



## CHAPTER 9 | DEVELOPMENT STANDARDS

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### ~~ARTICLE 9.1 PURPOSE AND INTENT~~ **ARTICLE 9.1 PURPOSE AND INTENT** ~~APPLICABILITY~~

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- A. *Unless expressly stated, the articles in this Chapter apply to development occurring on property within unincorporated Charleston County.*
- B. The purpose of the regulations contained in this Chapter is to **are intended to:**
1. **P**rotect the public health, safety, and general welfare;
  2. **to P**romote harmonious, and orderly, **sustainable, and resilient** development; and **to**
  3. **F**oster civic beauty by improving the appearance, character, and economic value of civic, commercial, and industrial development within the unincorporated areas.
- C. ~~The Development Standards are authorized for the following purposes, among others:~~
4. Implement the goals, objectives, and policies of the ~~County of Charleston~~ Comprehensive Plan;
  5. Facilitate safe transportation, access, vehicular circulation, and parking;
  6. Assure the protection and preservation of natural resources, such as trees and wetlands;
  7. Implement the use of vegetated buffers in order to mitigate the effects of incompatible adjacent uses, to provide transition between neighboring properties and streets, to moderate climatic effects, and to minimize noise and glare;
  8. **Prioritize low-impact design strategies in order to increase the resilience of Charleston County and preserve the landscape and character of the Lowcountry;**
  9. Implement basic architectural standards, **R**ight-of-**W**ay buffer standards, and sign standards that will promote attractive, well-designed development, foster balanced streetscapes, and reduce visual clutter along major **R**oadways, thus enhancing safe traffic flow; and



10. ~~Ensure~~ protection from fire, flood, and other dangers, and furthering the public welfare in any regard specified by a local governing body.

D. ***At the discretion of the Zoning and Planning Director, the land use buffer and other development standards contained in this Chapter may be modified for properties in the Industrial Zoning District that contain existing development on multiple parcels.***

## ARTICLE 9.2 APPLICABILITY

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~~Unless expressly stated, the articles in this Chapter apply to development occurring on property within unincorporated Charleston County.~~

## ARTICLE 9.23 TREE PROTECTION AND PRESERVATION

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### Sec. 9.23.1 General

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A. ~~Trees are an essential natural resource, an invaluable economic resource, and a priceless aesthetic resources. They play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage, and managing of stormwater and sediment control. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape. For these and other reasons, this~~ ***The Tree Protection and Preservation regulations of this Article is*** ~~intended to enhance the health, safety and welfare of Charleston County and its citizens and visitors.~~

#### B. Applicability and Exemptions.

1. ~~The provisions of this Article in their entirety shall apply to all real property in unincorporated Charleston County, except as otherwise expressly exempted.~~

2. ***The following are exempt from the provisions of this Article:***

a. ~~Single family detached residential Lots of record are shall be exempt from all provisions in this Article except for those relating to the Grand Tree documentation, protection, and replacement provisions. This exemption does not exempt include applications for Major or Minor Subdivisions from the requirements of for which landscape buffers may be required per Sec. 9.45.4, Landscape Buffers.~~

b. ~~The Planning Director shall be authorized to modify or reduce the standards of this Article for commercial nursery operations.~~

c. ***This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing utility lines, and existing Easements in accordance with applicable state laws. Siting and construction of future gas, telephone, communications, electrical lines, or other Easements shall not be exempt from the provisions of this Article.***

d. ~~Removal of trees for the purpose of conducting "Bona Fide Forestry Operations" shall comply with state law. be exempt from the provisions of this Article except for removal of Live Oak species of Grand trees.~~

e. ~~Removal of trees for the purpose of establishing Bona Fide Agricultural Uses, pursuant to as specified in Sec. 3.8.2, Exemptions, Sub-Paragraph A, provided this exemption does not apply to the of this Ordinance, shall be exempt from the provisions of this Article except for the Grand Tree documentation, protection and replacement requirements of this Ordinance provisions.~~

f. ***Removal of trees for the purposes of maintaining safe clearance of for aircraft as required by federal law or the establishment of facilities exclusively dedicated to aviation operations are exempt from this Article.***



- g. **Removal of trees on properties in the Industrial (IN) Zoning District** ~~is permitted pursuant to the following conditions:~~
  - i. **Tree removal shall not** ~~cannot~~ **occur prior to Site Plan Review** ~~site plan approval~~;
  - ii. **This exemption does** ~~shall~~ **not apply to Live Oak species of Grand Trees or any Protected Trees within required buffers and parking lots; and**
  - iii. **A Mitigation plan for** ~~of removed~~ **Grand Trees, Protected Trees, and any trees removed in violation of this Ordinance** ~~trees, as stated in this Section, is required pursuant to. Staff shall approve the mitigation of such trees in accordance with Sec. 9.2.6, Tree Replacement, prior to Site Plan Review approval~~ **of this Ordinance.**

3. ~~for SCDOT and CCPW. The South Carolina Department of Transportation (SCDOT) and Charleston County Public Works (CCPW) are hereby~~ **shall be exempt from the provisions of this Article with the following exceptions: from the provisions of this Article except the following:**

- a. **All Trees** species measuring ~~six~~ **6 inches or greater Diameter at Breast Height (DBH) that are** located in **Rights-of-Ways** along Scenic Highways ~~as designated in this Ordinance shall be protected and where necessary, may require a variance from the BZA Charleston County Board of Zoning Appeals for removal pursuant to per Sec. Article 9.23.5, Tree Removal, Sub-Paragraph B, and Sec. 9.23.6, Tree Replacement.~~
- b. Grand Tree Live Oak species in all present and proposed **Rights-of-Ways** and **Easements** shall be protected and **where necessary, may** require a variance from the **BZA Charleston County Board of Zoning Appeals** ~~for removal per Article 9.3.5.B and 9.3.6.~~
- c. All Grand Trees other than Live Oak species in all present and proposed **Rights-of-Ways** and **Easements** not located on a Scenic Highway are protected but may be permitted ~~to be removed administratively~~ **for removal** when mitigated per ~~Article~~ **Sec. 9.23.6, Tree Replacement.**

**C. DEFINITION OF "TREE REMOVAL."** *For the purpose of this Article, the term "tree removal" shall include, but not be limited to, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction, changing the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; excessive paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree; excessive grading; or any act of malicious damage to a tree. Excessive p* ~~Pruning or thinning shall be pruning or thinning that exceeds more than more than 25 percent of the leaf surface on both the lateral branch and the overall foliage of a mature tree that is pruned within a growing season shall be considered excessive. Paving or grading more than 25 percent of the root zone of the tree protection area shall also be considered excessive. Additionally, one-half of the foliage of a mature tree is to remain evenly distributed in the lower two thirds of the crown and individual limbs upon completion of any pruning. The final determination of Tree Removal shall be made by the Zoning and Planning Director.~~

**D. MEASUREMENTS AND DEFINITIONS**

- 1. Diameter Breast Height is used for measuring all trees greater than 12-inch caliper. The Diameter Breast Height (DBH) of a tree is the total diameter, in inches, of a tree trunk or trunks measured 4½ feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a measuring tape designed specifically to calculate diameter. A standard measuring tape may be used to measure diameter when the circumference is divided by 3.14. ~~If a Tree trunk splits at ground level and the trunks and do does not share a common base (separated by earth at natural grade), then each trunk shall be measured as a separate Tree. If a multi-trunk Tree splits below the four and one-half 5 foot mark and the trunks share a common base, all trunks shall be measured separately, added together, and counted as one Tree, unless the trunks are of different species. Any trunk measuring less than 8 eight inches DBH is not included in the calculation.~~
- 2. Caliper is the diameter of a tree trunk measured six inches above the ground on trees with calipers of four inches or less. **For trees between a four-inch and 12-inch caliper, the trunk is measured 12 inches above the ground.**



3. Any tree measuring 24 inches or greater diameter breast height (DBH) except pine tree and Sweet Gum tree (*Liquidamber styraciflua*) species. **All Grand Trees are prohibited from removal unless otherwise exempted by this Ordinance, a Grand Tree Removal Permit is issued, or if the removal is part of an approved Bona Fide Forestry Operation.**
4. Any tree on a parcel with a diameter breast height of eight inches or greater prior to development and all trees within required buffers or required landscape areas. **Limited removal is allowed only when specified in this Article** by the provisions of this Ordinance.

**Sec. 9.23.2 Administration**

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**A. Zoning Permit Required.**

1. **Removal of Grand Trees and Protected Trees** ~~required trees is prohibited prior to the issuance of a Zoning Permit, which by the planning Director. Zoning Permits may be issued only after a Tree plan is approved by the Zoning and Planning Director, pursuant to Sec. 9.2.3, Tree Plans and Surveys as outlined below.~~
2. **Excess Canopy (Limb) Removal.**
  - a. **Removal of three or more limbs with an individual diameter of six inches or greater** ~~shall requires a Zoning Permit.~~
  - b. **Removal of any size limbs which contributinge to more than 100** ~~one hundred~~ **continuous linear feet of canopy over public Roadways** ~~shall requires Variance approval from the BZA~~ **Board of Zoning Appeals. This requirement does** ~~shall not preclude the SCDOT, CCPW, or other entities from maintaining height clearances at a minimum of 14 feet or less and width clearances within designated travel ways, and from removing unprotected Trees along Rights-of-Wways for road widening projects.~~

- B. Tree plans,** ~~Tree plans prepared by a licensed registered surveyor, civil engineer, forester, arborist, or landscape architect are~~ **shall be required on all non-exempt Parcels before any Zoning Permits are issued.**

**Sec. 9.23.3 Tree Plans and Surveys**

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**A. General.**

1. **Tree plans of the same scale as, and superimposed on, a Development site plan or Preliminary Plat shall include location, number, size (DBH), and species with a scaled graphic representation of each Grand Tree, along with the canopy size and shape, and the trunk location.**
2. **All required Tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, civil engineer, forester, arborist, or landscape architect,** ~~or civil engineer registered in the State of South Carolina.~~
3. **The survey shall include all Trees to be protected or preserved, and those scheduled to be removed, including dead and damaged trees. In cases where a previously approved recorded plat is utilized for the purpose of tree plans, the name, address, phone number, signature, and seal of the licensed surveyor, civil engineer, or landscape architect,** ~~civil engineer, forester or surveyor,~~ **registered in the State of South Carolina shall be provided. A scaled infrared or high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Zoning and Planning Director determines that it would provide the same information as a tree plan. However, all Grand Trees within 40 feet of proposed construction and land disturbance areas and trees within required buffers must be surveyed and mapped. Tree surveys must be no more than five years old from the date of the survey.**

