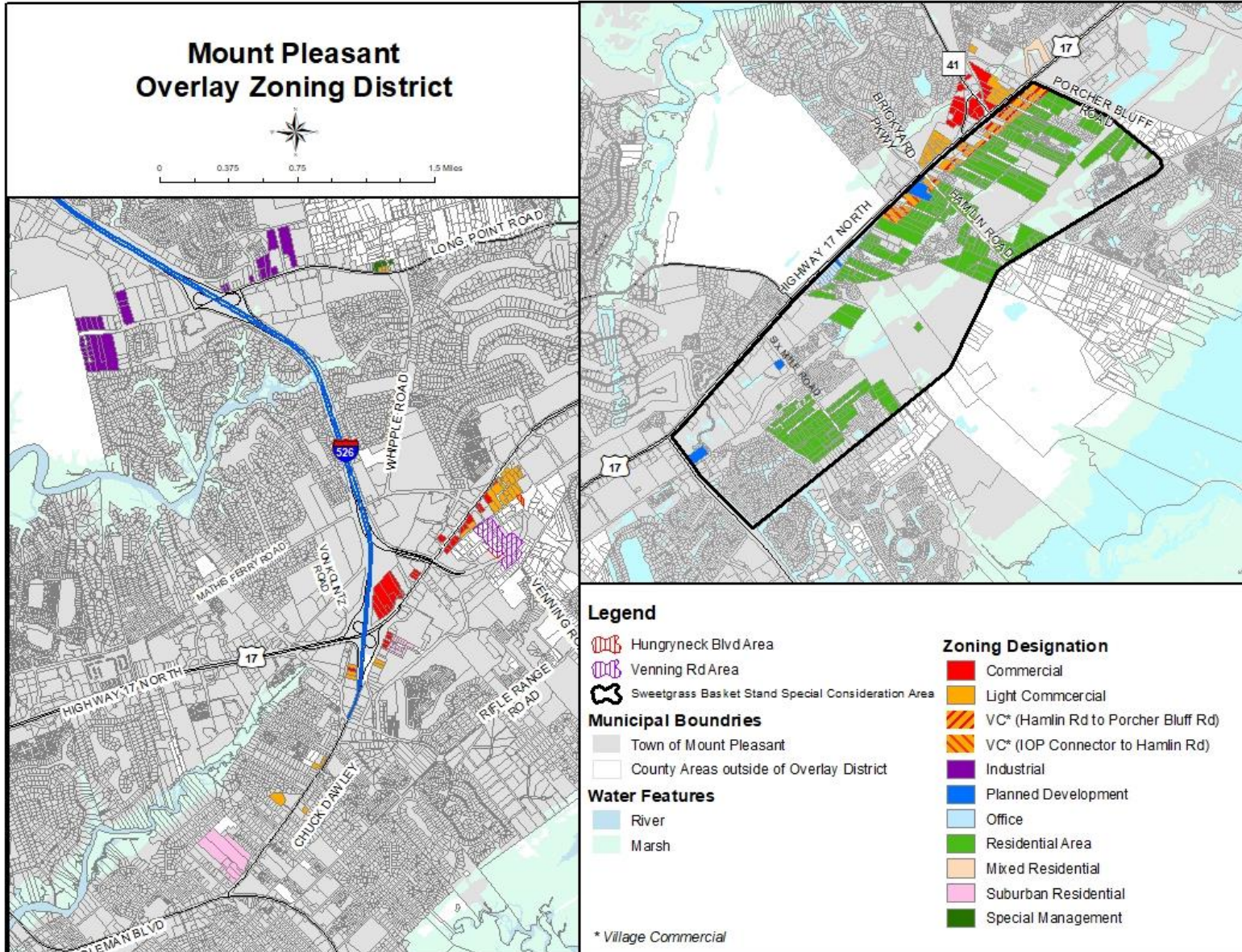


HUNGRYNECK BOULEVARD Area Density/Intensity and Dimensional Standards	
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	15 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVERAGE	35% of the buildable area
MAXIMUM BUILDING SIZE	5,000 gross square feet (footprint)
MAXIMUM BUILDING HEIGHT	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of two (2) stories

5. ~~Floor Area.~~ All structures, including ~~A~~ accessory ~~S~~ structures shall be limited to a maximum of 5,000 square feet gross floor area, provided that structures between 5,000 and 15,000 square feet gross floor area, may be approved in accordance with the Special Exception procedures of Article 3.6, *Special Exceptions, of this Ordinance.*
6. *Buffers.*
 - a. Buffers along Hungryneck Boulevard shall comply with the S2 Land Use Buffer standards found in *Chapter* ~~HAPTER~~ 9, *Development Standards, of this Ordinance.*
 - b. All other buffers shall comply with the requirements of *Chapter* ~~HAPTER~~ 9, *Development Standards, of this Ordinance.*

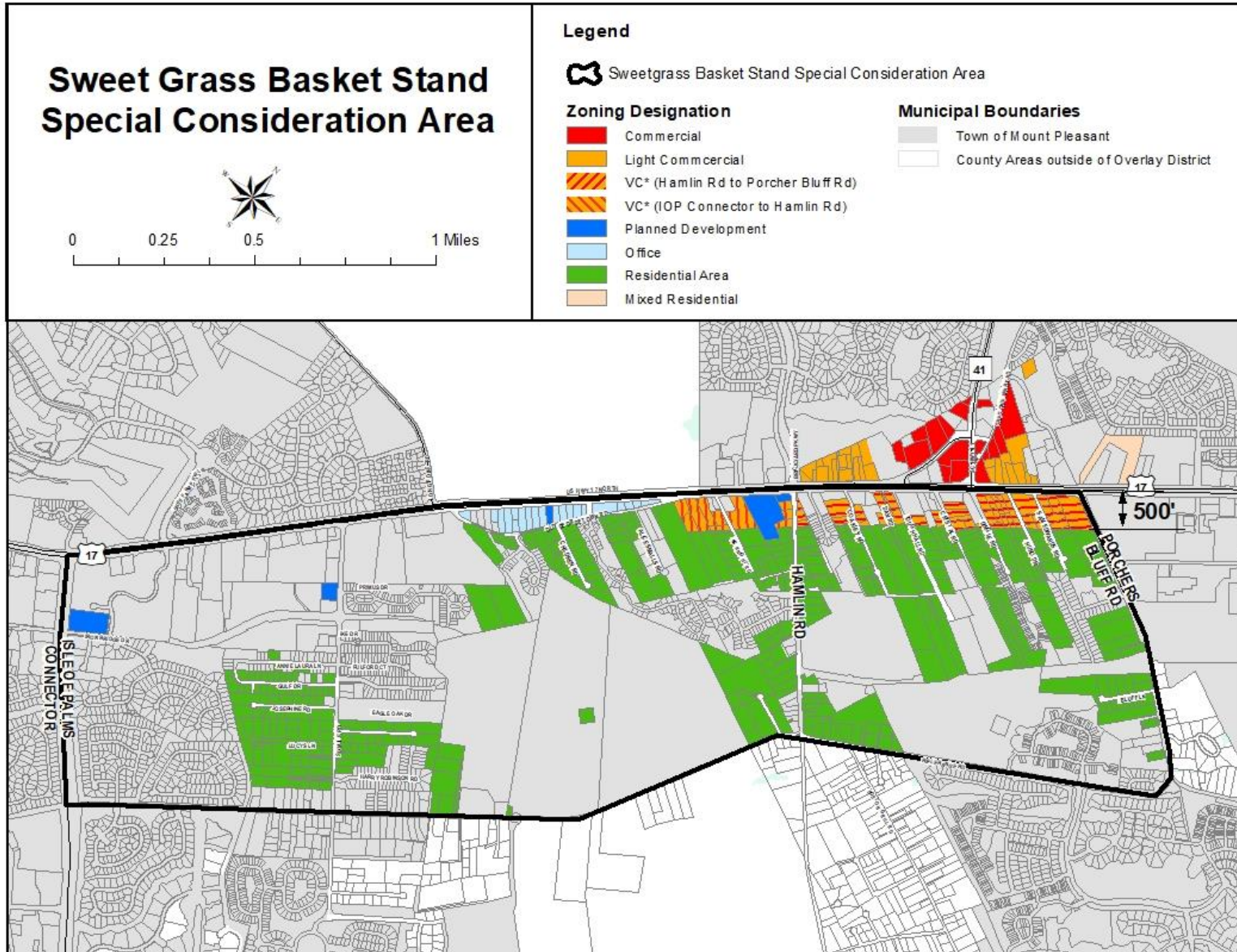


Map 5.4





Map 5.4.A





Map 5.4.B

HUNGRYNECK BOULEVARD-VENNING ROAD OVERLAY AREA





ARTICLE 5.56 FRC-O, FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.56.1 Statement of Findings

The Folly Road Corridor Overlay Zoning District (FRC-O) fronts on the east and west sides of Folly Road from its intersection with Tatum Road south to Folly River, as shown on the map titled “Folly Road Corridor Overlay Zoning District.” Folly Road is the main thoroughfare on James Island and the only route leading to Folly Beach. As such, it carries a large number of vehicles each day. Moreover, some of the properties along Folly Road are located within the jurisdictional limits of the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County. The FRC-O *Overlay Zoning District* was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County concerning land use and design standards.

Sec. 5.56.2 Purpose and Intent

The purpose of the FRC-O, Folly Road Corridor Overlay Zoning District, is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

Sec. 5.56.3 Effect of Overlay Zoning District

~~The FRC-O, Folly Road Corridor Overlay Zoning District, regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the Town of James Island, the City of Folly Beach, and the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.~~

Sec. 5.56.4 Applicability

The standards of this Article shall apply to all development within the FRC-O *Overlay Zoning District*, as shown on the maps titled “Folly Road Corridor Overlay Zoning District,” “North Village Area,” “Commercial Core Area,” “South Village Area,” “Neighborhood Preservation Area,” and “Conservation Area,” except ~~single-family residential development~~ *Detached Dwellings and Manufactured Housing Units that are not part of a Manufactured Housing Park*.

Sec. 5.56.5 Coordination with Adjacent Jurisdictions

A letter of notification to the Town of James Island, City of Charleston, and/or City of Folly Beach shall be required as part of all land development applications, dependent upon ~~Overlay Zoning District~~ *Overlay Zoning District* area. The purpose of the notification is to ensure that each jurisdiction is aware of proposed development.

Sec. 5.56.6 Development Standards and Requirements (All Areas)

The following development standards and requirements apply to all parcels within the Folly Road Corridor Overlay Zoning District in addition to the requirements described below for each of the five ~~Areas~~ *Areas*. All ~~non-single family detached development~~ applications shall, at the time application is made, provide proof that the following requirements will be met prior to the issuance of any approvals or ~~Zoning~~ *Zoning* ~~P~~ *P* permits:

A. Vehicle Access.



1. All parcels in this ~~O~~verlay ~~Z~~oning ~~D~~istrict with a ~~Zoning~~ Future Land Use designation of ~~ROOR (Office Residential)~~ are allowed one curb cut per 150 feet of road frontage; all other commercial uses are allowed one curb cut every 250 feet.
 2. Proposed new access drives shall be a minimum distance of 75 feet from a street intersection measured from the edge of the intersecting ~~R~~oadway to the beginning of the driveway radius. These minimum spacing requirements ~~will~~ **shall** be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
 3. ~~All applications for development of non-residential uses shall include a~~ **A** suitable access management plan demonstrating that the driveway separation requirements can be met **shall be submitted**. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:
 - a. Aggregation of parcel;
 - b. Parallel frontage or “backage” roads;
 - c. Shared curb cuts between adjoining properties; and
 - d. Shared access ~~E~~asements between parcels.
- B. **Traffic Study.** A ~~T~~raffic ~~I~~mpact ~~A~~analysis shall be required in **accordance with Sec. 9.9, Traffic Impact Studies.** ~~all instances in which the proposed development area exceeds five (5) acres or generates 100 or more peak hour vehicle trips. Such traffic impact analysis shall comply with the requirements of Sec. 9.9.2, and 9.9.3, Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies~~ **and** shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.
- C. **Pedestrian Access and Multi-Use Path.** Bike and pedestrian ways shall be included in site design and shall provide a continual link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways and sidewalks may be allowed in ~~R~~ight-of-~~W~~ay buffers. **Pedestrian ways and multi-use paths shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area.**
- When properties are developed or redeveloped in accordance with Sec. 3.7.1, Applicability, of this Ordinance, a minimum 12-foot wide multi-use path separated by a minimum five-foot landscaped or sodded area from the Folly Road frontage of each Parcel shall be included in the site design. The multi-use path shall also be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area. The multi-use path shall extend the entire length of the property frontage and may be located fully in the Right-of-Way or on private property. If the Zoning and Planning Director establishes that the required minimum width of the multi-use path is not feasible based on site conditions, the Zoning and Planning Director may: (1) allow a reduction in the required Right-of-Way Buffer to accommodate the minimum required width of the multi-use path; and/or (2) allow a reduction in the required width of the multi-use path. The multi-use path shall have a concrete or asphalt surface as determined by the Zoning and Planning Director. As part of the Site Plan Review application, the property owner shall submit all required encroachment permits and provide written documentation from the Charleston County Public Works Department or City of Charleston that they will maintain the multi-use path upon approval of Certificates of Occupancy regardless of whether the path is located in a Right-of-Way or easement. The multi-use path shall be installed and inspected prior to issuance of Certificates of Occupancy.*
- D. **Bicycle Parking.**
1. **One bicycle parking space shall be required per every 10 off-street required parking spaces, rounding bicycle parking spaces up when the number is not a multiple of 10. (Six automobile parking spots required = one bicycle parking space; 12 automobile parking spots required = two bicycle parking spaces).**
 2. **Required bicycle parking must meet the following standards:**
 - a. **Bicycle parking must be:**



- i. Outside a building and within 50 feet of the main entrance to the building as measured along the most direct pedestrian access route, or no further from the building's main entrance than the closest automobile parking space, whichever is closer.*
 - ii. At the same grade as the sidewalk or at a location that can be reached by an accessible route; and*
 - iii. If required bicycle parking is not visible from the street or main building entrance, a sign must be posted at the main building entrance or in a highly visible and used location indicating the location of the parking.*
- b. Bicycle parking must meet the following standards:*
 - i. Where required bicycle parking is provided in lockers, the lockers must be securely anchored.*
 - ii. Required bicycle parking may be provided in floor, wall, or ceiling racks. Where required bicycle parking is provided in racks, the racks must meet the following standards:*
 - 1) The bicycle frame and one wheel can be locked to the rack with a high security, U-shaped shackle lock if both wheels are left on the bicycle;*
 - 2) A space two feet by six feet must be provided for each required bicycle parking space, so that a bicycle six feet long can be securely held with its frame supported so that the bicycle cannot be pushed or fall in a manner that will damage the wheels or components;*
 - 3) The rack must be securely anchored and coated in a material that will not damage the bicycle;*
 - 4) Each required bicycle parking space must be accessible without moving another bicycle; and*
 - 5) There must be an aisle at least five feet wide in front and behind all required bicycle parking to allow room for bicycle maneuvering. Where the bicycle parking is adjacent to a sidewalk, the maneuvering area may extend into the Right-of-Way.*
 - iii. Covered bicycle parking can be provided inside buildings, under roof overhangs or awnings, in bicycle lockers, or within or under other structures. Where covered bicycle parking is not within a building or locker, the cover must be:*
 - 1) Permanent;*
 - 2) Designed to protect the bicycle from rainfall; and*
 - 3) At least seven feet above the floor or ground*
 - iv. Lighting shall be provided for bicycle parking facilities so that the bicycle parking area is thoroughly visible and illuminated.*

E. **Building Height.** Building ~~H~~height is limited to a maximum of 35 feet as defined in this Ordinance, excluding previously approved Planned Development Zoning Districts.

F. **Signs.** In addition to the requirements in Article 9.911, *Signs, of this Ordinance*, all ~~F~~free-standing ~~S~~signs shall meet the following requirements:

1. All signs shall be ~~M~~monument style.
2. Signs in the North Village, South Village, Neighborhood Preservation, and Conservation Areas shall not exceed ~~six~~ 6 feet in height and 40 square feet in size.
3. Signs in the Commercial Core Area shall not exceed ~~eight~~ 8 feet in height and 50 square feet in size.
4. Shared shopping center signs shall be allowed with a maximum height of 10 feet and a maximum size of 100 square feet.



- 5. Internal illumination shall be allowed for **S**igns in all **A**reas except the Neighborhood Preservation and Conservation Area, where **S**igns may only be externally illuminated.
- 6. Electronic **Readerboard** message board **S**igns shall be prohibited.
- G. **Uses.** Permitted uses, Prohibited uses, and uses requiring Special Exception are described in each of the five areas below. Gun shops **Sales** shall be permitted only on parcels in this **O**verlay **Z**oning **D**istrict with a zoning designation of Community Commercial (CC).
- H. **Noise.** All Activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in these areas between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

I. ~~Multiple Use Overlay Zoning District~~

~~Parcels that meet the criteria of Article 5.8, MU-O Multiple Use Overlay Zoning District, may be developed in accordance with that Article.~~

Sec. 5.56.7 North Village Area (City of Charleston and Charleston County)

The North Village Area extends from Crosscreek/Tatum Street to Oakpoint Road (Ellis Creek area) as illustrated on the FRC-O map entitled “North Village Area.” Parcels in this area are within the jurisdiction of the City of Charleston and unincorporated Charleston County. This area currently consists of mixed medium and low intensity commercial uses such as shopping centers, professional offices, and vehicle services. Higher intensity residential uses, such as apartment complexes, also exist in this **a**Area. This **a**Area is intended to have commercial uses that are less intense than those found in the Commercial Core Area, particularly along the north side of Central Park Road and west side of Folly Road. This **a**Area is not intended for large scale commercial development such as big box stores or mega-shopping centers. Future development in this area is to be a mix of medium to lower intensity commercial, office, and residential uses with increased buffers along Folly Road for more intensive commercial uses. The following regulations apply in addition to the requirements of Sec. 5.56.6, **Development Standards and Requirements (All Areas)**, of this Article to unincorporated parcels along Folly Road as indicated on the map titled “North Village Area”:

- A. **Permitted Uses.** Permitted uses shall include those uses allowed in the **Z**oning **D**istrict that corresponds with the “**ROOR**,” “**GOOG**,” “**NCCN**,” and “**CC**” **Z**oning and **F**uture **L**and **U**se designation as shown on the **O**verlay **Z**oning **D**istrict **M**ap, and as described in Table 6.1.1, Use Table.
- B. **Prohibited Uses.** **Vehicle Sales**–Auto Dealers (New and Used); **Billboards**; **Indoor/Outdoor Shooting Ranges**; **Liquor, Beer or Wine Sales**; **Hotels or Motels** (greater than ten **10** rooms); and **Tattoo Facility** **parlors** **uses** shall be prohibited in this area.
- C. **Uses Requiring Special Exception.** **Vehicle Storage**; **Boat/RV Storage**; **Bar or Lounge**; **Consumer Vehicle and Boat Repair or Service**; **Fast Food Restaurant, Fast Food**; **Gasoline Service Stations, Gasoline** (with or without convenience stores); **and Indoor Recreation and Entertainment, Indoor**; **Consumer Vehicle Repair** uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.
- D. **Buffers.**
 - 1. A minimum 25-foot vegetated **R**ight-of-**W**ay buffer shall be required for parcels along Folly Road with a **Z**oning **f**uture **l**and **u**se designation of CC, **NCCN** and **GOOG**;
 - 2. A minimum 15-foot vegetated right of way buffer shall be required for parcels along Folly Road with a **Z**oning **f**uture **l**and **u**se designation of **ROOR**;
 - 3. Properties with a **Z**oning **f**uture **l**and **u**se designation of CC, **NCCN** and **GOOG** shall be required to have a minimum 20-foot rear vegetated buffer adjacent to residential uses;
 - 4. Properties with a **Z**oning **f**uture **l**and **u**se designation of **ROOR** shall be required to have a minimum 15-foot vegetated rear buffer adjacent to residential uses; and



5. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. When a minimum ~~six~~ six-foot high opaque fence or wall is utilized, the **Zoning and Planning** Director may reduce the land use buffer by up to one-half (~~1/2~~) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.56.8 Commercial Core Area (Town of James Island and City of Charleston)

This Area is the gateway and commercial center to the Town of James Island and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled "Commercial Core Area." Parcels in this area are primarily within the Town of James Island with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain-type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this Area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future development in this Area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The following regulations apply in addition to the requirements of Sec. 5.56.6, **Development Standards and Requirements (All Areas)**, of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Commercial Core Area":

- A. **Permitted uses.** Permitted uses shall include those uses allowed in the ~~Zoning~~ District that corresponds with the "CC" Zoning and ~~Future Land Use~~ designation as shown on the ~~Overlay Zoning~~ District map and as described in Table 6.1.1, Use Table.
- B. **Prohibited uses.** ~~Vehicle Sales—Auto Dealers (New and Used); Vehicle Storage; Boat/RV Storage, Billboards; Indoor/Outdoor Shooting Ranges, Indoor and Outdoor; Hotels or Motels; and Tattoo parlors~~ **Facility uses** shall be prohibited in this Area.
- C. **Uses Requiring Special Exception.** Liquor, Beer, or Wine Sales (as defined in this Ordinance); Bar or Lounge; ~~Consumer Vehicle and Boat Repair or Service; Fast Food Restaurant, Fast Food; Gasoline Service Stations, Gasoline (with or without convenience stores); and Indoor Recreation and Entertainment, Indoor Vehicle Service~~ uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.
- D. **Buffers.**
 1. A minimum of a 15-foot vegetated ~~Right-of-Way~~ buffer shall be required along Folly Road.
 2. A minimum of a 25-foot rear vegetated buffer shall be required adjacent to residential uses; and
 3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum ~~six~~ six-foot high opaque fence or wall is utilized, the **Zoning and Planning** Director may reduce the land use buffer by up to one-half (~~1/2~~) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.56.9 South Village Area (City of Charleston, Town of James Island, and Charleston County)

The South Village area extends from Prescott Street to South Grimball Rd / Grimball Rd. Ext. as illustrated on the FRC-O map entitled "South Village Area." Parcels in this ~~a~~ Area are within the jurisdiction of the Town of James Island, the City of Charleston, and unincorporated Charleston County. This ~~a~~ Area currently consists of mixed medium to high intensity commercial development, such as shopping centers, big box stores, and consumer services, along the west side of Folly Road and primarily small scale office and residential uses along the east side of Folly Road. This ~~a~~ Area is intended for development similar to the North Village Area with less intense commercial development than the Commercial Core Area, ~~and~~ a mix of medium to high intensity uses along the west side of Folly Road and lower intensity development on the east side of Folly Road. Future development in this ~~a~~ Area is to be a mix of commercial and residential uses, with increased ~~Right-of-Way~~ buffers along the west side of Folly Road and increased land use buffers on both sides of Folly Road when commercial development occurs adjacent to ~~Ssingle-Ffamily Ddetached Dwellings residential uses~~. The following regulations apply in addition to the requirements of Sec. 5.56.6, **Development Standards and Requirements (All Areas)**, of this Article to unincorporated parcels along Folly Road as indicated on the map titled "South Village Area":

- A.



- B. **Permitted Uses.** Permitted uses shall include those uses allowed in the **Zoning District(s)** that corresponds with the “**R-4**”, “**ROOR**”, “**NCCN**,” and “**CC**” **Zoning and Future Land Use** designation as shown on the **Overlay Zoning District** map and as described in Table 6.1.1, Use Table. Civic/ and Institutional uses as described in Table 6.1.1, **Use Table**, shall be permitted for properties shown in the Civic/Institutional **Zoning/Future Land Use** designation.
- C. **Prohibited Uses.** ~~Vehicle Sales—Auto Dealers (New and Used);~~ Billboards; Indoor/Outdoor Shooting Ranges; Liquor, **Beer or Wine Sales**; Hotels or Motels (greater than ten rooms); and ~~Tattoo parlors~~ **Facility uses** shall be prohibited in this area.
- D. **Uses Requiring Special Exception.** Vehicle Storage; ~~Boat/RV Storage~~; Bar or Lounge; ~~Consumer Vehicle and Boat Repair or Service~~; ~~Fast Food Restaurant, Fast Food~~; Gasoline Service Stations, **Gasoline** (with or without convenience stores); ~~Indoor and~~ Recreation and Entertainment, **Indoor**; ~~Consumer Vehicle Repair~~ uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.
- E. **Buffers.**
 1. A minimum 15-foot vegetated **Right-of-Way** buffer shall be required along the east side of Folly Road and a minimum 35-foot vegetated **Right-of-Way** buffer shall be required along the west side of Folly Road;
 2. minimum 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
 3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum ~~six-6~~-foot high opaque fence or wall is utilized, the **Zoning and Planning** Director may reduce the land use buffer by up to one-half ($1/2$) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.56.10 Neighborhood Preservation Area (Charleston County and City of Charleston)

The Neighborhood Preservation Area extends from Rafael Lane to Battery Island Drive as illustrated on the FRC-O map entitled “Neighborhood Preservation Area.” This area consists primarily of low-intensity residential uses with some commercial development primarily along the northwest area of Folly Road. This portion of the **Overlay Zoning District** is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach. The following regulations apply in addition to the requirements of Sec. 5.56.6, **Development Standards and Requirements (All Areas)**, of this Article to unincorporated parcels along Folly Road as indicated on the map titled “Neighborhood Preservation Area”:

- A. **Permitted Uses.** Permitted uses shall include those uses allowed in the **Zoning District** that corresponds with the “**NCCN**” and “**CC**” **Zoning and Future Land Use** designation as shown on the **Overlay Zoning District** map and as described in Table 6.1.1, Use Table, provided, however that hotel and motel uses shall be allowed with a maximum of ~~ten~~ {10} guest rooms.
- B. **Prohibited Uses.** ~~Vehicle Sales—Auto Dealers (New and Used);~~ Vehicle Storage; ~~Boat or /RV Storage~~; Billboards; **Indoor/Outdoor** Shooting Ranges; ~~Fast Food Restaurant, Fast Food~~; Gasoline Service Stations, **Gasoline** (with or without convenience stores); ~~Indoor and~~ Recreation and Entertainment, **Indoor**; ~~Consumer Vehicle and Boat Repair or Service~~; and ~~Tattoo parlors~~ **Facility uses** shall be prohibited in this Area.
- C. **Uses Requiring Special Exception in the Commercial Area.** Liquor, Beer, or Wine Sales (as defined in this Ordinance), and Bar or Lounge uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.
- D. **Building Size.** No single building structure shall exceed 5,000 square feet **gross floor area** in size.
- E. **Buffers.**
 1. A minimum ~~of a~~ 25-foot vegetated **Right-of-Way** buffer shall be required along Folly Road in the commercial area. This buffer may be reduced to 15 feet when there is no parking or vehicular use area between buildings and **Right-of-Way**.
 2. A minimum ~~of a~~ 20-foot vegetated rear buffer shall be required adjacent to residential uses.
 - 3.



4. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum **six-6** foot high opaque fence or wall is utilized, the **Zoning and** Planning Director may reduce the land use buffer by up to one-half ~~(1/2)~~ its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

Sec. 5.56.11 Conservation Area (Charleston County and City of Folly Beach)

The Conservation Area extends from Battery Island Drive to the Folly River as illustrated on the FRC-O map entitled "Conservation Area." This Area is intended to be the least intensely developed area of the **O**verlay **Z**oning **D**istrict and is to provide a natural scenic open space before entering the City of Folly Beach, by preserving the marsh views and vistas of this area. This portion of the **O**verlay **Z**oning **D**istrict is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas, before entering the Conservation Area and the City of Folly Beach, by preserving the existing low **D**ensity residential character. The following regulations apply in addition to the requirements of Sec. 5.56.6, **Development Standards and Requirements (All Areas)**, of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Conservation Area":

A. Permitted Uses.

1. **Residential, Neighborhood Commercial, and Conservation Zoning Future Land Use Designation:** Permitted uses include those uses allowed in the **Z**oning **D**istrict that corresponds with the "R-4" and "**CN-NC**" **Zoning and F**uture **L**and **U**se designation as shown on the **O**verlay **Z**oning **D**istrict map and as described in Table 6.1.1, Use Table.
2. **Water Dependent Commercial Zoning Future Land Use Designation:** Permitted uses include: **S**eafood-**R**elated Retail Sales; Restaurant, General; Special Events (~~Commercial and Industrial~~); **Fishing, Hunting, or Recreational Guide Service**; Charter Boat or other Recreational Watercraft Rental Services; Boat Ramps; Commercial Docks; and other **A**ccessory **U**ses, such as ~~accessory produce/Roadside s~~**Stands and Sweetgrass Basket Stand uses**, as determined appropriate by the **Zoning and** Planning Director. All uses shall comply with the requirements of this Ordinance including but not limited to the Site Plan Review requirements contained in **Chapter** ~~HAPTER~~ **3, Development Review Procedures.**

- B. Prohibited Uses.** ~~Vehicle Sales—Auto Dealers (New and Used); Vehicle Storage; Boat/RV Storage, Billboards; Indoor/Outdoor Shooting Ranges; Hotels or Motels; and Tattoo parlors~~**Facility uses** shall be prohibited in this Area.

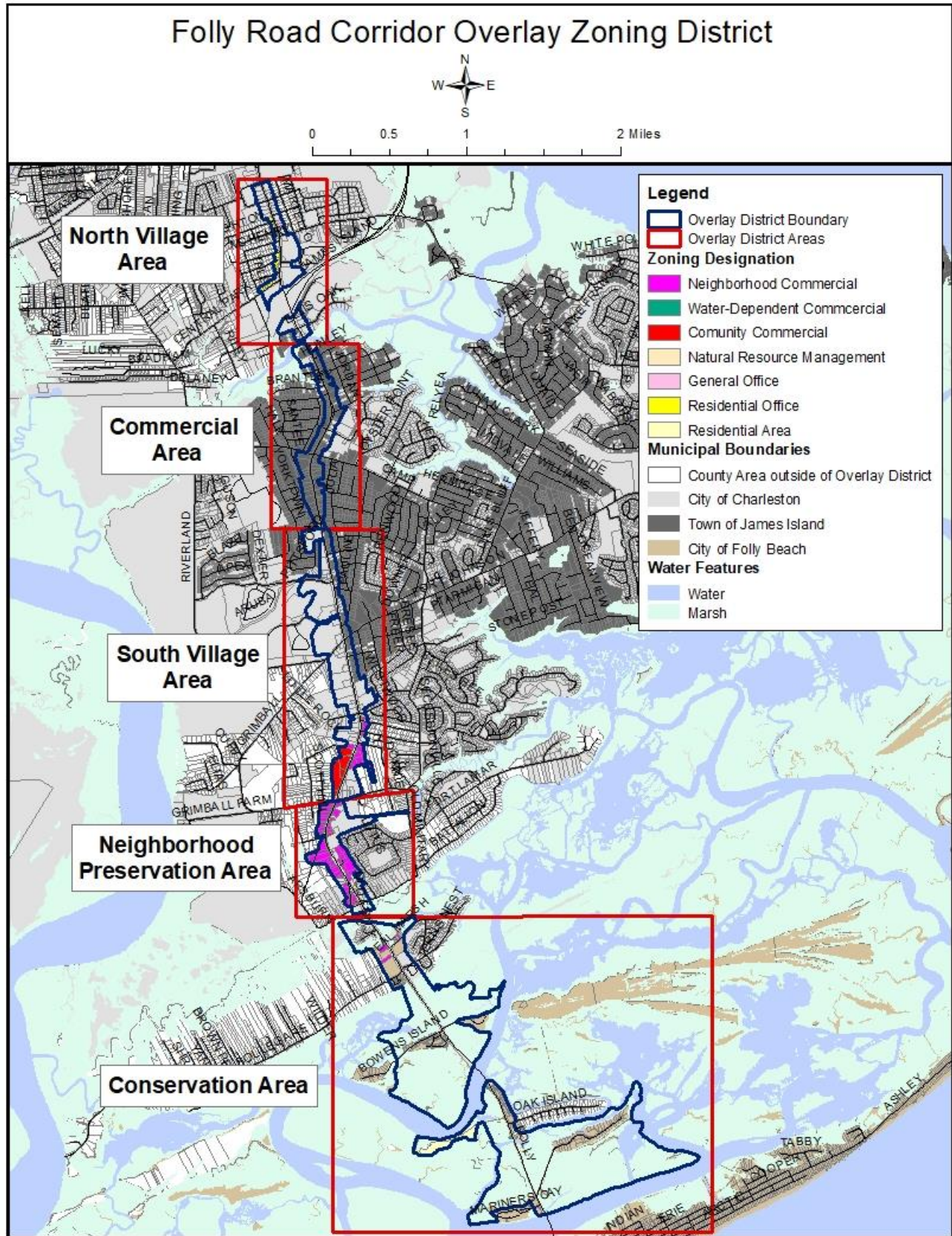
- C. Uses Requiring Special Exception in the Commercial Area.** Liquor, Beer, or Wine Sales (~~as defined in this Ordinance~~); Bar or Lounge; ~~Consumer Vehicle and Boat Repair or Service; Fast Food Restaurant, Fast Food; Gasoline Service Stations, Gasoline (with or without convenience stores); and Indoor Recreation and Entertainment, Indoor; and Vehicle Service~~ uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

D. Buffers.

1. A minimum ~~of a~~ 25-foot vegetated **R**ight-of-**W**ay buffer shall be required along Folly Road in the commercial area which may be reduced to 15 feet when there is no parking or vehicular use area between buildings and **R**ight-of-**W**ay;
2. A minimum ~~of a~~ 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum **six-6** foot high opaque fence or wall is utilized, the **Zoning and** Planning Director may reduce the land use buffer by up to one-half ~~(1/2)~~ its required depth, when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

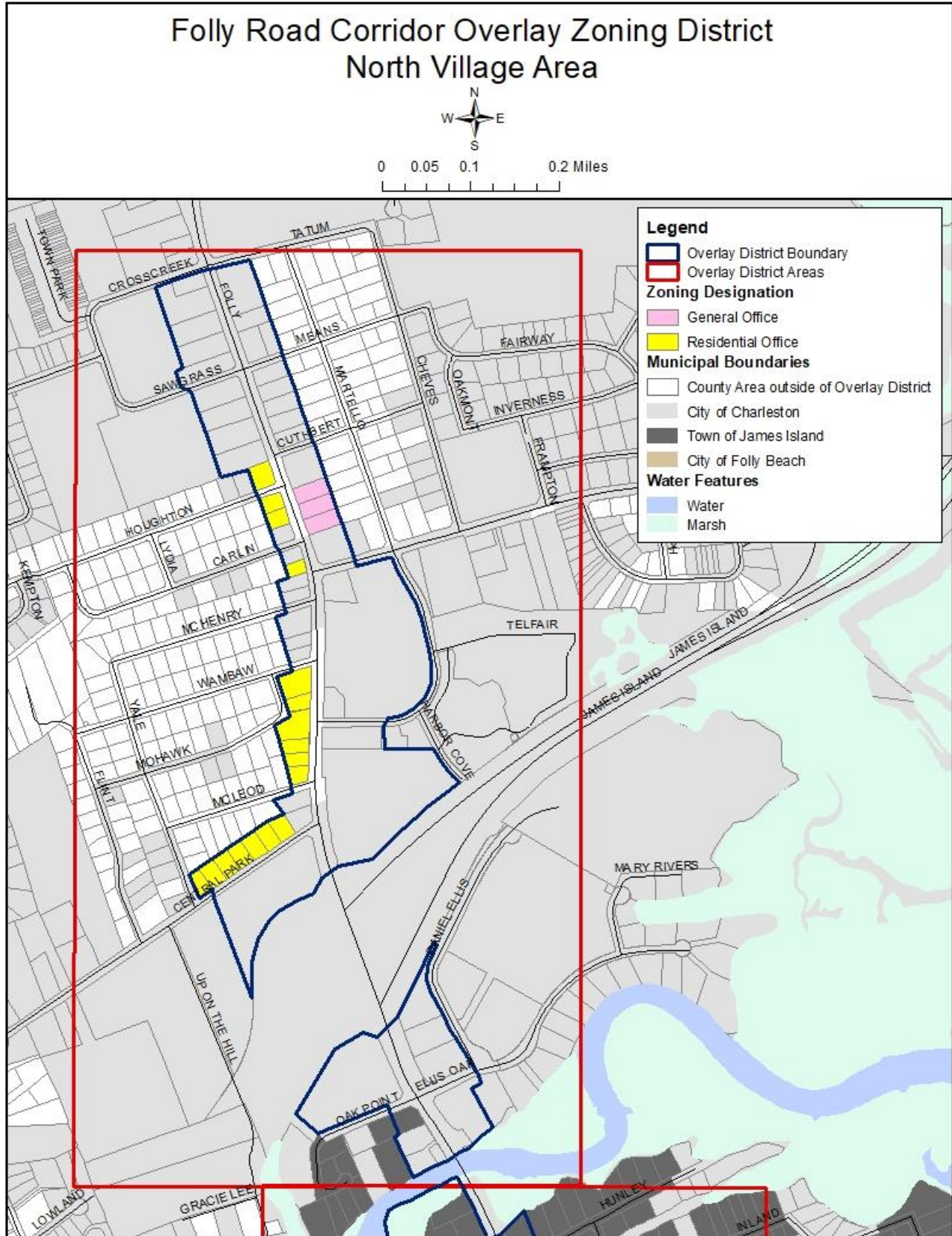


Map 5.5





Map 5.5.A



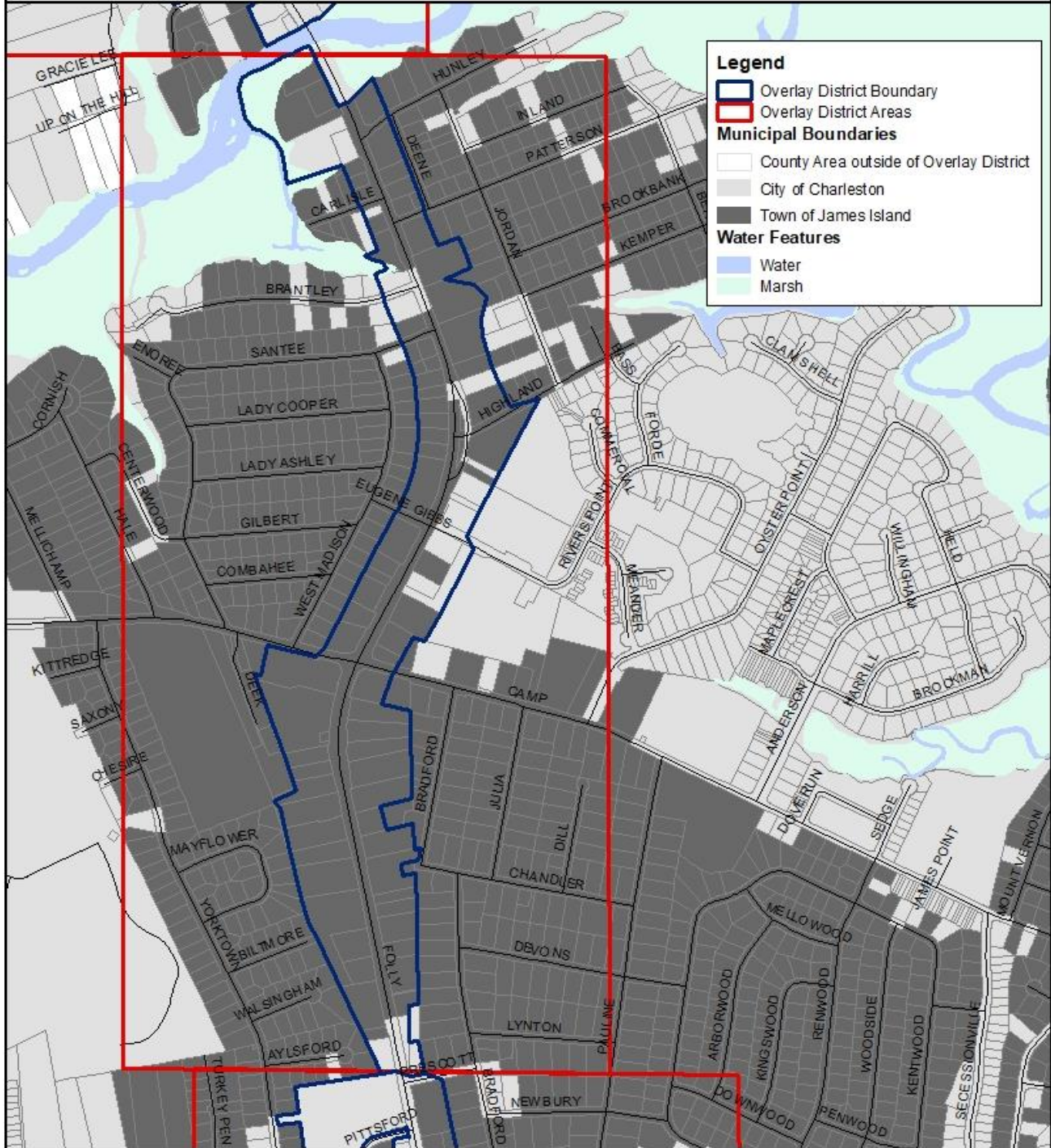


Map 5.5.B

Folly Road Corridor Overlay Zoning District Commercial Area

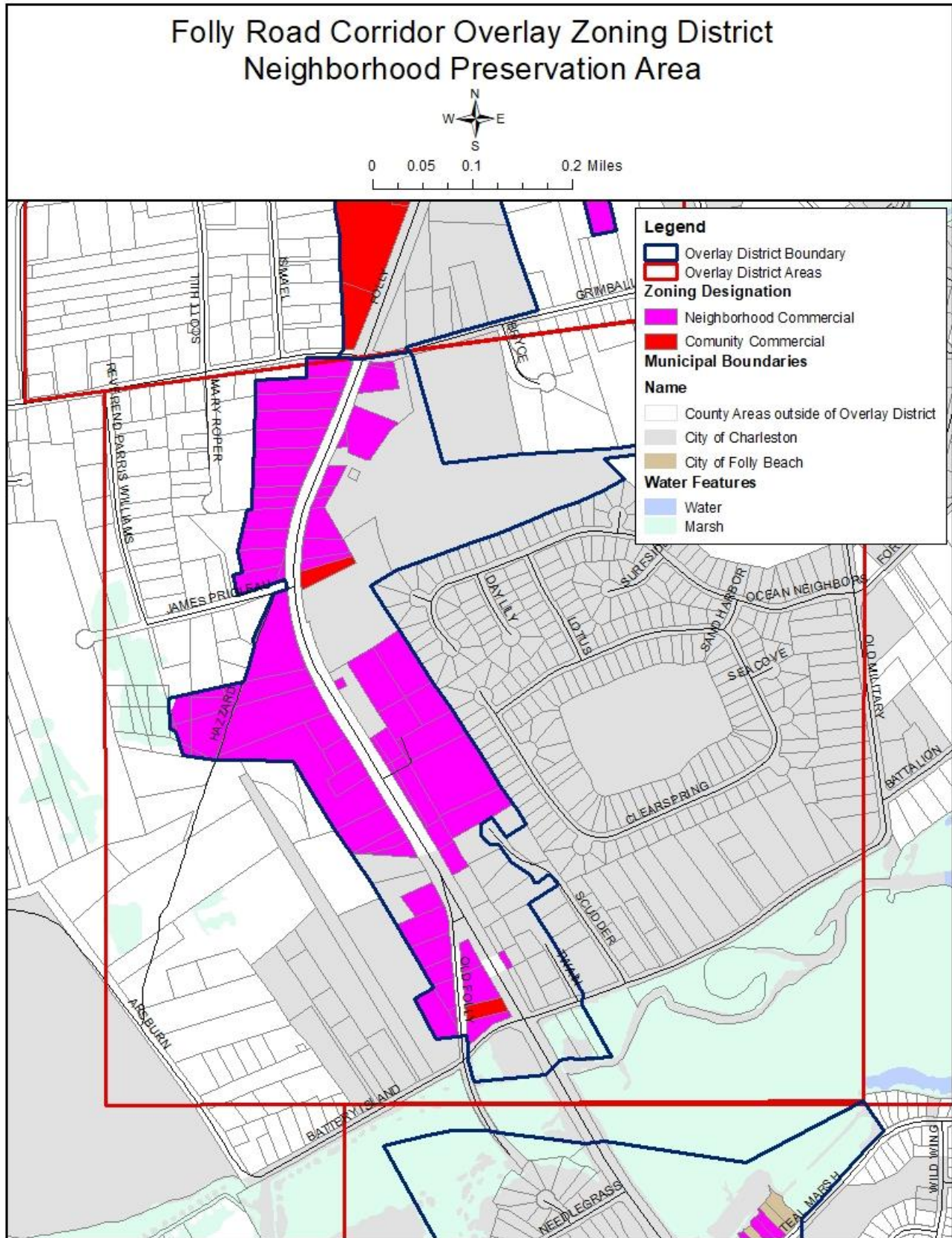


0 0.05 0.1 0.2 Miles



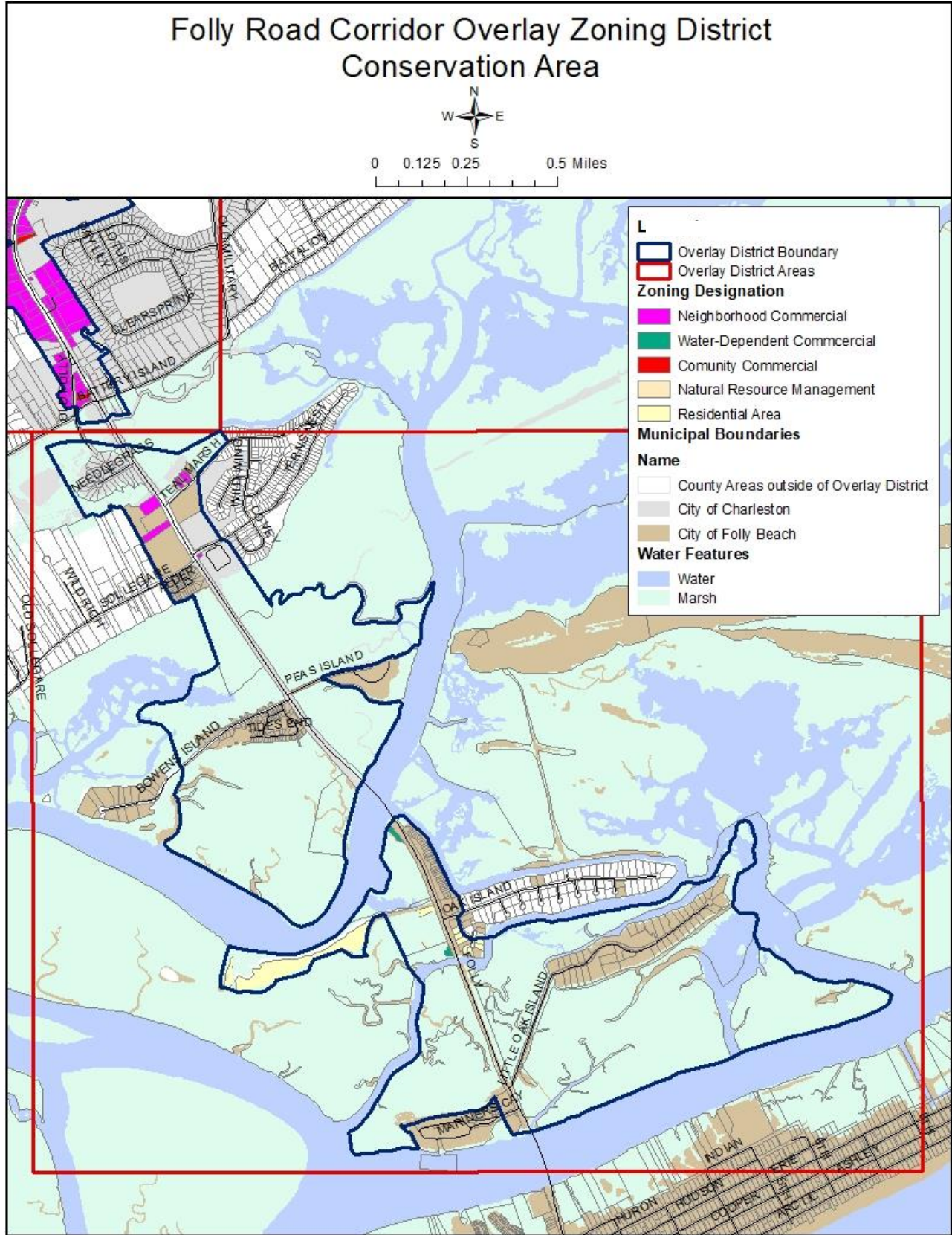


Map 5.5.D





Map 5.5.E





ARTICLE 5.67 DRC-O, DORCHESTER ROAD CORRIDOR AND ASHLEY SCENIC RIVER CORRIDOR OVERLAY ZONING DISTRICTS

Sec. 5.67.1 Statement of Findings

The DRC-O, Dorchester Road Corridor Overlay ~~Z~~zoning ~~D~~district, straddles Dorchester Road, one of the major thoroughfares in the North Area. This road carries a large number of vehicles each day. Much of the property within the DRC-O ~~Overlay Zoning D~~district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The DRC-O ~~Overlay Zoning D~~district was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations.