- B. Subdivision** ~~Refer to Sec. 8.4.2, A.4 Preliminary Plat Application, Sub-Paragraph A.4. in the Subdivision Regulations of CHAPTER 8 of this Ordinance.~~

- C. Commercial, Industrial, and Multi-Family, Civic/Institutional, and Other Uses. Parcels**



1. *All Tree surveys must show the location, number, size, and species of all Trees with eight or more inches or greater DBH, (Diameter Breast Height) including those scheduled to be removed.*
2. *When there are no Trees that are eight or more inches or greater DBH, documentation to that effect of this fact shall be provided by from a registered licensed surveyor, civil engineer, forester, arborist, or registered landscape architect.*

~~[Commentary: Assistance in tree identification and condition should be provided by a forester or qualified arborist.]~~

- D. *Parcels. Agricultural and Single-family Detached Residential Uses parcels must shall show all Grand Trees within 40 feet of the area of construction and land disturbance, Rights-of-Way, and Easements, and in conjunction with the subdivision regulations of this Ordinance at the time a Zoning or Building Permit application is made.*

**Sec. 9.23.4 Required Tree Protection**

A. *General.*

1. *All Grand Trees and any other Trees required to remain on a site as outlined in this Ordinance must be protected during construction and development of the parcel. Tree protection must be shown on all development plans prior to site plan approval. A site inspection of the Tree barricades must be scheduled by the Applicant with the Zoning and Planning Department for approval prior to the issuance of permits or the start of Development activities.*
2. *Prior to issuance of a Zoning Permit, a pre-construction planning conference for tree preservation is required for on-site Tree preservation with the Zoning and Planning Director or staff representative, the Applicant(s), and any appropriate parties deemed appropriate for the purpose of determining if there is a need for additional Tree protection techniques and for designating placement of Tree barricades, construction employee parking, temporary construction office, and dumpsters.*

- B. ~~Tree Protection During Development and Construction~~ *Prior to the start of land Development activities, Protective tree barricades shall be placed around all Required Trees in or near Development areas on all zoning parcels, prior to the start of development activities. These barricades, The barricades shall be constructed of wood, metal, or plastic fencing or other materials approved by the Zoning and Planning Director, and include a top rail. shall be erected in accordance with standards by the Planning Director and Tree barricades shall be placed beneath the canopy Drip Line or one-and-one-half feet times the DBH of the tree as a radius from the trunk, whichever is greater. Other protective devices or construction techniques may be used as approved by the Planning Zoning and Planning Director. Three inches of mulch shall be installed and maintained within all Tree The barricades areas shall The mulch shall remain in place throughout until Development activities are complete. The area within the Tree protective barricade shall remain free of all Building materials, dirt, fill, and or other construction debris, vehicles, and development activities. All Required Trees are also subject to the requirements of the provisions of Sec. 9.45.6, Landscape Materials Standards, of this Chapter and Article 11.3, Enforcement Responsibility and Complaints subject to the enforcement criteria of CHAPTER 11.*

- C. *In no case shall any paving, filling, grading, Building, or construction footing occur or be placed within three times the DBH in inches from the trunk of the Tree, unless otherwise approved by the Board of Zoning Appeals.*

- D. ~~Partial Exception for Limited Clearing and Grubbing~~ *may be authorized by the Zoning and Planning Director prior to the installation of protective Tree barricades on sites that exhibit unusually heavy undergrowth and where access to the interior of the site and its protected Trees is would be otherwise highly impractical. Limited clearing shall be for the express purpose of accessing the property and protected Trees to erect the required Tree barricade tree protection and silt fencing. For the purposes of this Article, Such limited clearing shall be clearing done with hand tools, push or walk-behind equipment, or lightweight bush-hog type equipment designed specifically for brush and undergrowth clearing and which that is not capable of removing vegetation greater than three 3 inches in diameter. Under no circumstances may will metal-tracked bulldozers, loaders, or similar rider/operator types of equipment be allowed on the site until the tree protective barricades are erected and a Zoning Permit is issued.*



- E. Paved areas shall be separated from trees by a minimum distance of the drip line or one and one-half feet times the DBH or as modified by the Planning Director as deemed necessary to protect the root system of the tree. **Limited encroachments into the area located within tree barricades may be allowed by the Zoning and Planning Director provided that encroachments do not constitute more than 25 percent of the protected area beneath a Tree and do not occur in the area located within three times the DBH in inches from the trunk of the Tree unless otherwise approved by the BZA. Any paving, Grading, trenching, or filling within the remaining 75 percent of the protected area must be pre-approved by the Zoning and Planning Director or the Board of Zoning Appeals, as required by this Ordinance, and may require specific construction techniques be used in order to preserve the health of the tree.** Refer to CHAPTER 9 exhibits for examples. **When Grading and construction within the protected area of a Tree has been approved, all damaged roots shall be severed clean and inspected by the County Landscape Architect or Inspector prior to the receipt of a Zoning Permit.**
- F. ~~to be Protected. Prior to~~ **Before the issuance of a Zoning Permit for uses other than Single-Family Detached Residential Commercial, Industrial, Multi-Family, and Civic/Institutional uses, the following numbers of Trees with a DBH of eight inches or greater diameter breast height of 8 inches or greater shall be preserved and protected pursuant to the requirements of this Ordinance. Preservation and protection of native Trees is to be prioritized.** in accordance with the provisions of Sec. 9.3.4.B of this Ordinance. All trees located within required buffers as outlined in Article 9.5 shall be protected.:
  1. **20 Trees per acre; or**
  2. **Any number of Trees with a combined DBH diameter breast height of at least 160 inches per acre.**
- G. **When Lots lack a sufficient number of Trees to meet the requirement for DBH/number of Trees per acre, this requirement shall be fulfilled by existing Trees and must equal 40 inches per acre combined DBH.** all trees six inches DBH or greater shall be preserved and protected in accordance with Sec. 9.3.4.B of this Chapter during development and must equal no less than 40 inches per acre combined DBH. **On Lots with less than 40 inches per acre combined DBH, additional Trees shall be planted on the Lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Zoning and Planning Director.**
- H. **Required drainage improvements, such as Detention and retention ponds and wetlands, may be subtracted from the area used to calculate Tree preservation requirements.**

**Sec. 9.23.5 Tree Removal**

- A. **Permits for Tree Removal may be approved where one or more of the following conditions are deemed to exist by the Zoning and Planning Director:**
  1. **Trees are not required to be retained by the provisions of this Article;**
  2. **Trees are diseased, dead or dying. Documentation may be submitted by a qualified Tree care professional and approved by (as determined by the Zoning and Planning Director. or a qualified arborist);**
  3. **Trees pose an imminent safety hazard to nearby Buildings, or pedestrian or vehicular traffic (as determined by the Zoning and Planning Director or a qualified construction professional arborist); or**
  4. **Removal of required Trees has been approved by the Board of Zoning Appeals.**
- B. **Grand Trees and Protected Trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be replaced according to a schedule determined by the Board. The Zoning and Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such Trees.**
- C. **In the event that a Tree poses a serious and imminent threat to public safety due to death, disease or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Zoning and Planning Director may waive requirements of this Article. Documentation shall must later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified Tree care professional arborist and photographs supporting the Tree Removal emergency.**



- D. *The Zoning and Planning Director may require replacement of Required Trees that are removed where it is determined that death or disease resulted from negligence.*
- E. *Violations and penalties are specified in Chapter ~~HAPTER~~ 11, Violations, Penalties, and Enforcement, of this Ordinance.*

### **Sec. 9.23.6 Tree Replacement**

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- A. *Tree replacement shall be required accompanying development on all non-exempt properties in the manner described below:*
  - 1. *When replacement canopy trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch caliper.*
  - 2. *The Zoning and Planning Director or Board of Zoning Appeals is empowered to require trees of larger caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.*
- B. *When trees of 8 inches DBH or greater have been removed in violation of this Ordinance, replacement trees shall be planted in the same general area according to a replacement schedule approved by the Zoning and Planning Director.*
- C. ~~**Sites with Less Than 160 Inches per Acre Combined DBH.**~~ *When lots lack a sufficient number of trees to meet the requirement for DBH/number of trees per acre, all trees six inches DBH or greater shall be preserved and protected in accordance with Sec. 9.3.4.B of this Chapter during development and must equal no less than 40 inches per acre combined DBH. On lots with less than 40 inches per acre combined DBH, additional trees shall be planted on the lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Planning Director.*
- D. *Where sites were completely cleared of Trees prior to adoption of this Article or have been cleared subsequently for activities exempted from this Article, replacement trees shall be planted, the combined caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, Caliper and placement shall be approved by the Zoning and Planning Director.*
- E. *The Tree Fund is a fund established to receive monies exacted from tree removal violation fines **or other tree removal mitigation**, to include, but not be limited to, removal, damage, destruction, or as defined in Sec. 9.2.1.C of this Chapter, and as a form of mitigation when planting of the required trees is determined to be detrimental to the overall health of existing Trees or impractical for the intended site design. The Zoning and Planning Director shall impose a Tree Mitigation fee based on the current market retail value of two **and one half inch** ~~to three-inch~~ Caliper Trees installed to the American Association of Nurserymen Standards. **The Applicant shall provide a minimum of two quotes from local (tri-county area) contractors for review and fee determination by the Zoning and Planning Director. If the Applicant disagrees with the amount of the Tree Mitigation fee imposed, they may file appeal with the Board of Zoning Appeals in accordance with the provisions contained in this Ordinance. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.***
- F. *When Trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the Subject Property are responsible for the mitigation of the removed trees as outlined and agreed or subject to Sec. 9.2.6.E of this Chapter.*

### **Sec. 9.23.7 Inspections and Final Approval**

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- A. *The Zoning and Planning Director ~~may~~ shall periodically visit development sites prior to completion to monitor compliance with the Tree plan approved for a project.*



- B. *Prior to issuance of a Certificate of Occupancy for a completed structure by the Director of Building Services, the Zoning and Planning Director shall issue a statement of approval attesting to the Developer's compliance with the site plan approved for the project (including landscaping, parking, drainage, etc.). The Director of Building Services shall withhold Certificates of Occupancy pending verification of compliance. It is the responsibility of the owner or agent to contact the Zoning and Planning Director regarding the compliance inspection. Such inspections will occur within five working days of contact. Failure to obtain a Certificate of Occupancy prior to occupying or using the building for its intended purpose will result in enforcement action pursuant to Chapter 11, Violations, Penalties, and Enforcement ticketing and fines.*
- C. *However, The Zoning and Planning Director may shall approve a delayed schedule for planting materials (provided by the Applicant's contractor) when the immediate planting schedule would impair the health of the Plants. When a delayed planting schedule is approved, the Applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials and installation in accordance with the American Association of Nurserymen Standards. This is designed to include severe weather, such as droughts, heat waves, and floods. The Applicant shall provide a minimum of two quotes from local (tri-county area) contractors for review and the bond amount shall be determined by the Zoning and Planning Director.*
- D. *Within three years of the issuance of the Certificate of Occupancy, the Zoning and Planning Director may shall perform a site inspection to verify the health of trees and landscaping that which were retained to meet the requirements of this Article and which may have suffered damage due to insufficient protective measures during development.*
- E. *Each Required Tree or Plant that is determined by the Zoning and Planning Director to be diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of proof of the extent of the disease or injury shall rest with the Applicant, who must provide documentation from a qualified landscaping professional arborist. Any Tree or landscaping damaged during or as a result of construction shall be repaired to the satisfaction of the Zoning and Planning Director and in accordance with accepted ANSI A300 or International Society of Arboriculture practices. Tree or landscaping damage must be repaired prior to issuance of a Certificate of Occupancy.*
- F. *The owners of a non-exempt property or properties shall be responsible for the maintenance of all Required Trees. No department or agent of the County of Charleston is in any way responsible for the maintenance of Required Trees on private property. All approved and required landscaping must be maintained throughout occupancy of site.*

**ARTICLE 9.32 OFF-STREET PARKING AND LOADING**

**Sec. 9.32.1 General**

- A. **Applicability.**
  - 1. *New Development.* The off-street parking and loading standards of this Article apply to *the establishment of new uses/businesses, any new building construction, redevelopment, or reconstruction pursuant to Art. 3.7, Site Plan Review, of this Ordinance.* and to any new use established.
  - 2. *Expansions and Alterations.* The off-street parking and loading standards of this Article apply when an existing structure or use is expanded, or enlarged, *or substantially improved pursuant to Art. 3.7, Site Plan Review, of this Ordinance.* Additional off-street parking and loading spaces will be required only to serve the enlarged, or expanded, *or substantially improved* area, not the entire building or use, provided that in all cases, the number of off-street parking and loading spaces provided for the entire use (pre-existing and+ expanded~~sion~~) must equal at least 75 percent of *the* minimum ratio established in *Table 9.3.2, Off-Street Parking Requirements "A"* of this Article.
- B. **Timing of Installation.** Required parking spaces and drives shall be ready for use and approved by the *Zoning and Planning Director* prior to issuance of a Certificate of Occupancy.



- C. ~~Reductions Below Minimums.~~ The *Zoning and* Planning Director ~~is~~ shall be authorized to reduce the number of ~~R~~required ~~P~~parking spaces by no more than 10 percent (10%) when ~~more than ten (10) or more~~ spaces are required, ~~and the following conditions exist~~ with the following conditions:
1. *All parking utilizes pervious materials. This excludes required parking outlined in Sec. 9.3.6, Accessible Parking;*
  2. The site can support the minimum *number of* required ~~number of~~ parking spaces and meet *the buffering and landscaping requirements and* all *other* development standards in this Ordinance ~~including buffers and landscaping requirements; or~~
  3. The reduction *in parking* is necessary to meet the ~~Tree Protection and Preservation~~ regulations contained in Article 9.2, *Tree Protection and Preservation* of this Ordinance.
- D. ~~This~~ allowable reductions *described above* excludes ~~M~~medical ~~O~~ffices and ~~R~~estaurant uses. Any *approved* change in use that increases applicable off-street parking or loading requirements will be deemed a violation of this Ordinance unless *parking and loading spaces* ~~parking and loading spaces are provided in accordance with the provisions of this Article.~~

**Sec. 9.32.2 Off-Street Parking Requirements**

- A. Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with ~~the following~~ *Table 9.32-2, Off-Street Parking Schedule.*

OFF-STREET PARKING REQUIREMENTS	
USE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
<b>AGRICULTURAL USES</b>	
<b>AGRICULTURAL AND ANIMAL PRODUCTION, PROCESSING, AND SUPPORT</b>	
Animal <i>and Insect</i> Production; <i>Apiculture</i>	None
Horitcultural Production; <i>Aquaculture; Mariculture; Concentrated Animal Feeding Operations</i>	1 per employee
<i>Hemp Crop Production and/or Processing</i>	<i>1 per employee, if processing</i>
<i>Winery</i>	<i>1 per employee plus 1 per 100 square feet of tasting room area</i>
Agricultural Processing	1 per employee
Agricultural Sale or Service	1 per 500 square feet of floor area plus 4 per acre <i>of</i> outdoor sales/display/storage area
Roadside Stand	<i>1 per 150 square feet of floor area plus 4 per acre of outdoor sales/display/storage area</i> <del>3 per stand</del>
<i>Community Garden</i>	<i>1 per employee plus 2 spaces per acre</i>
<b>FORESTRY AND LOGGING</b>	



Bona Fide Forestry Operations	None
Lumber Mill, Planing, or Saw Mill	1 per employee plus 1 per commercial vehicle plus 1 per 400 square feet of floor area
<b>RESIDENTIAL USES</b>	
<b>ASSISTED LIVING</b>	
Assisted Living	1 per 3 beds
<b>MANUFACTURED HOUSING</b>	
Manufactured Housing Unit	2 per Dwelling Unit
Manufactured Housing Park	<i>2 per Manufactured Housing Unit plus 1 guest parking space per every 4 units</i>
<b>MULTI-FAMILY DWELLING</b>	
Dwelling, Multi-Family; <i>Duplex; Triplex and Fourplex</i>	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; 2.5 per 3-bedroom and larger units
Dwelling Group	2 per Dwelling Unit
Dwelling, Single-Family Attached	2 per Dwelling Unit
<b>SHORT-TERM RENTAL</b>	
Short-Term Rental Property: Limited Home Rental (LHR), Extended Home Rental (EHR), and Commercial Guest House (CGH)	1 per permitted bedroom plus the required parking for the applicable use
<b>SINGLE-FAMILY DWELLING</b>	
Dwelling, Single-Family Detached	2 per Dwelling Unit
<b>OTHER RESIDENTIAL USES</b>	
<i>Transitional Housing</i>	<i>One per two beds plus one per every two employees</i>
<i>Child Caring Institution; Emergency Shelter</i>	<i>One per four beds plus one per every two employees</i>
<i>Affordable and Workforce Dwelling Unit: Dwelling, Single-Family Detached; Dwelling, Single-Family Attached; Dwelling Group; and Duplex</i>	<i>One per Dwelling Unit (requires Special Exception approval from the Board of Zoning Appeals)</i>



<b>Affordable and Workforce Dwelling Unit: Multi-Family; Triplexes; and Fourplexes [1]</b>	<b>One per studio or one-bedroom unit; one and a half per two-bedroom unit; and two per three-bedroom and larger units (requires Special Exception approval from the Board of Zoning Appeals)</b>
<b>Group Residential</b>	<b>One per bed</b>
Farm Labor Housing	0.5 per bed
<b>CIVIC/INSTITUTIONAL</b>	
<b>COURTS/PUBLIC SAFETY</b>	
Court of Law	1 per employee plus 1 per every 3 seats of seating available to the public in the courtroom
<b>Correctional Institution</b>	<b>1 per 2 employees</b>
Parole Office or Probation Office	1 per employee plus 1 per 200 square feet of floor area
Safety Service	1 per 2 employees
<b>DAY CARE SERVICES</b>	
Family Home; Group Home	1 per 3 beds plus 1 per employee in single shift
Adult Day Care Service; Child Care Center	1 per employee plus 1 per 5 children/adults
<b>Day Camp</b>	<b>1 per employee plus 1 space per camp vehicle parked on premises</b>
<b>DEATH CARE SERVICES</b>	
Cemetery	1 per full time employee
Funeral Services	1 per <del>34</del> seats <b>plus</b> 1 per employee
<b>EDUCATIONAL SERVICES</b>	
Pre-school or Educational Nursery	1 per 6 students for which the facility is licensed plus 1 per employee <b>plus vehicle stacking spaces per Article 9.3.8</b>
School, Primary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) <b>plus vehicle stacking spaces per Article 9.3.8</b>
School, Secondary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) <b>plus 1 per 8 students and vehicle stacking spaces per Article 9.3.8</b>