Sec. 5.67.2 Purpose

The purpose of the DRC-O, Dorchester Road Corridor Overlay ~~Z~~zoning ~~D~~district, is to create a commercial corridor that is well planned and attractive, through the implementation of consistent design standards.

Sec. 5.67.3 Effect of Overlay Zoning District

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

Sec. 5.67.4 Applicability

The DRC-O ~~Overlay Zoning D~~district shall include all parcels of land, any part of which is located within 1,000 feet of Dorchester Road between the Mark Clark Expressway and the north side of North Constellation Drive, *as illustrated on the Map titled "Dorchester Road Corridor and Ashley River Corridor Overlay Zoning District."* ~~This District is illustrated on the attached map. The standards of this Article shall apply to all development within the DRC-O district except single-family residential.~~

Sec. 5.67.5 Buffers and Screening

- A. **Commercial Front Buffers.** The front buffer for commercial and office establishments shall be ~~fifteen (15)~~ feet along corridor ~~R~~ights-of-~~W~~ay, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per ~~one hundred (100)~~ linear feet of frontage:
1. Three ~~(3)~~ ~~C~~eanopy ~~T~~rees and two and one-half ~~(2.5)~~ inches caliper minimum;
 2. Three ~~(3)~~ ~~U~~nderstory ~~T~~rees six ~~(6)~~ to eight ~~(8)~~ feet height minimum; *and*;
 3. ~~Twenty five (25)~~ shrubs, three ~~(3)~~ gallon minimum.
- B. **Commercial Side and Rear Buffers.** Side and rear buffers shall be provided per *the requirements of Chapter 9, Development Standards, of this Ordinance* ~~Charleston County standards.~~
- C. **All Buffer Areas.**
1. All buffer areas must accommodate required plant material within the buffer.
 2. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
 3. Stormwater detention ponds may not occupy more than ~~twenty five percent (25 percent %)~~ *25 percent %* of the buffer area.
 4. Driveways may pass through a buffer to gain access to parking.
 5. Structures other than permitted ~~F~~ree-~~S~~tanding ~~S~~igns may not be placed within the buffer.



D. Required Screening. *The following shall be required:*

1. **Loading Zones.** Structures shall be oriented so that loading areas are in no manner visible from **R**esidential **Zoning D**istricts, from existing public or private **R**ights-of-**W**ay, or from planned future public **R**ights-of-**W**ay. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development, ~~if and only if~~ they are entirely screened from view by the use of solid fencing or appropriate landscaping.
2. **Dumpster Screens.** Garbage dumpsters shall be screened and buffered with an eight ~~(8)~~ foot high opaque fence or walls on four ~~(4)~~ sides.

Sec. 5.67.6 Trees

The **Article 9.2, T**ree **P**rotection and **P**reservation, section of **CHAPTER 9** of this Ordinance shall apply to properties within the **DRC-O Overlay Zoning D**istrict.

Sec. 5.67.7 Signs

- A. **Free-Standing Signs.** Must be **M**onument, **P**edestal, or gateway style entrance sign pair in design, not to exceed ~~five~~ **(50)** square feet per sign face and ~~ten~~ **(10)** feet in height of the sign structure. One sign or gateway style entrance sign pair shall be permitted per major road frontage.
 1. ~~Shopping Center Freestanding Signs.~~ A shopping center may erect one **M**onument or **P**edestal **F**ree-**S**tanding **S**ign per street frontage, up to a maximum of two ~~(2)~~ signs per center. One square foot of **F**ree-**S**tanding signage will be permitted per linear foot of shopping center building frontage, up to a maximum of ~~one hundred fifty~~ **(150)** square feet per sign.
 2. ~~Illumination of Freestanding Signs.~~ Internal illumination shall be permitted in areas of ~~fifteen~~ **(15)** foot buffers. No internal illumination shall be permitted for residential subdivision entrance signs. In all areas, no flashing or moving signs shall be permitted.
- B. **Wall Signs (Commercial).** One square foot of **W**all **S**ignage shall be permitted per each linear foot of building frontage, up to and not exceeding ~~fifteen percent~~ **(15 percent %)** of the area of the wall on which the sign is to be displayed.
- C. Signs shall be fabricated of solid materials such as brick, wood or concrete.
- D. **Prohibited Signs.** Off-**P**remises **S**igns, **P**ortable **S**igns, and **T**emporary **S**igns shall be prohibited within the **DRC-O Overlay Zoning D**istrict.

Sec. 5.67.8 Building Materials

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private **R**ights-of-**W**ay. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

Sec. 5.67.9 Utilities

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

Sec. 5.67.10 Lighting

- A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, **R**oadways, or in any way interfere with the vision of oncoming motorists.



- B. Lighting fixtures shall be limited in height to ~~eighteen (18)~~ feet.
- C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public ~~Right-of-W~~ay.
- D. Security lighting ~~will~~**shall** be provided, particularly at pedestrian walkways.
- E. A lighting plan shall be submitted as part of the Site Plan Review Process.
- F. All site lighting shall meet the requirements of ~~Chapter~~**HAPTER 9, *Development Standards***, of this Ordinance.

Sec. 5.67.11 Traffic Study

A ~~Traffic Impact Study~~**Study** analysis shall be required in all instances in which the proposed developmental area exceeds five ~~(5)~~ acres. Such ~~Traffic Impact Studies~~**Study** analysis shall be prepared by an independent planning or engineering firm and shall be provided to the County's **Zoning and** Planning Department for review simultaneous with submission of the preliminary site plan for consideration.

Sec. 5.67.12 Pedestrian Access

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of ~~Chapter~~**HAPTER 9, *Development Standards***, of this Ordinance.

Sec. 5.67.13 ARSC-O, Ashley River Scenic Corridor Overlay District Statement of Findings

The ARSC-O, Ashley River Scenic Corridor Overlay District includes all unincorporated Charleston County parcels that border the Ashley River in the North Area of Charleston County. The remaining properties within the ARSC-O **Overlay Zoning** District are located within the jurisdictional limits of the City of North Charleston. The ARSC-O **Overlay Zoning** District was adopted to safeguard the historic heritage and scenic beauty of the Ashley River corridor.

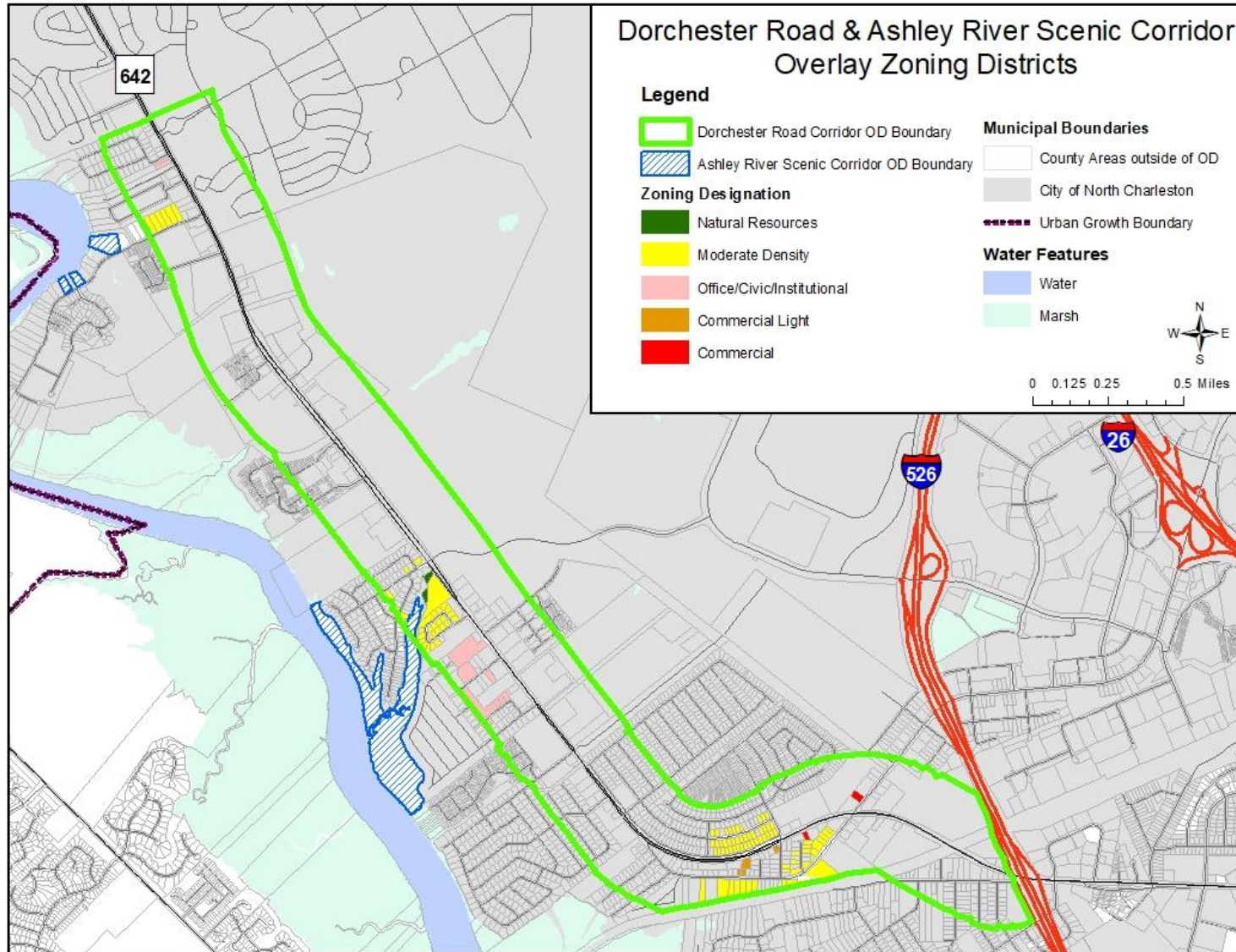
- A. **Purpose.** The purpose of the ARSC-O, Ashley River Scenic Corridor Overlay **Zoning** District is to preserve the scenic Ashley River and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations by:
 - 1. Safeguarding the historic heritage and scenic beauty of the unincorporated Charleston County parcels surrounded by the City of North Charleston by preserving the view shed of National Historic Landmarks & Properties on the National Register of Historic Places, which have been confirmed by the South Carolina Department of Archives and History;
 - 2. Promoting conservation and providing protection by promoting stabilization of the banks of the Ashley River, which are tidally influenced and subject to periodic flooding;
 - 3. Preserving water quality by protecting the natural environmental qualities of the land and water;
 - 4. Stabilizing and improving property values in the Ashley River Scenic Corridor Overlay District;
 - 5. Fostering civic beauty;
 - 6. Preserving scenic areas; and
 - 7. Promoting the use and preservation of the Ashley River Scenic **Corridor** for **the** education, welfare and pleasure of existing and future residents of Charleston County and the City of North Charleston, along with the general public.
- B. **Effect of Overlay Zoning District.** ~~The ARSC-O, Ashley River Scenic Corridor Overlay District, regulations of this Article apply in addition to the underlying base zoning district regulations to impose different development rules for properties~~



- C. ~~within the ARSC-O District.~~ In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Ashley River Scenic Corridor Overlay **Zoning** District regulation is stated in this Article, the ~~regulations of the underlying base zoning and all other~~ applicable regulations ~~provisions~~ of this Ordinance shall apply.
- D. **Applicability.** The ARSC-O **Overlay Zoning** District shall include all unincorporated Charleston County parcels that border the Ashley River. This district is illustrated on the attached map. The standards of this Article shall apply to all development within the ARSC-O District including ~~Single-Family Residential~~ **Detached Dwellings** residential; any proposed use or alteration of an existing use; and land or vegetation disturbance.
- E. **Permitted Uses.** ~~The ARSC-O District is an Overlay District. As an overlay district, P~~ permitted uses are determined by the **corresponding Zoning Districts, as shown on the map titled "Dorchester Road Corridor and Ashley River Scenic Corridor Overlay Zoning Districts."** ~~underlying zoning district. For example, where this district overlays a residential zoning district, only those uses permitted in the residential zoning district shall be permitted in the overlay district, subject to the additional conditions and requirements of this section.~~
- F. **Setbacks and Buffers.**
1. ~~Fifty (50) feet from the~~ OCRM Critical Line of the Ashley River or adjacent lowlands, which lowlands are hereby defined as areas below mean high water;
 2. ~~Fifty (50) feet of~~ **from** an established tree line paralleling the Ashley River; or
 3. ~~Fifty (50) feet of~~ **from** a bluff or cliff overlooking and visible from the Ashley River, whichever is greater.
- G. **Tree Protection.** No trees six ~~(6)~~ DBH inches or greater shall be cut or removed from within ~~fifty (50) feet of the edge of the Ashley River or adjacent lowlands as defined in Sec. 5.67.13(E),~~ **Setbacks and Buffers.** The **Article 9.2, Tree Protection** and **P** preservation, ~~section of Chapter 9 of this Ordinance shall apply to properties within the ARSC-O~~ **Overlay Zoning** District.
- H. **Buildings or Structures.**
1. No proposed buildings or structures may be erected within ~~fifty (50) feet of the Ashley River and adjacent lowlands as defined in Sec. 5.67.13(E),~~ **Setbacks and Buffers.**
 2. No building or structure shall extend more than ~~thirty five (35) feet above the ground or base flood elevation, whichever is higher.~~
 3. Docks shall be permitted on **L**ots of record in developed residential areas in accordance with the Ashley River Special Area Management Plan (SAMP), February 1992, or as updated. Docks shall not have roofs or second-story decks. Docks shall be construed of wood and may not be painted. Individual docks shall be limited in size (pierhead no larger than ~~one hundred (100)-square feet; a single floating dock no larger than one hundred twenty eight (128) square feet~~). No new **M**arina development or fueling facilities shall be allowed within the ARSC-O **Overlay Zoning** District.
- I. **Other Alterations.**
1. No grading, filing, excavation or other land-altering activity may be conducted within ~~fifty (50) feet of the ARSC-O~~ **Overlay Zoning** District and adjacent lowlands, except in accordance with Sec. 5.67.13(H)(3), **Roads and Access.**
 2. No impervious surfaces shall be constructed within ~~fifty (50) feet of the ARSC-O~~ **Overlay Zoning** District and adjacent lowlands, except in accordance with Sec. 5.67.13(H)(3), **Roads and Access**, herein below.
 3. The provisions of the ARSC-O **Overlay Zoning** District shall not apply to necessary alterations for required roads or for access to the ARSC-O **Overlay Zoning** District for ingress/egress from any particular tract, provided that no reasonable alternative is available on the tract of land in question and that shoreline alterations are minimized to the greatest extent practicable. The burden of proving that no reasonable alternative is available and that the proposal minimizes shoreline alterations to the greatest extent practicable shall be on the party seeking to make alterations. The party shall submit information to the **Zoning and** Planning Director for determination of the applicability of this subsection to any particular case.



Map 5.6





ARTICLE 5.8 MU-O, MULTIPLE USE OVERLAY ZONING DISTRICT

Sec. 5.8.1 Statement of Findings

The Multiple Use Overlay Zoning District includes unincorporated parcels of land five (5) contiguous acres or greater that are zoned Community Commercial (CC) or Industrial (I), are recommended by the Comprehensive Plan for Future Land Use categories that are consistent with the development (density, intensity, uses, etc.) permitted in the MU-O, are located within the Urban Growth Boundary (UGB), and comply with the requirements of this Article. The majority of these parcels are located in areas that are surrounded by residential development or lower intensity commercial development which currently allows many uses that are in conflict with existing or projected development patterns. Moreover, these parcels are located in areas that have access to infrastructure that would allow a variety of residential and nonresidential uses to provide appropriate services to existing development and support future development while maintaining the goals and strategies of the County's Comprehensive Plan.

Effective on: 11/20/2001, as amended

Sec. 5.8.2 Purpose and Intent

The intent of the Multiple Use Overlay Zoning District is to implement the housing and mixed use strategies of the Comprehensive Plan by providing an efficient application and review process with density bonuses for qualifying parcels that would allow both residential and nonresidential uses to exist on the same parcel of land.

Effective on: 11/20/2001, as amended

Sec. 5.8.3 Effect of Overlay Zoning District

The Multiple Use Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district regulations for properties zoned Community Commercial (CC) or Industrial (I) and are located within the Urban Growth Boundary (UGB). In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no Multiple Use Overlay Zoning District regulation is stated in this Article, the regulations of the underlying (base) zoning and all other applicable provisions of this Ordinance shall apply.

Effective on: 11/20/2001, as amended

Sec. 5.8.4 Applicability

The standards of this Article shall apply to unincorporated parcels of land five (5) contiguous acres or greater that are zoned Community Commercial (CC) or Industrial (I), are located within the Urban Growth Boundary (UGB), and comply with the requirements of this Article. The Multiple Use Overlay Zoning District cannot be applied to parcels located within any other Overlay Zoning District unless specifically stated.

Effective on: 11/20/2001, as amended

Sec. 5.8.5 Development Requirements

The Multiple Use Overlay Zoning District review and approval procedure involves a pre application conference, conceptual master plan, and site plan review approval. The text and table in Section 5.8.8 outlines the application criteria and the review and approval procedure.

A. Nonresidential Development Requirements:

1. A minimum of ten percent (10%) of the buildable area square footage of the project site and a maximum of forty percent (40%) of the buildable area square footage of the project site shall contain nonresidential uses and meet the density/intensity and dimensional standards of the Community Commercial (CC) zoning district unless stated otherwise in this Ordinance.
2. Uses.



- a. ~~All nonresidential uses allowed in General Office (OG) and Neighborhood Commercial (CN) zoning districts as stated in Table 6.1-1, Use Table, shall be allowed in the nonresidential portion of the Multiple Use Overlay Zoning District. Such uses shall be considered "Uses Allowed by Right" as defined in this Ordinance and any requirements for Special Exception approval and/or compliance with conditions for such uses, as listed in Table 6.1-1, shall not apply, provided, however, that the uses listed in Section 5.8.5.A.2.b shall be prohibited.~~
- b. ~~Up to fifty percent (50%) of the proposed nonresidential square footage may include uses allowed in the Community Commercial (CC) zoning district as "Uses Allowed by Right" as defined in this Ordinance; however, the following uses shall be prohibited:

Hotels and motels with over 50 units; convention center/visitors bureau; vehicle storage; vehicle sales (new or used); home improvement center; vehicle repair, consumer; fast food restaurants; heavy duty truck or commercial vehicle rental or leasing; self-service storage; mini-warehouse; boat yard; pawn shop; truck stop; auto or heavy truck dealers; manufactured home dealers; outdoor recreation; heavy construction services; office warehouse complex; special trade contractors; recreation or vacation camps; and all wholesale sales and manufacturing uses as defined by this Ordinance.~~
3. ~~There shall be a maximum of 14,000 gross square feet building footprint for a single building (residential, nonresidential or mixed use); otherwise, this use shall fall under the Special Exception procedures of this Ordinance.~~
4. ~~Building height as defined by this Ordinance shall not exceed 55 feet.~~

~~B. Residential Development Requirements~~

1. ~~A minimum of sixty percent (60%) of the buildable area square footage of the project site must be dedicated to residential uses and meet density, intensity and dimensional standards of the Mixed Style Residential (M-12) zoning district unless otherwise stated in this Ordinance.~~
2. ~~All residential housing types shall be allowed including single family (detached and attached) and multifamily; however, Manufactured Housing Units are prohibited. The applicant shall provide a breakdown of the types of proposed residential uses within the development that demonstrates all development requirements of this Ordinance have been met.~~
3. ~~In addition to the residential uses stated above, uses allowed in the sixty percent (60%) area shall include those uses as allowed in CHAPTER 6, Table 6.1-1, in the M-12 Zoning District. All allowed uses must also meet any applicable Special Exception approvals and Conditions.~~
4. ~~There shall be a maximum of 14,000 gross square feet building footprint for a single building; otherwise, this use shall fall under the Special Exception procedures of this Ordinance.~~
5. ~~Building Height shall not exceed 55 feet for multifamily development and 35 feet for single family detached residential development.~~

Effective on: 11/20/2001, as amended

Sec.5.8.6 Bonus Density for Inclusion of Affordable and Workforce Housing

- A. ~~Pursuant to Chapter 3.1.7(C) of the Charleston County Comprehensive Plan, as amended, County Council may approve a density bonus above the maximum allowable density provided for in Table 3.1.1, Future Land Use Residential Densities, of the Charleston County Comprehensive Plan, as amended, as an incentive to provide affordable and workforce dwelling units. A density bonus with no maximum number of dwelling units is only applicable to developments that include affordable or workforce dwelling units that meet the definition of "Affordable Housing" or "Workforce Housing" as contained in CHAPTER 12 of this Ordinance.~~
- B. ~~The Planning Director may approve the reimbursement of zoning permit fees for affordable and workforce dwelling units upon the written request of the developer that includes documentation that the dwelling units are affordable or workforce, as defined in this Ordinance.~~
- C. ~~The applicant must provide documentation that the proposed development complies with the following requirements:~~



- ~~1. A minimum of sixty percent (60%) of the buildable area square footage of the project site area must be dedicated to residential uses;~~
 - ~~2. At least fourteen percent (14%) of the total number of dwelling units proposed shall qualify as affordable and/or workforce dwelling units pursuant to this Ordinance. A mixture of housing types is encouraged, though not required;~~
 - ~~3. The affordable and workforce dwelling units must be of the same type as the market-rate units in the development. In the case of a development with two or more housing types, the type of affordable and workforce dwelling units must be in the same proportion as the market-rate units;~~
 - ~~4. Affordable and workforce dwelling units shall be provided within each phase of the development in proportion to the number of market-rate dwelling units;~~
 - ~~5. The affordable and workforce dwelling units shall be integrated throughout the development and not located in a single area of the development;~~
 - ~~6. Any affordable or workforce studio dwelling unit provided under this Article must be a minimum of 600 square feet in floor area;~~
 - ~~7. In no instance shall more than fifty percent (50%) of the affordable or workforce dwelling units be provided in the form of studio units;~~
 - ~~8. The Multiple Use Overlay Zoning District application shall include the following information:
 - ~~a. A general description of the development, including whether the development will contain owner-occupied or rental units, or both; and~~
 - ~~b. The total number and type of market-rate units and affordable and workforce dwelling units in the development.~~~~
 - ~~9. To the extent not specifically modified by the Multiple Use Overlay Zoning District standards, all other provisions of this Ordinance shall apply to the development and use of the property.~~
- ~~B. The applicant must provide documentation that the proposed development will comply with the following design requirements:~~
- ~~1. In terms of exterior appearance, affordable and workforce dwelling units shall be indistinguishable from market-rate units. External building materials and finishes for affordable and workforce dwelling units shall be the same in type and quality as the market-rate units.~~
 - ~~2. Interior features of affordable and workforce dwelling units shall be functionally equivalent to the market-rate units, though the finishes and materials need not be identical.~~
 - ~~3. The affordable and workforce dwelling units shall be comparable to the market-rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.~~
- ~~C. The applicant must provide documentation that the proposed development will comply with the following requirements for owner-occupied affordable and workforce dwelling units:~~
- ~~1. Eligibility Determination Process. Prospective buyers of new affordable and workforce dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable or workforce dwelling unit, the developer shall submit the following to the County:
 - ~~a. An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and~~
 - ~~b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year. This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable or workforce dwelling unit.~~~~



~~2.—Term of Affordability. Resale of affordable and workforce dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than ten (10) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).~~

~~a.—A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.~~

~~b.—The deed restrictions shall require notice to the County of any conveyance of the affordable or workforce dwelling unit and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.~~

~~3.—If while occupying an affordable or workforce dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" or "Workforce Housing", as applicable and as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable or workforce dwelling unit.~~

~~D.—The applicant must provide documentation that the proposed development will comply with the following requirements for renter-occupied affordable and workforce dwelling units:~~

~~1.—Eligibility Determination Process.~~

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

~~a.—Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form 4506 (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable or workforce dwelling unit.~~

~~b.—Any time a new tenant occupies an affordable or workforce dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.~~

~~2.—Rent Levels/Fair Market Rents~~

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

~~3.—Lease Terms~~

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

~~4.—Term of Affordability~~

~~Rental affordable and workforce dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than ten (10) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.~~

~~a.—A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.~~



~~b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable or workforce dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.~~

~~5. If, while occupying an affordable or workforce dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" or "Workforce Housing" as applicable and as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable or workforce dwelling unit.~~

~~E. The applicant must provide documentation that the proposed development will comply with the following requirements for Deed Restrictions:~~

~~1. Standard deed restrictions for all affordable and workforce dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.~~

~~2. Such restrictions shall include, at a minimum, the following elements:~~

~~a. Duration;~~

~~b. Occupancy requirements and restrictions against leasing/subleasing;~~

~~c. Restriction on resale;~~

~~d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);~~

~~e. Right of first refusal, if applicable;~~

~~f. Distribution of gross sales proceeds, if applicable; and~~

~~g. Procedure in the case of foreclosure (for owner-occupied units only).~~

~~F. Violations~~

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

~~Effective on: 11/20/2001, as amended~~

Sec.5.8.7 Bonus Density for Inclusion of Dwellings with Maximum Square Footage (MSF)

~~A property in the Multiple Use Overlay Zoning District may qualify for a bonus density of up to twenty (20) units per acre (as calculated on the gross acreage) when a minimum of fourteen percent (14%) of the total number of dwelling units proposed in the development are limited to a maximum square footage (MSF) that does not exceed fifty percent (50%) of the median square footage of all other (non-MSF) dwelling units. The purpose of the limitation is to provide an alternative housing type and size within the development that may be less costly to build, potentially resulting in a more affordable product for the public. The applicant must provide documentation that the proposed development complies with the following requirements:~~

~~A. Size and amount of MSF dwelling units:~~

~~1. A minimum of sixty percent (60%) of the buildable area square footage must be dedicated to residential uses. At least fourteen percent (14%) of the total number of dwelling units proposed shall qualify as MSF dwelling units, as defined in this Article;~~

~~2. The maximum heated square footage of an MSF unit shall not exceed fifty percent (50%) of the median square footage of all other (non-MSF) dwelling units in the development;~~

~~3. Any MSF studio dwelling unit provided under this Article must be a minimum of 600 square feet in floor area; and~~



4. ~~In no instance shall more than fifty percent (50%) of the MSF dwelling units be provided in the form of studio units.~~

B. ~~MSF Development Requirements:~~

1. ~~MSF dwelling units shall be of the same type as the non-MSF dwelling units in the development. In the case of a development with two or more housing types, the type of MSF dwelling units must be in the same proportion as the non-MSF dwelling units.~~
2. ~~MSF dwelling units shall be provided within each phase of the development in proportion to the number of non-MSF dwelling units;~~
3. ~~MSF dwelling units shall be integrated throughout the development and not located in a single area of the development;~~
4. ~~The Multiple Use Overlay Zoning District application shall include the following information:~~
 - a. ~~A general description of the development, including whether the development will contain owner-occupied or rental units, or both.~~
 - b. ~~The total number and type of MSF and non-MSF dwelling units in the development.~~
 - c. ~~The median size of all non-MSF dwelling units.~~
5. ~~To the extent not specifically modified by the Multiple Use Overlay Zoning District, all other provisions of this Ordinance shall apply to the development and use of the property.~~

C. ~~Design Requirements~~

1. ~~In terms of exterior appearance, MSF dwelling units shall be indistinguishable from non-MSF dwelling units. External building materials and finishes for MSF units shall be the same in type and quality as the non-MSF dwelling units.~~
2. ~~Interior features of MSF dwelling units shall be functionally equivalent to the non-MSF dwelling units, though the finishes and materials need not be identical.~~
3. ~~The MSF dwelling units shall be comparable to the non-MSF dwelling units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.~~

~~Effective on: 11/20/2001, as amended~~

Sec.5.8.8 Review and Approval Procedure

~~The Multiple Use Overlay Zoning District review and approval procedure involves a pre-application conference, conceptual master plan, and site plan review approval. The text and table below outlines the application criteria and the review and approval procedure.~~

Pre-application conference	Conceptual Master Plan	Planning Director Review and Determination	Public Notice	Planning Commission Review and Rec.	Site Plan Review	County Council Hearing and Decision
Required	Required	Required	Required	Not Required*	Required	Not Required*

***Note:** ~~When development (density, intensity, uses, etc.) permitted in the MU-O is inconsistent with the Future Land Use recommendations contained in the Charleston County Comprehensive Plan for properties proposed to be included in the MU-O, applicants must submit Comprehensive Plan Amendments pursuant to [ARTICLE 3.2](#), Comprehensive Plan Amendments, and such applications must be approved by County Council prior to submittal of MU-O applications.~~

A. ~~Pre-Application Conference~~



Before submitting a Multiple Use Overlay Zoning District application, the applicant shall confer with the Planning Director and any other officials designated by the Planning Director. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures. The applicant shall submit a conceptual master plan that complies with the requirements of Section 5.8.8.A.1 and all other documentation required by this Article for the Planning Director to review for compliance with the requirements of this Ordinance.

B. ~~Master Plan Requirements~~

- ~~1. All information required by Sections 5.8.6 and 5.8.7, as applicable.~~
- ~~2. The general location and amount of land proposed for each land use including single family detached residential, single family attached residential, multi-family residential, institutional, office, commercial, industrial, common open space/recreation, etc.~~
- ~~3. Conceptual lot lines.~~
- ~~4. Pedestrian and motor traffic circulation.~~
- ~~5. Location, acreage, and type (freshwater or Critical Line/marsh) of all wetlands as they exist prior to development. The location and acreage of all freshwater wetlands to be developed upon shall be indicated.~~
- ~~6. A tree plan from scaled infrared or high resolution black and white aerial photograph or print of equal quality of the same scale as and superimposed on the master plan. A tree survey of all Grand Trees (24 inches or greater) and protected trees conforming to the standards of Section 9.4.3 of this Ordinance shall be required during the Site Plan Review Procedure.~~
- ~~7. Conceptual architectural elevations for each type of residential and nonresidential unit.~~
- ~~8. The general location, size, and capacity of all existing and proposed water and sewer lines.~~
- ~~9. Areas to be included in each phase of development, including the location of all common open space areas and/or MSF, affordable, and workforce housing units to be included in each phase.~~
- ~~10. Schematic location of all construction entrances.~~
- ~~11. A Landscape Sketch Plan including the location and composition of all screening and buffering materials.~~
- ~~12. A Utility Sketch Plan with the schematic location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including existing and proposed location of any easements or rights-of-way.~~
- ~~13. Breakdown of percentages, square footage and acres of proposed uses in accordance with the requirements of this Article.~~
- ~~14. A traffic impact study of the proposed development in accordance with ARTICLE 9.9.~~
- ~~15. Letters of coordination from water, sewer, police and fire service providers and other local, state, and federal agencies as determined by the Planning Director.~~
- ~~16. Public space sketch plan.~~
- ~~17. Any other information that the Planning Director determines is necessary to determine whether the application complies with the standards established in this Article.~~

B. ~~Application Filing~~

~~After the applicant has attended the required pre-application conference and has received conceptual Master Plan approval, a complete application for a Multiple Use Overlay Zoning District designation must be submitted to the Planning Director on forms available in the Planning Department.~~

- ~~1. No Multiple Use Overlay Zoning District application shall be accepted as complete unless it includes the required fee and the following information:~~
 - ~~a. Completed Multiple Use Overlay Zoning District application signed by the current property owner(s);~~



- b. ~~An approved conceptual master plan that complies with Section 5.8.8.A.1 and all other documentation required by this Article;~~
 - c. ~~A copy of a legible approved and recorded plat showing current property boundaries;~~
 - d. ~~A copy of the current, recorded deed;~~
 - e. ~~Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with state law; and~~
 - f. ~~Any other information that the Planning Director determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.~~
2. ~~Multiple Use Overlay Zoning District applications shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.~~
 3. ~~Signed affidavits regarding affordable/workforce housing and MSF housing that describes how the requirements for these uses will be met.~~

C. ~~Planning Director Review and Determination~~

~~The Planning Director shall review the proposed Multiple Use Overlay Zoning District application for compliance with this Ordinance, the recommendations contained in the Comprehensive Plan, and all other applicable County ordinances. The Planning Director may approve an application for a Multiple Use Overlay Zoning District only if the application is in compliance with all applicable regulations. Generally, Multiple Use Overlay Zoning District applications are reviewed in the Planning Department and approved by the Planning Director; however, the Planning Director may send Multiple Use Overlay Zoning District applications to the Planning Commission for approval in order to determine whether or not the proposed development is consistent with the goals and objectives of the Comprehensive Plan and Zoning and Land Development Regulations Ordinance. The Planning Director shall be responsible for providing applicants with written notices of final decisions on Multiple Use Overlay Zoning District applications and for revising the Official Zoning Map when applications are approved.~~

D. ~~Public Notice~~

~~Following the approval of a Multiple Use Overlay Zoning District application, Neighbor and Parties in Interest notice shall be provided in accordance with the requirements of Section 3.1.6 of this Ordinance. The purpose of the notification is to inform the surrounding residents and parties in interest that an application has been approved for a Multiple Use Overlay Zoning District development. Approvals of Multiple Use Overlay Zoning District applications may be appealed in compliance with ARTICLE 3.14, Appeals of Subdivision Related Administrative Decisions, of this Ordinance.~~

E. ~~Site Plan Review~~

~~Upon approval of a Multiple Use Overlay Zoning District application by the Planning Director, the applicant shall submit an application for site plan review approval in accordance with this Article; ARTICLE 3.7, Site Plan Review; CHAPTER 9, Development Standards; and any other applicable articles of this Ordinance as determined by the Planning Director. Approvals of Site Plan Review applications for properties located in Multiple Use Overlay Zoning Districts may be appealed in compliance with ARTICLE 3.13, Appeals of Zoning Related Administrative Decisions.~~

1. ~~Prior to the issuance of Site Plan Review Approval and building permits for any portion of the development, an affordable and workforce dwelling unit plan must be submitted to the County that contains, at a minimum, the following information for each phase of the development:~~
 - a. ~~The number of bedrooms in each market-rate unit and each affordable and workforce dwelling unit.~~
 - b. ~~The square footage of each market-rate unit and each affordable and workforce dwelling unit.~~
 - c. ~~The location of each affordable and workforce dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each affordable, workforce, and market-rate dwelling unit above any non-residential use shall also be identified.~~
 - d. ~~The location of each affordable and workforce dwelling unit that will be offered for rent and for sale.~~



The applicant shall provide staff with documentation (in the form of a chart or table) of the above information for each phase of the development which demonstrates that all of the applicable housing requirements have been or are being met.

2. ~~Prior to the issuance of Site Plan Review Approval and building permits for any portion of the development, an MSF dwelling unit plan must be submitted to the County that contains, at a minimum, the following information:~~
 - a. ~~The median number of bedrooms of all non-MSF dwelling units and the median number of bedrooms for the MSF dwelling units.~~
 - b. ~~The median square footage of all MSF dwelling units and the median square footage of all non-MSF dwelling units.~~
 - c. ~~The location of each MSF and non-MSF dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each MSF and non-MSF dwelling unit above any nonresidential use shall also be identified.~~

F. ~~Amendments to Approved Multiple Use Overlay Zoning Districts~~

~~An applicant may request an amendment to an approved Multiple Use Overlay Zoning District; however, any requested amendments must be consistent with the requirements of the Comprehensive Plan and Zoning & Land Development Regulations Ordinance at the time of application submittal, and any such amendments shall follow the review and approval procedure of this section and any other applicable sections of this Ordinance. Otherwise, the amendments shall follow the rezoning application, review, and approval procedures of CHAPTER 3 of this Ordinance.~~

ARTICLE 5.79 UB-O, UNIVERSITY BOULEVARD OVERLAY ZONING DISTRICT

Sec. 5.79.1 Statement of Findings

The UB-O, University Boulevard Overlay ~~Z~~zoning ~~D~~district, shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. Much of the property within the UB-O ~~Overlay Zoning D~~district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The UB-O ~~Overlay Zoning D~~district was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations.

Sec. 5.79.2 Purpose

The purpose of the UB-O, University Boulevard Overlay ~~Z~~zoning ~~D~~district, is to create a commercial corridor that is well planned and attractive through the implementation of consistent design standards.

Sec. 5.79.3 Effect of Overlay Zoning District

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

Sec. 5.79.4 Applicability

The UB-O ~~Overlay Zoning D~~district shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. This District is illustrated on the attached map. The standards of this Article shall apply to all development within the UB-O ~~Overlay Zoning D~~district.



Sec. 5.79.5 Dimensional Standards, Buffers, and Screening

- A. **Commercial Front Buffers.** The front buffer for commercial and office establishments shall be ~~fifteen (15)~~ feet along corridor ~~R~~ights-of-~~W~~ay, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per ~~one hundred (100)~~ linear feet of frontage:
1. Three ~~(3)~~ ~~C~~eanopy ~~T~~rees and two and one-half ~~(2.5)~~ inches caliper minimum.
 2. Three ~~(3)~~ ~~U~~nderstory ~~T~~rees six ~~(6)~~ to eight ~~(8)~~ feet height minimum.
 3. ~~Twenty five (25)~~ shrubs, three ~~(3)~~ gallon minimum.
- B. **Commercial Side and Rear Buffers.** Side and rear buffers shall be provided *per the requirements of Chapter 9, Development Standards, of this Ordinance.* ~~Charleston County standards.~~
- C. **All Buffer Areas.**
1. All buffer areas must accommodate required plant material within the buffer.
 2. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
 3. Stormwater detention ponds may not occupy more than ~~twenty five percent (25 percent %)~~ of the buffer area.
 4. Driveways may pass through a buffer to gain access to parking.
 5. Structures other than permitted ~~F~~ree-~~S~~tanding ~~S~~igns may not be placed within the buffer.
- D. **Required Screening.**
1. **Loading Zones.** Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private ~~R~~ights-of-~~W~~ay, or from planned future public ~~R~~ights-of-~~W~~ay. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if ~~and only if~~ they are entirely screened from view by the use of solid fencing or appropriate landscaping.
 2. **Dumpster Screens.** Dumpsters shall be screened and buffered with an eight ~~(8)~~ foot high opaque fence or walls on four ~~(4)~~ sides.

Sec. 5.79.6 Trees

The ~~Article 9.2, Tree Protection and Preservation, section of Chapter 9~~ of this Ordinance shall apply to properties within the UB-O *Overlay Zoning District.*

Sec. 5.79.7 Signs

- A. **Free-Standing Signs.** Must be ~~M~~onument, ~~P~~edestal, or gateway style entrance ~~S~~ign pair ~~in design~~, not to exceed ~~fifty (50)~~ square feet per ~~S~~ign face and ~~ten (10)~~ feet in height of the ~~S~~ign structure. One ~~S~~ign or gateway style entrance sign pair shall be permitted per major road frontage.
1. **Shopping Center Free-Standing Signs.** A shopping center may erect one ~~M~~onument or ~~P~~edestal ~~F~~ree-~~S~~tanding ~~S~~ign per street frontage, up to a maximum of two ~~(2)~~ signs per center. One square foot of ~~F~~ree-~~S~~tanding ~~S~~ignage will be permitted per linear foot of shopping center building frontage, up to a maximum of ~~one hundred fifty (150)~~ square feet per ~~S~~ign.
 2. **Illumination of Free-Standing Signs.** Internal illumination shall be permitted in areas of ~~fifteen (15)~~ foot buffers. No internal illumination shall be permitted for residential subdivision entrance ~~S~~igns. In all areas, no ~~F~~lashing or moving ~~S~~igns shall be permitted.



- B. **Wall Signs (Commercial).** One square foot of ~~W~~ wall signage shall be permitted per each linear foot of building frontage, up to and not exceeding ~~fifteen percent (15 percent %)~~ of the area of the wall on which the ~~S~~ sign is to be displayed.
- C. **Signage Material.** All ~~S~~ signs shall be fabricated of solid materials such as brick, wood or concrete.
- D. **Prohibited Signs.** Off-~~P~~remises ~~S~~ signs, ~~P~~ortable ~~S~~ signs, and ~~T~~emporary ~~S~~ signs shall be prohibited within the UB-0 ~~Overlay Zoning District~~. Nothing in this section shall be construed to prevent the on-premises display of a single ~~Monument Style~~ for-sale sign not to exceed ~~ten (10)~~ square feet in residential areas and ~~thirty-five (35)~~ square feet in commercial areas.

Sec. 5.79.8 Building Materials

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private ~~R~~ights-of-~~W~~ay. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

Sec. 5.79.9 Utilities

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

Sec. 5.79.10 Lighting

- A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, ~~R~~oadways, or in any way interfere with the vision of oncoming motorists.
- B. Lighting fixtures shall be limited in height to ~~eighteen (18)~~ feet.
- C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural ~~use or zoned Lot~~ parcel and public ~~R~~ight-of-~~W~~ay.
- D. Security lighting will be provided, particularly at pedestrian walkways.
- E. A lighting plan shall be submitted as part of the Site Plan Review Process.
- F. All site lighting shall meet the requirements of ~~Chapter~~ **HAPTER 9, Development Standards**, of this Ordinance.

Sec. 5.79.11 Traffic Study

A ~~T~~raffic ~~I~~mpact ~~Study~~ analysis shall be required in all instances in which the proposed developmental area exceeds five (~~5~~) acres. Such ~~T~~raffic ~~I~~mpact ~~Studies~~ analysis shall be prepared by an independent planning or engineering firm and shall be provided to the County's **Zoning and Planning** Department for review simultaneous with submission of the preliminary site plan for consideration.

Sec. 5.79.12 Pedestrian Access

Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.

- A. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- B. All pedestrian access and pedestrian walkways shall meet the standards of ~~Chapter~~ **HAPTER 9, Development Standards**, of this Ordinance.



Sec. 5.79.13 Noise

Businesses utilizing outdoor speaker systems must ensure that noise produced by these systems is not audible beyond the boundaries of the property on which they are located.

Sec. 5.79.14 Residential Uses

- A. **Permitted Uses.** The following list of permitted uses are the only uses that shall be allowed in the R-4 Zoning District:
1. Single-~~F~~family ~~D~~wellings, excluding ~~M~~manufactured **Housing Units** homes or (mobile homes).
 2. Short-Term Rentals, Limited Home Rental (LHR) subject to the conditions contained in ~~Article~~: 6.8, *Short-Term Rentals*.
 3. Short-Term Rentals, Extended Home Rental (EHR) subject to the conditions and Special Exception approval pursuant to ~~Article~~: 6.8, *Short-Term Rentals*.
 4. All development in the R-4 Zoning District shall meet the ~~D~~ensity/~~I~~ntensity ~~or~~ ~~and~~ ~~D~~imensional ~~S~~tandards of Article 4.1~~34~~, **R-4, Low Density Residential District**, of this Ordinance.
- B. **Uses Subject to Conditions.** The following uses shall be permitted in the R-4 Zoning District subject to the stated conditions:
1. Home ~~O~~ccupations that comply with Sec. 6.5.3~~F11~~, *Home Occupations*, shall be permitted.
 2. Religious ~~a~~Assembly and **Primary, Secondary, or Pre-schools** private schools, provided the buildings are placed not less than ~~twenty five (25)~~ feet from the side and rear property line and that planted buffer strips are created along side and rear property lines.
 3. Cemetery~~ies~~, provided that such use consists of a site of at least one-half (~~1/2~~) acre; such use has a front yard setback of at least ~~fifteen (15)~~ feet; that such use includes no ~~Cerematorium~~; and that planted buffer strips are created alongside and rear property lines.
 4. Golf ~~c~~ourses **or Country Clubs** and related facilities, provided that the land area containing the golf course and related facilities is not less than ~~twenty five (25)~~ acres. Golf ~~c~~ourse **or Country Club** related facilities include, but are not limited to, clubhouses, community recreation facilities, golf driving ranges, lounges, pro shops, **and** restaurants.
 5. Model homes or real estate community sales centers provided that:
 - a. Such uses are constructed as a traditional ~~S~~single-~~F~~family **Detached Dwellings** ~~R-4 residential structure~~ or ~~M~~manufactured **Housing Units** home, however ~~M~~manufactured **Housing Units** homes cannot be used as ~~S~~single-~~F~~family **Detached Dwellings** residences;
 - b. That no more than one (~~1~~) such structure be established per community or development;
 - c. That no more than three (~~3~~) employees operate at the site;
 - d. That commercial use of the structure shall not occur prior to 8:30 a.m. or after 6:00 p.m.; and
 - e. That such commercial retail use of the structure shall cease upon the later of: (1) expiration of ~~twenty four (24)~~ months from the date of its construction; or (2) sale of ~~ninety (90)~~ percent of the marked ~~L~~ots; and that the structure shall thereafter be utilized as a ~~S~~single-~~F~~family **Detached Dwellings** residence or removed from the site.
- C. **Special Exception Uses.** The following use is allowed in the R-4 Zoning District only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance:
- ~~1.~~ **Community Recreation Center** ~~Public recreation facilities~~, which for the purpose of this Article shall mean Government owned and operated.



ARTICLE 5.810 17N-O, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.810.1 Statement of Findings

The 17N-O, Highway 17 North Corridor Overlay Zoning District, is comprised of six (6) Business/Service Nodes located along Highway 17 North in the area between Porcher's Bluff Road/Park West Boulevard and the Charleston County/Georgetown County boundary. The boundaries the Business/Service Nodes are depicted on the maps following this Article. The requirements of this Article do not apply to the areas located outside of the Business/Service Nodes.

The location of the Business/Service Nodes and the requirements of this Article were derived from a community-wide planning effort and intergovernmental coordination between Charleston County and the Towns of Mount Pleasant, Awendaw, and McClellanville. This planning effort originally encompassed the entire area spanning both sides of Highway 17 North between Porcher's Bluff Road/Park West Boulevard and the County boundary, as depicted in the Charleston County *Comprehensive Plan*. The *Comprehensive Plan* identified this area as a priority planning area due to its unique rural and agricultural character, its natural and cultural resources, and the use of Highway 17 North both as a gateway to Charleston County and for everyday access.

The public who participated in this planning effort recognized that commercial uses should be clustered at nodes to prevent strip commercial development along Highway 17 North and identified the six Business/Service Nodes shown on the *Overlay Zoning District* maps. The participants also recognized that development standards are needed to ensure that development within the Nodes blends in with the surrounding communities, and that an access management plan should be included to ensure properties located within the Nodes have safe access to and from Highway 17 North. Based on these revisions, the geographic area of the 17N-O was limited to six Business/Service Nodes.

This effort resulted in the adoption of the zoning and land development regulations contained in this Article, as well as additional recommendations to develop a trail system extending the entire length of the District to connect residential areas to business/service areas and historic/cultural areas and to provide connectivity between the Nodes.

Sec. 5.810.2 Purpose and Intent

The purpose and intent of the 17N-O *Overlay Zoning District* is to implement the Charleston County *Comprehensive Plan*, by creating an overall vision for the future of the Highway 17 North Corridor that is supported by all relevant jurisdictions; developing a plan that coordinates land use and transportation; preserving rural and agricultural landscapes; and encouraging sustainable development through balanced social, cultural, economic, and environmental considerations. The 17N-O *Overlay Zoning District* seeks to balance these competing interests by clustering commercial uses at Business/Service Nodes to provide services and employment opportunities to the local population, ensuring development within the Nodes blends in with the surrounding communities, providing access management, and minimizing local traffic on Highway 17 North. The 17N-O *Overlay Zoning District* also creates the flexibility to develop commercial uses and higher *Density* residential uses within the identified Nodes, without requiring compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that development is in compliance with the regulations of this Article, including the requirements of Table 5.810-1, Highway 17 North Corridor Overlay Zoning District Use Table, and all other applicable sections of this Ordinance.

Sec. 5.810.3 Overlay Zoning District Applicability and Effect

A. Applicability.

1. The standards of this Article apply to all development within the unincorporated portions of the Business/Service Nodes identified on the maps following this Article.
2. The regulations of this Ordinance do not apply to incorporated properties within Business/Service Nodes; similar regulations have been adopted by the Towns of Awendaw and McClellanville to ensure consistent land use planning in the Nodes.
3. The regulations of this Article do not apply to the properties located outside of the Business/Service Nodes. Instead, the applicable ~~base zoning district~~ requirements contained in this Ordinance shall apply to properties located outside the Business/Service Nodes.



B. Effect of Overlay Zoning District.

1. ~~The regulations of this Article apply in addition to the applicable base zoning district regulations and impose different development rules for properties within the overlay zoning district.~~
 2. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
 3. ~~Where no special 17N-O zoning district regulation is stated in this Article, the regulations of the applicable base zoning and all other applicable provisions of this Ordinance shall apply.~~
 4. Development of properties located within the identified Business/Service Nodes shall not require compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that such development is in compliance with the regulations of this Article, including the requirements of Table 5.810-1, *Highway 17 North Corridor Overlay Zoning District Use Table*, and all other applicable sections of this Ordinance.
- C. **Developments of Five (5) Acres or Greater.** Developments of five (5) acres or greater in cumulative size located within the Business/Service Nodes that propose ~~Density/Intensity or~~ **and** ~~Dimensional S~~ standards other than those included herein must obtain approval as a Planned Development District under this Article and Article 4.253, **PD, Planned Development Zoning District**, of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.

Sec. 5.810.4 Required Coordination with Adjacent Jurisdictions

A letter of coordination from adjacent jurisdictions shall be required as part of all land development applications in the Business/Service Nodes, with the exception of applications for agricultural and ~~Single Family Detached~~ **Detached Dwellings** residential uses. The purpose of the letter of coordination is to ensure that the proposed development is consistent with the land uses, ~~Density/Intensity or~~ **and** ~~Dimensional S~~ standards, and design and development standards adopted by adjacent jurisdictions. Coordination with applicable municipalities will be required.

Sec. 5.810.5 Description of Business/Service Nodes

The Business/Service Nodes identified on the maps following this Article are described below. The uses permitted in each Node are described in Table 5.810-1, contained in Sec. 5.810.7, **Use Regulations**. All development in these Nodes shall comply with the ~~Density/Intensity or~~ **and** ~~Dimensional S~~ standards and the development requirements contained in this Article.

- A. **10-Mile Neighborhood Business/Service Node.** The 10-Mile Neighborhood Business/Service node is located on the southern side of the intersection of Highway 17 North and Theodore Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: 10-Mile Neighborhood Business/Service Node." Gated communities are not permitted within this Node.
- B. **Seewee Road Business/Service Node.** The Seewee Road Business/Service Node is located at the intersection of Highway 17 North with Seewee Road and Fifteen Mile Landing Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Seewee Road Business/Service Node."
- C. **Awendaw Town Center Business/Service Node.** The Awendaw Town Center Business/Service Node is located on the southern side of the Doar Road/Highway 17 North intersection, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Awendaw Town Center Business/Service Node."
- D. **Northern Doar Road Utilities/Convenience Center Node.** The Northern Doar Road Utilities/Convenience Center Node is located near the northernmost intersection of Doar Road and Highway 17 North, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node." This node is located entirely within the Town of Awendaw.
- E. **Steed Creek Road Transit Node.** The Steed Creek Road Transit Node is located on the northern side of Highway 17 North where it intersects with Steed Creek Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node."



- F. **McClellanville Highway Commercial District.** The McClellanville Highway Commercial District parallels Highway 17 North in the vicinity of the Town of McClellanville, as shown on the map entitled “Highway 17 North Corridor Overlay Zoning District.”

Sec. 5.810.6 McClellanville Historic Area

The McClellanville Historic Area is located within the heart of the Town of McClellanville and extends to the east, as shown on the map entitled “Highway 17 North Corridor Overlay Zoning District: McClellanville Highway Commercial District.” Development of the unincorporated parcels located in this Node shall comply with the uses, ~~Density/Intensity or~~ **and Dimensional Standards requirements**, and development standards contained in this Ordinance ~~for the applicable base zoning district instead of the requirements of this Article.~~

Sec. 5.810.7 Use Regulations

- A. The Highway 17 North Corridor Overlay Zoning District is intended to cluster office and commercial uses in the Business/Service Nodes identified on the maps following this Article. Table 5.810-1 lists the uses permitted in the Business/Service Nodes located in this ~~O~~ **overlay Zoning D**istrict. These use regulations apply only to the unincorporated parcels located within the Business/Service Nodes. Mixing of permitted uses within the nodes is encouraged.
- B. Table 5.810-1 lists the uses permitted in the Business/Service Nodes located within the Highway 17 North Corridor Overlay Zoning District. The following is a description of the codes used in the table:
1. "S" indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
 2. "A" indicates uses permitted by right.
 3. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
 4. Blank cells indicate uses that are not permitted.



Table 5.810.7: Highway 17 North Corridor Overlay Zoning District Use Table

USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
Agricultural uses including, but not limited to, Greenhouse Production, Crop Production, Horticultural Production, Hydroponics, Stables	A	A			A	A	
<i>Agricultural Sales or Services</i>		A				A	
RESIDENTIAL							
<i>Manufacturing Housing Unit</i>	S	S	S	S	S	S	<i>Sec. 6.4.24.B</i>
Single-Family Detached <i>Dwelling Unit</i>	A	A	A	A	A	A	
<i>Short-Term Rentals: Limited Home Rental</i>			C	C	C		<i>Art. 6.8</i>
<i>Short-Term Rentals: Extended Home Rentals</i>			S	S	S		<i>Art. 6.8</i>
Retirement Housing	A						
Mixed Use/Occupancy	C	C	C			C	Sec. 5.810.8(I)
CIVIC & INSTITUTIONAL							
Court of Law						A	
Child and Adult Day Care <i>Services Facilities; Child Care Center; Group Home</i>	A					A	



Historical Sites, Libraries or Archives, Museums, and Fine Arts Centers	A		A			A	
Parks Recreation; and <i>and Community Recreation</i> Centers	A	A	A			A	
Pre-schools or Educational Nurseries	A					A	
Personal Improvement Education	C					A	Sec. 5.8 10.8(E)
Postal Service, United States	A		A			A	
Religious Assembly; Civic, Business, Professional, <i>Business, Labor, Political Organization; Social or Civic Organization</i> and Similar Organizations	A	A	A	A	A	A	
Funeral Services						A	
Safety Services	A	A	A	A	A	A	
Utility Service, Major	S	S	S	C	S	S	Sec. 6.4.21, Sec. 6.4.17
Utility Service, Minor	A	A	A	A	A	A	
HEALTH CARE SERVICES							
Medical Office; Outpatient Clinic, and Counseling Services	S	A	A			A	Sec. 5.8 10.8(G)
Public or Community Health Care Centers	A		A			A	
Health Care Laboratories		A	A			A	
Home Health Agencies	A	A	A			A	



Rehabilitation Facilities	A	A	A			A	
COMMERCIAL							
ACCOMMODATIONS							
Bed and Breakfast Inns	€	€				€	Sec. 6.4.4
Short-Term Rental Property: Commercial Guest House (CGH)	C	C				C	Art. 6.8
ENTERTAINMENT & RECREATION (COMMERCIAL)							
Eco-Tourism	A	A	A	A	A	A	
Indoor Recreation and Entertainment, (excluding Indoor Shooting Ranges)		C	C			C	Sec. 5.810.8(C)
ANIMAL SERVICES							
Veterinary Services	S					A	Sec. 5.810.8(G)
FINANCIAL SERVICES							
Banks and Financial Services	C	C				C	Sec. 5.810.8(A)
FOOD SERVICES & DRINKING PLACES							
Bars or Lounges (Alcoholic Beverages)	C		C			C	Sec. 6.4.145
Catering Service	A		A			A	
Restaurant, General, excluding Fast Food	C	C	C			C	Sec. 6.4.145
PROFESSIONAL SERVICES & OFFICES							
Government, Administrative, Business Office; Government Office; and Professional Offices	A	A				A	



Office/Warehouse Complexes	S						
Special Trade Contractors (Offices/Storage)	C						Sec. 5.810.8(F)
RETAIL SALES & SERVICES							
Agricultural Sales or Services		A				A	
Retail Sales or Services, General	A					A	
Consumer Goods Rental Service						A	
Consumer Convenience Services, such as ATMS, Dry Cleaners, Laundromats, Locksmiths, Tailors, etc.	A					A	
Convenience Stores	C		A				Sec. 5.810.8(E)
Drug Stores or Pharmacies	€		€			€	Sec. 5.810.8(A)
Farmers Markets	A	A	A	A	A	A	
Food Sales		A	A			A	
Funeral Services						A	
Hair, Nail, or Skin Care Services	A					A	
Hardware and Similar Stores, excluding Home Improvement Centers	A					A	
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C					A	Sec. 5.810.8(H)



Liquor, Beer, or Wine Sales	S					S	
Personal Improvement Services	A					A	
Repair Service, Consumer						A	
Services to Buildings or Dwellings	A					A	
Sweetgrass Basket and Roadside Stands; Sweetgrass Basket Stands	C	C	C	C	C	C	Sec. 6.4.5 87
Service Stations, Gasoline (with or without convenience stores)	S	S			C	S	Sec. 5.8 10 .8(B)
Vehicle and Boat Repair or Service; Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes						C	Sec. 5.8 10 .8(B)
ARTISAN AND CRAFTSMAN							
Artisan and Craftsman, General	C	C	C			C	Sec. 5.8 10 .8(D)
VEHICLE & WATERCRAFT STORAGE							
Boat Ramps	C					C	Art. 5.3 <i>Sec. 5.3.4</i>
Community Dock; and Commercial Docks; and Marinas	S					S	Art. 5.3 <i>Sec. 5.3.3</i> <i>Sec. 5.3.5</i> <i>Sec. 5.3.6</i>

C. ~~Development of the unincorporated parcels in the McClellanville Historic Area shall comply with the uses, density/intensity and dimensional requirements, and development standards contained in this Ordinance for the applicable base zoning district instead of the requirements of this Article.~~

D. Accessory **U**ses and **S**tructures customarily incidental and subordinate to any of the uses listed in Table 5.8~~10~~-1 are permitted, with the exception of accessory drive-through facilities, which are prohibited except as permitted in Sec.



~~5.810.8(A)~~, **Retail Sales or Services, General and Banks or Financial Services**. All ~~A~~ccessory ~~U~~ses and ~~S~~tructures shall comply with the requirements contained in this Ordinance.

- E. Outdoor, open or field storage, when accessory to a permitted ~~or conditional~~ use, is permitted, provided that:
1. The use conditions contained in Table ~~5.810-1~~ do not prohibit outdoor, open or field storage.
 2. No such storage is located within a required front **setback** yard, or yard fronting on a public **Right-of-Way**.
 3. No proposed parking lot spaces are used for the storage of goods or merchandise.
 4. No storage or outdoor sales is proposed which will occupy greater than 30 **percent** % of the **Lot Area**.
 5. Outdoor storage of waste materials, equipment, supplies and vehicles are buffered and screened from view of adjacent properties.
 6. No burning of material or products is conducted on the premises.
 7. No tractor trailer containers are located in outdoor storage areas.

Sec. ~~5.810.8~~ Use Conditions

- A. **Retail Sales or Services, General; ~~Drug Stores, Pharmacies and Banks and or Financial Services~~**. **These uses may include drive-through facilities provided that:**
1. No more than two ~~(2)~~ drive-through lanes with ~~sixty (60)~~ feet or less of stacking space per lane shall be permitted for ~~Bank and or Financial Service~~ uses. ATM drive-up facilities shall count as one ~~(1)~~ lane.
 2. No more than one ~~(1)~~ drive-through lane with 60 feet or less of stacking space per lane shall be permitted for Drug Store and Pharmacy uses.
 3. All drive-through facilities and access ways are integrally designed with the building and do not dominate its design.
 4. Drive-through facilities do not face Highway 17 North.
- B. ~~Limited Vehicle Service~~ **Vehicle and Boat Repair and Service and Gasoline Service Stations, Gasoline**. **These uses** are permitted provided that:
1. All service and repair is conducted within ~~thirty feet (30 feet)~~ of the principal building.
 2. There shall be no access towards or through adjoining residential districts.
 3. No junked, salvaged, or abandoned vehicles, or parts thereof, shall be stored on the premises.
 4. Such uses shall be so arranged as to require all servicing on the premises and outside the public **Rights-of-Way** and no gasoline pump or air outlet shall be placed closer than ~~twenty (20)~~ feet to any property line.
- C. ~~Indoor Recreation and Entertainment~~, **Indoor**. **These uses are permitted provided that:**
1. Such use is not located within 150 feet of residentially zoned or used property.
 2. There shall be no access to adjoining residential districts.
 3. Such use shall not operate between the hours of 12:00 a.m. and 11:00 a.m.
 4. **Indoor Shooting Ranges are prohibited.**
- D. **Artisan and Craftsman**. **These uses are permitted provided that:**
1. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.
 2. All truck parking or loading facilities are located to the side or rear of the building, outside required landscaped yards, and screened from public **Rights-of-Way** and/or adjacent property zoned or used for residential purposes.
 3. Outdoor storage of materials is prohibited.



4. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
 5. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum floor area of 2,000 square feet, and five (5) non-resident employees.
- E. **Personal Improvement Education and Convenience Stores.** In ~~Z~~**zoning D** districts subject to conditions (C), these uses shall have a maximum floor area of 5,000 square feet.
- F. **Special Trade Contractors (Offices/Storage).**
1. This use shall have a maximum floor area of 5,000 square feet; and
 2. Outdoor storage of vehicles, materials, and equipment shall be prohibited.
- G. **Veterinary Service, ~~s and Medical Office, Outpatient Clinic, and Counseling Services~~ *Medical Office and Counseling Service*.** In Business/Service Nodes where these uses are subject to Special Exception (S) requirements, such uses shall have a maximum floor area of 5,000 square feet and shall require review and approval through the Special Exception procedures contained in this Ordinance.
- H. **Landscaping and Horticultural Services ~~to commercial, industrial, or institutional buildings, and residences~~.** In Business/Service Nodes where this use is subject to conditions (C), the following requirements shall apply:
1. A structure or structures used for Landscaping and Horticultural Services shall have a maximum combined floor area of 2,000 square feet;
 2. Large vehicles, equipment and machinery shall be housed inside a building or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
 3. Aggregate materials such as mulch, sand, gravel or similar materials shall be kept in bins or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
 4. Plants and other merchandise or materials shall be kept in a neat and orderly fashion on the premises; and
 5. All of the preceding shall be indicated on an approved site plan for the property.
- I. **Mixed Use/Occupancy**
1. A maximum of ~~50~~**50** percent (~~50%~~) of the total combined floor area (including all floors in all buildings) may be dedicated to residential uses.
 2. All other applicable requirements of this Article shall apply.

Sec. 5.810.9 Density/Intensity and Dimensional Standards

The Density/Intensity and Dimensional Standards listed in Table 5.810.9, below, shall apply to all properties in the Business/Service Nodes:



TABLE 5.810.9: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]

MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	150 feet
MINIMUM SETBACKS	
Adjacent to Highway 17 North	100 feet [2]
Front (other than frontage on Hwy 17 N)	50 feet
Side and Rear (double frontage setback requirements apply to Corner Lot).	20 feet
OCRM Critical Line	50 feet
MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE	20 feet, provided that covered walkways connecting buildings or connecting buildings with parking areas may traverse such space.
MAXIMUM BUILDING HEIGHT	40 feet
MAXIMUM NET RESIDENTIAL DENSITY – MIXED OCCUPANCY (Developments containing commercial/office and residential uses)	Two (2) Principal Dwelling Units per acre in all Nodes with the exception of the 10-Mile Neighborhood Node, where six (6) Principal Dwelling Units per acre are permitted.
MAXIMUM IMPERVIOUS SURFACE COVERAGE (excludes marsh or natural water areas)	25 percent
MAXIMUM BUILDING SIZE	a. No single building shall exceed 5,000 square feet of gross floor area. b. Where in conflict, the building size provisions listed in Sec. 5.810.8, <i>Use Conditions</i> , shall take precedence. c. Structures of up to 15,000 square feet in size may be approved in accordance with the Special Exception procedures contained in Article 3.6 of this Ordinance.
MINIMUM LANDSCAPED OPEN SPACE [3]	20 percent

[1] The Waterfront Development Standards contained in Chapters 4 and 9 of this Ordinance apply.



[2] Setback adjacent to Highway 17 North may be reduced to no less than 50 feet, provided that:

A. No structures or uses are proposed to be located between the principal building and the road **Right-of-Way**.

The principal structure(s) is designed with two principal facades; one facing Highway 17 North, the other facing the principal building entrance or other public **Right-of-Way**.

All other proposed development activity is physically designed, landscaped, and oriented such that it is compatible with surrounding structures built in accord with the design guidelines included within this Ordinance.

[3] Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor “spaces” or gathering areas should be created within these open space areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.

Sec. 5.810.10 Development Standards

The following development standards apply to all development in the Business/Service Nodes with the exception of agricultural **uses** and **Single-Family Detached Dwellings** residential uses.

- A. Developments of five (5) acres or greater in cumulative size, proposing **Density/Intensity and** or **Dimensional Standards** other than those listed above, must obtain approval as a Planned Development District under this Article and Article 4.253, **PD, Planned Development Zoning District**, of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.
- B. All proposed developments shall have a means of water provision and wastewater disposal in accordance with this Ordinance.
- C. ~~Buffers and Landscaping~~ All buffers and landscaping shall comply with ~~the development standards contained in Chapter~~ **HAPTER 9, Development Standards**, of this Ordinance with the exception of the following:
 1. A minimum of a 50-foot vegetated **Right-of-Way** buffer shall be required along Highway 17 North.
 2. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses.
 3. All vegetation within required buffers must be retained.
 4. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
 5. Sweetgrass Basket Stands are permitted within required buffers provided that they comply with Sec. 6.4.58, **Roadside Stand or Sweetgrass Basket Stand**, of this Ordinance.

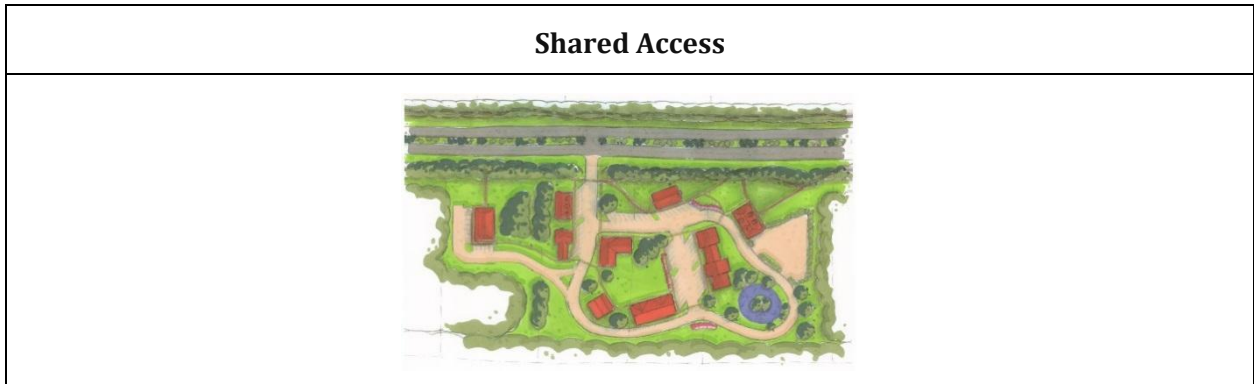


- D. **Building Orientation.** Building orientation shall comply with the standards contained in this Article and ~~the development standards contained in~~ Chapter 9, **Development Standards**, of this Ordinance.



E. Access.

1. The property or properties shall have a minimum combined frontage of 250 feet along Highway 17 North.
2. Properties in all Business/Service Nodes shall have a single shared access from Highway 17 North or, if located on a **C**orner **L**ot, shared access shall be provided from the secondary road.
3. Shared access locations on Highway 17 North shall be separated by a minimum of 250 feet.
4. Vehicular access from streets and highways to properties shall be confined to access drives not exceeding ~~thirty (30)~~ feet in width at the street line.
5. Inter-parcel connections between sites fronting on Highway 17 North shall be required for each proposed development to facilitate use of these shared access points.



- F. **Open Spaces.** Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor “spaces” or gathering areas should be created within these open space areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.
- G. **Walls of Continuity.** Physical components such as brick walls, wrought iron or wood fences, tabby, evergreen landscape masses, building facades, or a combination of these should provide cohesiveness between parcels within the Node. Walls and fences shall harmonize with the site and building(s) on it in scale and materials. They shall respect existing natural features of the site, shall not dominate the buildings or landscape, and shall be integrated with plantings.
- H. **Architectural Standards and Building Materials.** All structures shall comply with the development standards contained in Chapter 9 of this Ordinance provided that:
1. The roofs of all structures shall be pitched.
 2. All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
 3. Unfinished metal and concrete facades shall be prohibited on all sides of the structure.
 4. Glass facades shall not exceed 30 **percent** % of the building face/elevation.
 5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
 6. Buildings shall have wooden, brick, finished architectural grade metal, or shell stone exterior appearance.
 7. **The following shall apply regarding building colors:**
 - a. Color shades shall be used to unify the development;
 - b. Color combinations of paints shall be complementary;
 - c. In no case shall garish colors be permitted; and
 - d. In general, no more than three ~~(3)~~ different colors per building shall be allowed.



8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.



I. Pedestrian Access.

1. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area;
2. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways; and
3. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9, *Development Standards*, of this Ordinance; however, pervious surface walkways are encouraged when deemed appropriate to surrounding development characteristics by the *Zoning and Planning* Director.



J. Signage.

1. All ~~Free-~~**S**tanding ~~S~~signs shall be ~~M~~onument style;
2. Shared ~~Free-~~**S**tanding ~~S~~signs shall be allowed in accordance with ~~Chapter~~**CHAPTER** 9 of this Ordinance.
3. **Height and Area of Signs.** Free-~~S~~**S**tanding ~~S~~signs shall not exceed ~~ten (10)~~ feet in height and ~~fifty (50)~~ square feet of sign area.
4. ~~All~~ ~~S~~sign ~~I~~llumination. :



- a. Illuminated **S**signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
 - b. LED **S**signs are prohibited;
 - c. No illumination that simulates traffic control devices or emergency vehicles shall be used.
 - d. All illumination must be from a steady, stationary light source.
 - e. Internal Illumination. ÷
 - i. Internally illuminated **S**signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
 - ii. Signs shall not have light-reflecting backgrounds or letters.
 - iii. All finishes shall be a matte finish.
 - f. External Illumination. ÷
 - i. Illumination shall be from a steady, stationary light source, shielded and directed solely at the sign.
 - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - iii. The intensity of light shall not exceed ~~twenty (20)~~ footcandles at any point on the sign face.
 - iv. The color of light sources to illuminate signs shall be white.
 - v. Signs shall not have light-reflecting backgrounds or letters.
5. All other **S**sign requirements, including requirements for **W**wall **S**signs, shall comply with the requirements contained in Chapter 9, **Development Standards**, of this Ordinance.
- K. **Lighting.** All site lighting shall comply with the development standards contained in Chapter 9, **Development Standards**, of this Ordinance, provided that all site lighting must match the architectural theme of the buildings and development and poles shall not exceed 19 feet in height.
- L. **Parking and Loading Design.**
1. All parking and loading areas shall comply with the development standards contained in Chapter 9 of this Ordinance, provided that all off-street parking spaces shall be located behind or beside the principal use.
 2. ~~(15 percent %)~~ of the total parking lot area. Pervious materials such as gravel, earth, pavers, or sandshell shall be used for the remainder of the parking lot area. The amount of impervious parking lot coverage may be increased to no more than ~~twenty-five percent (25 percent %)~~, if reviewed and approved through the Special Exception procedures contained in this Ordinance.
 3. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.



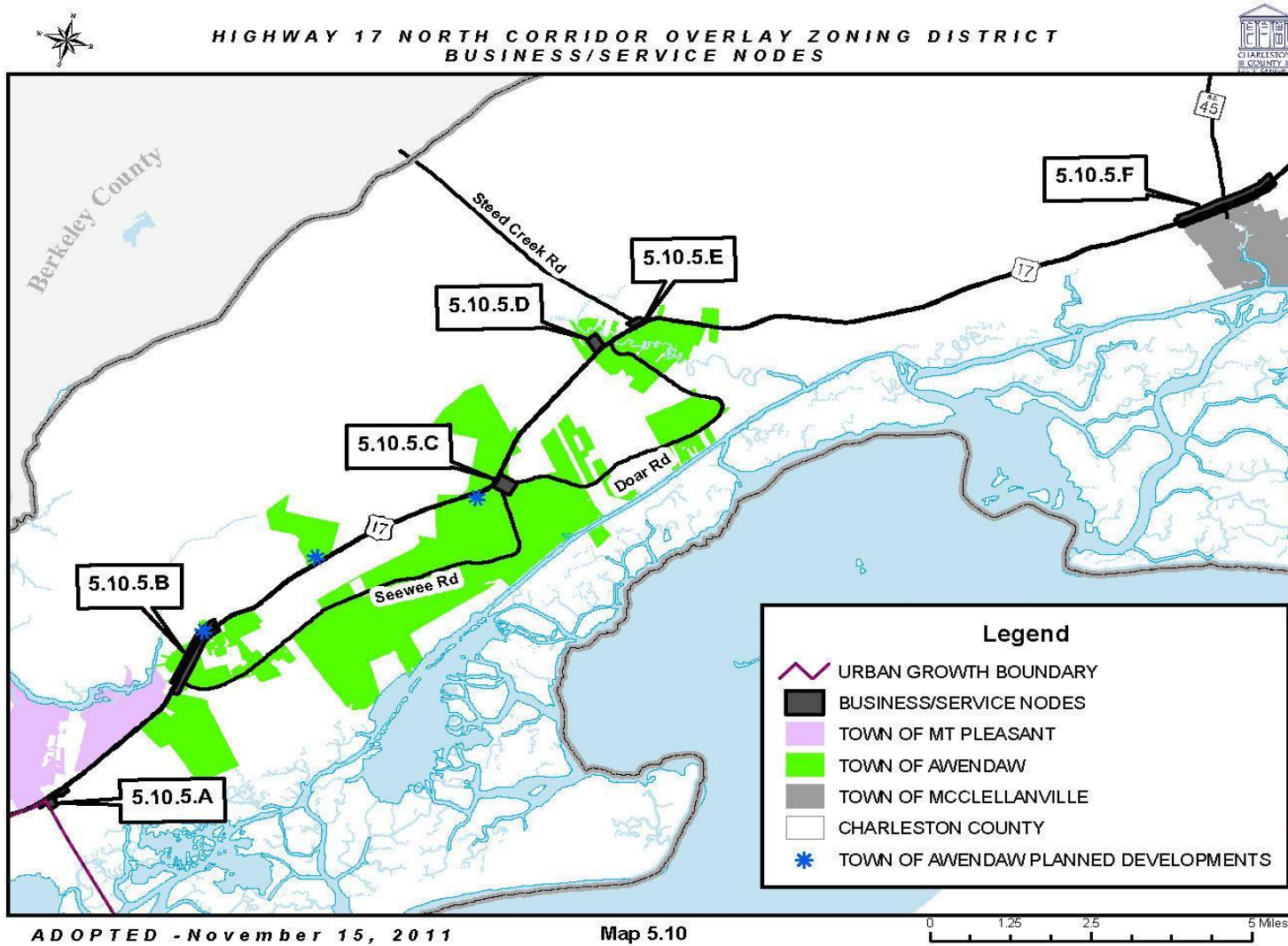
Parking Design



- M. **Service Areas.** Site design shall consider the placement and screening of service areas and auxiliary structures. Structures shall be oriented so that loading areas are in no manner visible from residential districts or existing or planned public **R**ights-of-**W**ay. Loading areas may be oriented towards adjoining developed properties within the Node, only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural design of the project and are appropriately landscaped. Mechanical equipment, service areas and means of access (i.e. delivery areas) shall not be on the primary facades of buildings, in front yard areas, or otherwise visible from public **R**ights-of-**W**ays. Mechanical equipment shall be shielded and screened from public view and designed to be an integral part of the building it serves.
- N. **Utility Lines.** All new or relocated electrical, telephone, cable television and similar distribution lines providing service to a development site shall be installed underground.
- O. **Tree Preservation.** **Article 9.2**, ~~The~~ Tree Protection and Preservation, ~~requirements~~ of this Ordinance shall apply to all development with the Business/Service Nodes, provided that all vegetation within all required buffers shall be retained

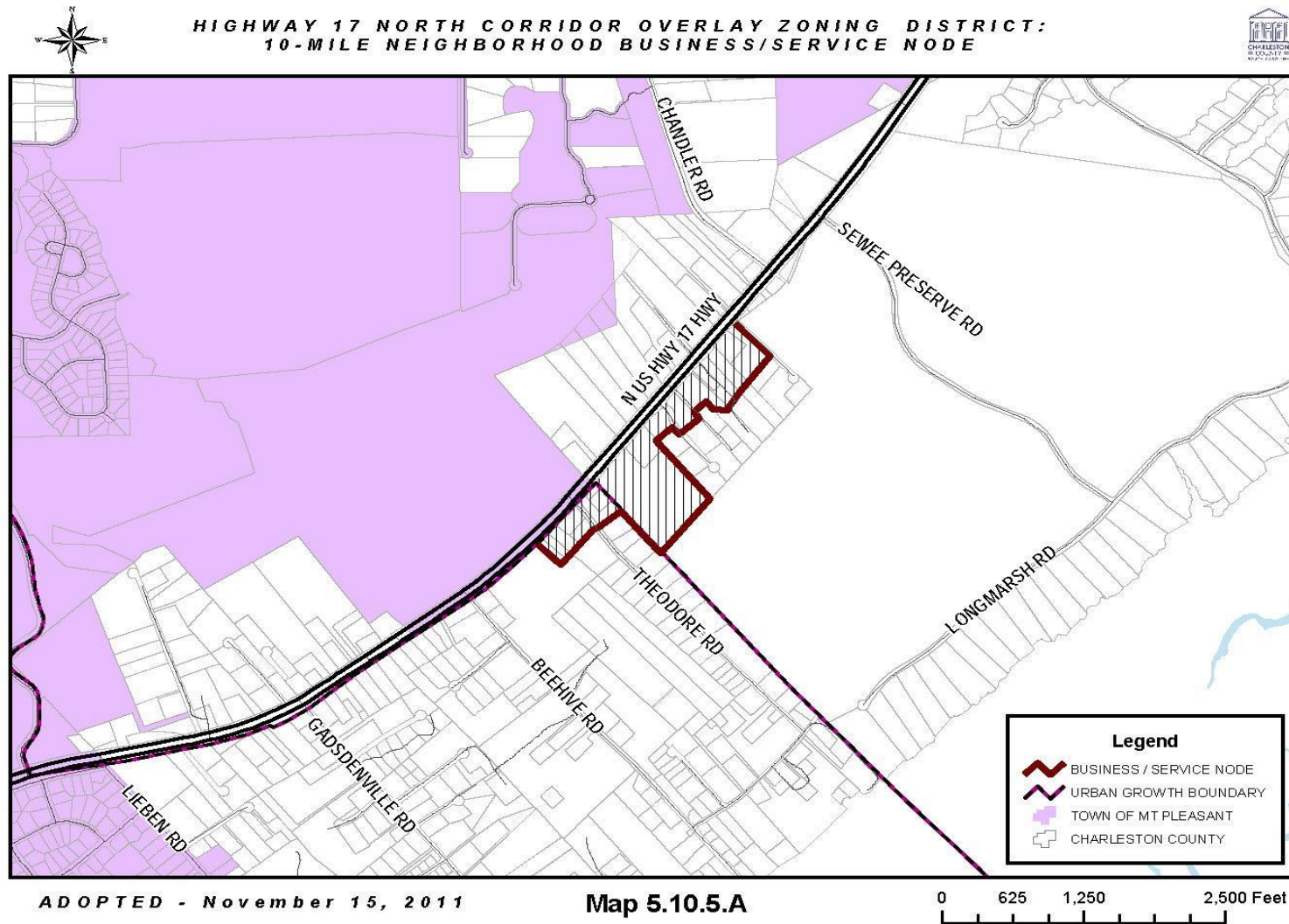


Map 5.8



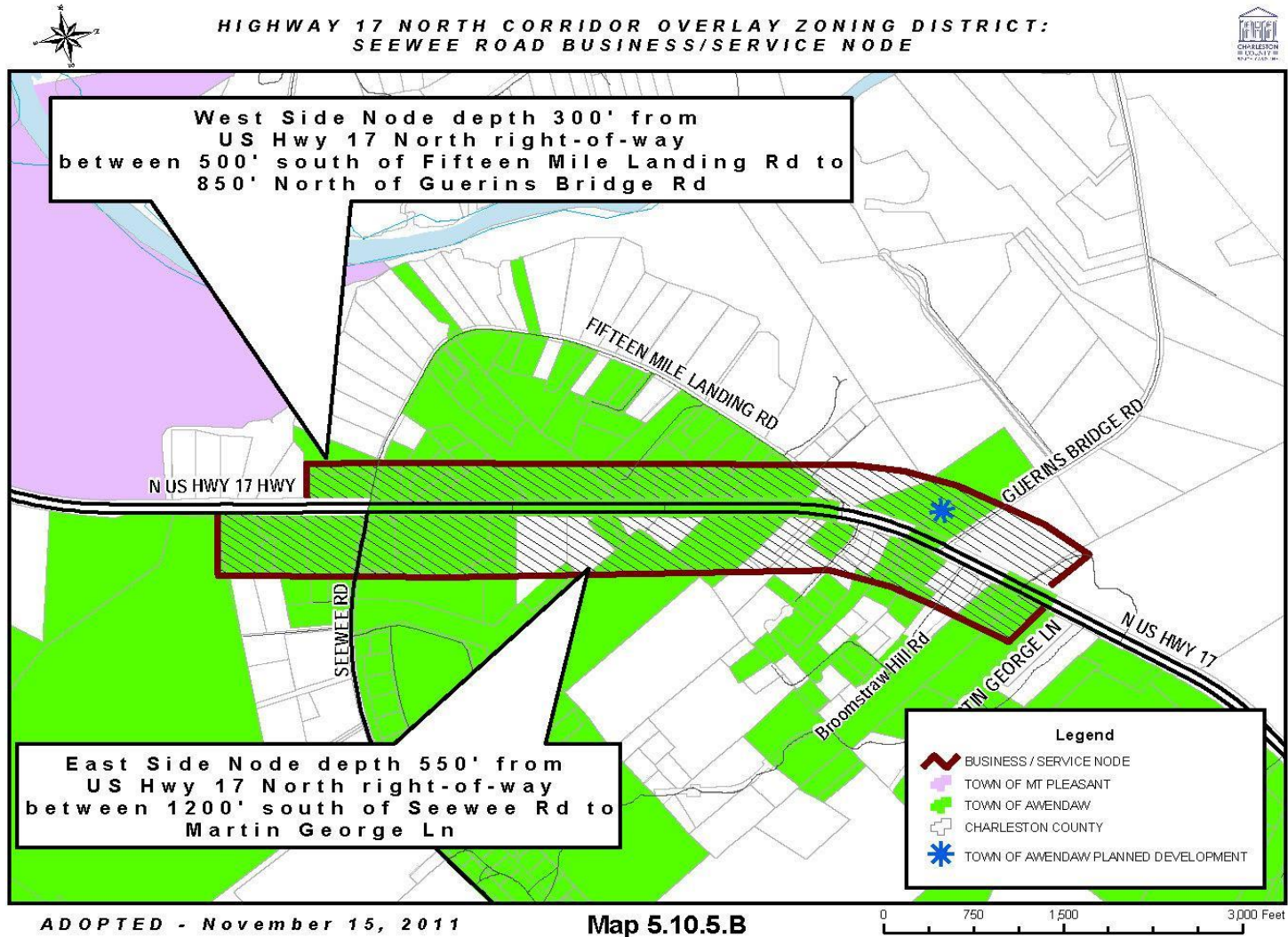


Map 5.8.A



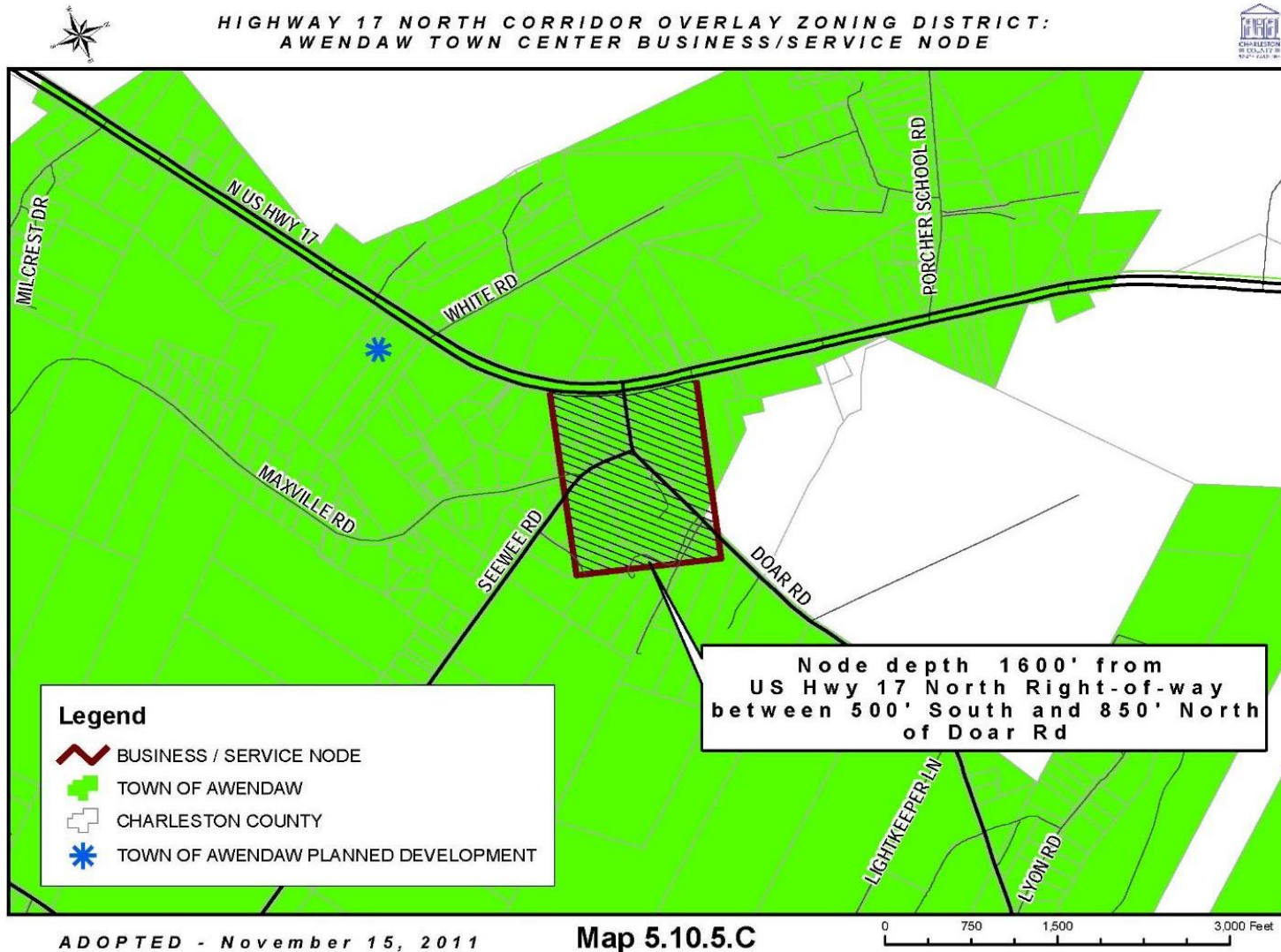


Map 5.8.B





Map 5.8.C

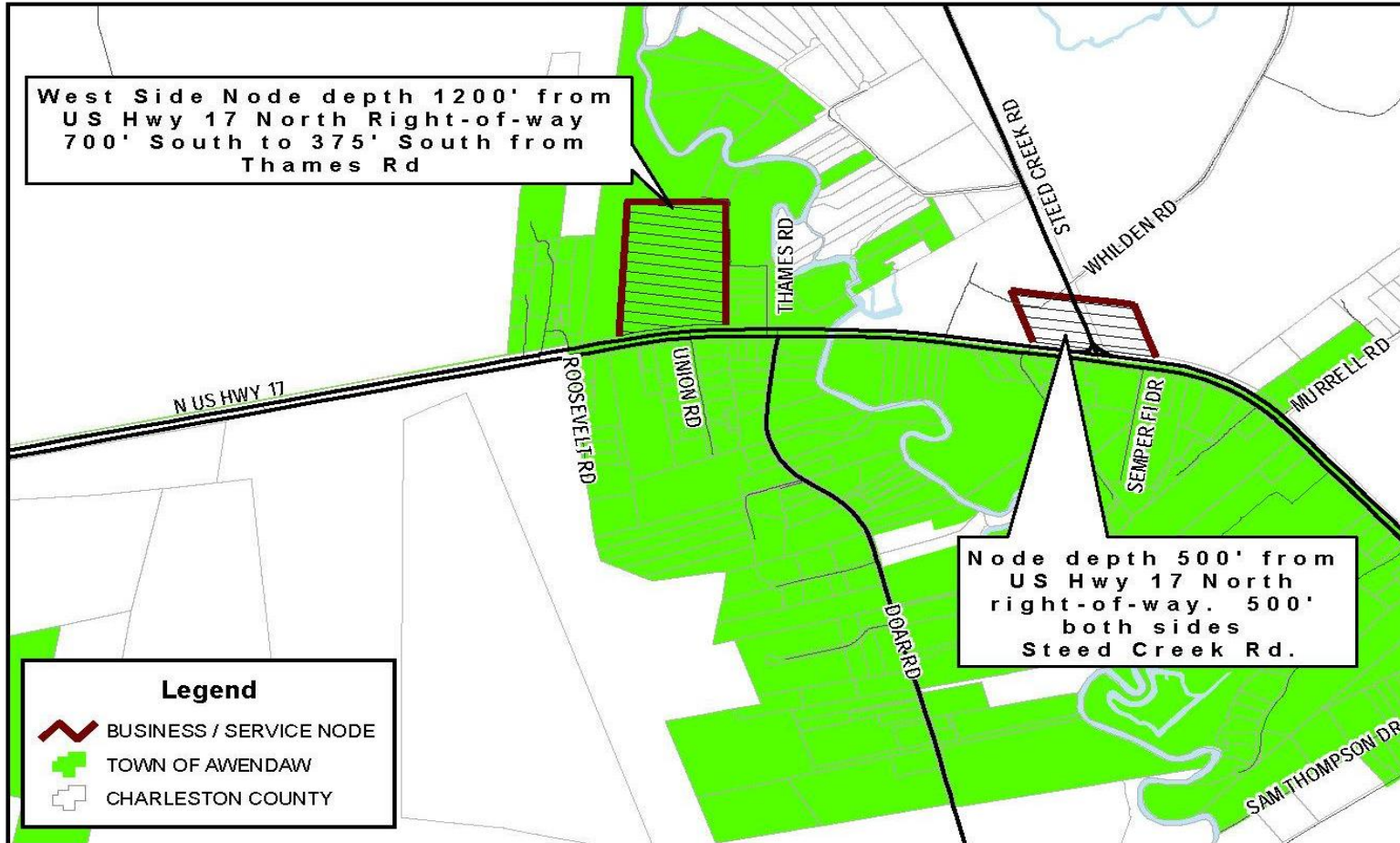




Map 5.8.D



HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
NORTHERN DOAR ROAD UTILITIES/CONVENIENCE CENTER NODE
AND
STEED CREEK ROAD TRANSIT NODE



Legend

- BUSINESS / SERVICE NODE
- TOWN OF AWENDAW
- CHARLESTON COUNTY

ADOPTED - November 15, 2011

Map 5.10.5.D & 5.10.5.E

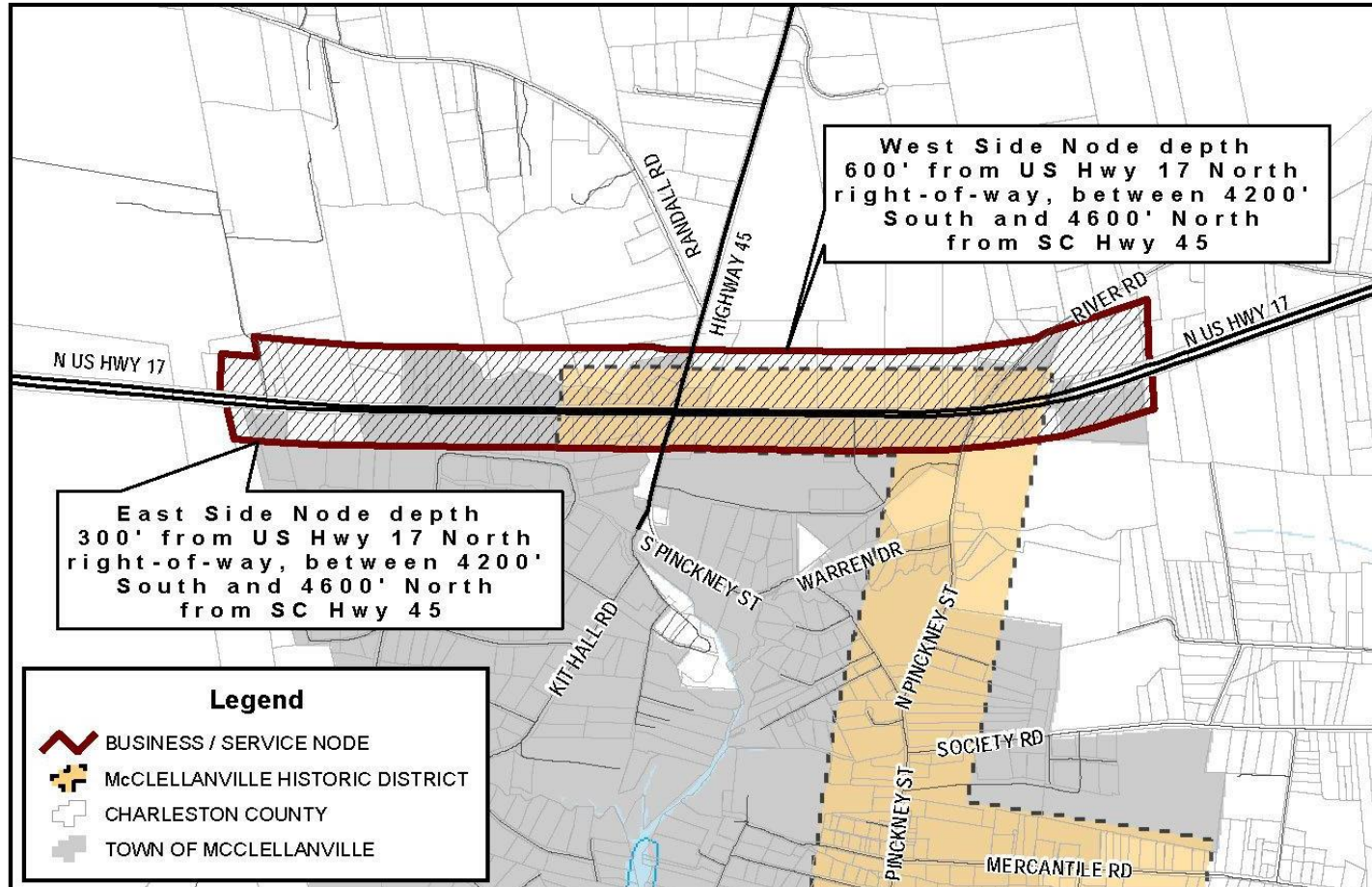




Map 5.8.E



HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:
MCCLELLANVILLE HIGHWAY COMMERCIAL DISTRICT



ADOPTED - November 15, 2011

Map 5.10.5.F





ARTICLE 5.911 ST. ANDREWS AREA OVERLAY ZONING DISTRICT

Sec. 5.911.1 Statement of Findings

The St. Andrews Area Overlay Zoning District includes unincorporated properties that front on the east and west sides of Highways 61 and 17 from its intersection with Wesley Drive to Ashley Hall Road and Wantoot Boulevard respectively, as shown on the map titled “St. Andrews Area Overlay Zoning District”. This area contains major thoroughfares in West Ashley that carry a large number of vehicles each day to Charleston through rural areas, commercial areas, and established neighborhoods. Moreover, some of the properties along Highways 61 and 17 in this area are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County.