Higher Education Facility	1 per 100 square feet classroom plus 1 per 300 square feet office/administrative plus 1 per 3 beds
Personal Improvement Education	1 per every 3 students plus 1 per employee
<b>HEALTH CARE SERVICES</b>	
Medical Office	1 per 150 square feet of floor area
Community Residential Care Facility; <i>Residential Treatment Facility for Children or Adolescents</i>	1 per 5 beds
Counseling Service	1 per 150 square feet
Intermediate Care Facility for Individuals with Intellectual Disabilities	1 per bed plus 1 per employee <del>in a single shift</del>
Hospital; <i>Hospice Facility</i>	1 per 2 beds plus 1 per 300 square feet of floor area of administrative and medical offices
Home Health Agency; Health Care Laboratory; Outpatient Facility for Chemically Dependent or Addicted Persons; Rehabilitation Facility	1 per 200 square feet of <del>gross</del> floor area with a minimum of 4 spaces
<b>MUSEUM, HISTORIC SITE, AND SIMILIAR INSTITUTIONS</b>	
<del>Historic Site</del> ; Library or Archive; Museum	1 per 300 square feet
Nature Exhibition; Botanical Garden; <i>Historic Site</i>	1 per employee in a single shift plus 2 spaces per acre
Zoo	10 plus 1 per employee in a single shift
<b>POSTAL SERVICE</b>	
Postal Service, United States	1 per 150 square feet of floor area
<b>RECREATION AND ENTERTAINMENT</b>	
Community Recreation	1 per 250 square feet of gross floor area
Fishing, Hunting, or Recreational Guide Service	5 per employee
Golf Course or Country Club	1 per employee plus 4 per golf green <del>and plus 1 per 4 seats</del> <i>plus 1 per 75 square feet of indoor seating area plus 1 per 150 square feet of outdoor seating area</i> for accessory restaurant or bar use



Parks and Recreation	1 per 5,000 square feet of land area plus outdoor recreation requirements
Recreation and Entertainment, Indoor	1 per 3 seats or 1 per 200 square feet of floor area, whichever is greater
Recreation and Entertainment, Outdoor	1 per 200 square feet of public activity area plus, Swimming Pool-1 per 200 square feet of water surface area Tennis-2 spaces per court Basketball- 5 spaces per court Athletic Field- 15 spaces per diamond or field
<b>Drive-In Theater</b>	<b>30 per screen plus 1 per employee</b>
<b>Golf Driving Range</b>	<b>1 per tee plus 1 per employee</b>
<b>Outdoor Shooting Range</b>	<b>1 per range position plus 1 per 200 square feet of indoor office area</b>
<b>Special Event</b>	<b>1 per 5 fixed seats, 1 per every three attendees, or 1 per every 3 persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if off-site parking is provided by recorded parking agreement and transportation between off-site parking areas and event locations is provided.</b>
<b>RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS</b>	
Business, Professional, Labor, Political Organization; Social or Civic Organization; Social Club or Lodge; Religious Assembly	1 per 5 fixed seats, <b>1 per every three attendees</b> , or 1 per every <del>three</del> {3} persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if <del>the assembly area is located within 500 feet of any public or commercial parking lot where sufficient spaces are available by parking agreement.</del> <b>off-site parking is provided by recorded parking agreement and transportation between off-site parking areas and event locations is provided.</b>
<b>UTILITIES AND WASTE-RELATED USES</b>	
Utility Service, Major	1 space per employee plus 1 per stored vehicle <b>for parcels with habitable structures</b>
Utility Service, Minor	None
Waste-Related Use; <b>Septic Tank Installation, Cleaning, or Related Service</b>	1 per employee



<b>Solid Waste Disposal Facility (Public or Private)</b>	<b>1 per collection container plus 1 per employee</b>
<b>COMMERCIAL</b>	
<b>ACCOMODATIONS</b>	
Hotel or Motel	1 per room plus spaces as required for associated restaurants, bars, and offices
RV (Recreational Vehicle) Park; Campground	1 per employee plus 1 per recreational vehicle and camp site
<b>ANIMAL SERVICES</b>	
<b>Stable, Commercial</b>	<b>1 per 2 stalls</b>
<b>Stable, Private</b>	<b>1 per 5 stalls</b>
Kennel; <b>Pet Store or Grooming Salon; Small Animal Boarding</b>	<b>1 per 300 square feet of floor area</b> plus 1 per employee
Pet Store or Grooming Salon; Small Animal Boarding	1 per 300 square feet of floor area
Veterinary Service	3 spaces per each veterinarian or allied professional
<b>FINANCIAL SERVICES</b>	
Bank or Financial Service	1 per 300 square feet of floor area <b>plus vehicle stacking spaces per Article 9.3.8</b> , also see drive thru requirements
<b>Short-Term Lender</b>	<b>1 per 300 square feet of floor area</b>
<b>FOOD SERVICES AND DRINKING PLACES</b>	
Bar or Lounge	1 per 75 square feet of indoor <b>patron</b> seating area plus 1 per 150 square feet of outdoor <b>patron</b> seating area <b>and 1 per employee</b>
Catering Service	1 per 400 square feet of floor area
Restaurant, Fast Food	If inside seating: 1 per 75 square feet indoor <b>patron</b> seating area plus 1 per <b>150</b> 200 square feet outdoor <b>patron</b> seating area plus vehicle stacking spaces per Article 9.3.8  If no inside <b>patron area</b> seating: 1 per employee plus 1 per <b>150</b> 200 square feet outdoor <b>patron</b> seating area plus vehicle stacking spaces per Article 9.3.8
Restaurant, General	1 per 75 square feet of indoor <b>patron</b> seating area plus 1 per <b>150</b> 200



	square feet of outdoor <del>patron</del> seating area <b>and 1 per employee</b>
<b>Sexually Oriented Business</b>	<b>1 per 200 square feet of floor area and 1 per employee</b>
<b>INFORMATION INDUSTRIES</b>	
Communication Service; Data Processing Service; and Publishing Industry	1 per 300 square feet of floor area
Communications Tower	None
<b>OFFICES</b>	
Administrative or Business Office; Government Office; Professional Office	1 per 300 square feet of floor area
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>	
Convention Center or Visitors Bureau	4 per 1000 square feet of floor area
Heavy Construction Service or General Contractor; Special Trade Contractor (Office/Storage)	1 per <del>300</del> 400 square feet of office <del>indoor floor</del> area <b>plus 1 per 600 square feet of indoor storage area and</b> plus 4 spaces per acre outdoor storage/display/sales area
<b>Billboard</b>	<b>None</b>
<b>PARKING, COMMERCIAL</b>	
Parking Lot; Parking Garage	1 per employee
<b>RENTAL AND LEASING SERVICES</b>	
Charter Boat or other Recreational Watercraft Rental Service	1 per rental boat or watercraft plus 1 per employee
<del>Commercial or Industrial Machinery or Equipment; Construction Tools or Equipment</del>	1 per 250 square feet of floor area not including storage areas
Heavy Duty Truck or Commercial Vehicle Rental or Leasing; <b>Commercial or Industrial Machinery or Equipment; Construction Tools or Equipment</b>	1 per rental vehicle plus 1 per employee in single shift
<b>Consumer Goods Rental Center</b>	<b>1 per 200 square feet of floor area not including storage plus 1 per employee</b>
Self-Service Storage	3 spaces plus 1 space per employee and 1 space per 100 units



Vehicle Rental or Leasing	1 per 2,500 square feet of display, 1 per 250 square feet of indoor enclosed floor space
<b>REPAIR AND MAINTENANCE SERVICES</b>	
Boat Yard	1 per employee
Repair Service, Consumer; <i>Vehicle Repair or Service</i>	2 per employee or service bay, <i>whichever is greater</i>
Repair Service, Commercial	1 per 400 square feet of office area plus 1 per 2 employees
<b>RETAIL SALES</b>	
Nonstore Retailer	1 per employee plus 2 spaces for deliveries
<i>Fuel Dealer, Heating Oil Dealer; Liquified Petroleum Gas (Bottled Gas) Dealer</i>	<i>1 per employee plus 2 spaces for deliveries</i>
<i>Home Improvement Center</i>	<i>1 per 400 square feet of floor area</i>
Food Sales; <i>Liquor, Beer, or Wine Sales; Convenience Store</i>	1 per 175 square feet <i>of floor area</i>
<i>Food Truck</i>	<i>1 per employee plus 1 per 200 square feet of outdoor seating area plus vehicle stacking spaces per Article 9.3.8</i>
<del>Liquor, Beer, or Wine Sales</del>	<del>1 per 200 square feet of floor area</del>
Retail Sales or Services, General	1 per 300 square feet indoor floor area plus 5 spaces per acre outdoor storage/display/sales area
Building Materials or Garden Equipment and Supplies Retailer	1 per 200 square feet of floor area not including storage plus 1 per employee
<del>Convenience Store</del>	<del>1 per 200 square feet of floor area</del>
<i>Duplicating or Quick Printing Service; Private Postal or Mailing Service</i>	<i>1 per 300 square feet of floor area</i>
Pawn Shop; <i>Warehouse Club or Superstore</i>	1 per 200 square feet of floor area
Service Station, Gasoline	1 per 200 square feet of gross floor area plus vehicle stacking spaces per Art. 9.3.8
Truck Stop	1 per employee plus truck space parking plus <i>spaces as required for associated restaurants or motels</i> any parking required in this table when restaurant or motel is included



Vehicle Sales; <i>Heavy Duty Truck or Commercial Vehicle Dealer; Manufactured Home Dealer</i>	1 per 2,500 square feet of <b>outdoor display area plus</b> ; 1 per 250 square feet of <b>floor area</b> <del>indoor enclosed floor space</del>
Vehicle Parts, Accessories, or Tire Store	1 per 300 square feet of floor area (10 space minimum)
<b>RETAIL OR PERSONAL SERVICES</b>	
<i>Consumer Convenience Service</i>	<b>1 per 200 square feet of floor area and 1 per employee plus vehicle stacking spaces per Art. 9.3.8</b>
Hair, Nail, or Skin Care Service	2 per employee or work station, whichever is greater
<i>Job Training or Placement Service</i> ; Personal Improvement Service	1 per 200 square feet of floor area
<i>Physical Fitness or Health Club; Tattoo Facility</i>	<b>1 per 300 square feet of floor area</b>
Services to Buildings or Dwellings; <i>Landscaping and Horticultural Service</i>	1 per employee plus 1 space for deliveries <b>and 1 space per each company vehicle to be dispatched from site</b>
<b>VEHICLE AND WATERCRAFT STORAGE</b>	
Vehicle Storage	1 per 2 employees
<i>Impound Yard; Towing Facility</i>	<b>1 per 300 square feet of floor area plus 1 per 4,000 square feet of motor vehicle storage area</b>
<i>Boat Ramp</i>	<b>20 per ramp plus spaces as required for associated docks</b>
<i>Community Dock; Commercial Dock</i>	<b>1 per wet slip</b>
Marina	1 space per 200 sq. ft. of office area plus 1 per 3 wet slips and 1 per 5 dry stack storage
<b>WHOLESALE SALES</b>	
Wholesale Sales; <i>Clay or Related Products, Construction Material Wholesaler; Flower, Nursery Stock, or Florists' Supplies Wholesaler; Petroleum Wholesaler</i>	1 per 600 square feet for 1st 12,000 square feet plus 1 per 900 square feet for remaining area (over 12,000 square feet)
<b>INDUSTRIAL</b>	
<b>INDUSTRIAL SERVICES</b>	
Laundry, Dry Cleaning, or Carpet Cleaning Plant	1 per employee plus 1 per 3 washing/drying machines, if provided for customer use