Sec. 5.911.2 Purpose and Intent

The purpose of the St. Andrews Area Overlay Zoning District is to create a corridor that is well planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement. Additionally, this **O**verlay **Z**oning **D**istrict is intended to provide appropriate services to well-established neighborhoods and provide a transition from the more intense commercial development along the corridor.

Sec. 5.911.3 Effect of Overlay Zoning District

~~The St. Andrews Area Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district.~~ In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established, existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

Sec. 5.911.4 Applicability

The standards of this Article shall apply to all development within the St. Andrews Area Overlay Zoning District, as shown on the map titled “St. Andrews Area Overlay Zoning District,” except for ~~Ssingle-Ffamily Ddetached Dwelling~~ **Detached Dwellings** residential development.

Sec. 5.911.5 Coordination with Adjacent Jurisdictions

A letter of notification to the City of Charleston shall be required as part of all land development applications with the exception of applications for ~~Ssingle-Ffamily Ddetached Dwelling~~ **residential uses**. The purpose of the notification is to ensure that the City of Charleston is aware of proposed development and that there is consistency in land use, ~~Ddensity/Iintensity and Ddimensional Sstandards~~, and design and development standards adopted by the County and City of Charleston.

Sec. 5.911.6 Development Standards and Requirements

The following development standards and requirements apply to all parcels within the St. Andrews Area Overlay Zoning District. All development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or zoning permits:

A. Vehicle Access.

1. All parcels in this **O**verlay **Z**oning **D**istrict with a **Zoning** future land use designation of **Residential Office Residential (ROOR)** are allowed one curb cut per 75 feet of road frontage; all other commercial or multifamily uses are allowed one curb cut every 150 feet.



2. Proposed new access drives shall be located a minimum distance of 75 feet from any existing street intersection as measured from the edge of the intersecting **R**oadway to the beginning of the driveway radius.
3. All applications for development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:
 - a. Aggregation of parcels;
 - b. Parallel frontage or “backage” roads;
 - c. Shared curb cuts between adjoining properties; and
 - d. Shared access **E**asements between parcels.

B. Traffic Study. A **T**raffic **I**mpact **S**tudy analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one or more of the following:

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

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

Such Traffic Impact Studies shall comply with the requirements of Sec. 9.9, Traffic Impact Studies. Traffic Impact Studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

C. Pedestrian Access. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.

D. Building Height. Building height is limited to a maximum of 35 feet and two and a half (2½) stories as defined by this Ordinance. However, the height may be a maximum of ~~fifty five (55)~~ feet and four (4) stories when the building meets all applicable setback and buffer requirements, and the following conditions:

1. The portion of the building exceeding ~~thirty five (35)~~ feet in height is stepped back at least ~~thirty (30)~~ feet from the portion(s) of the building that meets the ~~thirty five (35)~~ foot height requirement; and
2. The stepped portion is measured from the outside edge of the building that is parallel to a **R**ight-of-**W**ay and from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for **S**ingle-**F**amily **D**etached **D**wellings residential use.

E. Signs. In addition to the requirements in Article 9.11, **Signs, of this Ordinance**, all **F**ree-**S**tanding **S**igns shall meet the following requirements:

1. All **S**igns shall be **M**onument style.
2. Signs shall have a maximum height of **8** **eight** feet and a maximum size of 40 square feet.
3. Shared shopping center **S**igns shall be allowed with a maximum height of 10 feet and maximum size of 60 square feet.



4. Internal illumination shall be allowed for ~~S~~signs.

5. Electronic ~~M~~message ~~B~~board ~~S~~signs and ~~B~~billboards shall be prohibited.

F. **Building Coverage.** The ~~B~~building ~~C~~coverage shall not exceed ~~thirty-five percent (35 percent %)~~ thirty-five percent (35 percent %) of the parcel. However, the ~~B~~building ~~C~~coverage may be increased by up to ~~fifty percent (50 percent %)~~ fifty percent (50 percent %) of the parcel when the increase is offset by an equal area of driveways, parking or other hardscape areas that utilize pervious materials. Pervious materials may include, but are not limited to, pervious pavers, pervious concrete or other appropriate pervious surface treatment that do not cause surface water to runoff and allow water to absorb into the ground, as approved by the **Zoning and Planning Director**.

G. **Residential Area.** Parcels intended for non-residential uses are indicated on the St. Andrews Area Overlay Zoning District Map and may be developed in accordance the regulations of this ordinance. Unless shown otherwise, parcels in the following specific areas of the ~~O~~verlay ~~Z~~oning ~~D~~istrict are to remain residential:

1. The area between Legare Bridge and Colony Drive/Riverdale Drive on St. Andrews Boulevard; and
2. The area between Wesley Drive and Nicholson Street on Savannah Highway.

H. **Permitted Uses.** Permitted uses shall include those uses allowed in the ~~Z~~oning ~~D~~istrict that corresponds with the **Zoning** future land use designation as shown on the ~~O~~verlay ~~Z~~oning ~~D~~istrict map and as described in Table 6.1-1, Use Table, with the exception of the prohibited uses and uses that require special exception approval, as described in this Article.

I. **Prohibited Uses.** ~~Vehicle Sales~~ Auto-Dealers (~~New~~ **and** ~~Used~~); Vehicle Storage; ~~Boat/RV Storage~~; **Indoor/Outdoor** Shooting Ranges; Hotels or Motels; ~~Tattoo Parlors~~ **Facility**; and ~~Self-Storage Facilities~~ **Service Storage uses** shall be prohibited in this Area.

J. **Uses Requiring Special Exception.** Restaurants, **General and Fast Food** (all types); ~~Indoor~~ Recreation and Entertainment, **Indoor**; ~~Gasoline~~ Service Stations-, **Gasoline** (with or without convenience stores); Convenience Stores; Liquor, Beer, or Wine Sales; Bar or Lounge uses; Vehicle **and Boat Repair or** Services, ~~Limited~~; ~~Vehicle Services~~, ~~Consumer~~; ~~Vehicle Repair~~; Commercial Office/Warehouse Complex; Transitional Housing; Pawn Shops; and Warehouse **and Distribution Facility uses** shall require Special Exception approval in compliance with the procedures contained in this Ordinance. Additionally, applications for ~~Liquor~~, ~~Beer~~ or ~~Wine~~ **Sales** must include a **L**etter of **C**oordination from both the City of Charleston Police Department and the Charleston County Sheriff's Department.

K. **Parking.** Applications for ~~R~~estaurant, ~~B~~bar or ~~L~~ounge uses shall include parking plans that indicate the locations of both the required on-site parking and possible overflow parking associated with the business to be located on the subject property or on adjacent commercially zoned property, in accordance with ~~Sec. Article~~ 9.3.6, **Parking Space and Parking Lot Design**, of the Ordinance.

All ~~R~~estaurant, ~~uses~~ and all ~~B~~bar and ~~L~~ounge uses shall provide one parking space per 75 **square feet** ~~sq. ft.~~ of gross floor area of the business. All other uses shall provide parking spaces in compliance with this section and Chapter 9, **Development Standards**, of this Ordinance.

L. **Building Size.** Building size will be determined by the building height, ~~L~~ot coverage, setback, and buffer requirements as defined by this Ordinance.

M. **Buffers.**

1. A minimum of a ~~twenty-five (25)~~ **25** foot deep vegetated ~~R~~ight-of-~~W~~ay buffer shall be required along St. Andrews Boulevard and Savannah Highway, which may be reduced to eight (~~8~~) feet when there is no parking or vehicular use area between the buildings and ~~R~~ights-of-~~W~~ay;
2. A minimum of a ~~twenty-five (25)~~ **25** foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six (~~6~~) foot high opaque fence or wall is utilized, the **Zoning and Planning Director** may reduce the land use buffer by up to one-half (~~1/2~~) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than ~~ten (10)~~ **10** feet in depth.



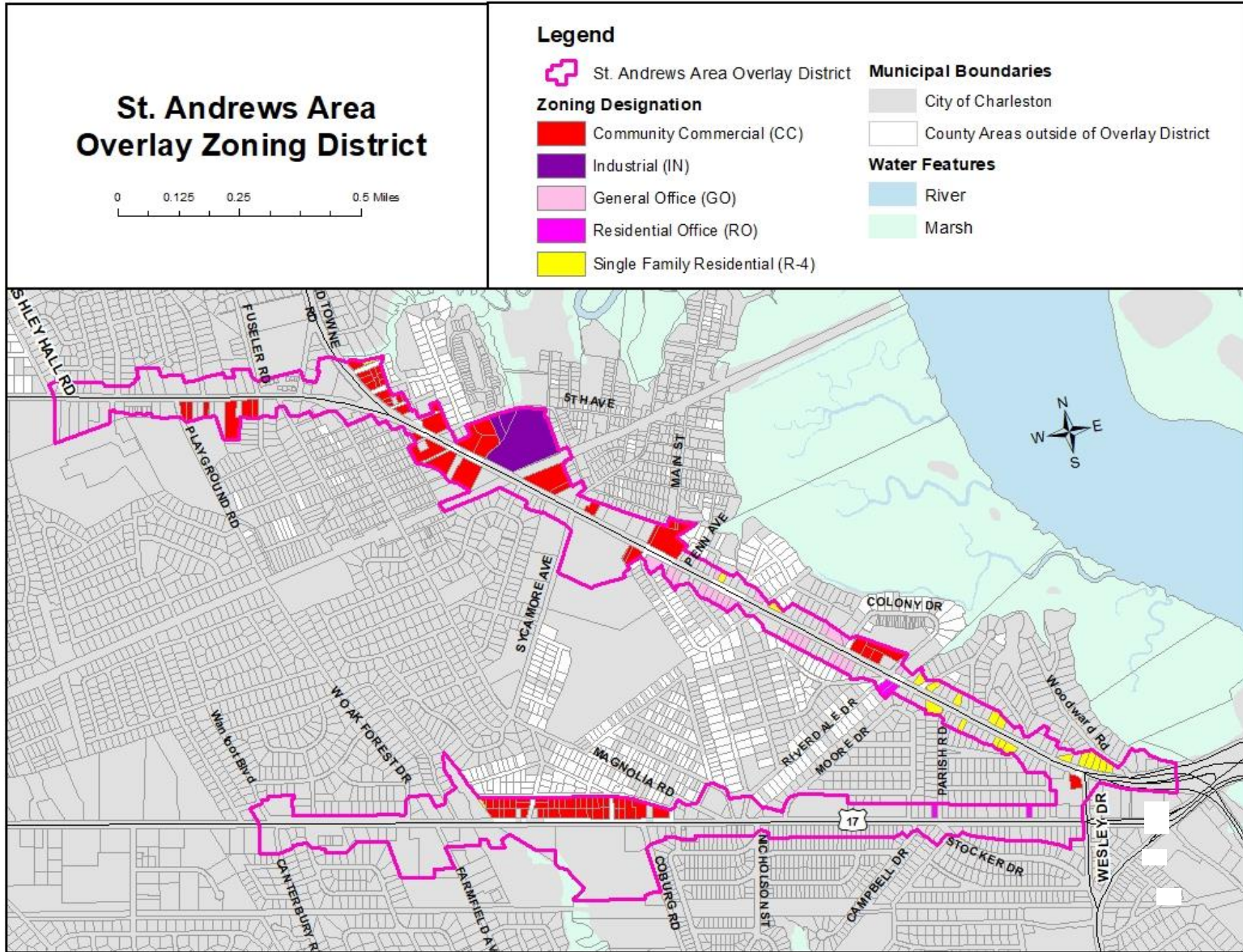
N. **Noise.** All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

O. **Multiple Uses**

~~Parcels may include both residential and nonresidential uses when developed in accordance with all Multiple Use Overlay Zoning District regulations of this ordinance.~~



Map 5.9





ARTICLE 5.102 ASHLEY RIVER ROAD CORRIDOR, ARRC-O, OVERLAY ZONING DISTRICT

Sec. 5.102.1 Statement of Findings

The Ashley River Road Corridor Overlay Zoning District (ARRC-O) includes unincorporated parcels of Charleston County that front on Highway 61 from its intersection with Ashley Hall Road to Church Creek as shown on the map titled “Ashley River Road Overlay Zoning District”. Highway 61 is a major thoroughfare in West Ashley and carries a large number of vehicles each day through rural areas, commercial areas, and established neighborhoods. Moreover, some of the properties along Highway 61 are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County. The ARRC-O was adopted to implement traffic safety measures, improve the visual character, and to preserve the scenic quality of the corridor. The Overlay Zoning District also creates consistency and coordination between the City of Charleston and unincorporated Charleston County concerning land use, design standards, and code enforcement.

Sec. 5.102.2 Purpose and Intent

The purpose of the ARRC-O is to create a corridor that is well planned and attractive through the implementation of land use and design standards, and utilizes traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

Sec. 5.102.3 Effect of Overlay District

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

Sec. 5.102.4 Applicability

The standards of this Article shall apply to all development within the ARRC-O, as shown on the map titled “Ashley River Road Corridor Overlay Zoning District,” except ~~Single-Family Detached Dwellings residential development, and existing Multi-Family Dwellings,~~ and Planned Developments.

Sec. 5.102.5 Coordination with Adjacent Jurisdictions

Charleston County will notify the City of Charleston of all land development applications submitted for unincorporated properties located within the ARRC-O, with the exception of applications for ~~Single-Family Detached Dwellings residential development.~~ The purpose of the notification is to ensure that the City of Charleston is aware of proposed development.

Sec. 5.102.6 General Development Standards and Requirements

The following development standards and requirements apply to all parcels within the ARRC-O as described below. All development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or zoning permits:

A. Vehicle Access, General.

1. All parcels in this Overlay Zoning District with a Zoning district designation of ~~Residential Office Residential (ORRO)~~ are allowed one curb cut per 75 feet of road frontage; all other commercial or multi-family uses are allowed one curb cut every 150 feet.



2. Access drives on **C**orner **L**ots shall be located only on the side street, ~~and~~ not on Highway 61, and there shall also be a minimum distance of 75 feet from the street intersection as measured from the edge of the intersecting **R**oadway to the beginning of the driveway radius.
3. All applications for development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer or owner of the property:
 - a. Aggregation of parcels;
 - b. Parallel frontage or “backage” roads;
 - c. Shared curb cuts between adjoining properties; and
 - d. Shared access **E**asements between parcels.

B. Shared Access.

1. Each parcel involved in a shared access agreement shall be allowed an increase in **B**uilding **C**overage up to a maximum of ~~forty percent (40 percent %)~~ **40 percent (%)** of the **L**ot.
2. The **A**pplicant must request a shared access with the adjacent property if frontage along Highway 61 is less than 250 feet and the adjacent property does not contain a **S**ingle-**F**amily **D**etached **D**welling **and/or is not located in a R**esidential **Z**oning **D**istrict ~~or use~~. If the owner of the adjacent parcel does not agree to share access, the **A**pplicant shall provide one ~~(1)~~ of the following to the **Z**oning **and** Planning Department:
 - a. A letter from the adjacent property owner denying access; or
 - b. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the **A**pplicant made to request shared access and that the neighboring property owner refused to provide a letter.
3. If subsection b applies, a **new or relocated** curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed **or** redeveloped or when rezoned, **provided that parcels with 250 feet or more of frontage along the road on which the access is proposed or located are exempt from having to record such easement.**
4. Shared access should be located along a common property boundary.

C. Traffic Study. A **T**raffic **I**mpact **S**tudy ~~analysis~~ shall be required in all instances in which the proposed development area exceeds five ~~(5)~~ acres or if the proposed development includes one or more of the following:

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

Such **T**raffic **I**mpact **S**tudies ~~analysis~~ shall comply with the requirements of Sec. 9.69.2, **Study Scope**, and 9.69.3, **Traffic Study Elements Impact Studies**, of this Ordinance, and shall be prepared by a qualified professional. Traffic **I**mpact **S**tudies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

D. Pedestrian Access. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.



E. **Signs.** All new signage must comply with the requirements of this section in addition to the applicable requirements in Article 9.11, *Signs, of this Ordinance*.

1. *Legal Nonconforming Signs and Amortization.*

- a. Any existing legal ~~N~~onconforming ~~S~~sign in this ~~O~~verlay *Zoning D*istrict permitted before March 10, 2015 that does not meet the standards set forth in this Article must be removed prior to establishing a new business or no later than January 1, 2020, whichever may occur first.
- b. Any existing legal ~~N~~onconforming ~~S~~sign that is abandoned, as defined in ~~Chapter~~ **HAPTER 12, Definitions**, of this Ordinance, or requires repair, must meet the requirements of this Article.

2. *Free-Standing Signs.* The standards below apply to all ~~F~~ree-~~S~~tanding ~~S~~signs including all ~~R~~real ~~E~~state ~~S~~signs.

- a. All ~~S~~signs shall be ~~M~~onument style.
- b. Signs shall have a maximum height of ~~8~~ **eight** feet and a maximum size of ~~forty (40)~~ square feet.
- c. Shared shopping center ~~S~~signs shall be allowed with a maximum height of ~~ten (10)~~ feet and maximum size of ~~sixty (60)~~ square feet.
- d. Electronic ~~M~~essage ~~B~~oard ~~S~~signs and ~~B~~illboards are prohibited.

3. *Illumination.*

- a. Illuminated ~~S~~signs located adjacent to any parcel containing a residential use shall be controlled so as not to create excessive glare onto the property, and footcandles shall be reduced by one-half the maximum allowable footcandle after hours of operation.
- b. Illumination that simulates traffic control devices or emergency vehicles is prohibited.
- c. All illumination must be from a steady, stationary light source.
- d. Internal Illumination.
 - ~~1-~~ **i.** Internally illuminated ~~S~~signs must be constructed of routed aluminum or similar opaque material or channel lit so that only letters, numbers, and/or logos are illuminated.
 - ~~2-~~ **ii.** All finishes shall be a matte finish.
- e. External Illumination.
 - ~~a-~~ **i.** Illumination shall be from a steady stationary light source, shielded and directed solely at the ~~S~~sign.
 - ~~b-~~ **ii.** Light sources to illuminate ~~S~~signs shall be shielded so as to not cause glare hazardous to pedestrians or vehicle drivers and to not create a nuisance to adjacent properties.
 - ~~c-~~ **iii.** The intensity of light shall not exceed ~~twenty (20)~~ footcandles at any point on the ~~S~~sign face.
 - ~~d-~~ **iv.** The color of light sources to illuminate ~~S~~signs shall be white.
- f. Signs shall not have light-reflecting backgrounds or letters.

F. **Land Use Buffers.**

1. A minimum of a ~~twenty-five (25)~~ foot vegetated buffer shall be required when adjacent to any parcel containing a residential use; and
2. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six (~~6~~) foot high opaque fence or wall is utilized, the *Zoning and Planning Director* may reduce the land use buffer by up to one-half (~~1/2~~) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than ~~ten (10)~~ feet in depth.
3. The ~~B~~uilding ~~C~~overage shall not exceed ~~thirty-five percent (35 percent %)~~ of the parcel, except as otherwise allowed in this Article. However, the ~~B~~uilding ~~C~~overage may be increased up to ~~fifty percent (50 percent %)~~ of the parcel



when the increase is offset by an equal area of driveways, parking or other hardscape areas that utilize pervious materials. Pervious materials may include, but are not limited to pervious pavers, pervious concrete or other appropriate pervious surface treatments that do not cause surface water to runoff and that allow water to absorb into the ground, as approved by the **Zoning and Planning** Director.

4. **Parking.** Applications for ~~R~~restaurant, ~~B~~bar or ~~L~~lounge uses shall include parking plans that indicate the locations of both the required on-site parking and possible overflow parking associated with the business. All parking shall be located on the subject property or on adjacent commercially zoned property in accordance with Table 6.1-1, Use Table, and ~~Article~~ **Sec. 9.3.6, Parking Space and Parking Lot Design**, of the Ordinance.
5. **Noise.** All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions of this Ordinance.
6. **Multiple Uses**

~~Parcels may include both residential and nonresidential uses when developed in accordance with all Multiple Use Overlay Zoning District regulations and other applicable regulations of this Ordinance.~~

Sec. 5.102.7 Light Commercial Area (Ashley Hall Road to Wappoo Road)

The Light Commercial Area extends from Ashley Hall Road to Savage Road as illustrated on the ARRC-O map entitled “Light Commercial Area”. This area consists primarily of mixed lighter commercial and multi-family development surrounded by established residential uses. This portion of the ~~O~~verlay ~~Z~~oning ~~D~~istrict is intended to provide appropriate services to the established neighborhoods and a transition from the more intense commercial development in the Commercial Core Area. The requirements of this Section apply to parcels in the Light Commercial Area of the ARRC-O as indicated on the map. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

- A. **Permitted Uses.** Permitted uses include uses as allowed in the ~~Residential Office Residential (ORRO), Neighborhood Commercial (CNC), Commercial Transition (CT),~~ **General Office General (OGGO)**, and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1-1, Use Table.
- B. **Prohibited Uses.** ~~Auto Dealers~~**Vehicle Sales (New/new or used);** Vehicle Storage; ~~Boat /RV Storage,~~ **Indoor/Outdoor Shooting Ranges;** Hotels or Motels; ~~Outdoor Displays of Goods;~~ **Consumer Vehicle Repair, Tattoo Facility Parlors, Title Loan and Short Term**~~Short-term Lenders;~~ Pawn Shops; ~~and Self-Storage Facilities~~**Service Storage uses.**
- C. **Uses Requiring Special Exception.** Restaurants (all types), **General and Fast Food;** Vehicle ~~and Boat~~ **Repair or Service;** Gasoline Service Stations, **Gasoline** (with or without convenience stores); ~~Liquor, Beer, or Wine Sales (as defined in this Ordinance);~~ **and Bar or Lounge uses;** ~~and Used car Sales.~~
- D. **Building Size.** No single building footprint shall exceed 7,500 square feet unless approved under the Special Exception procedures of this Ordinance. The Building Coverage~~age~~ requirements of this Article apply in addition to the requirements of this Section.
- E. **Building Height.** Building ~~H~~height in these areas is limited to a maximum of 35 feet and two and a half (2.5) stories. ~~The Building Height definition contained in Chapter 12 of this Ordinance shall apply. However, the a height may be of~~ a maximum of fifty five (55) feet and four (4) stories may be approved by the **Zoning and Planning** Director when the building meets all applicable setback and buffer requirements and the following conditions:
 1. The portion of the building exceeding ~~thirty five (35) feet~~ in height is stepped back at least ~~thirty (30) feet~~ from the portion(s) of the building that meets the ~~thirty five (35) foot~~ height requirement; and
 2. The stepped portion is measured from the outside edge of the building that is parallel to a ~~R~~ight-of-~~W~~ay and, if applicable, from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for ~~S~~single-~~F~~amily ~~D~~etached **Dwellings** residential use.



- F. **Right-of-Way Buffer.** A minimum of a ~~twenty-five (25)~~ foot deep vegetated ~~Right-of-W~~way buffer shall be required along Highway 61, which may be reduced to ~~eight (8)~~ feet when there is no parking or vehicular use area between the buildings and ~~Rights-of-W~~way.

Sec. 5.102.8 Commercial Core Area (Wappoo Road to William Kennerty Drive)

The Commercial Core Area is a major commercial node in this part of West Ashley and extends from Wappoo Road to William Kennerty Drive as shown on the ARRC-O map entitled "Commercial Core Area". This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, shopping centers, and gas stations with minimal buffering along Ashley River Road. Future development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. The requirements of this Section apply to parcels within the Commercial Core Area. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

- A. **Permitted Uses.** Permitted uses shall include those uses as allowed in the Neighborhood Commercial (~~CN~~**NC**) and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1-1, Use Table.
- B. **Prohibited Uses.** ~~Indoor/Outdoor Shooting Ranges and Self-Storage Facilities~~**Service Storage** are prohibited.
- C. **Uses Requiring Special Exception.** Liquor, Beer, or Wine Sales, ~~(as defined in this Ordinance)~~**Vehicle Storage, including Bus Barns, Boat or RV Storage**; and Bar or Lounge **uses** require Special Exception approval pursuant to the requirements of this Ordinance.
- D. **Building Height.** Building ~~H~~**height** is limited to a maximum of 35 feet and two and a half ~~(2.5)~~ stories. ~~The Building Height definition contained in Chapter 12 of this Ordinance shall apply.~~ Building heights of up to ~~fifty-five (55)~~ feet and four ~~(4)~~ stories may be approved by the **Zoning and Planning** Director when the building meets all applicable setback and buffer requirements and the following conditions listed below; **however, Vehicle Storage, including Bus Barns, Boat and RV Storage uses shall not exceed 35 feet in height:**
1. The portion of the building exceeding ~~thirty-five (35)~~ feet in height is stepped back at least ~~thirty (30)~~ feet from the portion(s) of the building that meets the ~~thirty-five (35)~~ foot height requirement; and
 2. The stepped portion is measured from the outside edge of the building that is parallel to a ~~Right-of-W~~way and, if applicable, from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for ~~Single-Family Detached Dwellings~~ residential use.
- E. **Right-of-Way Buffer.** A minimum of a ~~twenty-five (25)~~ foot deep vegetated ~~Right-of-W~~way buffer shall be required along Ashley River Road which may be reduced to ~~eight (8)~~ feet when there is no parking or vehicular use area between the buildings and ~~Rights-of-W~~way.

Sec. 5.102.9 Village Commercial Area (William Kennerty Drive to Church Creek)

The Village Commercial Area extends from William Kennerty Drive to Church Creek as illustrated on the ARRC-O map entitled "Village Commercial Area". This area currently consists of mixed scale high to medium intensity commercial development such as shopping centers and consumer services, small-scale offices, restaurants, and some multi-family uses. This area is intended to be developed with less intense commercial development than the Commercial Core area. Future development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The requirements of this Section apply to parcels within the Village Commercial Area as indicated on the map. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

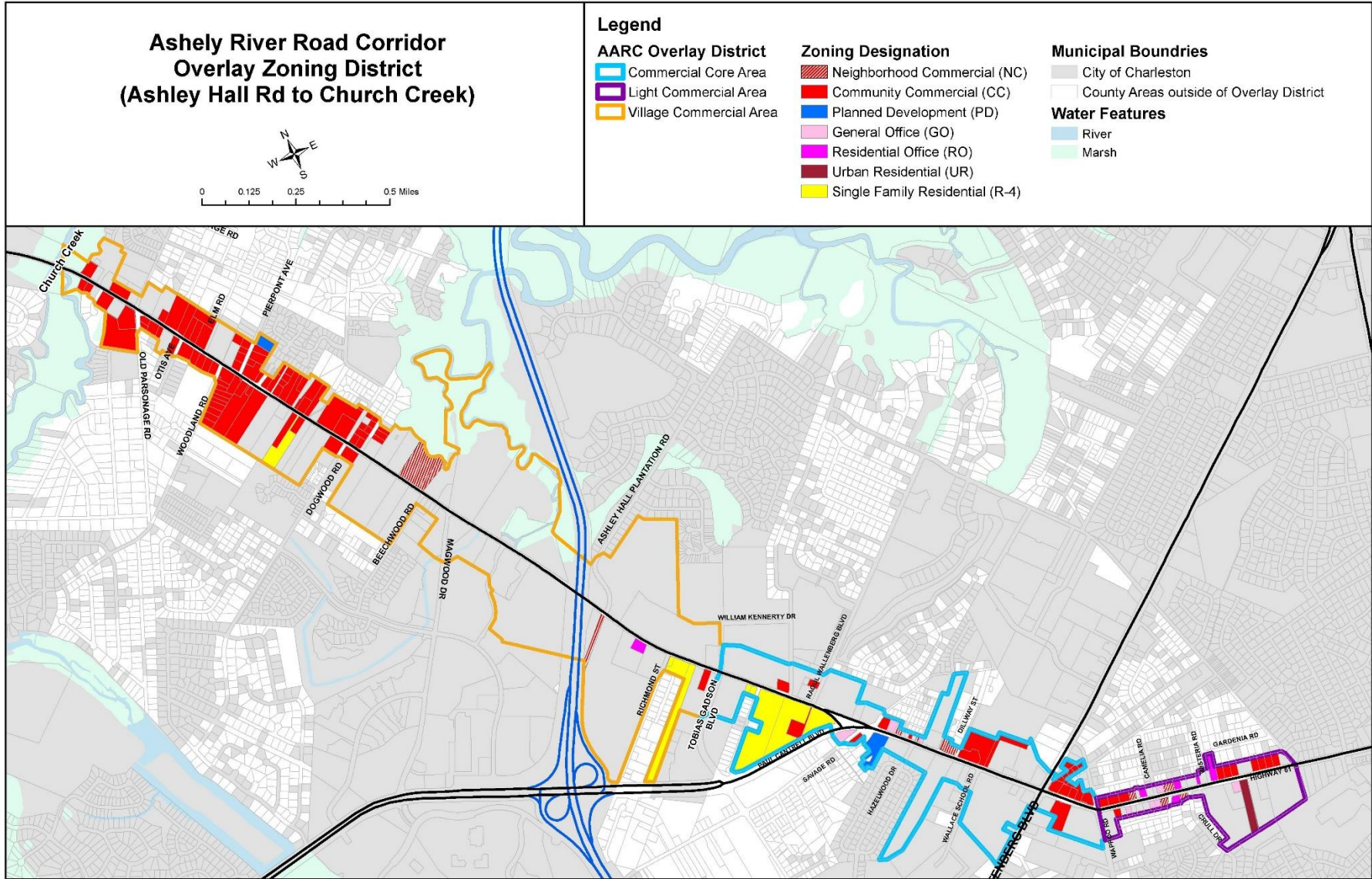
- A. **Permitted Uses.** Permitted uses include those uses as allowed in the Residential Office (~~OR~~**RO**), Neighborhood Commercial (~~CN~~**NC**), and Community Commercial (CC) Zoning Districts as indicated on the Overlay map and as described in Table 6.1-1, Use Table.



- B. **Prohibited Uses.** Multi-Family development not part of a ~~Mixed Use~~ development; ~~Towing Facilities~~; ~~Auto Dealers~~ **Vehicle Sales** (New and Used) on property greater than 0.75 acres; Exterior Display of Goods; **Indoor/Outdoor** Shooting Ranges; Fire Works Stands (permanent and temporary); ~~Self-Storage Facilities~~ **Service Storage**; and ~~Tattoo parlors~~ **Facility uses** shall be prohibited uses.
- C. **Uses Requiring Special Exception.** Vehicle Storage, **including Bus Barns, Boat and RV Storage**; ~~Boat or RV Storage~~; ~~Used Car Sales~~ **Vehicle Sales** (New and Used) on property equal to or less than 0.75 acres; Bars or Lounges; ~~Consumer Vehicle and Boat Repair or Service~~; ~~Fast Food Restaurants~~, **Fast Food**; ~~Gasoline Service Stations~~, **Gasoline** (with or without convenience stores); ~~Indoor Recreation and Entertainment~~, **Indoor**; ~~Consumer Vehicle Repair~~; and Liquor, Beer, or Wine Sales ~~uses~~ (as defined in this Ordinance) require Special Exception approval pursuant to the requirements of this Ordinance.
- D. **Building Height.** Building **H**eight in these areas is limited to a maximum of 35 feet and two and a half (2.5) stories. ~~The Building Height definition contained in CHAPTER 12 of this Ordinance shall apply.~~
- E. **Building Size.** No single building footprint shall exceed 10,000 square feet unless approved under the Special Exception procedures of this Ordinance. ~~The Building Cover requirements of this Article apply in addition to the requirements of this Section.~~ **The requirements of this Section are in addition to the Building Coverage requirements of this Article.**
- F. **Lighting.** Lighting shall be required and comply with Sec. 9.6.4.C, **Site Lighting**, of this Ordinance. In addition, architectural style lighting shall be required along all sidewalks every ~~fifty (50)~~ feet on center with a maximum height of ~~twenty (20)~~ feet.
- G. **Pedestrian Access.** Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Pedestrian walkways shall be separated from the travel ways and may be located within right of ways or within buffers, and shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall also be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
- H. **Right of Way Buffer.** A minimum of a ~~thirty-five (35)~~ foot deep vegetated ~~Right-of-Way~~ buffer shall be required along Highway 61, which may be reduced to ~~twenty (20)~~ feet when there is no parking or vehicular use area between the buildings and ~~Rights-of-Way~~.

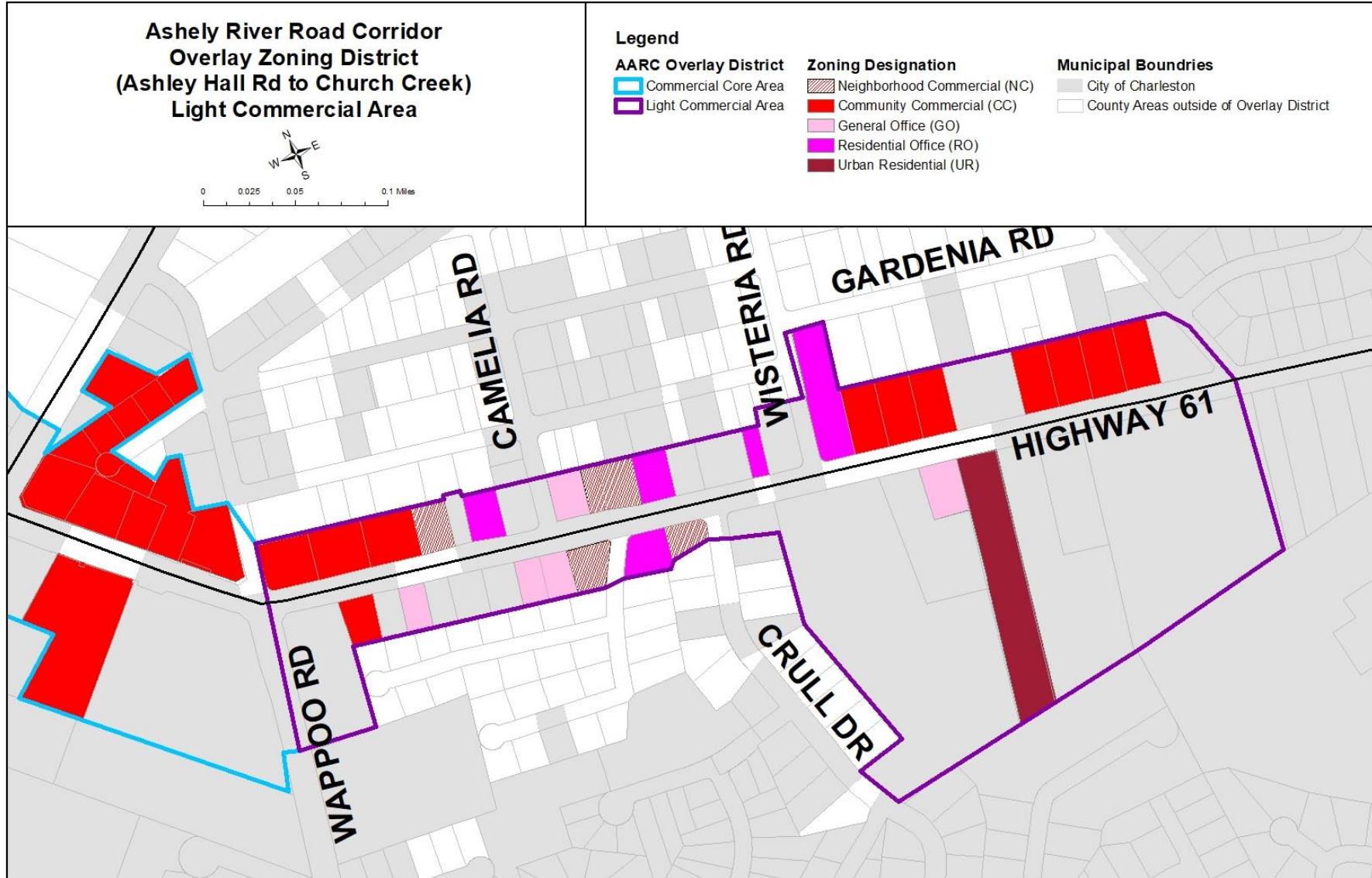


Map 5.10



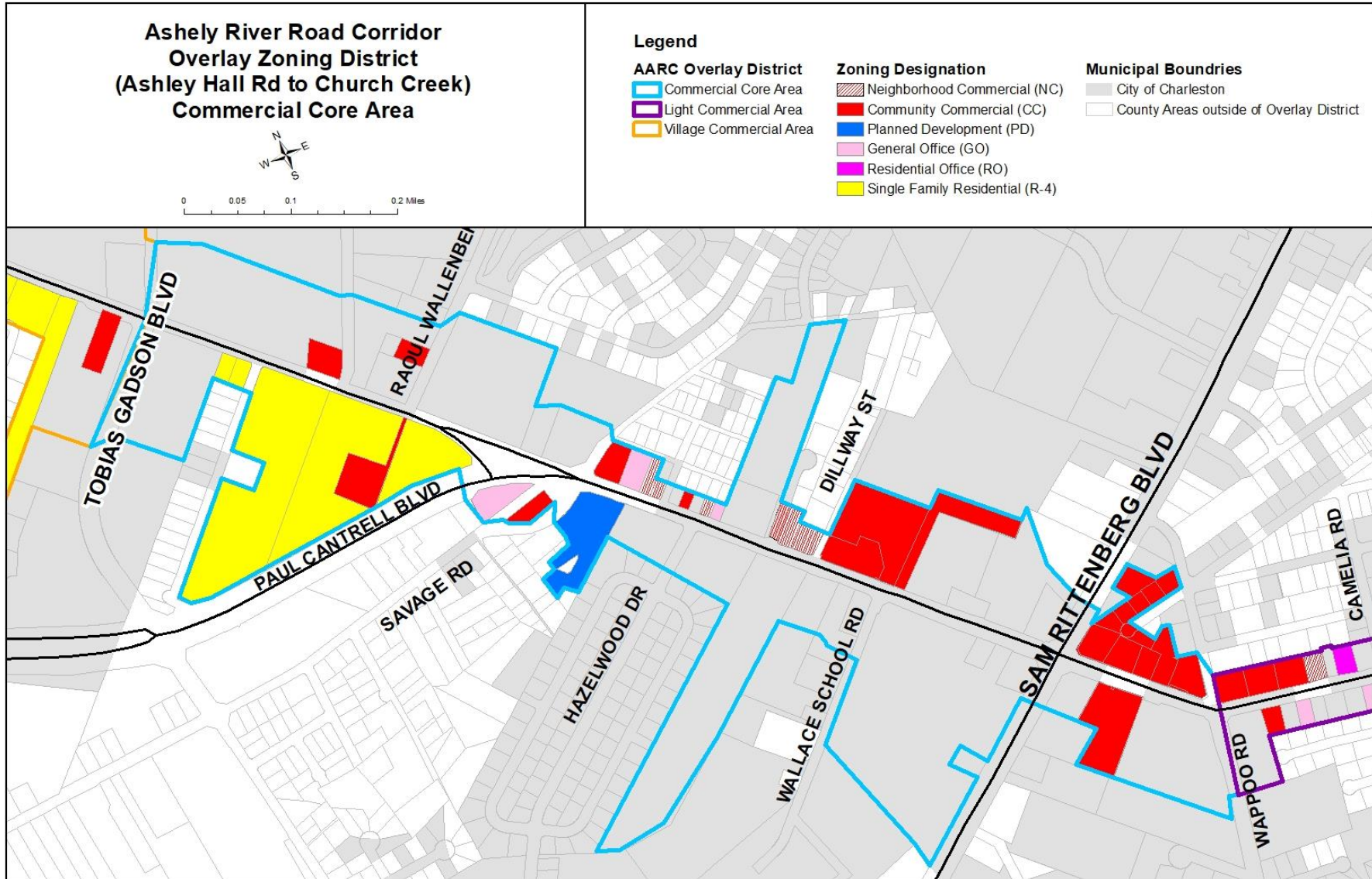


Map 5.10.A



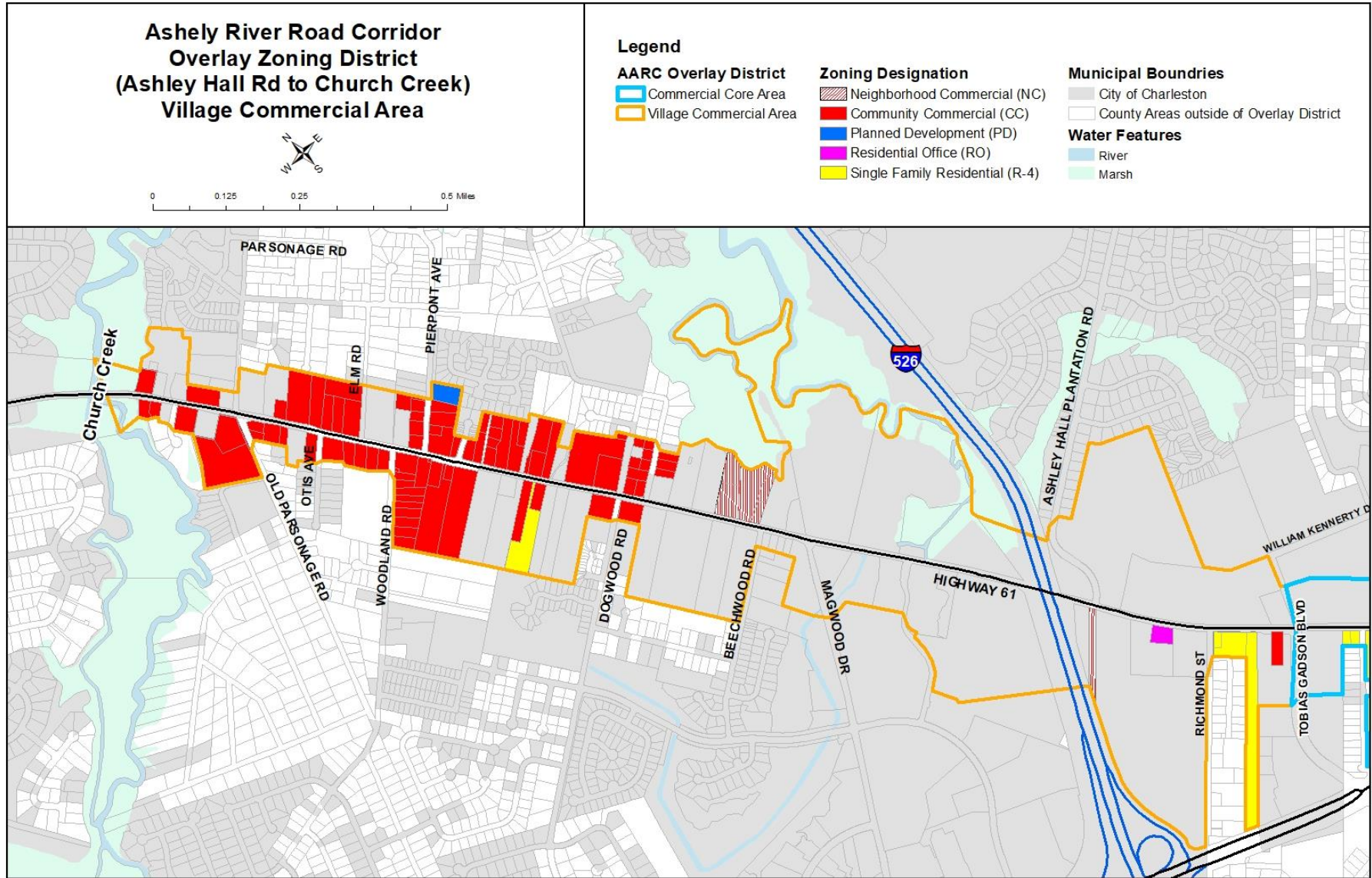


Map 5.10.B





Map 5.10.C





ARTICLE 5.113 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

Sec. 5.113.1 Statement of Findings

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

Sec. 5.113.2 Purpose and Intent

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

Sec. 5.113.3 Effect of Overlay District

~~The DuPont-Wappoo Area Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the Overlay Zoning District.~~ In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These Overlay Zoning District regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established development existing as of the date of adoption of the DuWap-O [November 1, 2016] that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

Sec. 5.113.4 Applicability

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

Sec. 5.113.5 Coordination with Adjacent Jurisdictions

Charleston County will notify the City of Charleston Planning staff of regarding all ~~R~~ezoning, ~~S~~pecial ~~E~~xception, ~~V~~ariance, and ~~S~~ite ~~P~~lan ~~R~~eview applications submitted for unincorporated properties located within the DuWap-O. The purpose of this coordination is to ensure that development is consistent with similar requirements adopted for this area by the City of Charleston.

Sec. 5.113.6 Use Regulations

A. **Table 5.13.6, DuPont-Wappoo Area Overlay Zoning District Use Table.** Table 5.113.6 lists the principal uses permitted in the districts/areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:



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

B. Prohibited Uses.

1. Prohibited Uses include: Vehicle Sales; **Vehicle** Rental and Leasing operations **Service**, including associated vehicle storage areas, that encompass more than one (1) acre (~~includes, but is not limited to, Automobile, or Light or Medium Duty Truck Dealers, Heavy Duty Truck or Commercial Vehicle Dealers, Motorcycle, Watercraft, or Recreational Vehicle Dealers, Heavy Duty Truck or Commercial Vehicle Rental or Leasing, and Vehicle Rental or Leasing~~); Manufactured (~~Mobile~~) Home Dealers; Indoor and/ Outdoor Shooting Ranges; Pawn Shops; Convenience Stores; Warehouse Clubs or Superstores; Billboards; Sexually Oriented Businesses; ~~Fast Food~~ Restaurants, **Fast Food**; Restaurants with drive-through lanes/windows; Vehicle Storage; Towing Facilities; Impound Yards; Car Washes; Service Stations, Gasoline (~~with or without convenience stores~~); Truck Stops; ~~Title Loan and Short-Term~~ Lenders; and single use **M**ulti-**F**amily **Dwellings** residential structures with individual building footprints greater than 10,000 square feet, provided, however, that this limitation shall not apply to **Affordable and Workforce Dwelling Units developed in compliance with Sec. 6.4.19 of this Ordinance**, housing developments in which no less than fifty percent (50 %) of the dwelling units in the development comply with the definition of "Affordable Housing" as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.
 2. In the CC Zoning District, Self-Storage Facilities **Service Storage** ~~is~~ **is** prohibited unless ~~they are~~ **it is** part of a multi-story **M**ixed **U**se development where the ground floor use along all street frontages (entire street frontage) is separately leased **d** commercial or office space independent of the Self-Storage Facilities **Service Storage** ~~business~~. In the JC Zoning District, Self-Service Storage/~~Mini-Warehouses~~ **are** ~~is~~ allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/~~Mini-Warehouses~~ in the JC Zoning District is prohibited.
 3. ~~Application of the Multiple Use Overlay Zoning District is prohibited.~~
- C. **New or Unlisted Uses and Interpretation.** The **Zoning and** Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in **Chapter** ~~HAPTER~~ 12, **Definitions**, of this Ordinance.
- D. **Nonconforming Uses.** The requirements of Article 10.2, **Nonconforming Uses**, of this Ordinance apply to all development except **S**ingle-**F**amily **D**etached **Dwellings** residential development within the DuWap-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, Loss of Legal Nonconformity Status, subsection A:
1. If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than ~~thirty-six~~ **thirty-six** (36) consecutive months, the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the DuWap-O.



Table 5.113.6, DuPont-Wappoo Area Overlay Zoning District Use Table

“A” indicates uses allowed by right.

“C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”

“S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”

Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
AGRICULTURAL USES									
Horticultural Production or Commercial Nursery Operations including Greenhouse Production, Commercial Nursery Operations, Hydroponics, or Crop Production	A	A							
Stable, Private						S			Sec. 6.4.20
Agricultural Processing	A								
Roadside Stands; Including the sale of Sweetgrass Basket Stands	C	C	C	C	C	C	€	C	Sec. 6.4.578
RESIDENTIAL									
Assisted Living Congregate Living for the elderly (up to 15 residents)						S	S	S	
Duplex						S	A	A	
Dwelling Group					C	C	€	C	Sec. 6.4.7
Child Caring Institution (more than 20 children)						S	S	S	



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Group Care Home; Residential (up to 20 children)						S	S	S	
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls						S	S	S	
Manufactured Housing Unit						C	C	C	Sec. 6.4.23 4
Manufactured Housing Unit, Replacement						C	C	C	Sec. 6.4.23
Multi-Family Dwelling, including Condominiums or Apartments	C	C					A	A	Sec. 5.113.7.F
Retirement Housing						S	A	A	
Retirement Housing, up to 10 residents						S	A	A	Sec. 6.4.8
Single-Family Attached Dwelling Unit, also known as Townhouses or Rowhouses		C			C	S	C	C	Sec. 6.4.2
Single-Family Detached Dwelling Unit	A	C	C	C	C	A	A	A	Sec. 6.4.25



Table 5.113.6, DuPont-Wappoo Area Overlay Zoning District Use Table

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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Affordable <i>and</i> Workforce Dwelling Units						C	A	A	Sec. 6.4.197
Single Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)						C			Sec. 6.4.23
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses							S	S	
Short-Term Rental <i>Property</i> s, Limited Home Rental (LHR)						C	C	C	Art. 6.8
Short-Term Rental <i>Property</i> s, Extended Home Rental (EHR)						S	S	S	Art. 6.8
CIVIC AND INSTITUTIONAL									
Court of Law		A	A	A	A				
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	S	A	A	S	S	S	



Table 5.113.6, DuPont-Wappoo Area Overlay Zoning District Use Table

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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Postal Service, United States		A	A	A	A	C	C	C	Sec. 6.4.2 67
Adult Day Care Facilities <i>Services</i>	A	A	S	S	A	S	S	S	Sec. 6.4.29
Child Day Care Facilities, including Group Day Care Home; or Child Care Center	A	A	S	S	A	S	S	S	Sec. 6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	
Cemeteries or Crematories		A	A	A	A	C	C	C	Sec. 6.4.5 23
Funeral Services, including Funeral Homes or Mortuaries		A	A	A					
Pre-school or Educational Nursery		A	S	S	A	S	S	S	Sec. 6.4.29
School, Primary		A	A	A	A	A	A	A	
School, Secondary		A	A	A	A	A	A	A	
Higher Education Facility College or University Facility		A	S	S	S	S	S	S	
Business or Trade School	A	A	S	S	S				
Personal Improvement Education, including	A	A	S	S	A				Sec. 6.4.2 56



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Fine Arts Schools or Automobile Driving Schools									
HEALTH CARE SERVICES									
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities		A	A	A	A				
Community Residential Care Facilities	S	A		S			S	S	<i>Sec. 6.4.42</i>
Convalescent Services, including nursing homes	S	A	S	S		S	S	S	
Counseling Services, including Job Training or Placement Services	A	A	A	A	A				
<i>Intermediate Care Facilities for Individuals with Intellectual Disabilities</i> Facility for the Mentally Retarded	S	A		S			S	S	
Public or Community Health Care Centers	A	A	A	A					
Health Care Laboratories, including	A	A	A	A					



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Medical Diagnostic or Dental Laboratories									
Home Health Agencies	A	A	A	A	A				
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospice Facility		A	S	A					
Outpatient Facilities for Chemically Dependent or Addicted Persons		A		S					
Rehabilitation Facilities	S	A	S	A	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	A		S					
MUSEUMS, HISTORICAL SITES, AND SIMILAR									
Historical Sites (open to the public)		A	A	A	A	A	A	A	
Libraries or Archives		A	A	A	A	A	A	A	
Museums		A	A	A	A	A	A	A	
Nature Exhibition		A			S				Sec. 6.4.9 10



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Botanical Gardens		A							
Zoos		S							
RECREATION AND ENTERTAINMENT									
Community Recreation, including Recreation Centers		A	A	A	A	A	A	A	
Fishing, or Hunting, or Recreational Guide Service (Commercial)		A	A	A	A				
Parks and Recreation	A	C	C	C	€	C	€	C	Sec. 6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Theaters, or Video Arcades		A			€				Sec. 6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas		C							Sec. 6.4.11
Drive-in Theaters		C							Sec. 6.4.6 Sec. 6.4.11



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Special Events		C	C	C	€	C	€	C	Art. 6.7
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR									
Business, Professional, Labor, or Political Organizations	A	A	A	A	A				<i>Sec. 6.4.4</i>
Social or Civic Organization; <i>Social Club or Lodge</i> s, including Youth Organizations, Sororities, or Fraternities	A	A	S	S	A	S	S	S	<i>Sec. 6.4.4</i>
Religious Assembly	<i>AC</i>	<i>AC</i>	<i>AC</i>	<i>AC</i>	€	<i>AC</i>	€	<i>AC</i>	Sec. 6.4.13
Social Club or Lodge	A	A	S	S	A	S	S	S	
UTILITIES AND WASTE-RELATED USES									
Utility Service, Major	C	C	C	C	€	C	€	C	Sec. 6.4.17 Sec. 6.4.21
Electric or Gas Power Generation Facilities	€	€	€	€	€	€	€	€	Sec. 6.4.17 Sec. 6.4.21
Utility Substation	€	€	€	€	€	€	€	€	Sec. 6.4.21
Electrical or Telephone Switching Facility	€	€	€	€	€	€	€	€	Sec. 6.4.21



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“S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”

Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Sewage Collector or Trunk Lines	€	€	€	€	€	€	€	€	Sec. 6.4.21
Sewage Disposal Facilities	€	€	€	€	€	€	€	€	Sec. 6.4.17
Utility Pumping Station	€	€	€	€	€	€	€	€	Sec. 6.4.21
Water Mains	€	€	€	€	€	€	€	€	Sec. 6.4.21
Water or Sewage Treatment Facilities		€	€	€	€	€	€	€	Sec. 6.4.21
Water Storage Tank	€	€	€	€	€	€	€	€	Sec. 6.4.21
Utility Service, Minor	A	A	A	A	€	A	A	A	Sec. 6.4.31
Electric or Gas Power Distribution	A	A	A	A	€	A	A	A	Sec. 6.4.31
Sewage Collection Service Line	A	A	A	A	€	A	A	A	Sec. 6.4.31
Water service Line	A	A	A	A	€	A	A	A	Sec. 6.4.31
Septic Tank Installation, Cleaning, or Related Services	A	S							
COMMERCIAL									
ACCOMMODATIONS									
Hotels or Motels		A							



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Short-Term Rentals <i>Property</i> , Commercial Guest House (CGH)		C	C	C	€				Art. 6.8
Short-Term Rentals: Limited Home Rental (LHR)						€	€	€	Art. 6.8
Short-Term Rentals: Extended Home Rental (EHR)						§	§	§	Art. 6.8
ANIMAL SERVICES									
Pet Stores or Grooming Salons	A	A			§				Sec. 6.4.32
Small Animal Boarding (enclosed building)	A	A			§				Sec. 6.4.32
Veterinary Services	A	A		C	A				Sec. 6.4.32
FINANCIAL SERVICES									
Banks <i>and Financial Services</i>		A	C	C					Sec. 6.4.32 26
Financial Services		A	€	€					Sec. 6.4.32
FOOD SERVICES AND DRINKING PLACES									
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or	S	S							Sec. 6.4.14 5



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CT	R4	M8	UR M12	
Member Exclusive Bars or Lounges									
Catering Service	A	A	C	C	A	S	S	S	Sec. 6.4.34
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full Service Restaurants that do not have drive-through lanes/windows	C	C		C	C				Sec. 6.4.145
INFORMATION INDUSTRIES									
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices	A	A		S	S				
Communications Towers	C	C		C					Sec. 6.4.45
Data Processing Service	A	A		A	A				
Publishing Industries, including Newspaper,	A	A		A	A				



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Periodical, Book, Database, or Software Publishers									
OFFICES									
Administrative or Business Office; Government Office; Professional Office; including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, or Travel Arrangement Services	A	A	C	C	A				Sec. 6.4.34 26
Government Office	A	A	€	€	A				Sec. 6.4.34
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	A	A	€	€	A				Sec. 6.4.34
OTHER NONRESIDENTIAL DEVELOPMENT									
Convention Center or Visitors Bureaus		A	S	S	§				



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction	A								
Office/Warehouse Complex	A	€							Sec. 5.13.7.A
Special Trade Contractors (Offices/Storage)	A	C							Sec. 5.13.7.A
Building Equipment of other Machinery Installation Contractors	A	€							Sec. 5.13.7.A
Carpentry Contractors	A	€							Sec. 5.13.7.A
Concrete Contractors	A	€							Sec. 5.13.7.A
Drywall, Plastering, Acoustical or Insulation Contractors	A	€							Sec. 5.13.7.A
Electrical Contractors	A	€							Sec. 5.13.7.A
Excavation Contractors	A	€							Sec. 5.13.7.A
Masonry or Stone Contractors	A	€							Sec. 5.13.7.A
Painting or Wall Covering Contractors	A	€							Sec. 5.13.7.A



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Plumbing, Heating, or Air Conditioning Contractors	A	€							Sec. 5.13.7.A
Roofing, Siding, or Sheet Metal Contractors	A	€							Sec. 5.13.7.A
Tile, Marble, Terrazzo, or Mosaic Contractors	A	€							Sec. 5.13.7.A
PARKING, COMMERCIAL									
Parking Lots		A							
Parking Garages		A							
RENTAL AND LEASING SERVICES									
Charter Boat or other Recreational Watercraft Rental Services		C							Sec. 5.113.7.E
Commercial or Industrial Machinery or Equipment; <i>Heavy Duty Truck or Commercial Vehicle Rental or Leasing</i> Rental or Leasing		C							Sec. 5.113.7.E
Construction Tools or Equipment Rental or Leasing	A	A							



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Consumer Goods Rental Centers	A	A							
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items		A			A				
Heavy Duty Truck or Commercial Vehicle Rental or Leasing		C							Sec. 5.13.7.E
Self-Service Storage/ Mini-Warehouses	C	C							Sec. 5.113.7.D
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles		C							Sec. 5.113.7.E
REPAIR AND MAINTENANCE SERVICES									
Boat Yard	C	C							Sec. 5.113.7.E Sec. 6.4.389 Art. 5.3



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	A	A							
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, or Welding Shops	A	A			S				
Vehicle and Boat Repair or Service Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops	A								
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops	A								
RETAIL SALES									
Nonstore Retailers		A							
Direct Selling Establishments		A							



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Electronic Shopping or Mail Order Houses		A							
Liquefied Petroleum Gas (Bottled Gas) Dealers	A	A							
Vending Machine Operators	A	A							
Building Materials or Garden Equipment and Supplies Retailers	A	A							
Hardware Stores	A	A			C				Sec. 6.4.41
Home Improvement Centers	A	A							
Garden Supplies Centers	A	A							
Outdoor Power Equipment Stores	A	A							
Paint, Varnish, or Wallpaper Stores	A	A							
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops	A	A			C				Sec. 6.4.2642
Liquor, Beer, or Wine Sales		S							



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Blank cells indicate uses that are not permitted.

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Retail Sales or Services, General		A			A				
Art, Hobby, Musical Instrument, Toy, Sporting Goods or Related Products Store		A			A				
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store		A			A				
Drug Stores or Pharmacies		A			€				Sec. 6.4.44
Duplicating or Quick Printing Service; <i>Private Postal or Mailing Services</i>	A	A		C	€				Sec. 6.4.44 ²⁶
Electronics, Appliance, or Related Products Store		A			€				Sec. 6.4.44
Florist	A	A			€				Sec. 6.4.44
Furniture, Cabinet Home Furnishings, or Related Products Store	A	A			€				Sec. 6.4.44
Private Postal or Mailing Service	A	A		€	€				Sec. 6.4.44
Tobacconist	A	A			€				Sec. 6.4.44



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Sweetgrass Basket Stands	C	C	C	C	€	C	€	C	Sec. 6.4.857
Vehicle Sales (new or used)		C							Sec. 5.113.7.E
Automobile or Light or Medium Duty Truck Dealers		€							Sec. 5.13.7.E
Heavy Duty Truck or Commercial Vehicle Dealers		C							Sec. 5.113.7.E
Motorcycle, Watercraft, or Recreational Vehicle Dealers		€							Sec. 5.13.7.E
Vehicle Parts, Accessories, or Tire Stores	A	A							
RETAIL OR PERSONAL SERVICES									
Consumer Convenience Service		A			A				
Automated Bank/Teller Machines		A							
Dry cleaners or Coin-Operated Laundries	A	A							
Dry cleaning or Laundry Pick-up Service Stations	A	A							



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Locksmith	A	A							
One-Hour Photo Finishing		A			A				
Tailors or Seamstresses	A	A			A				
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	A	A	C	C	A	C	€	C	Sec. 6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios	A	A	C	C	€				Sec. 6.4.26
Tattoo <i>Facilities</i> Parlors	S	S							Sec. 6.4.1358
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial Services	A	A	C	C	A				Sec. 6.4.48
Landscaping and Horticultural Services	A	A	C	C	A				Sec. 6.4.48
VEHICLE AND WATERCRAFT STORAGE									
Boat Ramps		C	C	C	€	C	€	C	Art. 5.3 Sec. 5.3.4



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Community Dock		S	S	S	§	S	§	S	Art. 5.3 Sec. 5.3.3
Commercial Dock		S	S	S	§	S	§	S	Art. 5.3 Sec. 5.3.6
Marina		S	S	S	§	S	§	S	Art. 5.3 Sec. 5.3.5
WHOLESALE SALES									
Aircraft Wholesalers; <i>Wholesale Sales</i> , including Related Parts	A	A							
Beverage or Related Products Wholesalers, including Alcoholic Beverages	A	A							
Book, Periodical, or Newspaper Wholesalers	A	A							
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)	A	A							
Clay or Related Products <i>and Construction Material</i> Wholesalers	A	A							



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Computers or Electronic Products Wholesalers	A	A							
Construction — Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel, or other Related Materials	A	A							
Electrical — Equipment, Appliances, or Components Wholesalers	A	A							
Fabric or Apparel Wholesalers	A	A							
Farm Supplies or Equipment Wholesalers	A	A							
Flower, Nursery Stock, or Florists Supplies Wholesalers	A	A							
Food or Related Products Wholesalers	A	A							
Furniture, Cabinets, or Related Products Wholesalers	A	A							
Glass or Related Products Wholesalers	A	A							



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Leather Products Wholesalers	A	A							
Machinery, Tools, or Construction Equipment Wholesalers	A	A							
Metal or Mineral (except Petroleum) Wholesalers	A	A							
Paint, Varnish or Related Supplies Wholesalers	A	A							
Paper or Paper Products Wholesalers	A	A							
Petroleum Wholesalers	A	A							
Pharmaceutical Wholesalers	A	A							
Plastics or Rubber Products Wholesalers	A	A							
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment	A	A							
Sign Wholesalers	A	A							
Tobacco or Related Products Wholesalers	A	A							



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Toy or Artwork Wholesalers	A	A							
Wood Products Wholesalers	A	A							
Other Miscellaneous Wholesale Sales	C	C							
INDUSTRIAL									
INDUSTRIAL SERVICES									
Laundry, Dry cleaning or Carpet Cleaning Plants	A	A							
Laundries, Commercial	A	A							
Photo Finishing Laboratories;	A	A							
Research and Development Laboratories	A								
MANUFACTURING AND PRODUCTION									
Aircraft Manufacturing including Related Parts	A								
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding	A	C							Sec. 6.4.57



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Microbreweries and Brewpubs									
Manufacturing and Production	C	C							Sec. 6.4.57
Clay or Related Products Manufacturing,	A	C	-	-	-	-	-	-	Sec. 6.4.57
Computers or Electronic Products Manufacturing	A	C							Sec. 6.4.57
Electrical Equipment, Appliances, or Components Manufacturing	A	C							Sec. 6.4.57
Fabric or Apparel Manufacturing, including Textile Mills	A								
Food or Related Products Manufacturing	A	C							Sec. 6.4.57
Furniture, Cabinets, or Related Products Manufacturing	A	C			C				Sec. 6.4.57
Glass or Related Products Manufacturing	A	C							Sec. 6.4.57



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Leather Products Manufacturing, including Tanneries	A								
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment	A	€							Sec. 6.4.57
Microbreweries and Distillery	C	C							Sec. 6.4.33-5.13.7.B
Printing Press Production or Lithography	A	€							Sec. 6.4.57
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items	A	€							Sec. 6.4.57
Sign Manufacturing	A	€							Sec. 6.4.57
Toy or Artwork Manufacturing	A	€			€				Sec. 6.4.57
Wood Products Manufacturing	A	€			€				Sec. 6.4.57



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USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			ORRO	OGGO	CF	R4	M8	UR M12	
Other — Miscellaneous Manufacturing and Production	€	€			€				
OTHER USES									
RECYCLING SERVICES									
Recycling Collection Facility, Drop-Off	€A	€A	€A	€A	€	€A	€	€A	Sec. 6.4.55
Sightseeing Transportation, Land or Water	A	C							Sec. 5.113.7.C
Taxi or Limousine Service	A	C							Sec. 5.13.7.C
Water Transportation, including Coastal or Inland Water Passenger Transportation		C							Sec. 5.13.7.C

Sec. 5.113.7 Use Conditions

- A. Special Trade Contractors (*Offices/Storage*) and Office/Warehouse Complexes are prohibited on properties with frontage on Savannah Highway and/or Wappoo Road.
- B. Microbreweries *and Distilleries* shall be subject to the conditions of Sec. 6.4.6133 of this Ordinance.
- C. In *Z* zoning *D* districts subject to this condition, the specified uses shall not be located on parcels with frontage on Savannah Highway.
- D. In the CC Zoning District, Self-Service Storage/Mini-Warehouses must be part of a multi-story mixed use development where the ground floor use along all/entire street frontages is separately leased commercial or office space independent



of the ~~Self-Service Storage facility business~~; otherwise, this use is prohibited. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.

- E. In ~~Zoning Districts~~ subject this condition, ~~Vehicle Sales, dealers, and Vehicle Rental, and or Leasing~~ uses, including all associated vehicle storage areas, must not exceed one (1)-acre in size; otherwise, these uses are prohibited.
- F. Multi-Family ~~Dwelling developments~~ uses must comply with the following requirements:
1. Individual building footprints shall not exceed 10,000 square feet; and
 2. The development shall contain a mixture of residential and non-residential uses with at least ~~twenty-five percent (25 percent %)~~ of the square footage of the proposed structures dedicated to nonresidential uses.
 3. The limitations described in sub-sections 1 and 2 above shall not apply to ~~Affordable and Workforce Dwelling Units developed pursuant to Sec. 6.4.19 of this Ordinance.~~ **Affordable and Workforce Dwelling Units developed pursuant to Sec. 6.4.19 of this Ordinance.** ~~affordable housing developments in which no less than fifty percent (50 %) of the dwelling units in the development comply with the definition of "Affordable Housing" as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.~~
 - a. ~~Development and Design Requirements.~~
 - i. ~~Affordable dwelling units must be of the same type as the market rate units in the development.~~
 - ii. ~~Affordable dwelling units shall be provided within each phase of the development in sufficient amounts to serve the expected population of that phase.~~
 - iii. ~~Affordable dwelling units shall be integrated throughout the development and not located in a single area of the development.~~
 - iv. ~~Any studio dwelling unit provided under this Section must be a minimum of 500 square feet in floor area and in no instance shall more than fifty percent (50 %) of the affordable dwelling units be provided in the form of studio units.~~
 - v. ~~As part of the Site Plan Review application, an affordable dwelling unit plan must be submitted that contains, at a minimum, the following information:~~
 - a. ~~The number of bedrooms in each market rate unit and each affordable dwelling unit.~~
 - b. ~~The square footage of each market rate unit and each affordable dwelling unit.~~
 - c. ~~The location of each market rate unit and affordable dwelling unit within each structure.~~
 - vi. ~~In terms of exterior appearance, affordable dwelling units shall be indistinguishable from market rate units. External building materials and finishes for affordable dwelling units shall be the same in type and quality as the market rate units.~~
 - vii. ~~Interior features of affordable dwelling units shall be functionally equivalent to the market rate units, though the finishes and materials need not be identical.~~
 - viii. ~~Affordable dwelling units shall be comparable to the market rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.~~
 - b. ~~Owner-Occupied Affordable Dwelling Units.~~
 - i. ~~Eligibility Determination Process~~ Prospective buyers of new affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable dwelling unit, the developer shall submit the following to the County:
 - a. ~~An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and~~



~~b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.~~

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

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

~~a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.~~

~~b. The deed restrictions shall require notice to the County of any conveyance of the affordable dwelling unit, and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.~~

~~iii. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.~~

~~c. Renter Occupied Affordable Dwelling Units:~~

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

~~a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable dwelling unit.~~

~~b. Any time a new tenant occupies an affordable dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.~~

~~c. The owner shall annually provide affidavits to the County assuring compliance with Fair Market Rents, as described below.~~

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

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

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

~~a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.~~



- b. ~~The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.~~
- v. ~~If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.~~
- d. ~~Deed Restrictions Required Standard deed restrictions for all affordable dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County. Such restrictions shall include, at a minimum, the following elements:~~
 - i. ~~Duration;~~
 - ii. ~~Occupancy requirements and restrictions against leasing/sub-leasing;~~
 - iii. ~~Restriction on resale;~~
 - iv. ~~Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);~~
 - v. ~~Right of first refusal, if applicable;~~
 - vi. ~~Distribution of gross sales proceeds, if applicable; and~~
 - vii. ~~Procedure in the case of foreclosure (for owner-occupied units only).~~
- e. ~~Violations Any sale or rental of affordable dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement shall apply.~~

Sec. 5.113.8 General Development Requirements

- A. **Vehicle Access.** All applications for development and/or redevelopment of properties shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:
 - 1. The maximum width of driveways shall be based upon the speed limit of the street to which the driveway is to be connected, and shall be as shown on Table 5.113.8.
 - 2. Driveway separation shall be a minimum distance of ~~fifty feet~~ (50 feet) from the intersection of the ~~Right-of-Way~~ lines to the edge of driveways.
 - 3. The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
 - 4. For parcels with a ~~Right-of-Way~~ frontage equal to or less than 130 feet in length, the development is limited to one (1) driveway; for parcels with a frontage greater than 130 feet in length, the development may have up to three (3) driveways.
 - 5. For parcels with a ~~Right-of-Way~~ frontage equal to or less than 130 feet in length, two (2) single lane driveways may be allowed if the inbound drive is located upstream from the outbound drive.
 - 6. Notwithstanding the above stated requirements, access drives on ~~Corner~~ Lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of ~~fifty feet~~ (50 feet) from the street intersection as measured from the edge of the intersecting ~~Roadway~~ to the beginning of the driveway radius, provided, however, that the ~~Zoning and~~ Planning Director may approve the access on the primary street.
 - 7. Shared access is encouraged between adjoining parcels. Driveways for all uses except ~~Single-Family Detached Dwellings~~ residential should be located in a manner where they can be shared between adjacent parcels as described below.
 - a. Shared access should be located along a common property boundary, if feasible.



- b. If the owner of the adjacent parcel does not agree to share access, the Applicant shall provide one (1) of the following to the **Zoning and** Planning Department:
 - i. A letter from the adjacent property owner denying access; or
 - ii. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the Applicant made to request shared access and that the neighboring property owner refused to provide a letter. If this subsection applies, a new **or relocated** curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed and/or redeveloped, **provided that parcels with 250 feet or more of frontage along the road on which the access is proposed or located are exempt from having to record such easement.**
- c. Shared access agreements shall be recorded with the Register of **Deeds Mesne Conveyance (RMCOD)** Office.

Table 5.13.8 Maximum Driveway Width Requirements.	
A	B
Street Speed Limit	Max. one-way/two-way driveway width
20	15/30
25	15/30
30	20/40
35	20/40
40	25/50
45	25/50
50	30/60
55 +	30/60

- B. **Traffic Study.** A **Traffic Impact Study** analysis shall be required in **accordance with Sec. 9.8, Traffic Impact Studies.** all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one (1) or more of the following:
1. ~~Fifty (50) or more dwelling units;~~
 2. ~~One (1) or more drive through service windows;~~
 3. ~~Six (6) or more fuel dispensing units;~~
 4. ~~More than 10,000 square feet of floor area;~~
 5. ~~Requires a variance from the driveway (curb cut) spacing requirements;~~
 6. ~~A restaurant with more than 4,000 square feet of gross floor area; or~~
 7. ~~Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.~~

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



C. Pedestrian Access and Sidewalks.

1. On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design and shall link access to existing sidewalks, adjacent parcels, as well as within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways **and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area.**
 2. When properties are developed or redeveloped in accordance with **Article 3.7, Site Plan Review**, ~~Sec. 3.7.1~~ of this Ordinance, property owners shall install paved sidewalks within publicly dedicated ~~R~~ights-of-~~W~~ay. This requirement shall only apply in locations where no sidewalk exists within the ~~R~~ights-of-~~W~~ay on which property has frontage at the time of development application, as determined by the **Zoning and** Planning Director. The following shall apply:
 - a. Sidewalks shall extend the length of the entire property at the ~~R~~ight-of-~~W~~ay frontage line **and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area;**
 - b. Sidewalks shall have a minimum width of at least five feet ~~(5')~~;
 - c. The property owner shall obtain and submit all required encroachment permits as part of the site plan review application;
 - d. The property owner shall provide written documentation from the City of Charleston that they will maintain the sidewalk(s) upon approval of Certificates of Occupancy. Such documentation shall be submitted as part of the site plan review application; and
 - e. Sidewalks shall be installed prior to issuance of Certificates of Occupancy.
 3. If the appropriate authority denies a request to construct a sidewalk in the public ~~R~~ight-of-~~W~~ay, the **Zoning and** Planning Director may approve one ~~(1)~~ of the following:
 - a. Sidewalks may be placed outside of a public ~~R~~ight-of-~~W~~ay ~~if the property owner voluntarily agrees to record an Easement for the safe movement of pedestrians and the maintenance of the sidewalk; or~~
 - b. Sidewalks may be placed outside of a public ~~R~~ight-of-~~W~~ay when deemed appropriate for the preservation of a Grand Tree or for the accommodation of utilities or other necessary infrastructure provided that the property owner voluntarily agrees to record an **Easement** for the safe movement of pedestrians and the maintenance of the sidewalk.
- D. **Street Lights.** The following standards apply to properties with frontage on Savannah Highway when such properties are developed or redeveloped in accordance with **Article 3.7, Site Plan Review**, ~~Sec. 3.7.1~~ of this Ordinance:
1. Street lights shall be placed in the ~~R~~ight-of-~~W~~ay in the grassed strip between the street and sidewalk **and shall be spaced approximately 150 feet apart or as determined appropriate** ~~at locations to be determined by the Zoning and~~ **Zoning and** Planning Director, provided, however, that property owners shall only be responsible for the street lights located in front of their properties as determined by the **Zoning and** Planning Director;
 2. Encroachment permits from the SC Department of Transportation shall be required as part of the Site Plan Review application;
 3. Property owners/~~A~~pplicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with **the applicable electricity provider** ~~SCE&G~~ to erect the lights prior to the issuance of Certificates of Occupancy;
 4. Street lights shall have **acorn-style** ~~Octagonal heads as defined by the SCE&G light palette~~ and shall be placed on **12-foot tall, fully fluted** ~~seventeen-foot (17') tall Fluted~~ poles. Should these designs/light types no longer be in existence at the time of land development application, the **Zoning and** Planning Director shall determine the appropriate pedestrian scale fixture to be used; and



5. Street lights shall be installed prior to issuance of Certificates of Occupancy.

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

- E. **Street Trees.** For properties with frontage on Savannah Highway, trees shall be planted adjacent to the Savannah Highway ~~Right-of-W~~ay to supplement the vegetation located in the ~~Right-of-W~~ay when such properties are developed or redeveloped in accordance with *Article 3.7, Site Plan Review, Sec. 3.7.1* of this Ordinance. The numbers, types/species, and locations of these trees shall be determined by the *Zoning and* Planning Director during the site plan review process. All such trees shall be planted prior to the issuance of Certificates of Occupancy. This requirement is in addition to the landscaping, buffering, and screening requirements of this Article.
- F. **Site Lighting.** All exterior illumination shall comply with the lighting requirements of Article 9. *56, Architectural and Landscape Design Standards, of this Ordinance.*
- G. **Parking, Loading and Vehicular Use Area Landscaping.** The parking, loading and vehicular use area landscaping requirements of *Article 9. 45, Landscaping, Screening, and Buffers, of this Ordinance* shall apply to development within this Overlay Zoning District.
- H. **Land Use Buffers.** The land use buffer requirements of ~~Chapter~~^{HAPTER 9, Development Standards, of this Ordinance} shall apply, provided, however, that the *Zoning and* Planning Director may approve the following:
1. The land use buffer may be reduced by up to one-half (~~1/2~~) its required depth to a minimum of ~~ten feet (10 feet)~~ when a minimum six foot (~~6'~~) tall opaque fence or wall is utilized.
 2. If a land use buffer is required for a property located in the Job Center District, a five foot (~~5'~~) landscaped buffer and masonry wall may be allowed in place of the land use buffer if the subject property is not located next to a property zoned or used for ~~Ssingle-F~~family ~~D~~etached ~~Dwellings~~ residential uses.
- I. **Right-of-Way Buffers.**
1. Savannah Highway: A minimum of ~~a twenty five foot (25 foot)~~ deep vegetated ~~Right-of-W~~ay buffer shall be required, provided, however, that the *Zoning and* Planning Director may reduce this buffer to five feet (~~5'~~) when there is no parking or vehicular use area between the buildings and ~~Right-of-W~~ay.
 2. Properties along Wappoo Road, DuPont Road, Orleans Road, and Skylark Road: A minimum of ~~a fifteen foot (15 foot)~~ deep vegetated ~~Right-of-W~~ay buffer shall be required along Wappoo Road, DuPont Road, Orleans Road and Skylark Road frontages.
 3. Properties Located in the Job Center District that do not have frontages on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road: A minimum of ~~a five foot (5')~~ deep vegetated ~~Right-of-W~~ay buffer shall be required.
 4. Properties not located in the Job Center District that do not have Frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road: ~~Right-of-W~~ay buffers for properties that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road and are not located in the Job Center District shall comply with the requirements of *Article 9.45, Landscaping, Screening, and Buffers, of this Ordinance.*
 5. The landscape material requirements contained in ~~Chapter~~^{HAPTER 9, Development Standards,} of this Ordinance shall apply to all buffers.
- J. **Signs.** All signage must comply with the requirements of this Section in addition to the applicable requirements of *Article 9.811, Signs, of this Ordinance.*
1. All signs shall be ~~M~~onument style.
 2. The following apply to Signs located on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive:
 - A. *a.* For development containing three (~~3~~) or fewer business units, one (~~1~~) ~~M~~onument style ~~S~~ign with a maximum height of ~~twelve feet (12 feet)~~ and a maximum size of ~~forty (40)~~ square feet shall be allowed.



- B.
 - b. For development containing more than three (~~3~~) business units, one (~~1~~) ~~M~~monument style ~~S~~sign with a maximum height of ~~fourteen feet (14 feet)~~ and a maximum size of ~~sixty (60)~~ square feet shall be allowed.
3. The following apply to Signs located on all other roads in this Overlay Zoning District:
 - a. For development containing three (~~3~~) or fewer business units, one (~~1~~) ~~M~~monument style ~~S~~sign with a maximum height of five feet (~~5~~) and a maximum size of ~~sixteen (16)~~ square feet shall be allowed.
 - b. For development containing more than three (~~3~~) business units, one (~~1~~) ~~M~~monument style ~~S~~sign with a maximum height of five feet (~~5~~) and a maximum size of ~~twenty (20)~~ square feet shall be allowed.
4. Electronic ~~M~~message ~~B~~oard ~~S~~signs and ~~B~~billboards are prohibited.
5. **Legal Nonconforming Signs.** Any legal non-conforming ~~S~~sign located on property within this Overlay Zoning District that was legally permitted on or before the date of adoption of this Article [**November 1, 2016**] that does not comply with the standards set forth in this Article must be removed prior to establishment of a new business on the property and replaced with a ~~S~~sign that complies with the requirements of this Article.
6. **Abandoned Signs.** Legal non-conforming ~~S~~signs that are abandoned, as defined in this Ordinance, or require repair, must comply with the requirements of this Article.
- K. **Noise.** All activity must comply with the Charleston County Livability Ordinance and the applicable regulations of ~~Article 6.7~~ of this Ordinance.
- L. **Special Stormwater Requirements.** The DuPont-Wappoo Area Overlay Zoning District is located in the Tiger Swamp watershed with outfall into the Stono River and is a Special Protection Area as defined by County Ordinance primarily due to the particularly frequent flooding that occurs in this region. Special Protection Areas are designated areas in the County for which more stringent design standards have been established to address an existing problem, such as flooding or water quality. The Public Works Director has the authority to establish Special Protection Areas, define associated Special Protection Area design criteria, and require compliance with the edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of land development application submittal. Construction activities occurring within these areas will be required to comply with additional or more stringent design criteria as determined by the Directors of the Public Works Department and **Zoning and Planning** Department. Due to the dynamic nature and significance of these Special Protection Areas, the ~~A~~applicant shall meet with the Public Works Director to discuss specific design criteria pursuant to the requirements of the Charleston County Stormwater Program Permitting Standards Manual prior to submitting any subdivision or site plan review applications. Future stormwater studies of this area may require additional regulations.
- M. **Design Standards.** Development shall comply with the architectural design requirements of Article 9.6, **Architectural and Landscape Design Standards**, of this Ordinance in addition to the requirements listed below. Height shall be measured in stories instead of feet. In case of conflict, the requirements listed below shall apply:
 1. **Building Height.**
 - a. For parcels with frontage on Savannah Highway:
 - i. Parcels located between DuPont Road and I-526 and between Stinson Drive and I-526 shall have a maximum building height of seven (~~7~~) stories;
 - ii. Parcels located east of DuPont Road and Stinson Drive shall have a maximum building height of five (~~5~~) stories.
 - b. The maximum building height for parcels fronting on Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive (without any frontage on Savannah Highway) shall be three (~~3~~) stories.
 - c. The maximum building height for all other parcels shall be **two and a half** ~~2.5~~ stories.
 2. **Architecture.**
 - a. Building entrances and windows shall be provided along the street frontage.
 - b. Buildings on ~~C~~orner ~~L~~ots shall address all applicable street frontages with regards to site design and architectural intent.



- c. Vehicle and storage bays shall not face any road frontage, provided, however, that the **Zoning and** Planning Director may exempt emergency service facilities from this requirement.
- d. Parking shall be located to the side or rear of the building, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
- e. Quality building materials such as brick, stucco, and finished masonry products and shingles as approved by the **Zoning and** Planning Director must be used. Vinyl siding and eifs shall not be permitted, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
- f. Windows shall be inset with sills and headers and vinyl windows shall be prohibited, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
- g. New buildings shall utilize colors that are complementary, not necessarily homogeneous, to existing buildings.
- h. Residential buildings on properties located in the Job Center District and along Wappoo Road and 1st Drive that are converted to nonresidential uses shall present the residential character (height, scale, material, entrances, windows of roof pitch, etc.) at the street frontage.
- i. Architecture shall be appropriate to reflect the vision for the area pursuant to the DuPont-Wappoo Community Plan as approved by the **Zoning and** Planning Director.

Sec. 5.113.9 Job Center District

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

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

1. The maximum residential ~~D~~ensity is 12 ~~Principal Dwelling~~ **U**nits per acre.
2. No single building shall exceed 12,500 gross square feet.
3. Maximum ~~B~~uilding ~~C~~overage shall be based on the ~~Special Stormwater R~~requirements as described in Sec. 5.113.8.L, **Special Stormwater Requirements**, and all the ability to comply with all other applicable requirements of this Ordinance.
4. The minimum ~~L~~ot ~~A~~rea shall be 4,000 square feet.
5. The minimum ~~L~~ot ~~W~~idth shall be ~~fifteen feet~~ (15 **feet**).
6. The OCRM Critical Line Setback shall be a minimum of ~~fifty feet~~ (50 **feet**).
7. The OCRM Critical Line Buffer shall be a minimum of ~~thirty-five feet~~ (35 **feet**).

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

Sec. 5.113.10 Community Commercial District

The Community Commercial District within the DuWap-O includes parcels with more intense commercial uses located primarily along Savannah Highway, Wappoo Road, Skylark Drive, and DuPont Road. This district is intended to allow compatible commercial uses while implementing streetscape, design, and access management standards. In addition to the applicable requirements of this Article, the ~~D~~ensity, ~~I~~ntensity, ~~D~~imensional, and design standards contained in Sec. 4.201.3, Community Commercial District, of this Ordinance shall apply. In case of conflict, the requirements of this Article shall control.