Photo Finishing Laboratory	1 per 200 square feet of floor area
<b>Research and Development Laboratory</b>	<b>1 per 400 square feet</b>
Scrap and Salvage Service	1 per employee plus 2 per acre
<b>MANUFACTURING AND PRODUCTION, GENERAL</b>	
<b>Artisan and Craftsman</b>	<b>1 per 200 square feet</b>
Manufacturing and Production; <b>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; Pulp Mill or Paper Mill, Rendering Plant; Slaughter House and Meat Packing; Stone or Shell Products Manufacturing and Production</b>	1 per 400 square feet of office area plus 1 per 2 employees
<b>Microbrewery and Distillery</b>	<b>1 per employee plus 1 per 100 square feet of tasting room area</b>
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>	
Warehouse and Distribution Facility	1 per 300 square feet office area plus 1 per 600 square feet for 1st 12,000 square feet warehouse/storage area plus 1 per 900 square feet for remaining warehouse/storage area (over 12,000 square feet)
<b>Container Storage Facility; Grain Terminal and Elevator; Stockpiling of Sand, Gravel, or other Aggregate Materials; Fuel Storage Facility; Storage or Manufacturing of Weapons or Ammunition</b>	<b>1 per employee</b>
<b>Freight Forwarding Facility</b>	<b>1 per employee plus 1 per company vehicle</b>
<b>OTHER USES</b>	
<b>RECYCLING SERVICES</b>	
Recycling Center	1 per employee
Recycling Collection Facility	1 per recycle collection container <b>plus 1 per employee</b>
<b>RESOURCE EXTRACTION/MINING</b>	
Resource Extraction/Mining	None



TRANSPORTATION	
Aviation, <i>Private Air Strip</i>	1 space per 5 aircraft tie down or storage plus 1 space per 4 seats in waiting room areas
Railroad Facility	1 per 2,400 square feet
Sightseeing Transportation, Land, or Water	1 per 2 seats of sightseeing vehicle
Taxi or Limousine Service	1 per employee plus one per vehicle that provides service
Urban Transit System	1 per 100 square feet of public waiting area plus 1 per 2 employees and 1 per transit vehicle
Water Transportation	1 per 2 seats of transportation vehicle plus 1 per employee
<p><i>[1] Transit-Oriented Development. If the Affordable and/or Workforce Dwelling Unit: Multi-Family; Triplex; and/or Fourplex Development is located within 1,200 feet walking distance of an approved Charleston Area Regional Transportation Authority (CARTA), TriCounty Link, or Lowcountry Rapid Transit (LCRT) stop, the number of required parking spaces can be reduced to the following minimums: one space per studio or one-bedroom unit; one space per two-bedroom unit; and one and a half spaces per three-bedroom and larger units, with Special Exception approval from the Board of Zoning Appeals.</i></p>	

- B. *The minimum off-street parking requirements for a non-residential use resulting from a change of use in an existing building are not applicable if the following criteria are met:*
1. *The amount of off-street parking available for the existing use meets or exceeds the minimum requirements for the proposed use; and*
  2. *No modifications to the building or site related to the new use will result in a reduction or elimination of off-street parking.*

**Sec. 9.32.3 Rules for Computation of Parking and Loading Requirements**

The following rules apply when computing off-street parking and loading requirements:

- A. **Multiple Uses.** Lots containing more than one use must provide parking and loading in an amount equal to the *cumulative total of the requirements* for all uses, *unless otherwise approved according to Sec. 9.3.4, Shared Parking.*
- B. **Fractions.** *When the calculation of required parking spaces results in a fractional parking space, in all cases, the result is rounded up to the nearest whole number.* When measurements of the number of required spaces result in a fractional number, any fraction of one-half or less will be rounded down to the next lower whole number and any fraction of more than one-half will be rounded up to the next higher whole number.
- C. **Area Measurements.** *The independent variables for parking calculations are measured as follows:* Unless otherwise expressly stated, all square footage based parking and loading standards must be computed on the basis of gross floor area. Storage areas or common areas incidental to the principle use shall be exempt from this measurement when the following conditions are met:
  1. *The phrase "per sf" means that the number of parking spaces is calculated based on the square feet of gross floor area devoted to the use, excluding storage or common areas devoted to hallways, stairwells, elevators, bathrooms, mechanical rooms, and other spaces incidental to the principle use.*
    - a. ~~The storage area or common area is a minimum of two hundred fifty (250) square feet; and~~



b. ~~The applicant has provided documentation that such areas will not be used as space for employees, customers, or residents.~~

2. ***The phrase "per employee" means that the number of parking spaces is based on the number of full-time employees, part-time equivalent employees, and volunteers on the work shift when the maximum number of employees are present.***

D. **Occupancy-Based Standards.** For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations shall be based on the largest number of **Persons** working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces. ***Occupancy-based standards may be approved by the Zoning and Planning Director, if the parking calculation based on Table 9.3.2, Off-Street Parking Schedule, is not compatible with the proposed use.***

E. **Unlisted Uses.** ~~Upon receiving a development application for a use not specifically listed in Table 9.2.2, an Off-Street Parking Schedule, the Zoning and Planning Director shall apply the off-street parking standard(s) specified for the listed use that is deemed to be a subcategory of, or most functionally similar to, the proposed use. or require parking spaces in accordance with a parking study prepared by the applicant.~~

**Sec. 9.3.4 Shared Parking**

A. ***Off-street parking facilities for separate uses may be provided collectively if the total number of Shared Parking spaces is adequate to serve all uses in a Development.***

B. ***All parking spaces that serve Buildings or uses must be located within 600 feet from the primary entrance of the use served, unless shuttle bus service is provided to a remote parking area. Parking Lot use must be permitted on subject parcel, pursuant to Table 6.1-1, Use Table.***

C. ***An applicant requesting Shared Parking shall submit a Shared Parking plan analysis to the Zoning and Planning Director that clearly demonstrates the feasibility of Shared Parking. The Shared Parking plan analysis must be approved by the Zoning and Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover, and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Approvals will only pertain to the specific uses addressed in the shared parking analysis plan, and a Any change in use(s) will require a new Shared Parking plan analysis.***

D. ***Shared Parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks. Pervious surfaces are preferred for pedestrian accesses, provided such accesses are compliant with Sec. 9.3.5, Accessible Parking.***

**Sec. 9.3.56 Location of Required Parking**

**A. On-Site Parking.**

1. ~~Except as expressly stated in this Section, all required off-street parking spaces must be located on the same Lot as the principal use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public Right-of-Way, or property line.~~

2. ~~Parking lots in Office (O) and Commercial (C) districts containing more than ten parking spaces shall be located to the side or rear of the principal structure's front facade or within a courtyard surrounded by a structure on at least three sides.~~

B. **Off-Site and Shared Parking.** ~~Off-site parking is defined as the required parking not located on the parcel which the principal use is located. Shared parking is parking for uses with different operating hours or peak business periods that share required off-street parking spaces. Shared parking may or may not be off-site parking. Off-site and shared parking are allowed provided they meet the following standards.~~

1. ~~A maximum of fifty (50) percent (50%) of the required parking spaces may be located off-site. however, off-site parking may not be used to satisfy the off-street parking standards for residential uses (except for guest parking), restaurants,~~



~~convenience stores, or other convenience-oriented uses unless approved as part of a mixed-use development. Required parking spaces reserved for persons with disabilities shall not be located off-site.~~

2. ~~Shared or~~ Off-site parking must be located within 600 feet from the primary entrance of the use served, unless shuttle bus service is provided to ~~at~~ the remote parking area. ~~Shared or~~ Off-site parking spaces may not be separated from the use that it serves ~~they serve~~ by a ~~Street R~~ights-of-~~W~~ay with a width of ~~more than~~ 80 feet ~~or more~~, unless a grade-separated pedestrian walkway, ~~is provided, or other~~ traffic control, or shuttle bus service is provided to the remote parking area.
3. ~~An applicant requesting shared parking shall submit a shared parking analysis to the Planning Director that clearly demonstrates the feasibility of shared parking. The shared parking analysis must be approved by the Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces. Approvals will only pertain to the specific uses addressed in the analysis and any change in use(s) will require a new shared parking analysis.~~
4. Off-site parking areas serving uses located in ~~N~~on-residential ~~Z~~oning ~~D~~istricts must be located in non-residential ~~Z~~oning ~~D~~istricts. Off-site parking areas serving uses located in ~~r~~esidential or ~~a~~gricultural ~~Z~~oning ~~D~~istricts may be located in ~~any~~ Residential, Agricultural or Nonresidential ~~Z~~oning ~~D~~istricts.
5. In the event that ~~an~~ off-site parking area is ~~utilized~~ not under the same ownership as the principal use served, a written, ~~recorded~~ agreement ~~is~~ will be required. An attested copy of ~~such~~ the agreement between the owners of record must be submitted to the ~~Zoning and~~ Planning Director for ~~review and approval~~ recording on forms made available in the Planning Department. Recording of the agreement with the Register of ~~Deeds~~ Mesne Conveyance must take place before issuance of a ~~Z~~oning ~~P~~ermit, ~~B~~uilding ~~P~~ermit, or Certificate of Occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.
6. ~~Shared parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.~~

~~If any one of the above following applicable standards cannot be met, Special Exception approval pursuant to Art. 3.6, Special Exceptions, shall be required.~~ approval shall be required.