Sec. 5.113.11 Light Commercial District

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

Sec. 5.113.12 Residential Areas

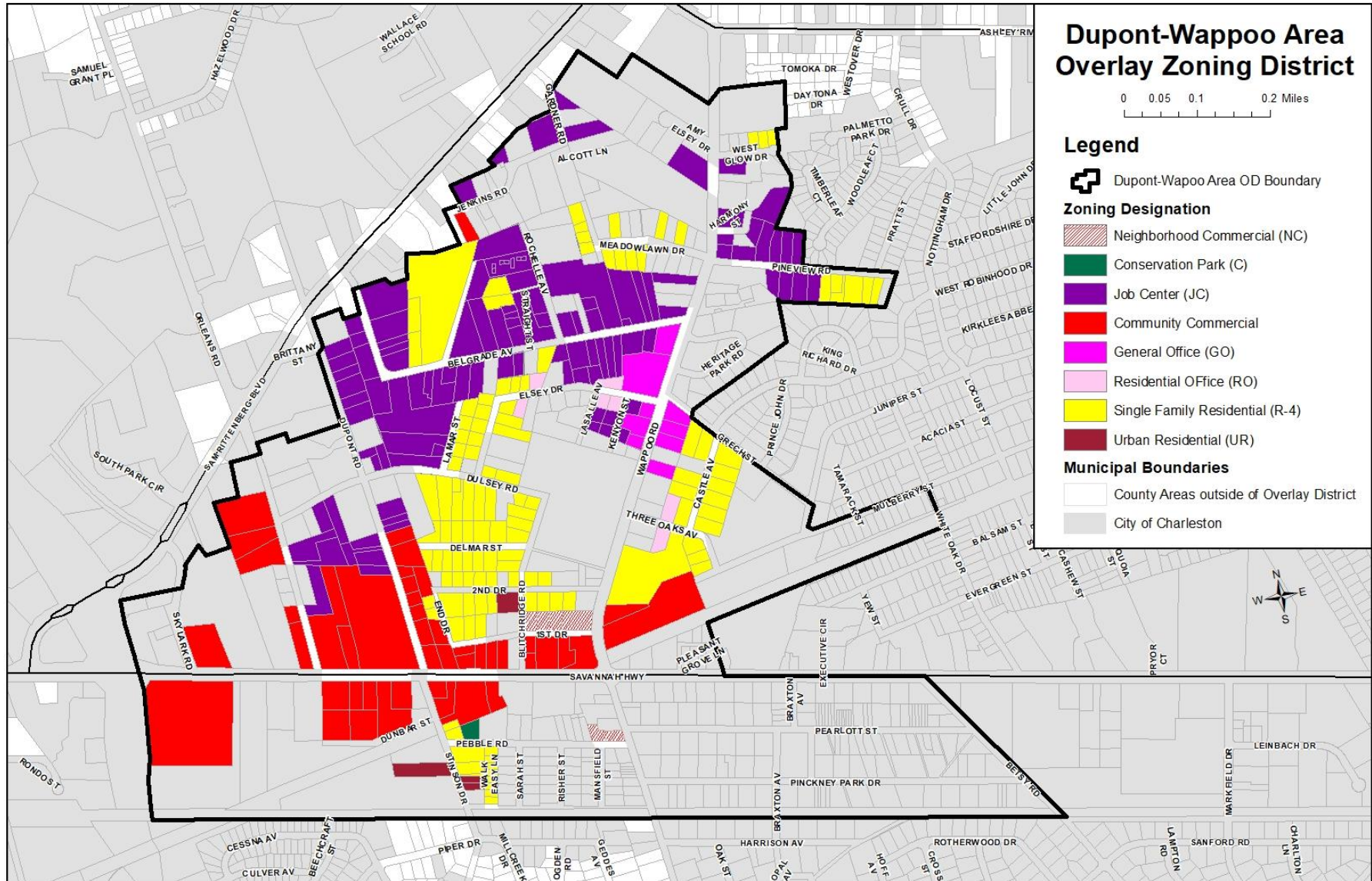
The Residential Areas within the DuWap-O include residential uses located in various places within the Overlay Zoning District, as shown on the map titled "DuPont-Wappoo Area Overlay Zoning District." These areas are intended to retain their current character, consisting of single-family detached, single-family attached, and multi-family uses. The map titled "DuPont-Wappoo Area Overlay Zoning District" identifies the properties in the **Single-Family Low Density** Residential (R-4), **Mixed-Style Residential 8 (M-8)** and **Mixed-Style Urban Residential 12 (M-12 UR)** Zoning Districts. All parcels indicated as R-4, M-8, and M-12 UR shall comply with the use regulations of this Article and all applicable Density/Intensity or Dimensional Standards for the applicable Zoning District as contained in this Ordinance. The requirements of Sec. 5.113.8, **General Development Requirements**, also apply to development that is not **with the exception of Single-Family Detached Dwellings**. residential and In case of conflict, the requirements of Sec. 5.113.8, **General Development Requirements**, shall control for development that is not single-family detached residential.

Sec. 5.113.13 Conservation/Park District

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



Map 5.11





5.124 PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT (PF-O)

Sec. 5.124.1 Statement of Findings

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

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

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

Sec. 5.124.2 Purpose and Intent

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

Sec. 5.124.3 Effect of the Overlay Zoning District

~~The Parkers Ferry Community Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance and impose different development rules for properties within the Overlay Zoning District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control, except as otherwise noted.~~



Sec. 5.124.4 Applicability

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

Sec. 5.124.5 Use Regulations

- A. **Table 5.124.5, Parkers Ferry Community Overlay Zoning District Use Table.** Table 6.1-1, Use Table, does not apply to properties in the PF-O. Table 5.124.5 lists the uses allowed in the areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:
 1. "A" indicates uses allowed by right.
 2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 4. Blank cells indicate uses that are not permitted.
- B. **Prohibited Uses.** Prohibited uses in the PF-O include: ~~B~~**Microbreweries and Distillery**, Tattoo Facilities, **Indoor/Outdoor** Shooting Ranges, Gun ~~Shops~~**Sales**, Billboards, and Liquor, Beer, or Wine Sales **uses**.
- C. **New or Unlisted Uses and Use Interpretation.** The **Zoning and** Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in ~~Chapter~~**HAPTER 12, Definitions**, of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 5.124.5: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT USE TABLE				
		RESIDENTIAL AREA	BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES	CONDITION
AGRICULTURAL USES				
<i>AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT</i>				
	Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	C	C	Sec. 6.4.1
	Apiculture (Bee Keeping)	A	A	
	Horse or Other Animal and Insect Production	A	A	
	Greenhouse Production or Food Crops Grown Under Cover	A	A	
	Horticultural Production or Commercial Nursery Operations	A	A	
	Hydroponics	A	A	
	Crop Production	A	A	



	Wineries	C	C	Sec. 6.4.6 21
FORESTRY AND LOGGING				
	Bona Fide Forestry Operations	C	C	Sec. 6.4.23
	Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching		S	
STABLE				
	Stable, Commercial	C	C	Sec. 6.4.20 1
	Stable, Private	A	A	
SUPPORT ACTIVITIES FOR AGRICULTURE USES				
	Agricultural Processing	S	S	Sec. 6.4.1
	Agricultural Sales or Services	A	A	
	Roadside Stand; Sweetgrass Basket Stand; including the sale of Sweetgrass Baskets	C	C	Sec. 6.4.58
RESIDENTIAL				
	Assisted Living Congregate Living for the elderly (up to 15 residents)	S	S	
	Dwelling Group	C	C	Sec. 6.4.8 7
	Farm Labor Housing (up to 10 residents)	C	C	Sec. 6.4.9
	Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	Sec. 6.4.9
	Child Caring Institution (more than 20 children)	S	S	
	Group Care Home, Residential (up to 20 children)	S	S	
	Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	
	Manufactured Housing Unit	A	A	
	Manufactured Housing Unit, Replacement	A	A	
	Retirement Housing	S	S	
	Retirement Housing, Limited (up to 10 residents)	S	S	Sec. 6.4.9
	Short-Term Rentals, Limited Home Rental (LHR)	C	C	Art. 6.8



	Short-Term Rentals, Extended Home Rental (EHR)		S	Art. 6.8
	<i>Dwelling Unit</i> , Single-Family Detached	A	A	
	Affordable <i>and Workforce</i> Dwelling Units	C	C	Sec. 6.4.2019
	Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	
CIVIC / INSTITUTIONAL				
COURTS AND PUBLIC SAFETY				
	Court of Law	A	A	
	Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	
DAY CARE SERVICES				
	Adult Day Care <i>Services</i> Facilities	C	A	Sec. 6.4.30
	<i>Group</i> Day Care <i>Home</i>	C	A	Sec. 6.4.30
	Child Day Care Facilities, including Group Day Care Home or Child Care Center	C	A	Sec. 6.4.30
	Family Day Care Home	<i>AC</i>	<i>AC</i>	<i>Sec. 6.4.29</i>
DEATH CARE SERVICES				
	Cemeteries or Crematories	C	C	Sec. 6.4.543
	Funeral Services, including Funeral Homes or Mortuaries		A	
EDUCATIONAL SERVICES				
	Pre-school or Educational Nursery	C	A	Sec. 6.4.30
	School, Primary	A	A	
	School, Secondary	A	A	
	<i>Higher Education Facility</i> College or University Facility	S	S	
	Business or Trade School	S	S	



	Personal Improvement Education , including Fine Arts Schools or Automobile Driving Schools	S	A	
HEALTH CARE SERVICES				
	Medical Office or Outpatient Clinic , including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities	S	A	
	Community Residential Care Facility ies	S	A	
	Convalescent Services , including Nursing Homes	S	A	
	Counseling Services , including Job Training or Placement Services	S	A	
	Intermediate Care Facility for <i>Individuals with Intellectual Disabilities</i> the Mentally Retarded	S	A	
	Public or Community Health Care Centers	S	A	
	Home Health Agency ies	S	A	
	Hospitals including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices		S	
	Rehabilitation Facility ies		A	
	Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	S	
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS				
	Historical Sites (Open to the Public)	C	A	Sec. 6.4.27
	Library ies or Archives	A	A	
	Museums	A	A	
	Nature Exhibition	C	A	Sec. 6.4.110
	Botanical Gardens	A	A	
	Zoos		S	
POSTAL SERVICE				
	Postal Service , United States	C	A	Sec. 6.4.296
RECREATION AND ENTERTAINMENT				



Community Recreation, including Recreation Centers	A	A	
Fishing or Hunting, or <i>Recreational</i> Guide Service (Commercial)	A	A	
Fishing or Hunting Lodge (Commercial)	A	A	
Golf Courses or Country Clubs	C	C	Sec. 6.4.510
Parks and Recreation	C	C	Sec. 6.4.11
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas; Does not include Shooting Ranges, which are prohibited.	C	C	Sec. 6.4.11
Drive-In Theaters		C	Sec. 6.4.76 Sec. 6.4.11
Golf Driving Ranges	S	S	Sec. 6.4.11
Recreation or Vacation Camps	€	€	Sec. 6.4.11
Special Events		C	Sec. 5.14.6(E) <i>Art. 6.7</i>
Eco-Tourism		A	
Indoor Recreation and Entertainment (excluding Indoor Shooting Ranges)		C	Sec. 5.124.6(A)
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS			
Social or Civic Organization s, including Youth Organizations, Sororities, or Fraternities	S	S	<i>Sec. 6.4.4</i>
Religious Assembly	€A	€A	Sec. 6.4.13
Social Club or Lodge	S	AC	<i>Sec. 6.4.4</i>
UTILITIES AND WASTE-RELATED USES			
Utility Service, Major	S	S	Sec. 6.4.22 Sec. 6.4.17
Electric or Gas Power Generation Facilities	S	S	Sec. 6.4.22 Sec. 6.4.17



Utility Substation	S	S	Sec. 6.4.22
Electrical or Telephone Switching Facility	S	S	Sec. 6.4.22
Sewage Collector or Trunk Lines	S	S	Sec. 6.4.22
Sewage Disposal Facilities	S	S	Sec. 6.4.17
Utility Pumping Station	S	S	Sec. 6.4.22
Water Mains	S	S	Sec. 6.4.22
Water or Sewage Treatment Facilities	S	S	Sec. 6.4.21
Water Storage Tank	S	S	Sec. 6.4.22
Utility Service, Minor	A	A	
Electric or Gas Power Distribution	A	A	
Sewage Collection Service Line	A	A	
Water Service Line	A	A	
COMMERCIAL			
ACCOMMODATIONS			
Short-Term Rental <i>Property:s</i> , Commercial Guest House (CGH)		AC	Art. 6.8
Hotels or Motels		S	
RV (Recreational Vehicle) Parks or Campgrounds		S	Sec. 6.4.132
ANIMAL SERVICES			
Kennel		A	
Pet Stores or Grooming Salons		A	
Small Animal Boarding (enclosed building)		A	
Veterinary Services		A	
FINANCIAL SERVICES			
Banks <i>and Financial Services</i>		A	
Financial Services		A	
FOOD SERVICES AND DRINKING PLACES			



	Bar or Lounge (Alcoholic Beverages)		S	Sec. 6.4.16 5
	Catering Service	S	C	Sec. 6.4.34
	Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars		S	Sec. 6.4.16 5
	Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants		C	Sec. 6.4.16 5
INFORMATION INDUSTRIES				
	Communications Towers	C	C	Sec. 6.4.6- 5
PROFESSIONAL SERVICES AND OFFICES				
	Administrative or Business Office; <i>Government Office; Professional Office</i>, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services		A	
	Government Office		A	
	Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services		A	
	Office/Warehouse Complex		S	
	Special Trade Contractors (Offices/Storage)		C	Sec. 5.14.6(B)
OTHER NONRESIDENTIAL DEVELOPMENT				
	Office/Warehouse Complex		S	
REPAIR AND MAINTENANCE SERVICES				
	Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops		AC	Sec. 6.4.40
	Vehicle <i>and Boat Repair and Service, Limited</i>, including Automotive Oil Change or Lubrication Shops, or Car Washes		S	Sec. 6.4.22
RETAIL SALES				
	<i>Home Improvement Centers</i> Hardware Stores		C	Sec. 6.4.42
	Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops		A	



	Retail Sales or Services, General		A	
	Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store		A	
	Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store		A	
	Convenience Stores		A	
	Drug Stores or Pharmacies		A	
	Duplicating or Quick Printing Services; <i>Private Postal or Mailing Service</i>		A	
	Electronics, Appliance, or Related Products Store		A	
	Florist		A	
	Furniture, Cabinet, Home Furnishings, or Related Products Store		A	
	Private Postal or Mailing Service		A	
	Tobacconist		A	
	Sweetgrass Basket Stands	€	€	Sec. 6.4.58
	Service Stations, Gasoline (with or without convenience stores)		S	
	Vehicle Parts, Accessories, or Tire Stores		A	
RETAIL OR PERSONAL SERVICES				
	Consumer Convenience Service		A	
	Automated Bank / Teller Machines		A	
	Dry cleaners or Coin-Operated Laundries		A	
	Dry cleaning or Laundry Pick-up Service Stations		A	
	Locksmith		A	
	One-Hour Photo Finishing		A	
	Tailors or Seamstresses		A	
	Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	C	A	Sec. 6.4.3



	Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios		A	
	Farmers Market, not including flea markets		A	
	Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services		C	Sec. 6.4.48
	Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences		C	Sec. 6.4.48
	Artisans and Craftsman	€	€	Sec. 5.14.6(C)
MANUFACTURING AND PRODUCTION, GENERAL				
	Artisan and Craftsman	C	C	Sec. 5.12.6(C)
	Manufacturing and Production—Computers or Electronic Products Manufacturing		C	Sec. 5.12.6(D)
	Electrical Equipment, Appliances or Components Manufacturing		€	Sec. 5.14.6(D)
	Other Miscellaneous Manufacturing and Production		€	Sec. 5.14.6(D)
OTHER USES				
RECYCLING SERVICES				
	Recycling Collection Facility, Drop-Off	AG	AG	Sec. 6.4.56
RESOURCE EXTRACTION/MINING				
	Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	Sec. 6.4.14
TRANSPORTATION				
	Sightseeing Transportation, Land or Water		S	Art. 5.3
	Water Transportation, including Coastal or Inland Water Passenger Transportation		S	Art. 5.3

Sec. 5.124.6 Use Conditions

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



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

B. Special Trade Contractors (Offices/Storage).

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

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

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

D. Manufacturing and Production.

1. In ~~Z~~oning ~~D~~istricts subject to conditions (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five ~~(5)~~ non-resident employees.
2. All activities related to the ~~M~~anufacturing and ~~P~~roduction use shall be confined to a structure that is entirely enclosed.
3. On-site retail sales are prohibited.
4. ***If the Zoning and Planning Director finds a proposed Manufacturing and Production use will have a substantially negative impact on a surrounding area or adjoining property, the use shall comply with the Special Exception procedures of this Ordinance.***
5. ~~All manufacturing and production uses shall comply with the Site Plan Review requirements of this Ordinance.~~

E. Special Events Principal Uses in the Business Nodes and Commercial Properties. Special Events Principal Uses shall be allowed in the Business Nodes and Commercial Properties of the PF-O subject to the requirements for Commercial Zoning Districts contained in ~~Article~~ **ARTICLE 6.7, Special Events Use**, of this Ordinance.



Sec. 5.124.7 Residential Areas

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

A. Density, Intensity, and Dimensional Standards.

1. All non-residential development in the Residential Areas shall comply with the **D**ensity/**I**ntensity ~~or~~ **and** **D**imensional **S**tandards of the Business/Service Nodes and Commercial Properties as contained in this Article.
2. The Density/Intensity and Dimensional Standards listed in Table 5.124.7, below, shall apply to all properties in the Residential Areas:

TABLE 5.124.7: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT RESIDENTIAL AREAS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]	
PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT RESIDENTIAL AREAS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS (1)	
MAXIMUM DENSITY	1 Principal Dwelling Unit per acre
MINIMUM LOT AREA	Variable [2]
MINIMUM LOT WIDTH:DEPTH RATIO	1:5 [3]
MINIMUM SETBACKS	
FRONT/STREET SIDE	25 feet
INTERIOR SIDE	10 feet
REAR	10 feet
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE	30% of L ot
MAXIMUM BUILDING HEIGHT	35 feet
<p>[1] For Lots that contain or abut an OCRM Critical Line, the Waterfront Development Standards of ARTICLE 4.22, as they apply to the AGR Zoning District, shall apply.</p> <p>[2] The Lots must establish a minimum 1,600 square foot 40' x 40'-buildable area with a minimum width of 20 feet and meet all Zoning, SCDHEC, Building Services, and Fire Department requirements.</p> <p>[3] The depth of the Lots shall not exceed five 5 times the width of the Lot (1:5 ratio).</p>	



- B. **One-time Subdivision of Nonconforming Lot of Record Existing Prior to April 21, 1999.** A one-time subdivision creating one **L**ot from a nonconforming **L**ot of record (**L**ot existing prior to April 21, 1999) shall be allowed, if each **L**ot resulting from the subdivision meets the minimum **L**ot **A**rea requirement of Table 5.124-72. An **i**ngress/**e**gress Easement may be utilized to access a proposed **L**ot (singular) to the rear of the property. The setback from the edge of the **E**asement will be the required side setback required for Zoning District. The side setback from the edge of the **E**asement will only be utilized to create one (1) proposed **L**ot from the provision of: **a One-Time Subdivision of a Non-Conforming Lot of Record Existing Prior to April 21, 1999.**
- C. **Accessory Dwelling Units.**
 - 1. One Accessory Dwelling Unit per **L**ot shall be allowed in the Residential Areas of the PF-O if documentation of septic approval by SCDHEC for the **A**ccessory **D**welling **U**nit is provided and the **L**ot does not abut or contain an OCRM Critical Line. The requirements of Sec. 4.224.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line*, shall apply to Accessory Dwelling **U**nits on **L**ots that abut or contain an OCRM Critical Line;
 - 2. Accessory Dwelling Units shall have a maximum of 1,500 square feet of heated gross floor area;
 - 3. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article; and
 - 4. Separate electrical meters shall not be allowed for attached **A**ccessory **D**wellings **U**nits.
- D. **Temporary Special Events.** Temporary Special Events shall be allowed in the Residential Areas of the PF-O subject to the requirements for Temporary Special Events Permits for the AGR Zoning District as contained in **Article 6.7, Special Events Use**, of this Ordinance.
- E. **Other Regulations.** Development in the Residential Areas shall comply with all other applicable regulations of this Ordinance.

Sec. 5.124.8 Business/Service Nodes and Commercial Properties

The Business/Service Nodes and Commercial Properties, as shown on the map titled “Parkers Ferry Community Overlay Zoning District,” are intended to re-establish the proportion, location and scale of small neighborhood rural businesses that historically existed in these communities. The requirements of the **CRRC** Zoning District shall apply for all matters not addressed in this **O**verlay **Z**oning **D**istrict for the Business/Service Nodes and Commercial Properties. The following requirements apply to parcels in the Business/Service Nodes and Commercial Properties in addition to the applicable requirements of this Ordinance:

- A. **Density/Intensity and Dimensional Standards.**
 - 1. All residential development in the Business/Service Nodes and Commercial Properties shall comply with the **D**ensity, **I**ntensity or **D**imensional **S**tandards of the Residential Areas as contained in this Article.
 - 2. The Density/Intensity and Dimensional Standards listed in Table 5.124.8, below, shall apply to all properties in the Business/Service Nodes and Commercial Properties.
- B. **Accessory Dwelling Units.**
 - 1. One Accessory Dwelling Unit per **L**ot shall be allowed in the Business/Service Nodes and Commercial Properties of the PF-O if documentation of septic approval by SCDHEC for the **A**ccessory **D**welling **U**nit is provided and the **L**ot does not abut or contain an OCRM Critical Line. The requirements of Sec. 4.224.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line*, shall apply to Accessory Dwelling **U**nits on **L**ots that abut or contain an OCRM Critical Line;
 - 2. Accessory Dwelling Units shall have a maximum of 1,500 square feet of heated gross floor area;
 - 3. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article; and
 - 4. Separate electrical meters shall not be allowed for attached **A**ccessory **D**wellings **U**nits.



TABLE 5.124.8: BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES DENSITY/INTENSITY AND DIMENSIONAL STANDARDS (1)

PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]

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

[1] The Waterfront Development Standards contained in Chapters 4 and 9 of this Ordinance apply.
 [2] In instances where the Right-of-Way Buffers contained in Sec. 9.5.4.A of this Ordinance are more restrictive than those of Table 5.124-3, the Right-of-Way Buffer requirements of Sec. 9.5.4.A of this Ordinance shall apply.
 [3] In instances where the Land Use Buffers contained in Sec. 9.5.4.B of this Ordinance are more restrictive than those of Table 5.124-83, the Land Use Buffer requirements of Sec. 9.5.4.B of this Ordinance shall apply.
 [4] In instances where the building size requirements of this table are in conflict with those contained in Sec. 5.124.6, *Use Conditions*, and/or **Article** ~~ARTICLE~~ 6.4, *Use Conditions*, the most restrictive shall apply.

C. **Temporary Special Events.** Temporary Special Events shall be allowed in the Business/Service Nodes and Commercial Properties of the PF-O subject to the requirements for Temporary Special Events Permits for Commercial Zoning Districts as contained in **Article** ~~ARTICLE~~ 6.7, *Special Events Use*, of this Ordinance.



- D. **Other Regulations.** Development in the Business/Service Nodes and Commercial Properties shall comply with all other applicable regulations of this Ordinance, including ~~the development standards of Chapter~~ **HAPTER 9, *Development Standards***.

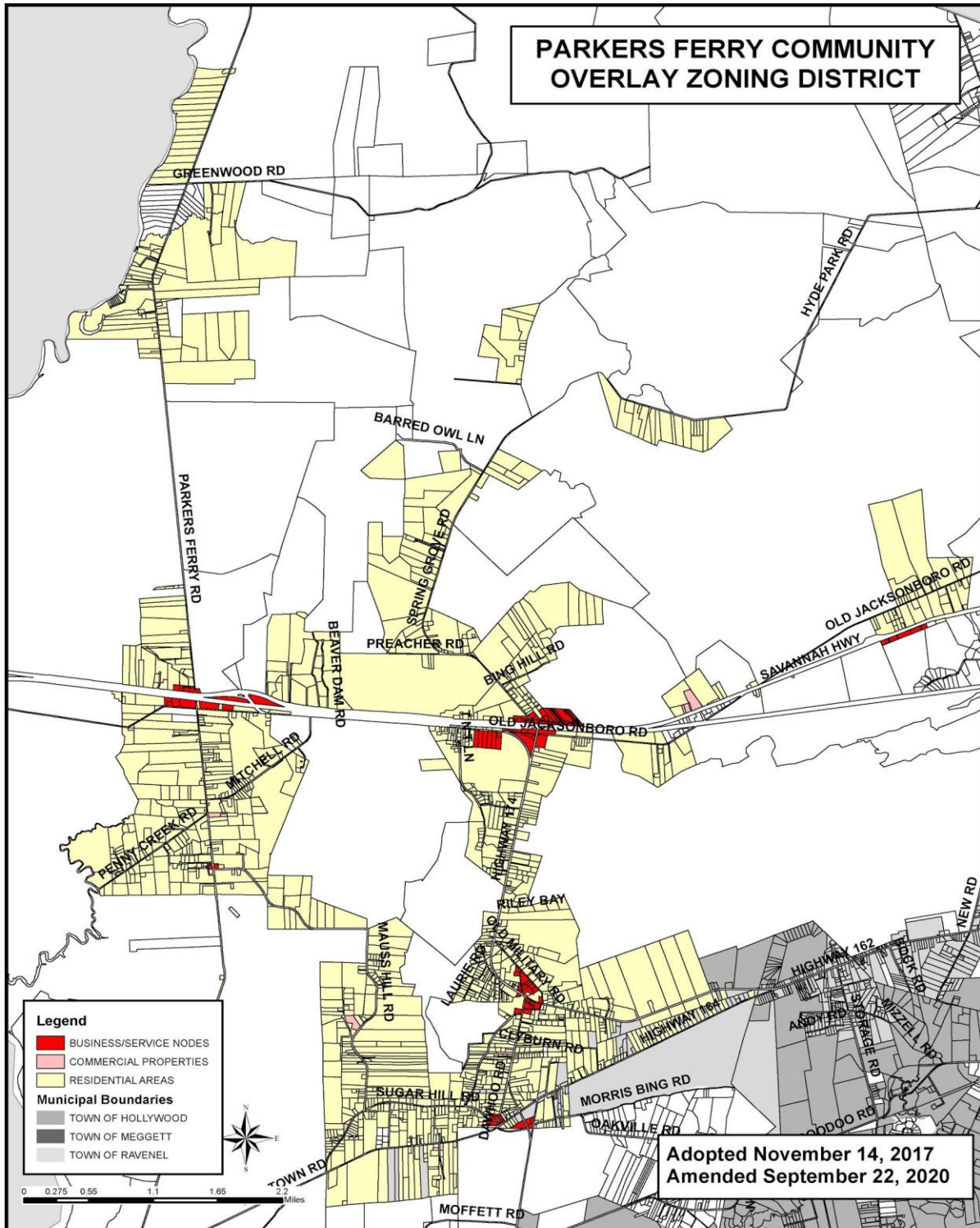
Sec. 5.124.9 Home Occupations

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

- A. ~~Vehicle/Equipment Repair~~ **Repair Service, Commercial; Vehicle and Boat Repair or Service;** and Special Trade Contractors **(Office/Storage)**. ~~Vehicle/Equipment Repair~~ **Repair Service, Commercial; Vehicle and Boat Repair or Service;** and Special Trade Contractors **(Office/Storage)** are allowed if they take place in an enclosed structure, pose no noise or safety concerns, and comply with all applicable regulations of this Ordinance. This excludes ~~Vehicle Rental, or Leasing, and Vehicle Sales (new or used),~~ which are prohibited as ~~Home Occupations~~ in this Overlay Zoning District.
- B. ~~Animal Care or Boarding~~ **Small Animal Boarding.** ~~Animal Care or Boarding~~ **Small Animal Boarding is** prohibited as ~~a Home Occupations~~ in Residential Areas.
- C. ~~Medical Offices or Clinics.~~ Medical Offices or Clinics are prohibited as ~~a Home Occupations~~ in Residential Areas.
- D. **Employees.** The requirements of Sec. 6.5.11.E, **Employees**, of this Ordinance apply, provided, however, that up to five (5) nonresident employees may work at the ~~Home Occupations~~ site if approved through Site Plan Review and Special Exception procedures contained in this Ordinance.
- E. **Vehicles.** The requirements of Sec. 6.5.11.L, Vehicles, ~~of this Ordinance,~~ **of this Ordinance,** ~~Vehicles,~~ apply in addition to all other applicable requirements.

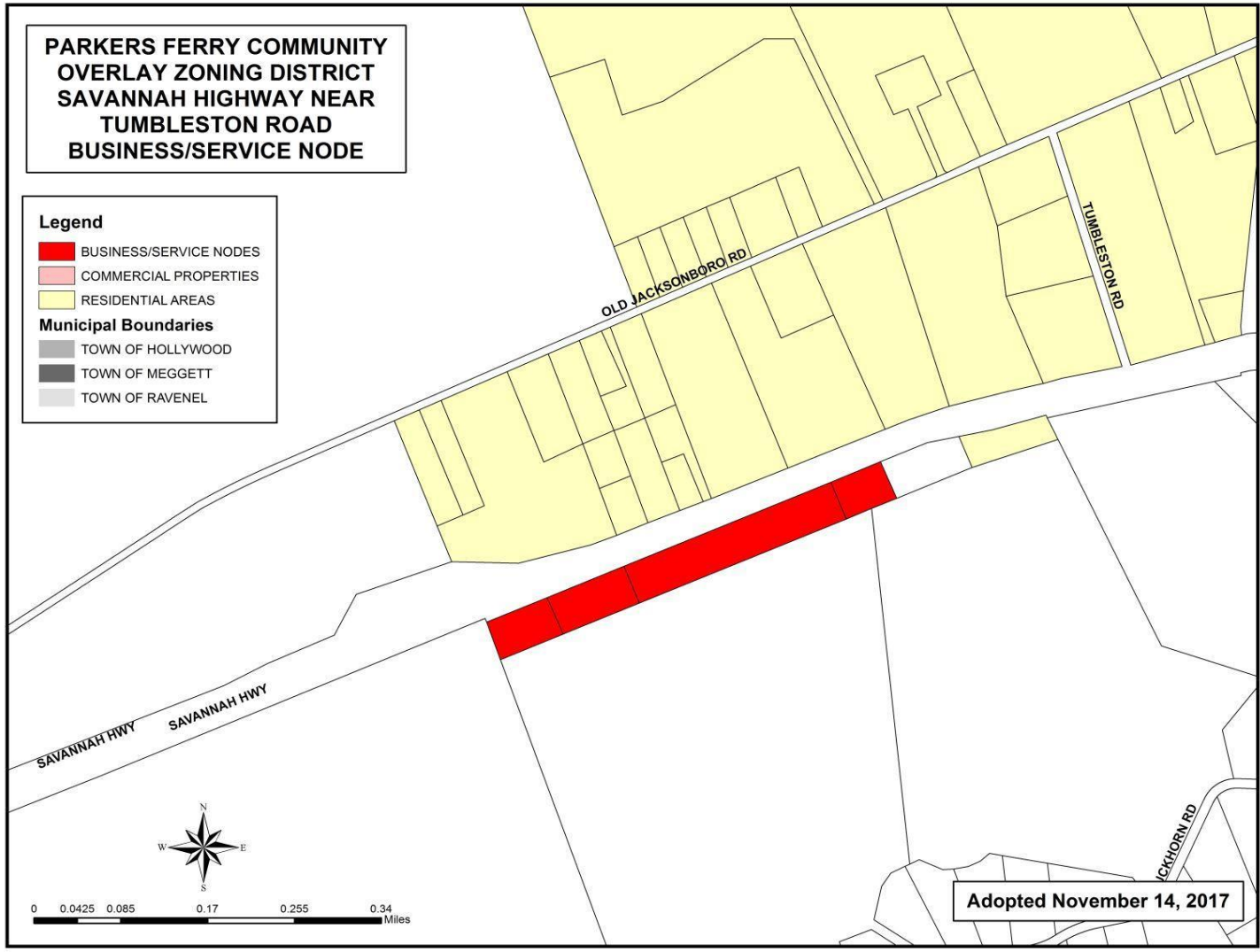


Map 5.12



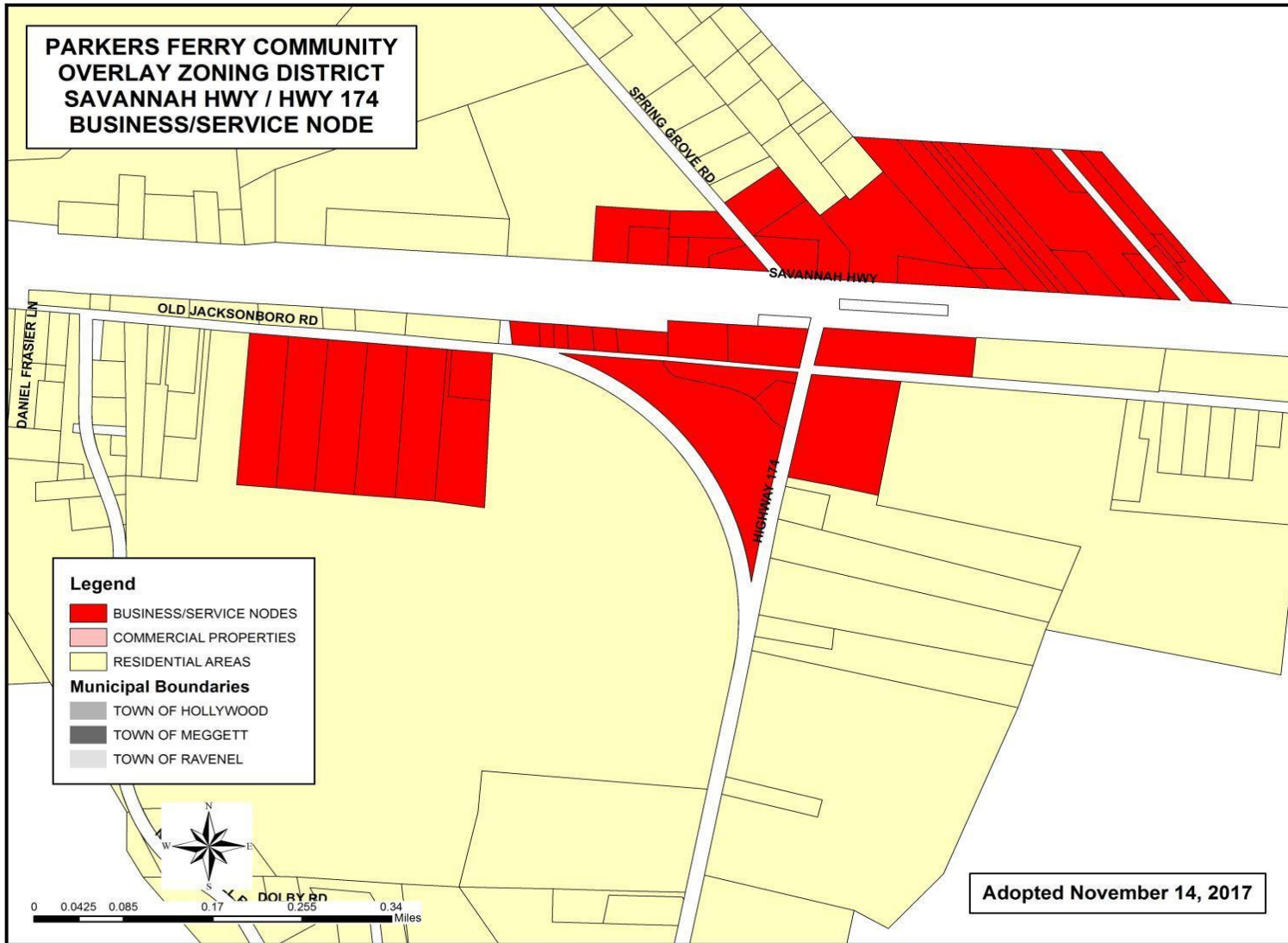


Map 5.12.A



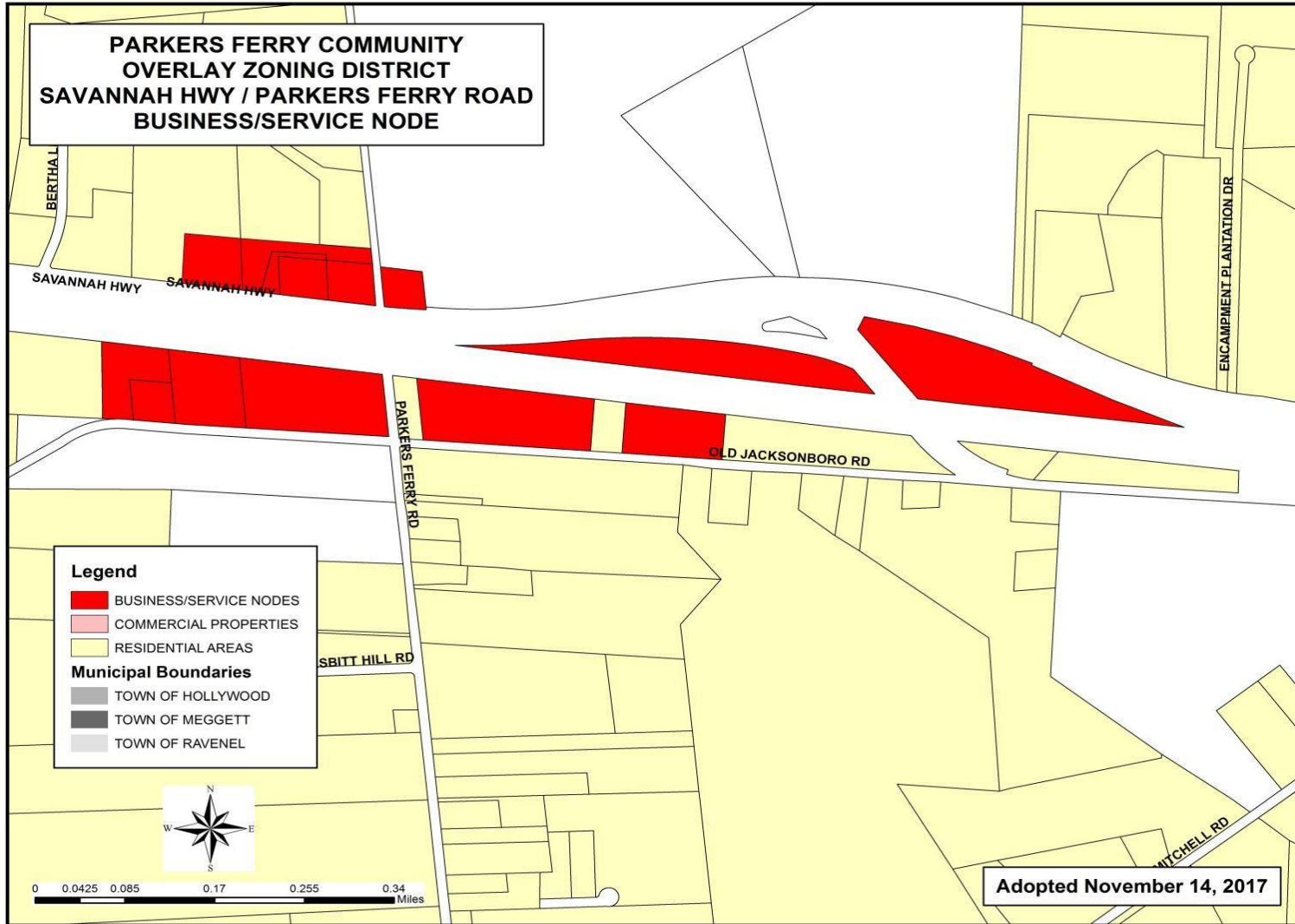


Map 5.12.B



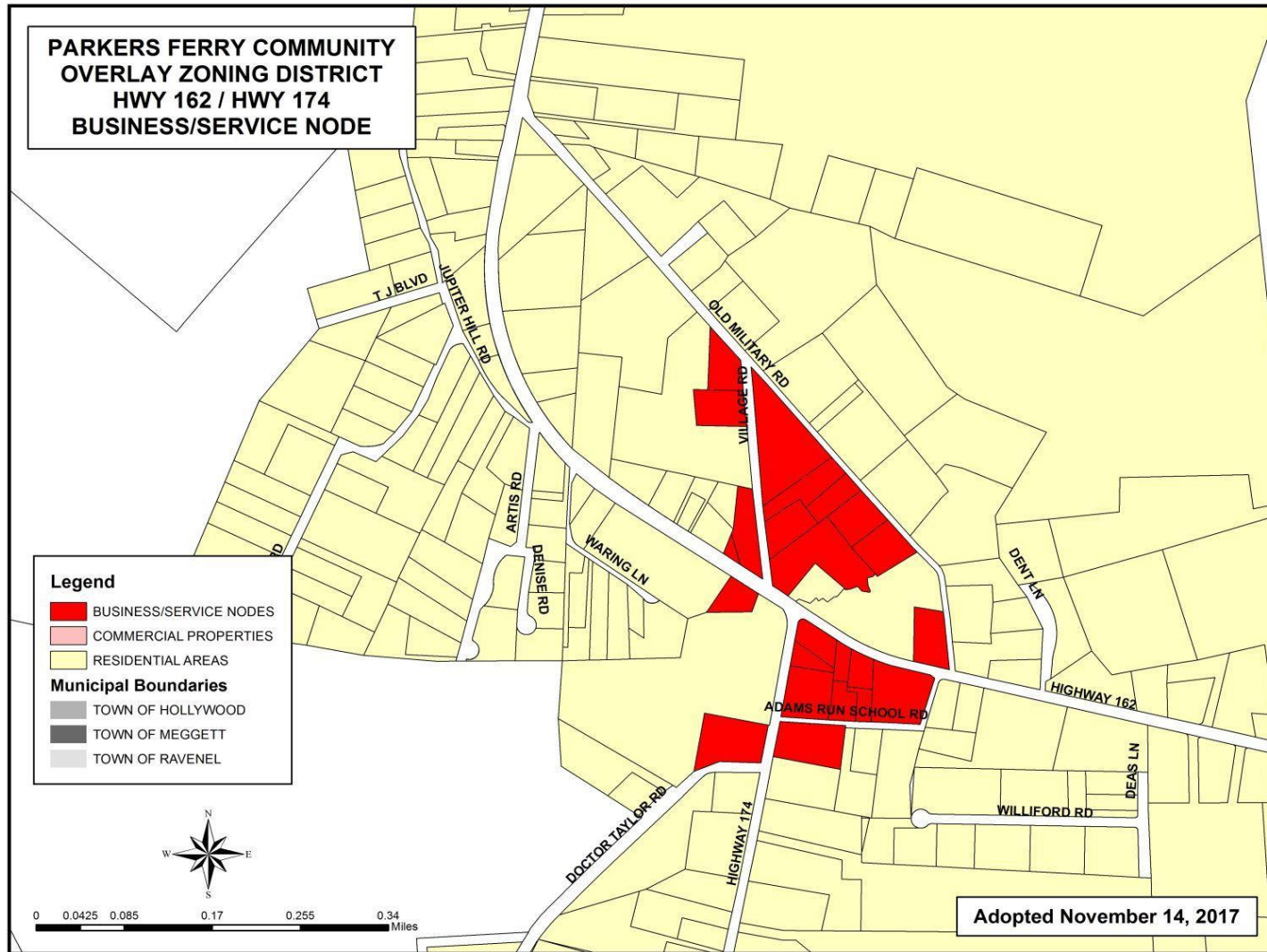


Map 5.12.C



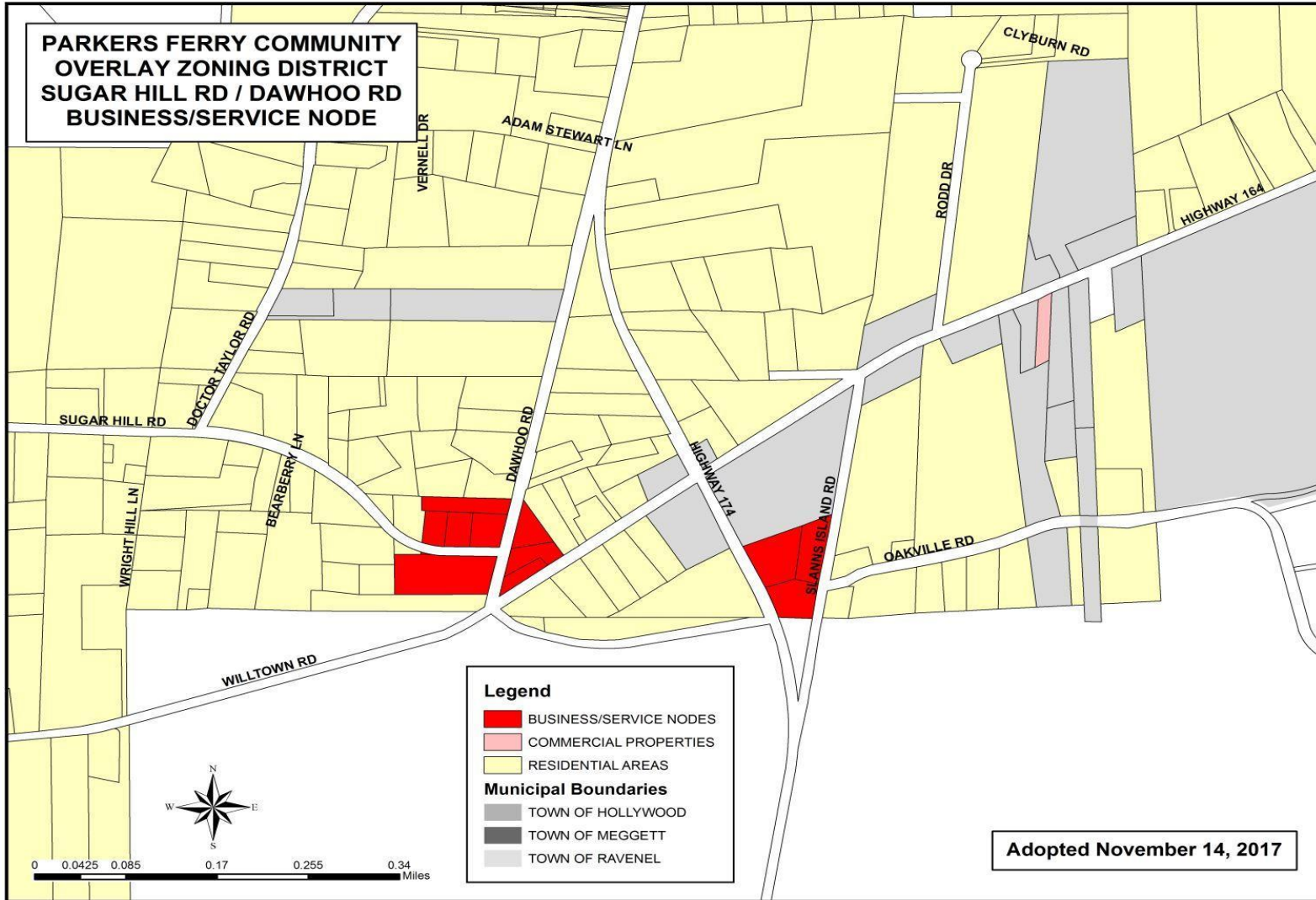


Map 5.12.D



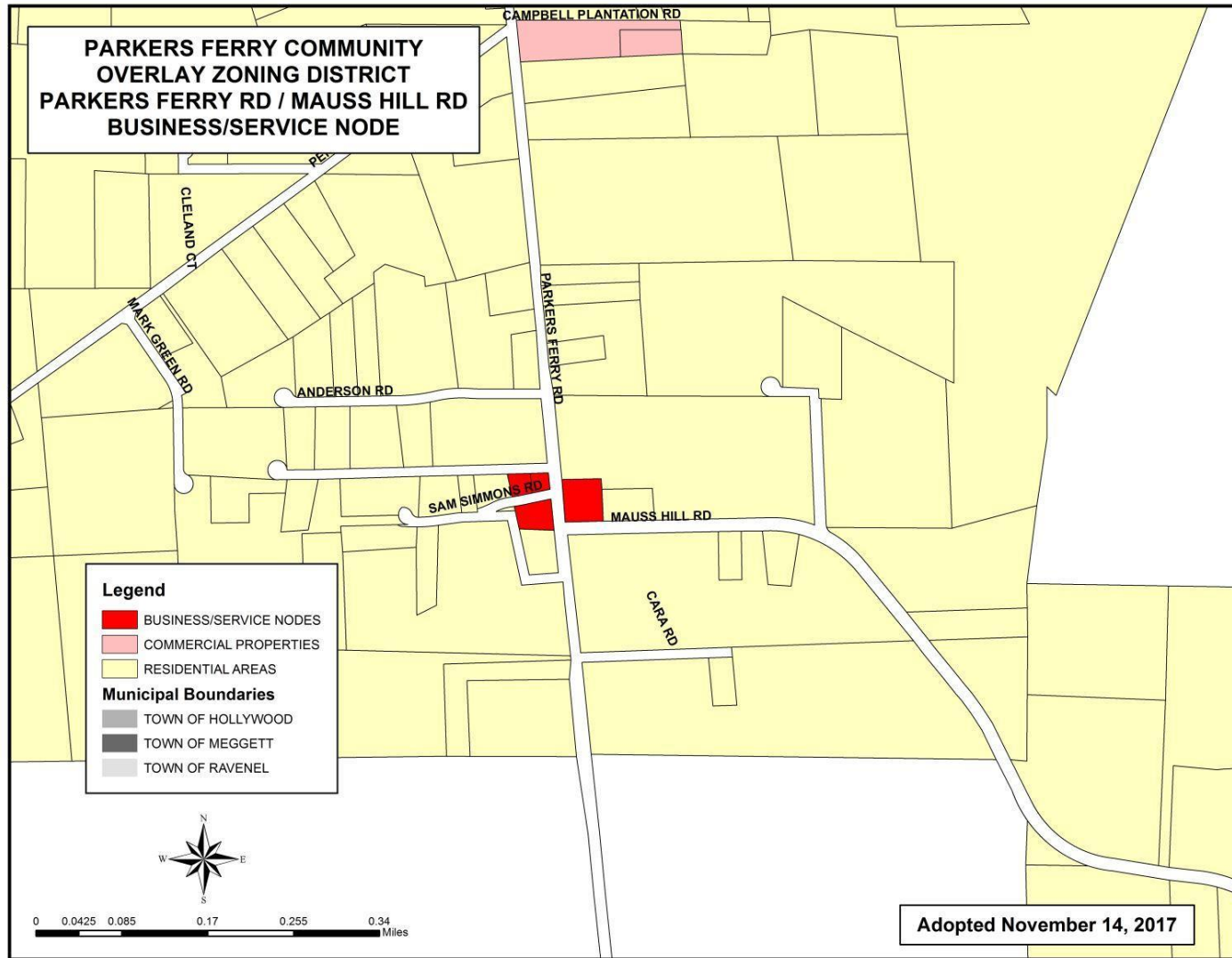


Map 5.12.E



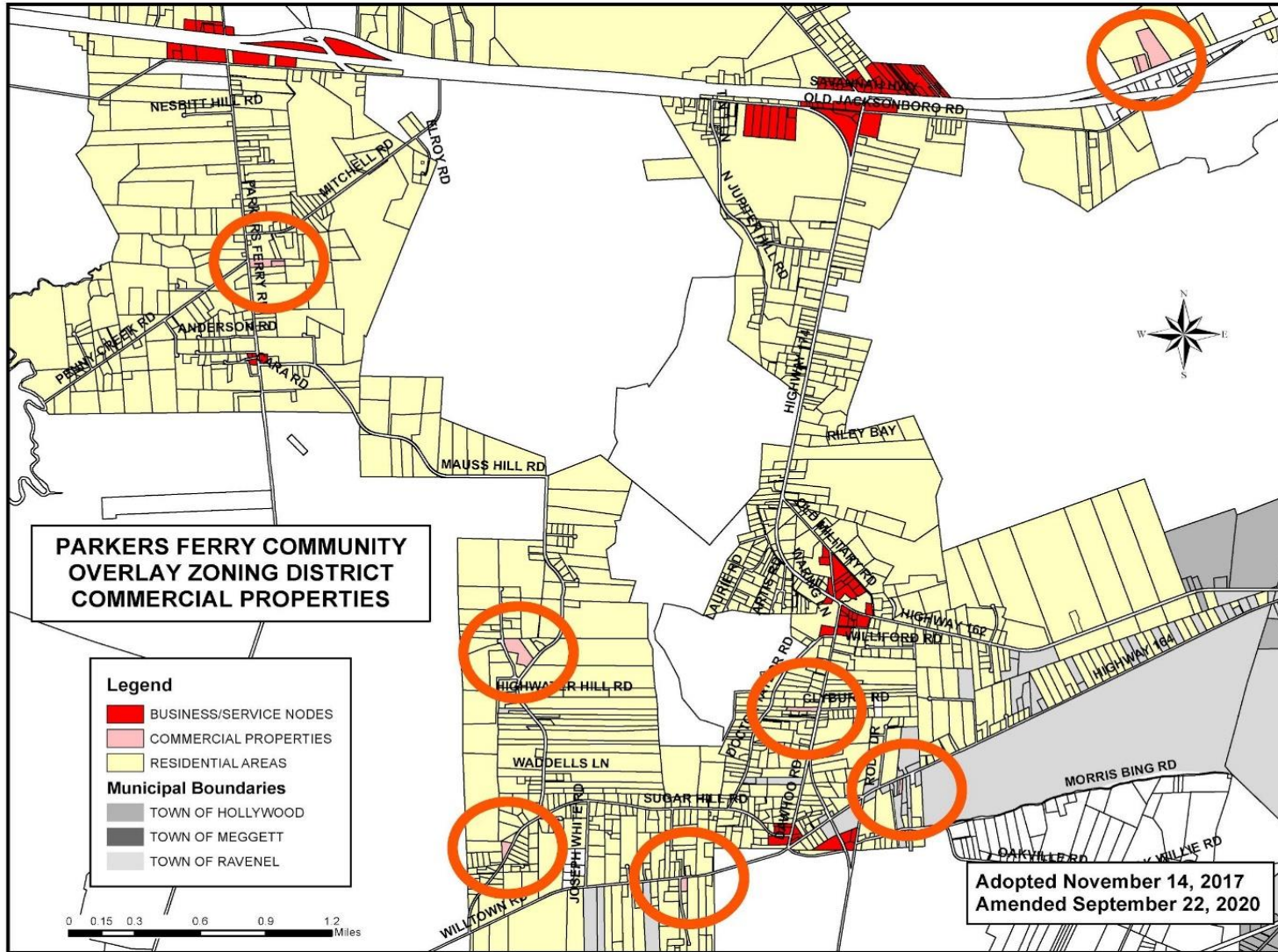


Map 5.12.F





Map 5.12.G





ARTICLE 5.135 SOL LEGARE COMMUNITY OVERLAY ZONING DISTRICT (SL-O)

Sec. 5.135.1 Statement of Findings

The SL-O, Sol Legare Community Overlay Zoning District, is located on the southern end of James Island in the Urban/Suburban Area of the County, just north of Folly Beach. The community is wholly located in unincorporated Charleston County and is bordered by Kings Flat Creek on the south; the Stono River on the west; and Holland Island Creek on the north. The sole access into the community is from Folly Road. The community was established during the Reconstruction Era and prospered in the twentieth century, becoming known as a prominent African-American community with roots in the Gullah Geechee culture. The land use development is unique in Sol Legare, due to the use of long-Lot farm parcels which maximize the frontage along both the Roadway and adjacent waterways. The historic value of the community and associated development patterns was documented in the 2016 Charleston County Historic Resources Survey Update, and this overlay intends to preserve and enhance the historical development patterns.

Beginning in 2013, planning staff worked with community members to identify planning and zoning issues. This input helped form the Urban/Suburban Cultural Community Protection Future Land Use designation, which is implemented by this Overlay Zoning District. Furthermore, the feedback gathered from community members at a series of public meetings from 2013 – 2017 led to the creation of the Sol Legare Community Plan, which is adopted concurrently with this Overlay Zoning District and supports the provisions of this Article, as Strategy 2.1 of the Plan states, “Adopt amendments to the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR), including but not limited to an Overlay Zoning District, as applicable.” The Plan further explains the community planning process and needs assessment, and includes additional strategies to achieve the community’s vision for the future. The Plan also describes the planning and zoning issues addressed by this Overlay Zoning District in greater detail, including the inability to subdivide properties due to inflexible subdivision standards, the lack of flexibility in land uses traditionally seen in the community (such as commercial uses in the historic Mosquito Beach area, community-oriented uses such as Farmers’ Markets or Community Gardens, and Home Occupations), and the threat to community character as new development is often times inconsistent with the scale and design of existing structures.

Sec. 5.135.2 Purpose and Intent

The purpose and intent of the SL-O is to implement the Charleston County Comprehensive Plan by creating an overall vision for the future of the Sol Legare Community that protects and promotes the culture and unique development patterns of the existing historic community; preserves low density residential development and traditional commercial uses; and sustains the area’s strong sense of community by supporting community-oriented land uses. This vision is a reflection of the needs expressed by the residents of the Sol Legare Community, and the SL-O strives to preserve the existing character of the area while allowing additional flexibility to subdivide and develop property. The SL-O also provides for the re-establishment of commercial uses in locations traditionally known as commercial hubs in the community, while also expanding opportunities for Home Occupations.

Sec. 5.135.3 Effect of the Overlay Zoning District

The Sol Legare Community Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance and impose different development rules for properties within the Overlay Zoning District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control except as otherwise noted.

Sec. 5.135.4 Applicability

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



Sec. 5.135.5 Use Regulations

- A. **Table 5.135.5, Sol Legare Community Overlay Zoning District Use Table.** Table 6.1-1, Use Table, does not apply to properties in the SL-O. Table 5.135.5 lists the uses allowed in the areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:
1. "A" indicates uses allowed by right.
 2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 3. "S" indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled "Conditions."
 4. Blank cells indicate uses that are not permitted.
- B. **Prohibited Uses.** The following uses are prohibited on all parcels in the SL-O include: Transitional Housing; Consumer Goods Rental Centers; ~~Auto Dealers~~ **Vehicle Sales**; ~~New and used~~; ~~Tattoo Facilities~~ **Indoor/Outdoor Shooting Ranges**; ~~Gun Shops~~ **Sales**; Stable, Commercial; and Billboards ~~uses~~.
- C. **New or Unlisted Uses and Use Interpretation.** The **Zoning and** Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in ~~Chapter~~ **HAPTER 12, Definitions**, of this Ordinance or may require that the use be processed in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 5.135.5: Sol Legare Community Overlay Use Table	RESIDENTIAL AREA	COMMERCIAL AREA	CONDITION
AGRICULTURAL USES			
<i>AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT</i>			
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)		C	Sec. 6.4.1
Apiculture (Bee Keeping)		A	
Horse or Other Animal and Insect Production	C	C	Sec. 6.4.1
Greenhouse Production, or Food Crops Grown Under Cover	A	A	
Horticultural Production or Commercial Nursery Operations	A	A	
Hydroponics	A	A	
Crop Production	A	A	
Wineries		C	Sec. 6.4.261
FORESTRY AND LOGGING			



	Bona Fide Forestry Operations	C	C	Sec. 6.4.23
STABLE				
	Stable, Private	S	C	Sec. 6.4.20 4
SUPPORT ACTIVITIES FOR AGRICULTURE USES				
	Roadside Stands; <i>Sweetgrass Basket Stand</i>, including the sale of Sweetgrass Baskets	C	C	Sec. 6.4.58
	Community Garden	A	A	
RESIDENTIAL				
	Assisted Living Congregate Living for the elderly (up to 15 residents)	S	S	
	Duplex	C	C	Sec.5.15.5. D.4
	Dwelling Group	C	C	Sec.5.15.5. D.5
	Child Caring Institution (more than 20 children)	S	S	
	Group Care Home, Residential (up to 20 children)	S	S	
	Manufactured Housing Unit	S	S	Sec.5.15.5. D.6
	Manufactured Housing Unit, Replacement	S	S	Sec.5.15.5. D.6
	Retirement Housing	S	S	
	Retirement Housing, Limited (up to 10 residents)	S	S	Sec. 6.4.9
	Single-Family Detached <i>Dwelling Units</i>	A	A	
	Affordable <i>and Workforce</i> Dwelling Units	C	C	Sec. 6.4.20 19
	Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	C	C	Sec. 6.4.25
	Short-Term Rental <i>Property:s</i>, Limited Home Rental (LHR)	S	SC	Art. 6.8
	Short-Term Rental <i>Property:s</i>, Extended Home Rental (EHR)	S	SC	Art 6.8
	Mixed Use <i>Development/Occupancy</i>		A	



CIVIC / INSTITUTIONAL				
COURTS AND PUBLIC SAFETY				
	Court of Law	A	A	
	Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	
DAY CARE SERVICES				
	Adult Day Care <i>Services</i> Facilities	S	A	Sec. 6.4.30
	Child Day Care Facilities, including Group Day Care Home or Child Care Center	S	A	Sec. 6.4.30
	<i>Child Care Center</i>	<i>S</i>	<i>A</i>	
	Family Day-Care Home	<i>CA</i>	<i>CA</i>	<i>Sec. 6.4.29</i>
DEATH CARE SERVICES				
	Cemeteries or Crematories	C	C	Sec. 6.4.543
	Funeral Services, including Funeral Homes or Mortuaries		A	
EDUCATIONAL SERVICES				
	Pre-school or Educational Nursery	S		Sec. 6.4.30
	School, Primary	S	S	
	School, Secondary	S	S	
	<i>Higher Education Facility</i> College or University Facility	S	S	
	Business or Trade School		S	
	Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools		S	
HEALTH CARE SERVICES				
	Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities	S	S	
	Convalescent Services, including Nursing Homes	S	S	
	Counseling Services, including Job Training or Placement Services		A	



	Public or Community Health Care Centers		S	
	Home Health Agencies		S	
	Hospital; <i>Hospice Facility s</i> , including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices		S	
	Rehabilitation Facilityies		S	
	Residential Treatment Facility for Children or Adolescents (mental health treatment)		S	
MUSEUMS, HISTORICAL SITES, AND SIMILAR INSTITUTIONS				
	Historical Sites (Open to the Public)	C	A	Sec. 6.4.27
	Libraryies or Archives	A	A	
	Museums	A	A	
	Nature Exhibition		A	Sec. 6.4.140
POSTAL SERVICE				
	Postal Service , United States	C	A	Sec. 6.4.296
RECREATION AND ENTERTAINMENT				
	Community Recreation , including Recreation Centers	A	A	
	Fishing, or Hunting, or <i>Recreational</i> Guide Service (Commercial)		A	
	Fishing or Hunting Lodge (Commercial)		A	
	Parks and Recreation	C	C	Sec. 6.4.11
	Special Events		C	Sec. 5.15.7.E
	Eco-Tourism	S	A	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS				
	Business, Professional, Labor, or Political Organizations		AC	Sec. 6.4.4
	Social or Civic Organizations , including Youth Organizations, Sororities, or Fraternities; <i>Social Club or Lodge</i>	S	AC	Sec. 6.4.4



	Religious Assembly	AG	AG	Sec. 6.4.13
	Social Club or Lodge	S	A	
UTILITIES AND WASTE-RELATED USES				
	Utility Service, Major	S	S	Sec. 6.4.22 Sec. 6.4.17
	Electric or Gas Power Generation Facilities	S	S	Sec. 6.4.22 Sec. 6.4.17
	Utility Substation	S	S	Sec. 6.4.22
	Electrical or Telephone Switching Facility	S	S	Sec. 6.4.22
	Sewage Collector or Trunk Lines	S	S	Sec. 6.4.22
	Utility Pumping Station	S	S	Sec. 6.4.22
	Water Mains	S	S	Sec. 6.4.22
	Water Storage Tank	S	S	Sec. 6.4.22
	Utility Service, Minor	A	A	
	Electric or Gas Power Distribution	A	A	
	Sewage Collection Service Line	A	A	
	Water Service Line	A	A	
COMMERCIAL				
ACCOMMODATIONS				
	Short-Term Rental <i>Property</i>s, Commercial Guest House (CGH)		C	Art. 6.8
	Hotels or Motels		S	
	RV (Recreational Vehicle) Parks or Campgrounds		S	Sec. 6.4.13 2
ANIMAL SERVICES				
	Kennel		S	Sec. 6.4.55 4
	Small Animal Boarding (enclosed building)		C	Sec. 6.4.32
	Veterinary Services		C	Sec. 6.4.32



FOOD SERVICES AND DRINKING PLACES				
	Bar or Lounge (Alcoholic Beverages)		S	<i>Sec. 6.4.15</i>
	Catering Service		C	Sec. 6.4.34
	Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars		C	Sec. 6.4.165 Sec.5.15.5.D.8
	Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants		C	Sec. 6.4.165
INFORMATION INDUSTRIES				
	Communications Towers		S	Sec. 6.4.65
PROFESSIONAL SERVICES AND OFFICES				
	Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services		A	
	Government Office		A	
	Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services		A	
	Office/Warehouse Complex		S	
	Special Trade Contractors (Offices/Storage)		S	Sec.5.15.5.D.1
OTHER NONRESIDENTIAL DEVELOPMENT				
	Visitors Bureau		C	Sec. 5.15.5.D.9
	Special Trade Contractors (Offices/Storage)		S	Sec. 5.13.5.D.1
	Parking Lot		S	Sec.5.15.5.D.7
	Charter Boat or other Recreational Watercraft Rental Services		C	Art. 5.3
	Water-Dependent Commercial, including seafood-related Retail Sales; Restaurant, General; Charter Boat or other		CA	<i>Art. 5.3</i>



Recreational Watercraft Rental Services; Boat Ramps; Commercial Docks; and other accessory produce/roadside stands			
REPAIR AND MAINTENANCE SERVICES			
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops		S	
RETAIL SALES			
Bicycle Rentals		A	
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops		A	
Retail Sales or Services, General		A	
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store		A	
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store		A	
Convenience Stores		A	
Florist		A	
Furniture, Cabinet, Home Furnishings, or Related Products Store		A	
Tobacconist		A	
Sweetgrass Basket Stands	€	€	Sec. 6.4.58
RETAIL OR PERSONAL SERVICES			
Consumer Convenience Service		A	
Locksmith		A	
Tailors or Seamstresses		A	
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	C	A	Sec. 6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios		A	
Farmers Market, not including flea markets		A	



	Artisans and Craftsman	€	€	Sec.5.15.5.D.2
VEHICLE AND WATERCRAFT STORAGE				
	Boat Ramps	C	C	Art. 5.3 Sec. 5.3.4
	Community Dock	S	S	Art. 5.3 Sec. 5.3.3
	Commercial Dock	S	S	Art. 5.3 Sec. 5.3.6
MANUFACTURING AND PRODUCTION				
	<i>Artisan and Craftsman</i>	<i>C</i>	<i>C</i>	<i>Sec.5.15.5.D.2</i>
	<i>Manufacturing and Production</i>		<i>C</i>	<i>Sec.5.15.5.D.3</i>
	Clay or Related Products Manufacturing		€	Sec.5.15.5.D.3
	Computers or Electronic Products Manufacturing		€	Sec.5.15.5.D.3
	Electrical Equipment, Appliances or Components Manufacturing		€	Sec.5.15.5.D.3
	Furniture, Cabinets, or Related Products Manufacturing		€	Sec.5.15.5.D.3
	Glass or Related Products Manufacturing		€	Sec.5.15.5.D.3
	Toy or Artwork Manufacturing		€	Sec.5.15.5.D.3
	Wood Products Manufacturing		€	Sec.5.15.5.D.3
	Other Miscellaneous Manufacturing and Production		€	Sec.5.15.5.D.3
OTHER USES				
RECYCLING SERVICES				
	Recycling Collection Facility, Drop-Off	€A	€A	Sec. 6.4.56



RESOURCE EXTRACTION/MINING				
	Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	Sec. 6.4.14
TRANSPORTATION				
	Sightseeing Transportation, Land or Water		S	Art. 5.3
	Water Transportation, including Coastal or Inland Water Passenger Transportation		S	Art. 5.3

D. Use Conditions.

1. Special Trade Contractors (Offices/Storage).

- a. This use excludes any tractor trailer containers in outside storage areas;
- b. This use shall have a maximum floor area of 5,000 square feet including the building(s);
- c. Outdoor storage of vehicles, materials, and equipment shall be prohibited; and
- d. The hours of operation shall be limited from 7 am to 7 pm.

2. Artisan and Craftsman. ~~uses are permitted, provided that:~~

- a. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation, or other conditions harmful or objectionable to adjacent or nearby properties.
- b. All truck parking or loading facilities are located to the side or rear of the building, outside required landscaped yards, and screened from public ~~R~~ights-of-~~W~~ay and/or adjacent property zoned or used for residential purposes.
- c. Outdoor storage of materials is prohibited.
- d. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
- e. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum floor area of 2,000 square feet and five ~~(5)~~ non-resident employees.

~~f. All Artisan and Craftsman uses shall comply with the Site Plan Review requirements of this Ordinance.~~

~~g.~~ **f.** In Residential Areas, all of the requirements of this Section shall apply in addition to the following:

- ~~1.~~ **i.** All activities related to the Artisan and Craftsman use shall be confined to a structure that is entirely enclosed, and
- ~~2.~~ **ii.** On-site retail sales are limited to articles of artistic quality or effect or handmade workmanship produced on the premises

3. Manufacturing and Production.

- a. In ~~Z~~oning ~~D~~istricts subject to conditions (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five ~~(5)~~ employees.
- b. All activities related to the ~~M~~anufacturing and ~~P~~roduction use shall be confined to a structure that is entirely enclosed.
- c. On-site retail sales are prohibited.



- d. *If the Zoning and Planning Director finds a proposed Manufacturing and Production use will have a substantially negative impact on a surrounding area or adjoining property, the use shall comply with the Special Exception procedures of this Ordinance.*

a. ~~All manufacturing and production uses shall comply with the Site Plan Review requirements of this Ordinance.~~

4. Duplexes

- a. The ~~Z~~oning ~~L~~ot must have twice the minimum ~~L~~ot size required; however, this requirement does not apply to ~~L~~ots of record that existed prior to March 27, 2018.
- b. Duplexes must be designed to architecturally blend with the existing ~~S~~single-~~F~~amily *Detached D*wellings ~~units~~ (see Figures 1 and 2).
- c. Duplexes may not exceed a total square footage (for both *Dwelling U*nits) of 2,500 Square Feet.

5. Dwelling Groups

~~Where two (2) or more principal single family residential structures are located on the same zoning lot, the following criteria shall apply:~~

- a. ~~Density/Intensity and Dimensional Standards.~~ ~~Density/I~~ntensity and *D*imensional *S*tandards in Table 5.135-62 shall apply. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required. The distance shall be measured from the closest protrusion of each structure. Where no building footprint is indicated, a maximum of a 100-foot by 100-foot area shall be shown for each dwelling to indicate the area where each dwelling is to be constructed.
- b. ~~Face of Dwelling Units.~~ To maintain the traditional siting of residential structures on single parcels, *D*wellings *U*nits may be placed in rows, with the front of a *D*wellings facing the rear of an adjacent *D*wellings. Alternatively, *D*wellings *U*nits may face (front) either a street, courtyard, or living space.
- c. ~~Vehicle Access.~~ Each *D*wellings *G*roup shall provide an access consistent with the ~~Road Construction Standards in Appendix~~ *APPENDIX A, Road and Drainage Construction Standards*, of this Ordinance.
- d. ~~Other Zoning Requirements.~~ Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance, including Sec. 6.4.8, Dwelling Groups, for the S-3 Zoning District.



Figure 1 Example of Duplex maintaining residential character



Figure 2 Example of duplex that does not comply with architectural standards

- 6. **Manufactured Housing Units.** Manufactured *H*ousing *U*nits shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber and masonry concrete. The enclosed crawl space under the ~~M~~manufactured *H*ousing *U*nit must be ventilated. Skirting placed on manufactured housing units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

7. Parking Lots

- a. Parking *G*arages are prohibited.
- b. A Parking Lot may only be the principal use on a property if it serves as parking for a business located within 1,000 feet of the property containing the Parking Lot.

- 8. ~~Fast Food Restaurants, Fast Food.~~ Drive-thru windows are prohibited.

- E. **Accessory Uses and Structures.** Accessory Uses and Structures shall be permitted in accordance with *Article* Sec. 6.5, *Accessory Uses and Structures, of this Ordinance*, unless otherwise stated below.



1. **Accessory Dwelling Units** One **A**ccessory **D**welling **U**nit may be established on an existing **Z**oning **L**ot if the following standards are met:
 - a. Proof of wastewater disposal is provided (by SCDHEC or public service provider) for the **A**ccessory **D**welling **U**nit and the **L**ot does not abut or contain an OCRM Critical Line. The requirements of Sec. 4.224.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels Which Contain or Abut an OCRM Critical Line*, shall apply to Accessory Dwelling **U**nits on **L**ots that abut or contain an OCRM Critical Line.
 - b. Accessory Dwelling Units shall have a maximum of 800 square feet of heated gross floor area. The size may be increased to 1,500, if a Special Exception is granted by the Board of Zoning Appeals, in accordance with the procedures of this Ordinance.
 - c. Accessory Dwelling Unit placement shall comply with all dimensional standards of this Article.
 - d. Separate electrical meters are allowed for attached **A**ccessory **D**wellings **U**nits.
2. **Home Occupations** All requirements of Sec. 6.5.11, Home Occupations, of this Ordinance shall apply with the exception of the following:
 - a. ~~Vehicle/Equipment Repair and Special Trade Contractors.~~ **Vehicle/Equipment Repair *Repair Service, Commercial; Vehicle and Boat Repair or Service;*** and Special Trade Contractors (***Office/Storage***) are allowed if they take place in an enclosed structure, pose no noise or safety concerns, and comply with all applicable regulations of this Ordinance. This excludes **V**ehicle **R**ental, **or L**easing, and **V**ehicle **S**ales (***new or used***), which are prohibited as **H**ome **O**ccupations in this Overlay Zoning District.
 - b. ~~Employees.~~ The requirements of Sec. 6.5.11, ***Home Occupations***, of this Ordinance apply, provided, however, that up to five (5) nonresident employees may work at the **H**ome **O**ccupation if approved through Site Plan Review and Special Exception procedures contained in this Ordinance.

Sec. 5.135.6 Residential Area

The Residential Area as shown on the map titled “Sol Legare Community Overlay Zoning District” is intended to protect and promote the culture and unique development patterns of the existing low density residential community. The following requirements apply to parcels in the Residential Area in addition to the applicable requirements of this Ordinance. For matters not addressed in this **O**verlay **Z**oning **D**istrict, the requirements of the Special Management $\text{\textcircled{3}}$ (S-3) Zoning District shall apply.

A. Density, Intensity and Dimensional Standards. The Density/Intensity and Dimensional Standards listed in Table 5.135.6 shall apply to all properties in the Residential Area:

Table 5.135.6: Residential Area Density/Intensity and Dimensional Standards		
	S-3 Development Option	SL-O Development Option [1][2]
MAXIMUM DENSITY	3 D welling U nits per acre	3 D welling U nits per acre
MINIMUM LOT AREA	14,500 SF; 12,500 SF if public water and/or sewer is available; 10,000 square feet if water and sewer is available	10,000 SF [3]
MINIMUM LOT WIDTH	80 feet ; 70 feet with public water and/or sewer is available; 80 feet without	50 feet [1]



	<i>public water and/or public sewer</i>	
MINIMUM LOT WIDTH:DEPTH RATIO	None ⁽³⁾ [4]	None [34]
MINIMUM SETBACKS		
Front/Street Side	25 feet	10 feet [45]
Interior Side	15 feet	15 feet
Rear	25 feet	5 feet
OCRM Critical Line CRITICAL LINE	30 5 feet	30 feet
MAXIMUM BUILDING COVERAGE	30% of L ot	30% of L ot
MAXIMUM BUILDING HEIGHT	35 feet	35 feet
MAXIMUM BUILDING SIZE	None	2,500 SF

[1] In order to utilize the SL-O Development Option, the width of the property must be less than 110 feet as shown on a L~~ot~~ of record existing prior to March 27, 2018.

[2] For L~~ots~~ that contain or abut an OCRM Critical Line, the W~~aterfront D~~development S~~tandards of this Ordinance~~, ARTICLE 4.22, as they apply to the S-3 Z~~oning D~~istrict, shall apply, provided, however, that the Z~~oning and Planning~~ Director may allow a reduction in the minimum L~~ot W~~width and/or minimum L~~ot W~~width average required by Sec. 4.11.3 and Article~~ARTICLE~~ 4.22~~4~~ for the S-3 Z~~oning D~~istrict when the following criteria are met:

- a. The property is a L~~ot~~ of record existing prior to March 27, 2018;
- b. The SL-O development option is being utilized;
- c. The width of the property is less than 100 feet as shown on a L~~ot~~ of record existing prior to March 27, 2018; and
- d. No more than one waterfront L~~ot~~ is proposed to be created.

[3] *Lot size of properties containing or abutting an OCRM Critical Line shall follow the SL-O Development Option Standards.*

[4] The L~~ot W~~width: depth ratio of this ordinance shall not apply.

[45] The setback from a public R~~ight-of-W~~ay, private R~~ight-of-W~~ay, and/or private ingress/egress E~~asement~~ is 10 feet as measured from the property line. All accesses must comply with the requirements of the International Fire Code. On C~~orner and D~~ouble-F~~rontage~~ L~~ots~~, the front setback standards shall apply to each L~~ot L~~ine that borders a public R~~ight-of-W~~ay, private R~~ight-of-W~~ay, or private ingress/egress E~~asement~~; the remaining L~~ot L~~ines shall be subject to the side setback standards and there is no rear L~~ot L~~ine/setback.



- B. **One-time sSubdivision of aNonconforming Llot of rRecord eExisting pPrior to April 21, 1999.** A one-time subdivision creating one Llot from a nonconforming Llot of record (Llot existing prior to April 21, 1999) shall be allowed, if each Llot resulting from the subdivision meets the minimum Llot Area requirement of Table 5.134.6. An iIngress/eEgress Easement may be utilized to access a proposed Llot(singular) to the rear of the property. The setback from the edge of the Eeasement will be the required side setback required for Zoning District. The side setback from the edge of the Eeasement will only be utilized to create one (1) proposed Llot from the provision of a : OneNE-TimeIME SubdivisionUBDIVISION of OF a NON-CONFORMING ONFORMING Lot OT of OF Record ECORD Existing XISTING PRIOR to TO April PRIL 21, 1999.
- C. **Gated Communities.** Gated communities shall be prohibited.
- D. **Fences/Walls.** The maximum height for residential fences is six feet. Open, transparent fencing is encouraged in the SL-O. Fences made of opaque materials and chain link fences shall not exceed four feet in height.
- E. **Temporary Special Events.** Temporary Special Events shall be allowed in the Residential Areas of the SL-O subject to the requirements for Temporary Special Events Permits for Agricultural and Residential Zoning Districts as contained in ArticleRTICLE 6.7, Special Events Use, of this Ordinance.
- F. **Other Regulations.** Development in the Residential Area shall comply with all other applicable regulations of this Ordinance.

Sec. 5.135.7 Commercial Areas

The Commercial Areas shown on the map titled “Sol Legare Community Overlay Zoning District” are intended to re-establish the proportion, location, and scale of small neighborhood businesses that historically existed in the community. Some properties historically had commercial uses, but were zoned S-3, resulting in non-conforming structures and uses. These properties are now zoned “Commercial” in the SL-O, to allow the possible redevelopment of parcels. The requirements of the CNNC Zoning District shall apply for all matters not addressed in this Overlay Zoning District for the Commercial Areas. The following requirements apply to parcels in the Commercial Areas in addition to the applicable requirements of this Ordinance:

A. Density-/Intensity and Dimensional Standards.

- 1. All residential development in the Commercial Areas shall comply with the Density-/Intensity and Dimensional Standards of the Residential Areas as contained in Sec. 5.135.6, provided, however, that the Commercial Area requirements shall apply when residential development is included as part of a Mixed Use development (located within a mixed use building).
- 2. All non-residential development in the Commercial Areas shall comply with the Density/Intensity and Dimensional Standards listed in Table 5.135.7, below.

MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	25 feet
MINIMUM SETBACKS	
Front/Street Side	Equivalent to required buffers
Interior Side	Equivalent to required buffers
Rear	Equivalent to required buffers
OCRM Critical Line	15 feet
MAXIMUM BUILDING HEIGHT	35 feet

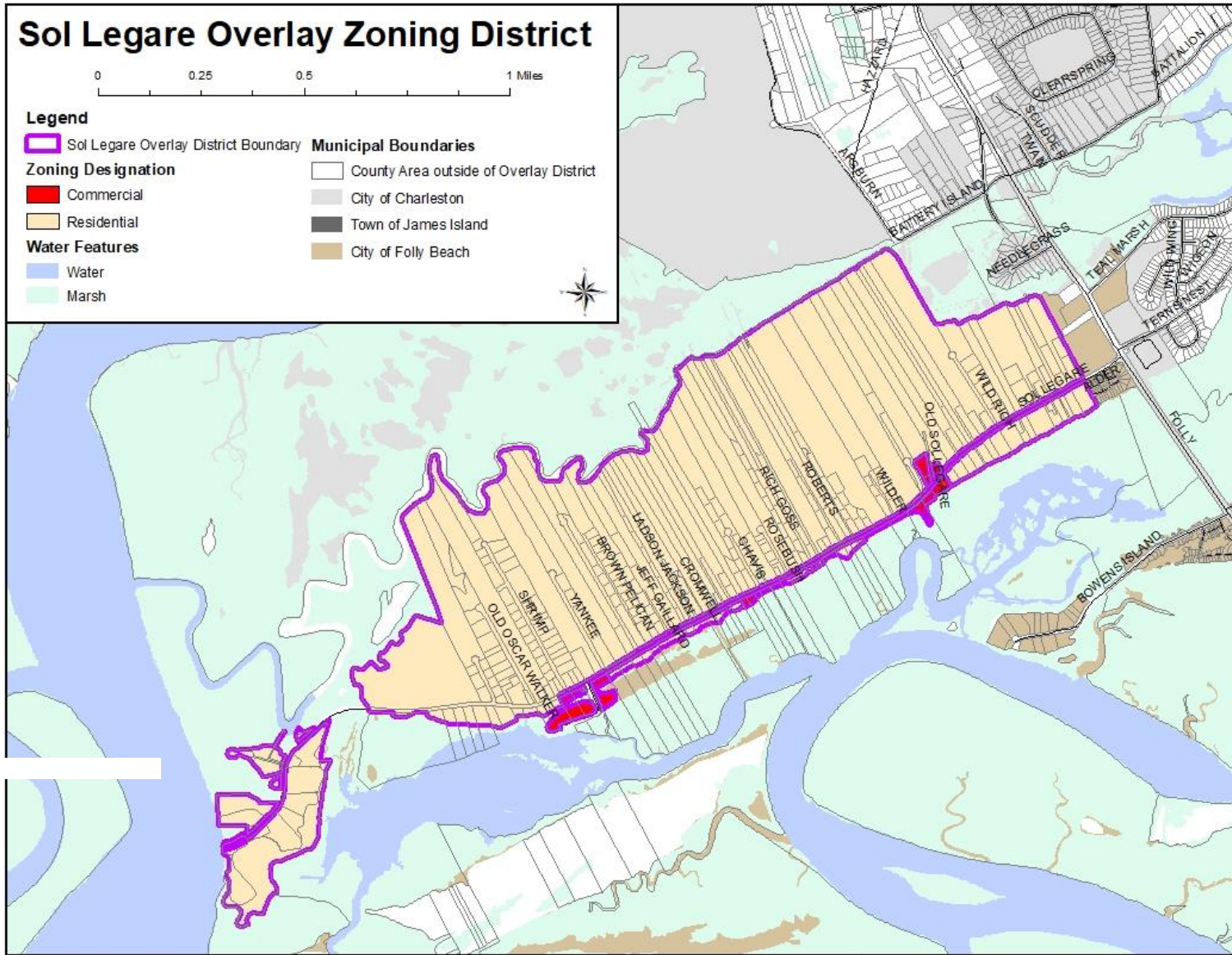


MAXIMUM NET RESIDENTIAL DENSITY - MIXED OCCUPANCY (Developments containing commercial/office and residential uses)	Three (3) Dwelling Units per acre
MAXIMUM BUILDING COVERAGE	30% of Lot
MAXIMUM BUILDING SIZE	No single building shall exceed 5,000 square feet of gross floor area. ⁽²⁾
<p>[1] In instances where the SL-O standards conflict with Waterfront Development Standards, the SL-O standards shall apply. Where no specific standards are mentioned in the SL-O, the Waterfront Development Standards for the NC Zoning District in Chapter HAPTER 49 of this Ordinance shall apply.</p> <p>[2] In instances where the building size requirements of this table are in conflict with those contained in Sec. 5.135.5.D, Use Conditions, and/or Article RTICLE 6.4, Use Conditions, the most restrictive shall apply. Increases in building size may be granted by the Board of Zoning Appeals pursuant to the Special Exception procedures contained in this Ordinance.</p>	

- B. **Sign Regulations.** In addition to the ~~S~~sign regulations contained in ~~Article~~ **RTICLE 9.11, Signs**, of this Ordinance, the following regulations shall apply:
1. All ~~S~~signs shall be ~~M~~monument style.
 2. Signs shall not exceed ~~six~~ 6 feet in height and 40 square feet in size.
 3. Internal illumination is prohibited.
 4. Electronic ~~Readerboard~~ message board signs are prohibited.
- C. **Special Stormwater Requirements.** The Sol Legare Community Overlay Zoning District is located in the Sol Legare watershed and drainage basins, which are highly sensitive and reactive to coastal tidal and flooding conditions. Development within the Sol Legare watershed and drainage basins requires comprehensive stormwater analysis to minimize and mitigate any potential impacts. Construction activities within the Sol Legare watershed and drainage basins will be required to comply with current edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of land development application submittal. Due to the watershed and drainage basin potential for flooding conditions, additional requirements may be established by the Public Works Director. The ~~A~~applicant shall meet with the Public Works Director to discuss specific design criteria pursuant to the requirements of the Charleston County Stormwater Program Permitting Standards Manual prior to submitting any subdivision or site plan review applications. Future stormwater studies of this area may require additional regulations.
- D. **Special Events.** Temporary Special Events shall be allowed in the Commercial Areas of the SL-O subject to the requirements for Temporary Special Events Permits for Commercial Zoning Districts as contained in ~~Article~~ **RTICLE 6.7, Special Events Use**, of this Ordinance.
- Special Events established as Principal Uses in the Commercial Areas of the SL-O are subject to the requirements of ~~Article~~ **RTICLE 6.7, Special Events Use**, of this Ordinance, and specifically Sec. 6.7.4, **Special Events Established as Principal Uses in Commercial and Industrial Zoning Districts**, and Sec. 6.7.5, **Outdoor Special Events**.
- E. **Other Regulations.** Development in the Commercial Areas shall comply with all other applicable regulations of this Ordinance, including the development standards of ~~Chapter~~ **HAPTER 9, Development Standards**.



Map 5.13





ARTICLE 5.146 JA-MHC-O, JAMES ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.146.1 Statement of Findings

The MHC-O, Maybank Highway Corridor Overlay Zoning District, was first established as part of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) when it was adopted on November 20, 2001. The MHC-O only included unincorporated properties along Maybank Highway on Johns Island. In 2006, the MHC-O was amended to implement the recommendations of the 2003 *Charleston County Comprehensive Plan Five-Year Review*, but still only included unincorporated properties along Maybank Highway on Johns Island. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to coordinate with the City of Charleston to review the MHC-O District and extend the overlay boundary onto James Island. The JA-MHC-O, James Island Maybank Highway Corridor Overlay Zoning District, implements that recommendation.

The original MHC-O is a primary gateway to Johns Island and acts as one of the main thoroughfares for destinations such as Kiawah Island, Seabrook Island, and Wadmalaw Island. The JA-MHC-O, James Island Maybank Highway Corridor Overlay Zoning District, is a separate overlay zoning district with a boundary that includes the Maybank Highway segment on James Island, where the corridor traverses a municipal golf course, large-scale mixed use developments, and popular local shopping and entertainment destinations. Maybank Highway on James Island carries a high volume of vehicular traffic each day. Moreover, some of the properties in this corridor are located within the jurisdictional limits of the City of Charleston, while some are located within unincorporated Charleston County. The JA-MHC-O was adopted to implement pedestrian and traffic safety measures, address infrastructure deficiencies, improve the visual character of the corridor, and create consistency between Charleston County and the City of Charleston regarding zoning land development regulations.

Sec. 5.146.2 Purpose and Intent

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

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of this JA-MHC-O. This planning effort, named *Dutch Dialogues Charleston*, culminated in a final report released in September 2019. The report addresses “long-term planning to manage the risks and the opportunities provided by the Lowcountry’s dynamic water systems.” It should be noted that implementation of recommendations included in the *Dutch Dialogues Charleston Final Report* may result in future amendments to the JA-MHC-O.

Sec. 5.146.3 Applicability of the Overlay Zoning District

- A. **Standards.** The standards of this Article shall apply to all **D**evelopment of unincorporated properties within the JA-MHC-O, as shown on the map titled “James Island Maybank Highway Corridor Overlay Zoning District,” except Single-Family Detached Dwelling **Units**. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
- B. **Variiances.** The following requirements are ineligible for Zoning VariANCES in addition to those listed in Sec. 3.10.1, *Applicability; Limitations*, of this Ordinance:
1. Sec. 5.16.6.B, *Vehicle Access*;
 2. Sec. 5.16.6.D, *Pedestrian Access and Sidewalks*; and
 3. Sec. 5.16.6.E, *Right-of-Way Buffer Requirements*.



Sec. 5.146.4 Coordination with Adjacent Jurisdictions

A letter of coordination from the City of Charleston shall be required as part of all land **D**evelopment applications in the JA-MHC-O, with the exception of applications for Single-Family Detached Dwelling **U**nits. The purpose of this coordination is to ensure that **D**evelopment is consistent with similar requirements adopted for the JA-MHC-O by the City of Charleston.

Sec. 5.146.5 Uses

A. Permitted Uses. Permitted uses shall include those uses allowed in the applicable Zoning District as shown on the Overlay Zoning District map titled "James Island Maybank Highway Corridor Overlay Zoning District," and as described in Table 6.1.1, Use Table, with the exceptions described in this Section.

B. Prohibited Uses. The following uses shall be prohibited on all parcels included in the JA-MHC-O: Vehicle Sales (new or used), Vehicle Rental and Leasing Service, including associated vehicle storage areas; Manufactured Home Dealers; Indoor/Outdoor Shooting Range; Pawn Shop; Convenience Store; Warehouse Club or Superstore; Billboard; Sexually Oriented Business; Restaurant, Fast Food; Restaurant with drive-through lanes/windows; Vehicle Storage; Towing Facility; Impound Yard; Car Wash; Truck Stop; Short-term Lender; Self-Service Storage; and Service Station, Gasoline containing more than four fuel dispensing stations.

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

D. Nonconforming Uses. The requirements of Article 10.2, *Nonconforming Uses*, of this Ordinance apply to all development subject to the JA-MHC-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, subsection A:

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

E. Accessory Uses. Accessory Uses shall be allowed pursuant to ~~Article~~ 6.5, *Accessory Uses*, of this Ordinance.

Sec. 5.146.6 Development Standards and Requirements

A. Residential Density.

1. The Density/Intensity and Dimensional Standards listed in Table 5.146-2 of this Article shall apply to all properties in the JA-MHC-O.
2. Residential density shall be calculated by dividing the number of Lots on a site by the net area (in acres) of **H**ighland of the site on which the Lots are located. Net **H**ighland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as **F**reshwater **W**etlands. Site Plan Review and Subdivision applications shall include all **F**reshwater **W**etland metes and bounds, and total **F**reshwater **W**etland acreage based on a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.

B. Vehicle Access. All Site Plan Review and Subdivision applications shall include access management plans demonstrating compliance with the driveway separation requirements described below:

1. For driveways directly accessing Maybank Highway, driveway separation shall be a minimum distance of 150 feet from the intersection of the **R**ight-of-**W**ay lines to the closest edge of driveways. Where the driveway separation is less than 150 feet the proposed driveway shall be designed as a right-in, right-out (RIRO) driveway and conform to the SCDOT standards for a Typical Right-in Right-out Driveway Design.



2. Vehicular access from Maybank Highway and side (secondary) **S**streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the **S**street line.
 3. The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
 4. For parcels with a **R**ight-of-**W**ay frontage equal to or less than 150 feet in length, the development is limited to one driveway; for parcels with a frontage greater than 150 feet and less than 300 feet in length, the development is limited to two driveways; for **P**arcel with a frontage equal to or greater than 300 feet, the development may have up to three driveways.
 5. Notwithstanding the above stated requirements, access drives on **C**orner **L**ots shall be located only on the side (secondary) **S**street and such driveways shall be a minimum distance of 50 feet from the **S**street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary street to avoid undue interference with, or hazard to, traffic on the roadways.
 6. Shared access is encouraged between adjoining **P**arcel. Driveways for all uses except Single-Family Detached Dwelling **U**nits shall be located in a manner where they can be shared between adjacent **P**arcel as described below.
 - a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling **U**nit.
 - b. Shared access should be located along a common property boundary, if feasible.
 - c. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
 - i. A letter from the adjacent **P**roperty **O**wner denying access; or
 - ii. If the adjacent **P**roperty **O**wner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring **P**roperty **O**wner refused to provide a letter. If this subsection applies, a new **or relocated** curb cut is permitted on the subject parcel only with a recorded agreement that the **P**roperty **O**wner will allow adjacent properties to share access when developed and/or redeveloped, **provided that Parcels with 250 feet or more of frontage along the road on which the access is proposed or located are exempt from having to record such easement.**
 - d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.
 - e. Each **P**arcel involved in a shared access shall be allowed an increase in **B**uilding **C**overage up to a maximum of 40 percent of the Lot.
 7. Prior to the issuance of a Certificate of Occupancy, the **A**pplicant must show conformance with all requirements included in Letters of Coordination from the South Carolina Department of Transportation (SCDOT), Charleston County Public Works Department, and the Charleston Area Regional Transportation Authority (CARTA).
- C. **Traffic Impact *Studies*Analysis.** All development applications requiring Site Plan Review shall be subject to the requirements of Article 9.9, *Traffic Impact Studies*.
- D. **Pedestrian Access and Sidewalks.**
1. On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design illustrating access linkage to existing sidewalks, adjacent parcels, and within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through **P**arking **L**ots or within driveways **and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area.**



2. When properties are developed or redeveloped in accordance with Sec. 3.7.1 of this Ordinance, a 10-foot sidewalk shall be constructed in accordance with the **Right-of-Way** buffer requirements of this Article **and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area**. If the appropriate authority denies a request to construct a sidewalk in the public **Right-of-Way**, if the required sidewalk will not fit within the existing **Right-of-Way**, or if the location of a sidewalk within the public **Right-of-Way** would threaten the health of a Grand Tree or is compromised by the location of utilities or other necessary infrastructure, sidewalks shall be placed on private property ~~and the property owner shall record an easement for the safe movement of pedestrians and the maintenance of the sidewalk~~. The following shall apply:

- a. Ten-foot sidewalks located as shown in Figure 1 shall extend the length of the entire Maybank Highway frontage **and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area**;
- b. The **Property Owner** shall obtain and submit all required encroachment permits as part of the Site Plan Review application;
- c. The **Property Owner** shall provide written documentation from the City of Charleston that the City will maintain the sidewalk(s) upon approval of Certificate(s) of Occupancy. This requirement is applicable regardless of whether the sidewalk is located in a **Right-of-Way** or within an easement. Such documentation shall be submitted as part of the Site Plan Review application;
- d. ~~When sidewalk is located on private property to meet this standard, the property owner shall record an easement for the safe movement of pedestrians and the maintenance of the sidewalk, and~~
- e. Sidewalks shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.
 - 1. Sidewalk requirements for all roads in the Overlay Zoning District other than Maybank Highway shall comply with the sidewalk and pedestrian access requirements contained in this Ordinance.