### **Sec. 9.3.67 Accessible Parking**

~~The~~ **All parking shall comply with the requirements of** parking standards of this Article are intended to ensure compliance with the Americans with Disabilities Act (ADA) **including, but not limited to, the requirements for ADA reserved parking Signs and ADA parking markings.** A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located, and reserved for use by persons with physical disabilities.

- A. **Number of Spaces.** The minimum number of accessible spaces to be provided shall be a portion of the total number of off-street parking spaces required, as **shown in Table 9.3.6, Accessible Parking Schedule** ~~determined from the following schedule.~~ Parking spaces reserved for persons with disabilities shall be counted toward fulfilling off-street parking standards.



**Table 9.3.67,  
Accessible Parking *Schedule* for Physically Disabled Persons — Number of Spaces**

Total Parking Spaces Provided	Minimum Number of:		
	Minimum Number of Accessible Spaces	Minimum Number of Van-Accessible Spaces	Minimum Number of Car-Accessible Spaces
1—25	1	1	0
26—50	2	1	1
51—75	3	1	2
76—100	4	1	3
101—150	5	1	4
151—200	6	1	5
201—300	7	1	6
301—400	8	1	7
401—500	9	2	7
501—1,000	2% of total spaces	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
Over 1,000	20 + 1 per each 100 spaces over 1,000		

B. **Minimum Dimensions.** All parking spaces reserved for persons with disabilities shall comply with the parking space dimension standards of this Section, *as shown in Figure 9.3.7, Design Illustration*, provided that access aisles *of the required width* shall be provided immediately abutting such spaces, as follows:

1. *Car-Accessible Spaces:* shall have at least a five-foot-wide access aisle located abutting the designated parking space.
2. *Van-Accessible Spaces:* shall have at least an eight-foot-wide access aisle located abutting the designated parking space.

**Sec. 9.3.78 Parking Space and Parking Lot Design**

A. **Parking Lot Design.** Dead-end type of Parking Lot layouts that cause or contribute to poor vehicular circulation *are prohibited* will not be allowed unless *the Zoning and Planning the Director determines that* all other site configurations and parking options *to comply with* of the required number of parking spaces have been exhausted.

B. **Aisle Widths and Parking Space Dimensional Standards.** Drive aisle widths and parking space dimensions shall comply with the standards in the following *Table 9.3.8, Aisle Width and Parking Space Dimensions*. Twenty percent (20%) of the minimum number of for a may utilize compact and sub-compact vehicle parking dimensions. These dimensions shall be a minimum of 7 feet 6 inches x 15 feet (7'6" x 15') and clearly marked for compact vehicles only.

C. **Compact Spaces.**

1. *Up to 30 percent of parking spaces may be designed for use by cars smaller than full-size cars.*



2. *Compact spaces must be located in continuous areas and may not be interspersed with spaces designed for full-size cars.*
3. *Compact spaces must be clearly designed by Pavement marking and labeled as "Compact Cars Only."*
4. *Stall dimensions for compact spaces are reduced to 7'-6" X 15.*
5. *Compact spaces cannot be used as required ADA parking spaces.*
6. *Compact spaces cannot be used as required Electric Charging Stations.*

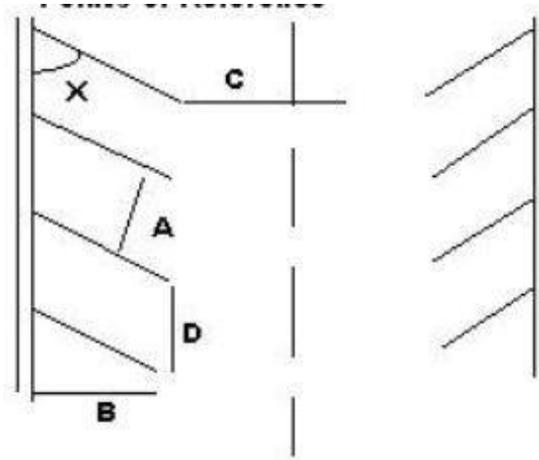


**Table 9.3. 7&1,  
Aisle Widths and Parking Space Dimensions**

X°	Stall Width (A)	Stall Depth (B)	Aisle Width (C)	Skew Width (D)
	60°	8'-0"	19'-7"	19'-0"
8'-6"		18'-0"	18'-0"	9'-10"
9'-0"		17'-0"	17'-0"	10'-5"
--		--	*One Way	--
45°	8'-0"	18'-5"	12'-0"	11'-4"
	8'-6"	18'-8"	11'-0"	12'-0"
	9'-0"	19'-1"	11'-0"	12'-9"
	--	--	*One Way	--
30°	8'-0"	15'-11"	11'-0"	16'-0"
	8'-6"	16'-5"	10'-0"	17'-0"
	9'-0"	16'-10"	9'-0"	18'-0"
	--	--	*One Way	--
0°	8'-0"	22'-0"	11'-0"	N/A
	8'-6"	22'-0"	11'-6"	(PARALLEL)
	9'-0"	23'-0"	12'-0"	--
	--	--	*One Way	--
90°	8'-0"	18'-0"	28' to 32'	N/A
	8'-6"	18'-0"	25' to 29'	
	9'-0"	18'-0"	23' to 27'	--
	--	--	*Two Way	--

Note: Two-way drive aisles *in parking areas* shall always require a minimum width of 23 feet.

Figure 9.3.7  
Design Illustration



C. **Parking Lot Landscaping.** See Article 9.5, *Landscaping, Screening, and Buffering* of this Chapter.

D. **Markings and Surface Treatment.**

1. **ADA reserved parking signs and ADA parking markings shall be in compliance with the Americans with Disabilities Act.**
2. ~~In paved parking areas, each parking off-street parking space must~~ shall be identified by surface markings at least four inches in width, **which must** ~~Markings shall~~ be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, **maneuvering, queuing,** and storage of vehicles.
  - a. ~~No more than 70 percent of all developable land within parcels may be impervious, paved, unless approved by the Zoning and Planning Director.~~
  - b. **30 percent of parking spaces must have a pervious surface.**
3. ~~One-Way and Two-Way ingress and egress driveways~~ **ingress and egress driveways** ~~accesses into required parking facilities shall be marked~~ identified by directional arrows.
4. **Unpaved Parking Areas.**
  - a. ~~In unpaved parking lots, a~~ **All parking spaces must have a minimum four-inch Curb stop** ~~(minimum height of four inches) to delineate the location of each the space and to prevent the Encroachment of parking onto adjoining properties, Rights-of-Way, or landscaped or pervious areas.~~
  - b. ~~Unpaved~~ **All P** parking **L**ots **and access drives** must have an all-weather surface, such as gravel, slag, or **another approved** pervious surface, **excluding** ~~not including~~ asphalt shingles. **Ingress** Entrance and **egress** exit drives serving unpaved **P** parking **L**ots accessed from a **P** paved **S** street must be paved from the edge of the street pavement **for a minimum** to a distance of 20 feet into the **Subject P** property. ~~No more than 120 percent of the required number of off-street parking spaces may be paved and no more than 70 percent of all developable land within parcels may be paved, unless approved by the Planning Director.~~
  - c. **For surfaces that cannot be marked with directional arrows, directional signage is required to mark one-way ingress and egress driveways.**

E. **Access.**

1. Required parking spaces shall not have direct access to a **S** street or **H** highway, **nor may they be configured in a way that requires backing into or otherwise re-entering a Street or Highway.** Access **to Required Parking spaces** ~~to~~



required parking spaces shall be provided by on-site **ingress and egress** driveways. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way. **Access drives shall be a minimum of 20 feet wide and have an all-weather surface.**

2. **Curb cuts for ingress and egress** Parking lot entrance and exit drives **may** curb cuts will not be **wider** more than 30 feet in width; **however, ingress and egress that is separated by** Entrances or exits which include a median strip to separate traffic flow in opposite directions may be expanded to **a maximum width of 60 feet.**
3. **Curb cuts for ingress and egress drives are** shall be **allowed in accordance with** the following **Table 9.3.7-2, Number of Ingress/Egress Drives:**

<b>Table 9.3.7-2, Access Number of Ingress/Egress Drives</b>	
LENGTH OF <b>PROPERTY</b> FRONTAGE	MAXIMUM NUMBER OF DRIVEWAYS
250 feet or less	1 <sup>±</sup> [1]
251 feet to 1,500 feet	2
1,500 feet or more	3

**Table Notes:**  
 [1] <sup>\*</sup>On frontages of 250 feet or less, a pair of one-way driveways may be substituted only if the **agency responsible for the maintenance of the intersecting Right-of-Way determines the design feasible.** internal circulation on the site is compatible with the one-way driveways and wrong-way movements on the driveways are rendered impossible or extremely difficult for motorists. Refer to the South Carolina Department of Transportation's Access and Roadside Management Standards Manual for recommended spacing of driveways based on speed of traffic.

4. **Entrance** **Ingress** and **egress** exit drives shall be located at least 100 feet from the edge of the **R**ight-of-**W**ay of any **S**treet intersection. If the subject **L**ot has less than 100 feet of **F**rontage **and is not within a common Development with other points of access**, the **Zoning and Planning Director may** shall be authorized to alter these requirements **by the minimum necessary to provide reasonable access.** Suitable provisions will be made to prevent **i**ngress or egress **drives other than those** at other than designated **as entrance or exit drives are prohibited** entrance or exit drives.
5. **Access to Dwelling Units shall comply with the International Fire Code,** The Planning Director shall be authorized to require compliance with the International Fire Code that access to dwelling units comply with the International Fire Code, as adopted by County Council.
6. **A pair of one-way drives must be separated by at least 100 feet and must comply with the vision clearance requirements contained in Art. 9.7, Vision Clearance.**
7. **Stop Signs and stop bars shall be installed as required by the Director of the Zoning and Planning Department and Director of the Public Works Department.**
8. Shared access between parcels may be allowed with written agreement among all owners of record. An attested copy of the access agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department. Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit or certificate of occupancy for any use to be served by shared access. Any shared access must meet all dimensional requirements of this Ordinance and any applicable SCDOT requirements.