E. Right-of-Way Buffer Requirements.

1. *Maybank Highway Right-of-Way Buffer.*

- a. For properties with frontage on Maybank Highway, the **Right-of-Way** buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Sec. 3.7.1 of this Ordinance.
- b. The Maybank Highway **Right-of-Way** buffer shall be a minimum of 15 feet in depth, and include the following:
 - i. A five-foot planting strip including:
 - 1) Two **Canopy Trees** or three **Understory Trees** per 100 linear feet compliant with the minimum standards of Section 9.5.6, *Landscape Material Standards*; and
 - 2) Street lights subject to the following requirements:
 - a) Street lights shall be provided as shown in Figure 1 **and shall be spaced approximately 150 feet apart or as determined appropriate** at ~~locations to be determined~~ by the Zoning and Planning Director, provided, however, that property owners shall only be responsible for the street lights located in front of their properties;
 - b) All required encroachment permits from the SC Department of Transportation shall be included as part of the Site Plan Review application;

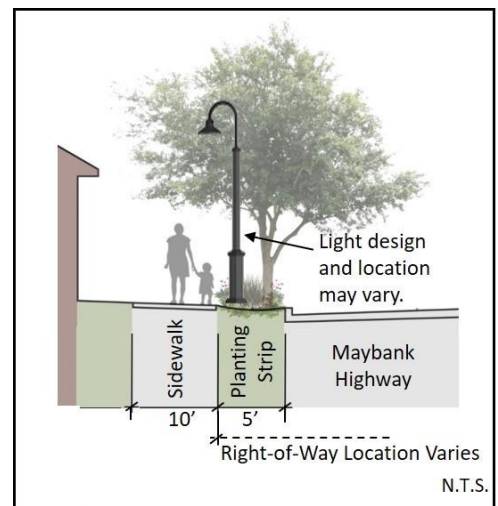


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY



- c) Property owners/applicants shall provide written documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with **the applicable electricity provider** ~~Dominion Energy~~ to erect the lights prior to the issuance of Certificate(s) of Occupancy;
- d) Street lights shall have **acorn-style** ~~octagonal heads as defined by the Dominion Energy's light palette~~ and shall be placed on **12-foot tall, fully fluted** ~~seventeen-foot tall fluted~~ poles. Should these designs/light types no longer be in existence at the time of land development application, the Zoning and Planning Director shall determine the appropriate pedestrian scale fixture to be used;
- e) Street lights shall be installed prior to issuance of Certificate(s) of Occupancy; and
- f) The property owner shall provide written documentation that the development/redevelopment will comply with the above-stated requirements. Such documentation shall be submitted as part of the Site Plan Review application.

ii. A 10-foot sidewalk shall be installed subject to the requirements of Sec. 5.16.5.D.2, *Sidewalk Requirements*.

3. Right-of-Way buffer and sidewalk requirements for all roads in the Overlay Zoning District other than Maybank Highway shall comply with Chapter 9 of this Ordinance.

F. **Signs.** All signage must comply with the requirements of this Section in addition to the applicable requirements of *Article 9.11, Signs*, of this Ordinance.

1. Free-Standing Signs.

a. All new ~~F~~Free-~~S~~standing ~~S~~signs must be designed as ~~M~~monument ~~S~~signs.

- i. Signs shall have a maximum height of ~~eight~~8 feet and a maximum size of 40 square feet.
- ii. Shared ~~F~~Free-~~S~~standing ~~S~~signs shall be allowed with a maximum height of 10 feet and a maximum size of 60 square feet.

b. All sign illumination:

- i. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.
- ii. Electronic Copy Readerboard signs and Billboards are prohibited.
- iii. No illumination that simulates traffic control devices or emergency vehicles shall be used.
- iv. All illumination must be from a steady, stationary light source.

v. Internal illumination:

- 1) Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
- 2) Signs shall not have light reflecting backgrounds or letters.
- 3) Only matte finishes shall be used.

vi. External illumination:

- 1) Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
- 2) Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
- 3) The intensity of light shall not exceed 20 footcandles at any point on the sign face.
- 4) The color of the light sources to illuminate signs shall be white.
- 5) Signs shall not have light-reflecting backgrounds or letters.

c. Nonconforming Signs.



- i. All signs made nonconforming by the adoption of this Article on November 19, 2020 pursuant to *Article*: 10.5, *Nonconforming Signs*, of this Ordinance, must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and/or the required addition of *Ppole Ceovers* as described in subsection ii below.
- ii. A Nonconforming Sign may be re-faced without complying with the sign requirements of this Article provided a *Ppole Ceover* is added to the existing poles in compliance with the following requirements:
 - 1) The *Ppole Ceover* shall be at least one-third the width of the sign cabinet; and
 - 2) The *Ppole Ceover* shall be at least one-third the overall height of the *Ppole sSign*, provided the *Ppole Ceover* shall not exceed *eight* feet in height.

2. Wall Signs.

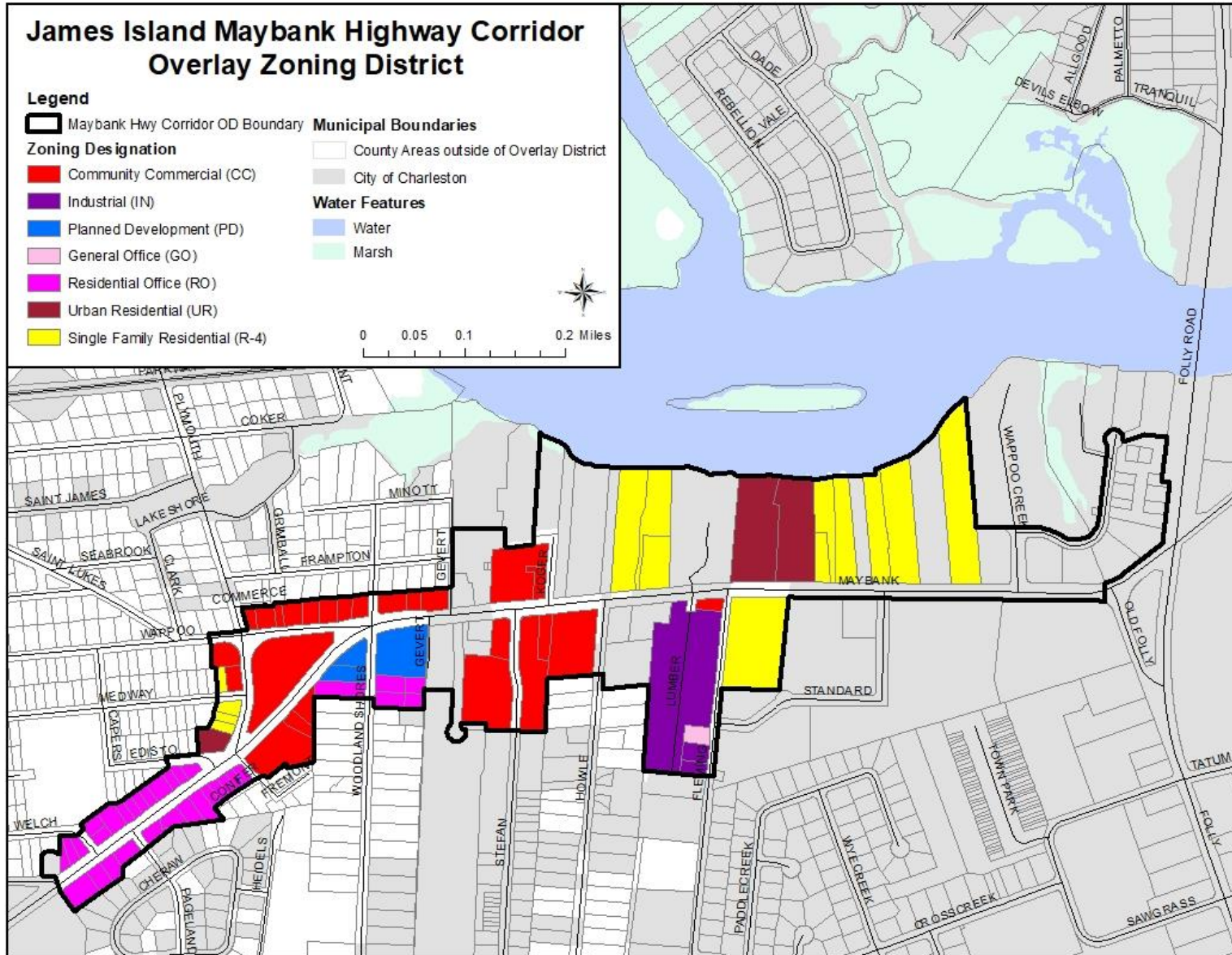
- a. The maximum size of a *Wall Sign* shall be in accordance with Table 9.11.4, *Wall/Façade Signs*, of this Ordinance.
- b. In new multi-tenant developments, such as shopping centers and office parks, all tenant signs are to be similar in type, color, font size, font style, and method of illumination.
- c. New tenant signs in existing multi-tenant developments shall be consistent with the type and method of illumination of existing tenant signs.

G. **Density, Intensity and Dimensional Standards.** The following Density/Intensity and Dimensional Standards shall apply to properties in the JA-MHC-O:



Table 5.146-2 Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	8 Dwelling Units per acre [1]
MINIMUM LOT WIDTH	12 feet
MINIMUM SETBACKS	Equivalent to required buffers
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE	30% [2]
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	7,500 square feet [3]
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories
<p>[1] Increased densities may be allowed pursuant to the requirements of Article 6.4.19 of this Ordinance.</p> <p>[2] Parcels involved in a shared access agreement are allowed a maximum Bbuilding Ceoverture of 40 percent, per Sec. 5.16.5.B, <i>Vehicle Access</i>.</p> <p>[3] No individual building footprint shall exceed 7,500 square feet unless approved pursuant to the Special Exception procedures of this Ordinance.</p>	

H. **Special Stormwater Requirements.** Construction activities occurring on properties within the JA-MHC-O may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the *Charleston County Stormwater Program Permitting Standards and Procedures Manual*.





ARTICLE 5.157 MRC-O, MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.157.1 Statement of Findings

Main Road is a major thoroughfare on Johns Island and carries a large number of vehicles each day. Development along Main Road lacks a cohesive land use pattern, varying from rural and agricultural residential uses to intensive commercial and industrial development. Moreover, the corridor has minimal infrastructure supporting safe bicycle and pedestrian circulation. In 2015, as part of the adoption of the Comprehensive Plan Five-Year Review, County Council included the priority recommendation to work with the public and the City of Charleston to create an overlay Zoning District along Road from its intersection with River Road southward to Maybank Highway, including Kitford Road. The MRC-O, Main Road Corridor Overlay Zoning District implements that recommendation. While some of the properties within the Main Road corridor are located within the jurisdictional limits of the City of Charleston, the MRC-O Overlay Zoning District regulations only apply to unincorporated parcels that either front on, or are in close proximity to, Main Road from the Stono River southward to the intersection of Main Road and Humbert Road, and parcels fronting on Kitford Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.”

The MRC-O is comprised of four districts: the Belvedere-Main Commercial (BMC) District, the Rural Commercial (RC) District, the Kitford Community Industrial (KCI) District, and the Kitford Community Residential (KCR) District. The BMC and RC Districts have been established to strike a balance between the ongoing development pressure that exists along the corridor and the need for future development and redevelopment to remain compatible with the existing community. The KCI and KCR Districts have been established to preserve and protect the Kitford Road rural residential community. The KCI District both acknowledges the few existing industrial developments and prohibits an expansion in use that would be incompatible with the community. The remaining Kitford Road properties are within the KCR District and subject to rural residential densities, and limited to uses compatible with the rural residential community.

Sec. 5.157.2 Purpose and Intent

The primary purpose of the MRC-O is to create a corridor that is well-planned, attractive, and preserves and improves existing development patterns where appropriate through the implementation of traffic safety measures and land use and design standards. A secondary purpose of the MRC-O is to preserve and protect the unique residential area identified as the Kitford Road Community.

A separate regional planning effort involving numerous public and private stakeholders was conducted concurrent with the preparation of this Overlay Zoning District. This planning effort, named Dutch Dialogues Charleston, culminated in a final report released in September 2019. The report addresses “long-term planning to manage the risks and the opportunities provided by the Lowcountry’s dynamic water systems.” It should be noted that implementation of recommendations included in the Dutch Dialogues Charleston Final Report may result in future amendments to the MRC-O.

Sec. 5.157.3 Applicability of the Overlay Zoning District

- A. **Standards.** The standards of this Article shall apply to all development of unincorporated properties within the MRC-O Overlay Zoning District, as shown on the map titled “Main Road Corridor Overlay Zoning District,” except Single-Family Detached Dwellings. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
- B. **Variations.** The following requirements are ineligible for Zoning Variations in addition to those listed in Sec. 3.10.1, *Applicability; Limitations*, of this Ordinance:
 - a. Sec. 5.17.7.B, *Vehicle Access*;
 - b. Sec. 5.17.7.D, *Pedestrian Access and Multi-Use Path*; and



- c. Sec. 5.17.8.A.2, *Right-of-Way Buffers*.

Sec. 5.157.4 Coordination with Adjacent Jurisdictions

A letter of coordination from the City of Charleston shall be required as part of all land development applications in the MRC-O that are located adjacent to properties in the City of Charleston. Applications for single-family detached residential uses are exempt from this requirement.

Sec. 5.157.5 Use Regulations

- A. **Use Table.** Table 5.17.5, *Main Road Corridor Overlay Zoning District Use Table*, lists the Principal Uses permitted in the four districts included in this Overlay Zoning District and as shown in the map entitled “Main Road Corridor Overlay Zoning District.” The following is a description of the codes used in the table:
1. “A” indicates uses allowed by right.
 2. “C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
 3. “S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
 4. Blank cells indicate uses that are not permitted.
- B. **New or Unlisted Uses and Interpretation.** The Zoning and Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in CHAPTER 12, *Definitions*.
- C. **Nonconforming Uses.** The requirements of ARTICLE 10.2, *Nonconforming Uses*, of this Ordinance apply to all development subject to the MRC-O, provided, however, that the following requirements shall apply in place of those contained in Sec. 10.2.4, *Loss of Legal Nonconformity Status*, subsection A:
1. If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than 36 consecutive months, the use shall be considered abandoned. Once abandoned, the legal nonconforming status of the use shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the MRC-O.
- D. **Accessory Uses.** Accessory Uses shall be allowed pursuant to *Article* 6.5, *Accessory Uses*, of this Ordinance.



Table 5.157.5, Main Road Corridor Overlay Zoning District Use Table

Uses	Belvedere- Main Commercial (BMC) District	Rural Commercial (RC) District	Kitford Community Industrial (KCI) District	Kitford Community Residential (KCR) District	Conditions
AGRICULTURAL					
AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT					
Aquaculture					
Mariculture					
Apiculture (Bee Keeping)					
Animal and Insect Production					
Concentrated Animal Feeding Operations					
Horticultural, Greenhouse, Nursery, Crop and Floriculture Production	A	A		A	
Hemp Crop Production and/or Processing	C	C	C		Sec.5.17.6.A
Winery					
Agricultural Processing	A	S	S		
Agricultural Sales or Service	C	C	C		Sec.5.17.6.B



Roadside Stand; <i>Sweetgrass Basket Stand</i>	A	A	A	<i>A</i>	
Farmers Market	A	A	A		
Sweetgrass Basket Stand	A	A	A	A	
Community Garden	A	A	A	A	
FORESTRY AND LOGGING					
Bona Fide Forestry Operation				C	Sec.5.17.6.C
Lumber Mill, Planing, or Saw Mill					
RESIDENTIAL					
ASSISTED LIVING					
Assisted Living	S				
MANUFACTURED HOUSING					
Manufactured Housing Unit	C	C	C	C	Sec.5.17.6.D
Manufactured Housing Park					
MULTI-FAMILY DWELLING					
Dwelling, Multi-Family					
Triplex and Fourplex					
Duplex					
Dwelling Group					



Dwelling <i>Unit</i> , Single-Family, Attached					
SHORT-TERM RENTAL					
Short-Term Rental Property; Limited Home Rental (LHR)	C	C	C	C	Art. 6.8
Short-Term Rental Property; Extended Home Rental (EHR)	S	S	S		Art. 6.8
SINGLE-FAMILY DWELLING					
Dwelling <i>Unit</i> , Single-Family Detached	A	A	A	A	
OTHER RESIDENTIAL USES					
Transitional Housing					
Child Caring Institution					
Emergency Shelter	A	A	A		
Affordable <i>and Workforce</i> Dwelling Unit	C	C	C	C	Sec.5.17.6.E
Group Residential					
Farm Labor Housing					
CIVIC/INSTITUTIONAL					
COURTS AND PUBLIC SAFETY					
Court of Law	A	A	A		



Correctional Institutions					
Parole Office or Probation Office					
Safety Service	A	A	A	A	
DAY CARE SERVICES					
Adult Day Care Services	A	A	A	A	
Family Home	C	C	C	C	Sec.5.17.6.F
Group Home	A				
Child Care Center	A	A	A		
Day Camp	A	A	A		
DEATH CARE SERVICES					
Cemetery	A	A			
Funeral Services	A				
EDUCATIONAL SERVICES					
Pre-school or Educational Nursery	A	A	A		
School, Primary	A	A	A		
School, Secondary	A	A	A		
Higher Education Facility	S	S	S		
Personal Improvement Education	A	A	A		



HEALTH CARE SERVICES					
Medical Office	A	S	S		
Community Residential Care Facility	S	S	S		Sec.5.17.6.G
Counseling Service	A	S	S		
Intermediate Care Facility for Individuals with Intellectual Disabilities	S	S	S		
Health Care Laboratory	A	A	A		
Home Health Agency	A	S	S		
Hospital; Hospice Facility	S	S	S		
Outpatient Facility for Chemically Dependent or Addicted Persons	S				
Rehabilitation Facility	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	S	S		
MUSEUM, HISTORIC SITE, AND SIMILAR INSTITUTIONS					
Historic Site	A	A			
Library or Archives	A	A			
Museum	A	A			
Nature Exhibition	A	A			



Botanical Garden	A	A			
Zoo					
POSTAL SERVICE					
Postal Service, United States	A	A			
RECREATION AND ENTERTAINMENT					
Community Recreation	A	A	A	A	
Fishing, Hunting, or Recreational Guide Service	A	A	A		
Golf Courses or Country Club					
Parks and Recreation	A	A	A	A	
Recreation and Entertainment, Indoor	A				
Recreation and Entertainment, Outdoor	C	C	C		Sec.5.17.6.H
Drive-In Theater					
Golf Driving Range					
Outdoor Shooting Range					
Special Events	C	C	C		Sec.5.17.6.I
RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS					



Business, Professional, Labor, Political Organizations; Social or Civic Organization; Social Club or Lodge	A	A			
Religious Assembly	A	A		A	
UTILITIES AND WASTE-RELATED USE					
Utility Service, Major	C	C	C		Sec.5.17.6.J
Utility Service, Minor	A	A	A	A	
Waste-Related Use					
Septic Tank Installation, Cleaning, or Related Services					
Solid Waste Disposal Facility (Public or Private)					
COMMERCIAL					
ACCOMMODATIONS					
Short-Term Rental Property; Commercial Guest House (CGH)					
Hotels or Motel					
RV (Recreational Vehicle) Park					
Campground					
ANIMAL SERVICES					
Stable, Commercial	A	C	C		Sec.5.17.6.K



Stable, Private	A	A	A		
Kennel	A	C	C		Sec.5.17.6.L
Pet Store or Grooming Salon	A	A	A		
Small Animal Boarding	A	A	A		
Veterinary Service	A	A	A		
FINANCIAL SERVICES					
Bank and Financial Services	A				
Short-Term Lender					
FOOD SERVICES AND DRINKING PLACES					
Bar or Lounge	S				
Catering Service	A	A	A		
Restaurant, Fast Food					
Restaurant, General	C	C			Sec.5.17.6.M
Sexually Oriented Business					
INFORMATION INDUSTRIES					
Communication Service; Data Processing Service; and Publishing Industries	A				
Communications Tower	C	C			Sec.6.4.5



OFFICES					
Administrative or Business Office; Government Office; Professional Office	A	A	A		
OTHER NONRESIDENTIAL DEVELOPMENT					
Convention Center or Visitors Bureau	A				
Heavy Construction Service or General Contractor	A	C	C		Sec.5.17.6.N
Billboard					
Special Trade Contractor (Offices/Storage)	A	C	C		Sec.5.17.6.N
PARKING, COMMERCIAL					
Parking Lot	A				
Parking Garage					
RENTAL AND LEASING SERVICES					
Charter Boat or other Recreational Watercraft Rental Service					
Commercial or Industrial Machinery or Equipment, Construction Tools or Equipment, Heavy Duty Truck or Commercial Vehicle Rental or Leasing	A				
Consumer Goods Rental Center	A	A	A		



Self-Service Storage	C	C	C		Sec.5.17.6.O
Vehicle Rental or Leasing	A				
REPAIR AND MAINTENANCE SERVICES					
Boat Yard	A				
Repair Service, Consumer	A	C	C		Sec.5.17.6.N
Repair Service, Commercial	A				
Vehicle <i>and Boat</i> Repair or Service	A	S	S		Sec.5.17.6.N
RETAIL SALES					
Nonstore Retailer	A				
Fuel Dealer; Heating Oil Dealer; Liquefied Petroleum Gas (Bottled Gas) Dealer	A				
Home Improvement Center					
Food Sales	A	A	A		
Food Truck	A	A	A		
Liquor, Beer, or Wine Sales	S				
Building Materials or Garden Equipment and Supplies Retailer	A				
Retail Sales or Services, General	A	A	A		
Convenience Store	A				



Duplicating or Quick Printing Service; Private Postal or Mailing Service	A	A	A		
Pawn Shop					
Warehouse Club or Superstore					
Service Station, Gasoline	C				Sec.5.17.6.Q
Truck Stop					
Vehicle Sales	A				
Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer					
Vehicle Parts, Accessories, or Tire Store	A	A	A		
RETAIL OR PERSONAL SERVICES					
Consumer Convenience Service	A				
Hair, Nail, or Skin Care Service	A	A	A	C	Sec.6.4.3
Job Training or Placement Service	A	A	A		
Personal Improvement Service	A	A	A		
Physical Fitness or Health Club	A	A	A		
Tattoo Facility					
Services to Buildings or Dwellings	A				



Landscaping and Horticultural Service	A	A	A		
VEHICLE AND WATERCRAFT STORAGE					
Vehicle Storage	A	C	C		Sec.5.17.6.P
Impound Yard					
Towing Facility					
Boat Ramp		A			Art. 5.3
Community Dock		A			Art. 5.3
Commercial Dock					
Marina					
WHOLESALE SALES					
Wholesale Sales	A		A		
Clay or Related Products <i>and</i> , Construction Material Wholesaler	A		A		
Flower, Nursery Stock or Florists' Supplies Wholesaler	A		A		
Petroleum Wholesaler					
INDUSTRIAL					
INDUSTRIAL SERVICES					
Laundry, Dry Cleaning, or Carpet	A				



Cleaning Plant					
Photo Finishing Laboratory	A				
Research and Development Laboratory	A	A	A		
Scrap and Salvage Service					
MANUFACTURING AND PRODUCTION					
Artisan and Craftsman	A	A	A		
Manufacturing and Production	AC		AC		Sec. 6.4.57
Aircraft Manufacturing and Production, including Related Parts					
Chemical Manufacturing and Production					
Clay or Related Products, Furniture, Cabinets or Related Products, Toy or Artwork, or Wood Products Manufacturing and Production	A	A	A		
Microbrewery <i>and Distillery</i>	S	S	S		
Pulp Mill or Paper Mill, Rendering Plant					
Slaughter House and Meat Packing					
Stone or Shell Products Manufacturing and Production					
WAREHOUSE AND FREIGHT MOVEMENT					



Warehouse and Distribution Facility	A				
Container Storage Facility					
Freight Forwarding Facility	A				
Fuel Storage Facility					
Grain Terminal and Elevator	A				
Stockpiling of Sand, Gravel, or other Aggregate Materials	A				
Storage or Manufacturing of Weapons or Ammunition					
OTHER USES					
RECYCLING SERVICES					
Recycling Center					
Recycling Collection Facility	A	A			
RESOURCE EXTRACTION/MINING					
Resource Extraction/Mining					
TRANSPORTATION					
Aviation					
Private Air Strip					
Railroad Facility					



Sightseeing Transportation, Land or Water	A				
Taxi or Limousine Service	A				
Urban Transit Systems	A				
Water Transportation					

Sec. 5.157.6 Use Conditions

A. Hemp Production and Processing.

1. Evidence of the appropriate South Carolina Department of Agriculture Industrial Hemp License (Grower or Processor) shall be submitted with all Site Plan Review applications.
2. Evidence of the appropriate South Carolina Department of Agriculture Hemp Grower or Processor application approval shall be submitted with all Site Plan Review applications.

B. Agricultural Sales or Service, Retail Sales or Service, General, and Building Materials or Garden Equipment and Supplies Retailer. Tractor-trailer containers are prohibited in outside storage areas.

C. Bona Fide Forestry Operations. Charleston County hereby adopts the processes and procedures outlined in S.C Code Sec. 48-23-205 et. seq. (1976, as amended).

D. Manufactured Housing Units. A Manufactured Housing Unit placed in the BMC, RC, KCI and KCR Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the ~~M~~manufactured ~~H~~ousing ~~U~~nit must be ventilated. Skirting placed on ~~M~~manufactured ~~H~~ousing ~~U~~nits in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

E. Affordable Dwelling Units. Affordable Dwelling Units in the BMC, RC, KCI and KCR Districts shall comply with the requirements of ~~Sec. Article~~ 6.4.19 of this Ordinance as regulated for the Agriculture/Residential (AGR) Zoning District.

F. Family Home. A Family Home, as defined in this Ordinance, does not require compliance with the Site Plan Review procedures contained within this Ordinance.

G. Community Residential Care Facility. A Community Residential Care Facility that provides care for nine or less persons shall be considered a Family, and is an allowed use in all Zoning Districts pursuant to the Fair Housing Act, Sec. 800. [42 U.S.C. 3601].

H. Outdoor Recreation and Entertainment. Any structure or activity use area established in connection with Outdoor Recreation and Entertainment uses shall have a vegetated land use buffer of not less than 50 feet from any property that contains a residential use and any property in an agricultural, residential or office Zoning District, except where such property line abuts a street, in which case the front setback established for the Zoning District shall apply.

I. Special Events. Special Events established as a principle use in the Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts shall comply with the requirements of Article 6.7, *Special Events Use*, of this Ordinance as regulated for the Rural Commercial (CR) Zoning District.

J. Utility Service, Major.



1. *Sewage Disposal Facility, Water and Sewage Treatment Facility, Water Storage Tank, and Electric or Gas Power Generation Facility.* ~~Vegetated Buffers.~~ Any structure established in connection with a Water Storage Tank, Water and Sewage Treatment Facility, Sewage Disposal Facility, or Electric or Gas Power Generation Facility shall have a vegetated buffer of not less than 50 feet from any property line, in compliance with the Chapter 9 buffer standards of this Ordinance.
 2. *Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, Utility Pumping Station, and Water Main.*
 - a. Above ground structures that have a cumulative area of 120 square feet or less, associated with underground utilities such as meters, which are necessary for maintenance and monitoring, shall have a vegetated buffer of 10 feet from all property boundaries, in compliance with Chapter 9 buffer standards of this Ordinance;
 - b. Above ground structures that have a cumulative area of greater than 120 square feet established in connection with a Utility Substation, Electrical or Telephone Switching Facility, Sewage Collector or Trunk Line, or Utility Pumping Station shall have a vegetated buffer of 25 feet from all property boundaries, or the minimum setback of the overlay district, whichever is greater.
 - c. The accessory storage of vehicles and equipment on the premises shall be prohibited in the RC District.
- K. **Stable, Commercial.** Commercial Stables may be established as primary or accessory uses provided they meet all applicable standards of this Ordinance and the following requirements.
1. Riding areas and trails shall be limited to the subject parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.
 2. If the subject site is less than five acres, a 25-foot vegetated buffer from any equestrian activity areas is required to adjoining parcels. In lieu of a 25-foot vegetated buffer, a 75-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.
 3. If the subject site is five acres or greater, a 50-foot vegetated buffer from any equestrian activity areas is required to adjoining parcels. In lieu of a 50-foot vegetated buffer, a 150-foot setback to equestrian activity areas from the side and rear property boundaries shall be provided.
- L. **Kennel.** Kennels shall be subject to the following standards:
1. *Required Screening and Landscape Buffer.*
 - a. A minimum 100-foot landscaped buffer is required from all adjacent properties in agricultural, residential or office Zoning Districts, and from adjacent properties containing residential uses.
 - b. Outdoor activities shall not be located within or have access to the required landscaped buffers.
- M. **Restaurants.** All proposed Restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential Zoning District or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential Zoning District.
- N. **Heavy Construction Service or General Contractor, Special Trade Contractor, Consumer and Commercial Repair Service.** All materials and equipment shall be entirely screened from view of adjacent properties, and public or private **Right-of-Ways**, by the use of solid fencing or appropriate landscaping.
- O. **Self-Service Storage Facility.**
1. *Performance Standards.*
 - a. All structures, including the accessory manager's office/residence shall be set back a minimum of 75 feet in compliance with the Main Road **Right-of-Way** buffer requirement contained in this Article.



- b. *Side and Rear Buffers/Screening.*
 - i. Where projects abut lots in office, commercial, or industrial Zoning Districts, no side or rear setbacks are required.
 - ii. Where sites abut lots containing residential uses or are located in residential or agricultural Zoning Districts, buildings adjacent to the perimeter must face inward with their doors away from such areas.
- c. To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at least 30 feet.
- d. One management office and/or ~~A~~ accessory *Dwelling Unit* residence shall be permitted.
- e. *Parking and Circulation.*
 - i. Project entrances shall be 30 feet in width.
 - ii. Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.
 - iii. Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.
- f. Signs shall comply with the requirements contained in this Article and CHAPTER 9 of this Ordinance.

2. *Operating Conditions.*

- a. The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.
 - b. Commercial repairs of vehicles autos, boats, motors, furniture, or other items on the premises are prohibited.
 - c. Storage of flammable chemical substances within the complex is prohibited.
 - d. Open storage of vehicles and boats is permitted only where such areas are screened to comply with Landscaping, Screening, and Buffer requirements contained in CHAPTER 9 of this Ordinance.
- P. **Vehicle Storage.** Open storage of vehicles and boats shall be entirely screened from view of adjacent properties, and public or private ~~R~~ight-of-~~W~~ays, by the use of solid fencing or appropriate landscaping.
- Q. **Gasoline Service Stations.** Gasoline Service Stations shall have a maximum of four fuel-dispensing stations and a maximum of eight vehicle-fueling positions (VFP). VFP's are the number of vehicles that can be fueled simultaneously at a gasoline service station.

Sec. 5.157.7 General Development Standards and Requirements (All Districts)

A. **Residential Density.**

- 1. *Maximum Residential Density.*
 - a. The Density/Intensity and Dimensional Standards listed in Table 5.17-2 of this Article shall apply to all properties in the BMC and RC Districts.
 - b. The Kitford Community Industrial (KCI) District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (*IN*) Zoning District; and
 - c. The Kitford Community Residential (KCR) District shall be subject to the Density/Intensity and Dimensional Standards of the Rural Residential (RR-3) Zoning District.



2. Residential density shall be calculated by dividing the number of Lots/Dwelling Units on a site by the net area (in acres) of **H**ighland of the site on which the Lots/Dwelling Units are located. Net **H**ighland acres includes all acreage that is not below the Office of Coastal Resource Management Critical Line or identified as **F**reshwater **W**etlands. Site Plan Review and Subdivision applications shall include all **F**reshwater **W**etland metes and bounds, and total **F**reshwater **W**etland acreage based on a United States Army Corps of Engineers (USACE) Approved Jurisdiction Determination (AJD). Accessory Dwelling Units (ADUs) are not included in the calculation of residential density.
- B. **Vehicle Access.** All Site Plan Review and Subdivision applications shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:
1. Vehicular access from Main Road and side (secondary) streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the street line.
 2. Driveway separation shall be a minimum distance of 150 feet from the intersection of the **R**ight-of-**W**ay lines to the closest edge of driveways.
 3. The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
 4. For parcels with a **R**ight-of-**W**ay frontage equal to or less than 150 feet in length, the development is limited to one driveway, unless single lane driveways are provided in accordance with Sec. 5.17.7.B.6; for parcels with a frontage greater than 150 feet and less than 300 feet in length, the development is limited to two driveways; for parcels with a frontage equal to or greater than 300 feet, the development may have up to three driveways.
 5. For parcels with a **R**ight-of-**W**ay frontage equal to or less than 150 feet in length, two single lane driveways may be allowed. Each single lane drive shall not exceed 15 feet in width at the street line and the single lane driveway separation shall be a minimum distance of 100 feet from the intersection of the **R**ight-of-**W**ay lines to the closest edge of driveways.
 6. Notwithstanding the above stated requirements, access drives on corner lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of 50 feet from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary street to avoid undue interference with, or hazard to, traffic on the roadways.
 7. Shared access is encouraged between adjoining parcels. Driveways for all uses except Single-Family Detached Dwelling **Units** shall be located in a manner where they can be shared between adjacent parcels as described below:
 - a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling **Unit**.
 - b. Shared access should be located along a common property boundary, if feasible.
 - c. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
 - i. A letter from the adjacent property owner denying access; or
 - ii. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter. If this subsection applies, a new **or relocated** curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed and/or redeveloped, **provided that parcels with 250 feet or more of frontage along the road on which the access is proposed or located are exempt from having to record such easement.**
 - d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.



- e. Each parcel involved in a shared access shall be allowed an increase in **B**uilding **C**overage up to a maximum of 40 percent of the lot.
 8. Prior to the issuance of a Certificate of Occupancy, the applicant must show conformance with all requirements included in Letters of Coordination from South Carolina Department of Transportation (SCDOT), Charleston County Public Works Department, and the Charleston Area Regional Transportation Authority (CARTA).
- C. **Traffic Impact *Studies* Analysis.** All development applications requiring Site Plan Review shall be subject to the requirements of ARTICLE 9.9, *Traffic Impact Studies*.
- D. **Pedestrian Access and Multi-Use Path.**
1. On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design illustrating access linkage to existing sidewalks, adjacent parcels, and within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways **and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area.**
 2. When properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance, a multi-use path shall be constructed in accordance with the **R**ight-of-**W**ay buffer requirements of this Article. The following shall apply:
 - a. A minimum 10-foot wide concrete multi-use path, located as shown in Figure 1, shall extend the length of the entire property frontage **and shall be separated from parking and other vehicular use areas by a minimum five-foot landscaped or sodded area;**
 - b. Where applicable as determined by the Zoning and Planning Director, asphalt surface material may be used in place of concrete to mitigate damage to existing trees that are to remain;
 - c. The multi-use path shall have a minimum width of at least 10 feet;
 - d. The property owner shall obtain and submit all required encroachment permits as part of the Site Plan Review application;
 - e. ~~The property owner shall record an easement for the safe movement of pedestrians;~~
 - f. ~~The property owner shall be responsible for the maintenance of the multi-use path; and~~
 - g. The multi-use path shall be installed and inspected prior to issuance of Certificate(s) of Occupancy.
- E. **Signs.** All signage must comply with the requirements of this Section in addition to the applicable requirements of **Article 9.11, Signs**, of this Ordinance.
1. **Free-~~S~~standing Signs.**
 - a. All new **F**ree-**S**tanding **S**igns must be designed as **M**onument **S**igns.
 - i. Signs shall have a maximum height of 8 feet and a maximum size of 40 square feet.
 - ii. Shared **F**ree-**S**tanding **S**igns shall be allowed with a maximum height of 10 feet and a maximum size of 60 square feet.
 - b. All sign illumination:
 - i. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas.
 - ii. Electronic Copy Readerboard signs and Billboards are prohibited.
 - iii. No illumination that simulates traffic control devices or emergency vehicles shall be used.



- iv. All illumination must be from a steady, stationary light source.
- v. Internally Illuminated signs are prohibited.
- vi. External Illumination:
 - 1) Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
 - 2) Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
 - 3) The intensity of light shall not exceed ~~twenty~~ (20) footcandles at any point on the sign face.
 - 4) The color of light sources to illuminate signs shall be white.
 - 5) Signs shall not have light-reflecting backgrounds or letters.

c. Nonconforming Signs.

- i. All signs made nonconforming by the adoption of this Article on December 17, 2020 pursuant to Art. 10.5, *Nonconforming Signs*, of this Ordinance must come into compliance with the requirements of this Article prior to the issuance of a Zoning Permit for: (1) a new business on the property; and/or (2) all changes other than re-facing and/or the required addition of **Ppole C**eothers as described in subsection ii below.
- ii. A Nonconforming Sign may be re-faced without complying with the sign requirements of this Article provided a **Ppole C**eothers is added to the existing poles in compliance with the following requirements:
 - 1) The **Ppole C**eothers shall be at least one-third the width of the sign cabinet; and
 - 2) The **Ppole C**eothers shall be at least one-third the overall height of the **Ppole S**sign, provided the **Ppole C**eothers shall not exceed **eight** feet in height.

2. *Wall Signs.*

- a. The maximum size of a **Wwall S**sign shall be in accordance with Table 9.11.4, *Wall/Façade Signs*, of this Ordinance.
- b. In new multi-tenant developments, such as shopping centers and office parks, all tenant signs are to be similar in type, color, font size, font style, and method of illumination.
- c. New tenant signs in existing multi-tenant developments shall be consistent with the type and method of illumination of existing tenant signs.

F. **Special Stormwater Requirements.** All construction activities occurring on properties within the MRC-O may be subject to Special Protection Area stormwater design criteria as described in the most recent edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.

Sec. 5.157.8 Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts

The BMC and RC Districts primarily consist of properties with frontage on, or within close proximity to, Main Road north of Herbert Road, as shown on the map titled "Main Road Corridor Overlay Zoning District." All of these properties are within the Rural Area, defined by the Charleston County Comprehensive Plan as the area located outside of Charleston County's Urban Growth Boundary. The Comprehensive Plan states that the Rural Area is characterized by low levels of infrastructure and services and low intensity development. Strategies in the Comprehensive Plan designed to foster the character of Rural Areas include encouraging the continuation of low-density development, and maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern to support and contribute to the rural quality of life.



The BMC and RC Districts are intended to provide opportunities for rural economic development through the designation of limited areas of more intense development where infill development, expansion, or redevelopment of existing commercial and industrial uses may occur. New commercial businesses, or the expansion of existing commercial businesses, can occur within the BMC and RC Districts if the uses are compatible with the existing community, can be served by existing infrastructure, and are principally designed to serve the surrounding rural area. The following regulations apply in addition to the requirements of Sec. 5.17.7, *General Development Standards and Requirements (All Areas)*, of this Article to unincorporated parcels within the BMC and RC Districts as indicated on the map titled “Main Road Corridor Overlay Zoning District”:

A. Buffers.

1. *Land Use Buffer.* The land use buffer and landscape requirements of CHAPTER 9, *Development Standards*, shall apply.
2. *Right-of-Way Buffer.*

a. *Main Road Right-of-Way Buffer.*

- i. **Buffer Requirement.** For properties with frontage on Main Road, the **Right-of-Way** buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance.
- ii. **Buffer Description.** The Main Road **Right-of-Way** buffer shall be 75 feet in depth and include the following:
 - 1) 0 – 25 feet from the property line at the **Right-of-Way**: A minimum 10-foot multi-use path meeting the requirements of Sec. 5.17.7.D.2. This area is also reserved for future road widening.
 - 2) 25 – 75 feet from the property line at the **Right-of-Way**: Street trees and additional required plantings per Table 5.17-2. All required trees and plantings shall be installed and inspected prior to the issuance of Certificate(s) of Occupancy.
- iii. Property **O**wners shall be responsible for the long-term maintenance of all buffer requirements.
- iv. **Right-of-Way** **B**uffers shall be provided in accordance with the following minimums standards:



**FIGURE 1
RIGHT-OF-WAY BUFFER, MAIN ROAD**



**Table 5.157-2, Main Road
ROW Buffer Depth and Planting Schedule [1]**

STANDARD	MAIN ROAD
MIN. BUFFER DEPTH [2]	75 feet [3]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet) [4]	
Canopy Trees [5][6]	6
Understory Trees (at least 50 percent evergreen)	9
Shrubs	50
Street Trees (may be counted toward <i>C</i>anopy <i>T</i>ree req.)	2
<p>All <i>T</i>rees with a diameter breast height (DBH) of <i>six</i>6 inches or greater within buffers shall be preserved.</p> <p>[1] All landscape and plant material shall comply with the minimum standards of Section 9.45.6, <i>Landscape Material Standards</i>, of this Ordinance.</p> <p>[2] Buffers may be traversed by permitted driveways and pedestrian ways.</p> <p>[3] Consisting of a minimum <i>10</i>ten-foot multi-use path as illustrated in Figure 1.</p> <p>[4] The Zoning and Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.</p> <p>[5] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.</p> <p>[6] Only Live Oak trees may be used to fulfill the <i>C</i>anopy <i>T</i>ree requirements.</p>	



- b. Right-of-~~W~~ay buffer requirements for all roads in the BMC and RC Districts other than Main Road shall comply with the requirements of CHAPTER 9 of this Ordinance.

B. **Density, Intensity, Dimensional, and Design Standards.** The following Density/Intensity and Dimensional Standards shall apply to properties in the BMC and RC Districts:

Table 5.157-2 Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	1 Dwelling Unit per acre [1]
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	Equivalent to required buffers [2]
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE	30% [3]
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories [4]

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.17.6.F.

[2] No building setback shall be less than eight feet.

[3] Parcels involved in a shared access agreement are allowed a maximum building coverage of 40 percent, per Sec. 5.17.7.B, *Vehicle Access*.

[4] Building height may be a maximum of 50 feet and 3 stories when the building meets all applicable setback and buffer requirements, and the following conditions:

- a. The entire building, or the portion of the building exceeding 35 feet in height, is set back at least 300 feet from the Main Road Right-of-Way; and
- b. The entire building, or the portion of the building exceeding 35 feet in height is set back at least 50 feet from any adjacent parcel which contains or is zoned for Single-Family Detached Dwelling Units.



Sec. 5.157.9 Kitford Community (KC) Districts

The Kitford Community consists of properties on or adjacent to Kitford Road as shown on the map titled “Main Road Corridor Overlay Zoning District.” When County Council adopted the first zoning map on January 19, 1970, many of these properties were placed in the Light Industrial Zoning District due to the mixture of commercial and industrial uses occurring nearby along Main Road and the potential for tomato packing sheds to expand in the area. While the expansion of tomato packing sheds did not occur over time, the industrial zoning remained, resulting in land uses that conflicted with the existing rural residential community. The MRC-O creates two Kitford Community Districts to address issues related to expansion of incompatible land uses and the resulting negative impacts of traffic and noise.

The KCI District is designated for the properties that were in the Industrial Zoning District at the time of adoption of this Article, with the exception of split-zoned properties. Table 5.17.5, *Main Road Corridor Overlay Zoning District Use Table*, identifies the permitted uses within the KCI District, allowing Rural Commercial District uses instead of Industrial uses along with some manufacturing/production and wholesale sales uses on these properties.

The KCR District is designated for the remaining Kitford Community properties identified in the MRC-O, the majority of which were previously located in the RR-3 Zoning District. These properties contain Single-Family Detached Dwelling *Units* or are vacant. Two of the properties contain commercial developments. Table 5.17.5, *Main Road Corridor Overlay Zoning District Use Table*, identifies the permitted uses within the KCR District. These uses are compatible with the intent of the MRC-O to preserve and protect this rural residential community.

The following regulations apply in addition to the requirements of Sec. 5.17.7, *General Development Standards and Requirements (All Areas)*, of this Article to parcels within the KCI and KCR Districts as indicated on the map titled “Main Road Corridor Overlay Zoning District”:

A. Buffers.

1. The land use buffer and landscape material requirements of CHAPTER 9 shall apply.
2. *Right-of-Way Buffer Requirements.*
 - a. ~~Main Road Right-of-way Buffer Requirements.~~ Right-of-*W*ay buffer requirements for all properties with frontage on Main Road in the KCI and KCR Districts shall be subject to the requirements of Sec. 5.17.8.A.2.a of this Article.
 - b. Right-of-*W*ay buffer requirements for all roads in the KCI and KCR Districts other than Main Road shall comply with the requirements of CHAPTER 9 of this Ordinance.

B. Density, Intensity, Dimensional, and Design Standards.

1. All properties within the KCI District shall be subject to the Density/Intensity and Dimensional Standards of the Industrial (*IN*) Zoning District.
2. All properties within the KCR District shall be subject to the Density/Intensity and Dimensional Standards of the RR-3 Zoning District .

Chapter 5 MAPS

On the following pages



Map 5.15