**Sec. 9.3.78 Use of Required Parking Spaces and Maintenance**

A. **Use. Required**



1. ~~Off-street parking areas shall be used solely for the parking of licensed, Mmotor Vvehicles in operating condition.~~
  2. ~~Required spaces may not be used for the display of goods for sale or lease, for Mmotor Vvehicles repair or service work of any kind, display of Signs, or for long-term storage of vehicles, boats, motor homes, campers, Mmanufactured Hhousing Uunits, or BBuilding materials.~~
- B. **Off-street driveways, parking surfaces, drive aisles, and traffic control devices shall be kept in good condition and parking space lines and Pavement markings on paved Lots shall be kept clearly visible at all times.**

**Sec. 9.3.910 Vehicle Stacking**

- A. **Minimum Number of Spaces.** Off-street stacking spaces shall be provided as *shown in Table 9.3.9, Vehicle Stacking Requirements* follows.

Table 9.3.910, Vehicle Stacking <del>Requirements</del> Areas — Minimum Number of Spaces		
Activity Type	Minimum Spaces	Measured From
Bank teller lane	3	Teller Window
Automated teller machine	2	ATM
Restaurant drive-through	5	Order Box
Restaurant drive-through	4	Order Box to Pick-Up Window
<b>Restaurant drive-through</b>	<b>4</b>	<b>Pick up Window, if no Order Box exists</b>
Car wash stall, automatic	4	Entrance
Car wash stall, self-service	3	Entrance
Dry Clean Service	3	Pick up Window
Gasoline pump island	2	Pump Island
Other	Determined by <b>Zoning and Planning</b> <del>Planning</del> Director	

- B. **Parking Area Design and Layout.** Required stacking spaces are subject to the following design and layout standards:
1. ~~Stacking sSpaces must be a minimum of nine feet by 18 feet eight feet by 20 feet in size.~~
  2. ~~Stacking sSpaces may not impede on- or off-site traffic movements or maneuvering movements into or out of off-street parking spaces.~~
  3. ~~Stacking spaces must be separated from other internal driveways by directional markings by raised medians for traffic movement and safety if deemed necessary by the Director of Public Works.~~
  4. The **Zoning and Planning** Director may require pick-up and drop-off loop drives with sufficient vehicle stacking lanes to prevent vehicle backups into internal travel lanes and ~~Pparking Llots for school uses, adult and child day care facility uses, public assembly uses, and conference facility uses.~~
  5. **Stacking lanes shall be designed with an abutting 12-foot wide bypass lane.**



### Sec. 9.3.101 Off-Street Loading

- A. **Spaces Required.** For every retail sales, service, wholesaling, warehousing, or manufacturing establishment and each bus or truck terminal, there shall be provided sufficient space to accommodate the maximum number of trucks that will be loading, unloading, or standing at any one time.
- B. **Size of Space.** Each off-street loading space shall be of a size commensurate with the *Buildings* to be accommodated. In no case shall required off-street loading spaces encroach upon off-street parking spaces required under this Article.
- C. **Location.** All required off-street loading spaces shall be located on the same *Lot* as the building which they are intended to serve.
- D. **Ingress and Egress Entrances and Exits.** Off-street loading *drives* entrance and exit drives shall be located at least 25 feet from any street intersection.
- E. **Loading Spaces Adjacent to Sidewalks.** Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged, and improved with curbs or other barriers, as to provide adequate protection for pedestrians.
- F. **Maneuvering Areas.** All off-street loading spaces shall be provided with adequate off-street maneuvering areas.
- G. **Landscaping, Bufferings and Screening.** *All off-street loading spaces shall be landscaped, screened, and buffered in compliance with See Article 9.45, Landscaping, Screening, and Buffering of this Chapter.*

### Sec. 9.3.120 Pedestrian Ways

- A. **Where Required. Pedestrian Ways shall:**
  - 1. Paved pedestrian ways shall ~~be~~ be provided in all non-residential development *and Major Subdivisions* within the Urban and Suburban Areas of the County; and
  - 2. Paved pedestrian ways shall ~~link~~ link surrounding *Roadways* with *building* the front entrances and shall provide pedestrian linkages between the proposed *D*development and uses on adjoining *L*lots.
- B. **Placement.** Paved pedestrian ways within publicly dedicated *Rights-of-W*ways shall conform to the construction details for paved sidewalks contained in *Appendix A, Charleston County Road and Drainage Construction Standards, Appendix A.*
- C. **Pervious and low-impact surfaces are encouraged. Alternative-surface walkways may be used outside of Rights-of-W**ways when deemed appropriate to surrounding development characteristics by the Zoning and Planning Director. *All pedestrian ways must comply with ADA requirements.*

## ARTICLE 9.45 LANDSCAPING, SCREENING AND BUFFERS

### Sec. 9.45.1 Applicability

Unless expressly exempted, the landscaping, screening and buffering standards of this Article shall apply to all new ~~non-residential~~ *D*development **with the exception of Single-Family Detached Dwelling Units, Manufactured Housing Units not located in Manufactured Housing Parks**, and all new major *R*oadways that serve Residential Major Subdivisions (~~ten or more lots~~). Minor Subdivisions (~~those with fewer than ten lots~~) may be required to provide landscaping, screening or buffering on major *R*oadways when the *Zoning and Planning Director* determines that such landscaping, screening or buffering is necessary to ensure that the purposes of this Ordinance are met. When modifications or additions are being made to an existing ~~non-residential~~ *B*uilding or site, the standards of this Article shall apply to those portions of the subject *P*arcel that are directly affected by the proposed improvements, as determined by the *Zoning and Planning Director*; provided that when modifications or ~~A~~ additions are proposed that would increase the number of parking spaces, the area of vehicular use areas, or ~~G~~ross *F*loor *A*rea of *B*uildings by more than 25 percent (above existing), ~~then~~ the entire *P*arcel shall be brought into compliance with all applicable standards of this Article. Before calculating the percentage of area for *redevelopment* ~~re-development~~ and



improvement, any proposed demolition of **S**tructures and parking is subtracted from the existing **G**ross **F**loor **A**rea of **B**uildings and number of parking spaces.

**Sec. 9.45.2 Exhibits**

Drawings included as exhibits at the end of this Chapter are meant to compliment the language of the Ordinance. In the event of a conflict with the text of the Ordinance, the text shall apply.

**Sec. 9.45.3 Parking, Loading and Vehicular Use Area Landscaping**

**A. Parking, Loading and Vehicular *Use* Area Perimeters.**

1. Unless otherwise expressly stated, perimeter landscaping shall be required around the outer perimeter of all off-street, surface parking, loading, and vehicular use areas.
2. **Exemptions.**
  - a. Parking areas for the exclusive use of **Single-Family Detached Dwelling Units** single family or agricultural uses **where there are no on-site customers and less than 10 employees are** shall be exempt from these requirements.
  - b. Any off-street parking, loading, or vehicular use area that **is or** will be entirely screened from view by an intervening **B**uilding or **S**tructure or by a buffer **on the Subject Property** provided to satisfy the standards of this ~~Chapter~~ **Article is** shall also be exempt from these (parking, loading and vehicular use Area) perimeter landscaping requirements.
3. **Standards.**
  - a. A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading, and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility **E**asements exist along property lines, the perimeter landscape area shall be located adjacent to the **E**asement. **No buffer plantings will be allowed within any Easement of record, without written approval of the Easement holder.**
  - b. Required perimeter landscape areas shall be planted **as follows** in accordance with the following minimum standards:
    - i. One **C**anopy **T**ree shall be provided for each 50 linear feet **along of the perimeter of all** parking, loading, or vehicular use areas ~~perimeter~~. These **T**rees may be used to satisfy the interior **P**arking **L**ot landscaping requirements **outlined below:-**
    - ii. A **combination of a hedge with Trees, Shrubs, ornamental grasses, or an approved Fence, Wall, or earthen Berm shall be used to form a continuous landscape screen** or other landscape material of at least three feet in height (at maturity) ~~shall be planted within the perimeter landscape area to provide a continuous landscape element, or a combination of trees, hedge, other durable landscape material or approved wall, fence or earth berm may be used to form the continuous landscape element;~~
    - iii. All portions of the perimeter landscape area not planted with **S**hrubs or **T**rees or covered by a **W**all or **F**ence barrier shall be planted in grass or **wood-based mulch and inorganic Ground Cover, including rock and wood chips** ground cover; and
    - iv. Parked vehicles may overhang a landscaped area **provided** if curbing or wheel stops are installed to prevent any damage to **any** plants within the required perimeter landscape area. Landscaping, **W**alls, **F**ences, **or** and earth **B**erms will be so located as to prevent their damage and/or destruction by overhanging vehicles.

**B. Interior Areas.** The following interior parking lot landscaping requirements shall apply to all **P**arking **L**ots except those exclusively serving **S**ingle-**F**amily **R**esidential or agricultural **U**ses.

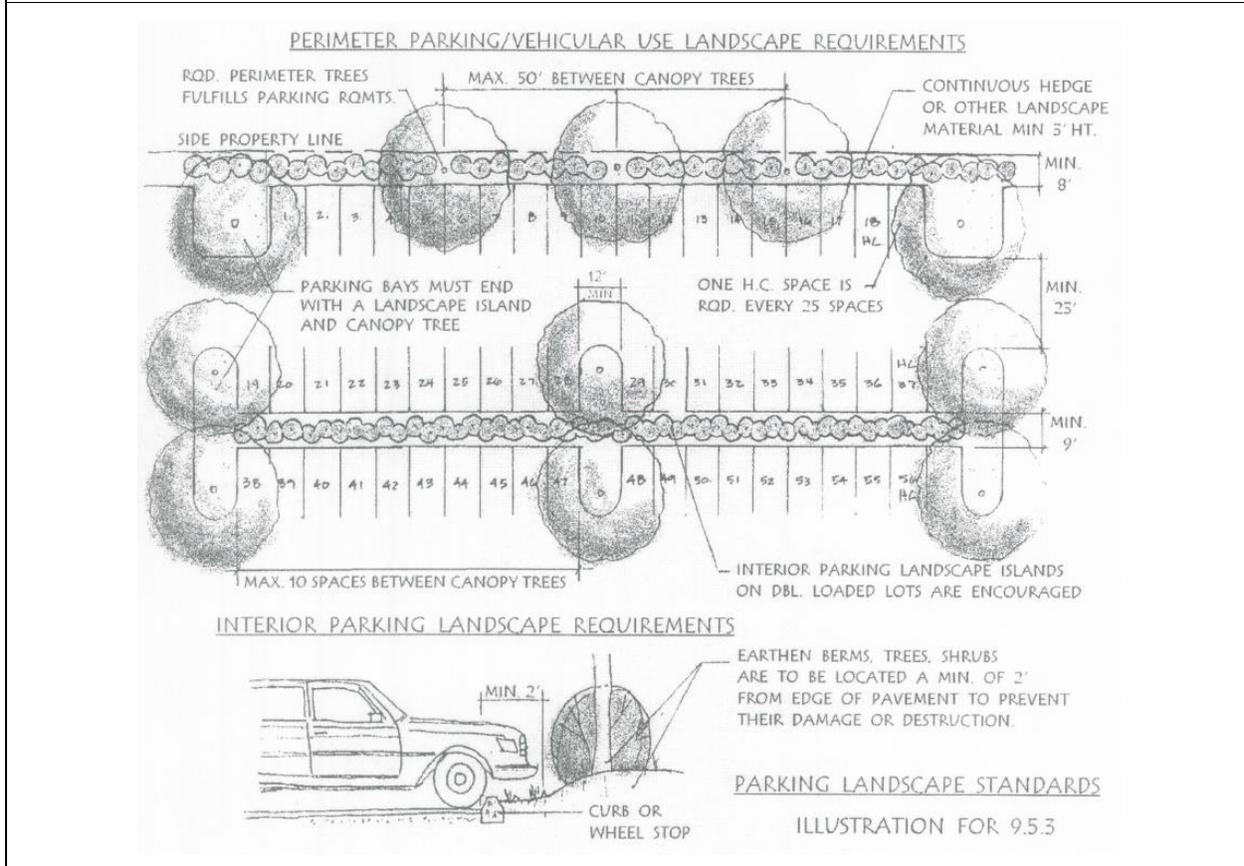


1. Each **single- or double-loaded** Parking Lot bay must terminate with a **Tree** Island. A minimum of one landscape island shall be provided **and evenly dispersed for maximum canopy coverage** for each **10** parking spaces within an off-street parking area. Required landscape islands shall have a minimum of **162 square feet (minimum nine feet by 18 feet) or 324** square feet (**minimum nine feet by 36 feet**), variably dependent upon the species of the canopy tree proposed by the designer.
2. Each required landscaping island shall contain at least one **Canopy Tree per each 162 square feet**, and there shall be no more than ten parking spaces in a row between tree islands. Interior parking landscape islands that separate double loaded parking bays shall be a minimum of nine feet wide. Canopy **Trees** planted in these islands must be planted in line with the parking stripes (between vehicles) and may be used to satisfy the **Parking Lot Tree** requirements, **subject to** however, all **Parking Lot** bays must terminate with a **Tree** island. (**See Figure 9.5.3, Parking Lot Landscape Requirements**) Example shown in CHAPTER 9 exhibits.
3. **All Parking Lot islands shall be landscaped with a combination of mulch and/or Ground Cover. Pavers, pavement, and similar hard surfacing shall not be permitted within a Parking Lot island.**
4. Curbs, wheel stops, or other approved protective barriers shall be installed around all required landscape islands, as approved by the **Zoning and** Planning Director. **Protective barriers, such as Curbs, wheel stops or other edging material, must complement on-site drainage patterns. This may require utilizing Curb Cuts, open Fencing, and appropriate placement of Berms.**
5. Landscaping provided to meet the right-of-way buffer standards of Sec. 9.45.4-, **Landscape Buffers**, of this Chapter **shall** may not be used to satisfy **the** interior **Parking Lot** landscaping requirements. Canopy trees **planted** provided to meet **the Landscape Buffer requirements** perimeter adjacent use buffer landscaping requirements may be counted **ward the** satisfy interior **Parking Lot** landscaping requirements **provided the buffer is immediately adjacent to the parking lot perimeter.**



Figure 9.4.3,

Parking Lot Landscape Requirements



Sec. 9.45.4 Landscape Buffers

A. Right-of-Way Buffers.

1. **Applicability.** Right-of-Way buffers shall be required adjacent to road Rights-of-Way and ingress/egress Easements for all uses except for the following: agricultural and residential uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Zoning and Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.
2. **Buffer Types by Roadway.** Landscape Buffers are shall be required along Roadways in accordance with the following Table 9.45.4-1, Buffer Types by Roadway. Streets, and Rights-of-Way roads, and ingress/egress Easements not indicated in the this table shall comply with the Type BS2 buffer requirements. Sec. 9.5.4 of this Chapter describes buffer types and planting requirements.
3. **Development Within Buffer Areas.**
  - a. No development, storage, or display may occur within required buffer areas except for with the exception of sidewalks and permitted drives and signs;
  - b. All buffer areas shall accommodate the required plant materials within the buffer;
  - c. Drainage swales and stormwater Detention ponds may be placed in the buffer only when Protected Trees and Grand Trees are not endangered and only when they meander through the buffer in a natural manner; and
  - d. Stormwater Detention ponds may not occupy more than 25 twenty-five percent (25%) of the buffer depth area.



Table 9.4.4-1, Buffer Types by Roadway

ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Abbapoola Road	<del>S4</del> <b>G</b>	Magwood Road	<del>S3</del> <b>E</b>
Ashley Hall Road	<del>S1</del> <b>B</b>	Main Road (Humbert Road to Maybank Hwy)	<del>S5</del> <b>I</b>
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	<del>S1</del> <b>B</b>	Main Road Corridor Overlay Zoning District	[3]
<del>Hwy. 61/Ashley River Road (Sam Rittenberg Boulevard to Mark Clark Expressway)</del>	<del>S2</del>	Main Road (Bees Ferry Road to Limehouse Bridge)	<del>S4</del> <b>G</b>
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	<del>S3</del> <b>E</b>	Manse Road	<del>S4</del> <b>G</b>
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	<del>S5</del> <b>I</b>	Mark Clark Expressway	<del>S5</del> <b>I</b>
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line) [1]	<del>S6</del> <b>J</b>	Mary Ann Point Road	<del>S3</del> <b>E</b>
Bears Bluff Road	<del>S5</del> <b>I</b>	Mathis Ferry Road [1]	<del>S4</del> <b>G</b>
Bees Ferry Road	<del>S4</del> <b>G</b>	Maybank Highway Corridor Overlay District [Johns Island]	[2]
Belvedere Road	<del>S4</del> <b>G</b>	Maybank Highway Corridor Overlay Zoning District [James Island]	[4]
Betsy Kerrison Parkway [1]	<del>S5</del> <b>I</b>	Maybank Hwy (Main Road to Rockville)	<del>S5</del> <b>I</b>
Bohicket Road [1]	<del>S5</del> <b>I</b>	Meeting Street	<del>S1</del> <b>B</b>
Botany Bay Road [1]	<del>S4</del> <b>I</b>	Murraywood Road	<del>S4</del> <b>G</b>
Brownswood Road	<del>S4</del> <b>G</b>	Old Georgetown Road	<del>S4</del> <b>G</b>
<del>Abbapoola Road</del>	<del>S4</del>	Liberia Road	<del>S4</del> <b>G</b>
Cane Slash Road	<del>S4</del> <b>G</b>	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	<del>S1</del> <b>B</b>
Chisolm Road	<del>S4</del> <b>G</b>	Old Jacksonboro Road	<del>S4</del> <b>G</b>
Chuck Dawley Boulevard	<del>S1</del> <b>B</b>	Old Pond Road	<del>S4</del> <b>G</b>
Coleman Boulevard	<del>S1</del> <b>B</b>	Old Towne Road	<del>S1</del> <b>B</b>



Doar Road	<del>\$4</del> <b>G</b>	Orange Grove Road	<del>\$1</del> <b>B</b>
Dorchester Road	<del>\$1</del> <b>A</b>	Orleans Road	<del>\$1</del> <b>B</b>
Eddingsville Beach Road	<del>\$4</del> <b>G</b>	Parkers Ferry Road	<del>\$4</del> <b>G</b>
Edenvale Road	<del>\$4</del> <b>G</b>	Patton Avenue/Fickling Hill Road	<del>\$4</del> <b>G</b>
<del>Fordham Road</del>	<del>\$1</del>	Peters Point Road	<del>\$4</del> <b>G</b>
Fort Johnson Road [1]	<del>\$3</del> <b>E</b>	Pine Landing Road	<del>\$4</del> <b>G</b>
Hamlin Road	<del>\$3</del> <b>E</b>	Plow Ground Road	<del>\$4</del> <b>G</b>
Harborview Road	<del>\$1</del> <b>B</b>	Raccoon Island Road	<del>\$4</del> <b>G</b>
Highway 162	<del>\$4</del> <b>G</b>	Rifle Range Road	<del>\$3</del> <b>E</b>
Highway 165	<del>\$4</del> <b>G</b>	River Road [1]	<del>\$5</del> <b>I</b>
Highway 17 (Hwy. 41 to County Line)	<del>\$5</del> <b>I</b>	Riverland Drive [1]	<del>\$4</del> <b>G</b>
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	<del>\$4</del> <b>G</b>	Rivers Avenue	<del>\$1</del> <b>B</b>
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	<del>\$1</del> <b>B</b>	Rutledge Road	<del>\$4</del> <b>G</b>
Highway 17 (west of the Isle of Palms Connector including bypass)	<del>\$1</del> <b>B</b>	Saint Andrews Boulevard	<del>\$1</del> <b>B</b>
Highway 174 (Highway 164 to Edisto Beach) [1]	<del>\$5</del> <b>I</b>	Savannah Highway [Bees Ferry Rd. to County Line] otherwise <del>\$2</del> <b>C</b>	<del>\$3</del> <b>E</b>
Highway 174 (Highway 17 to Highway 164)	<del>\$3</del> <b>E</b>	Seewee Road	<del>\$4</del> <b>G</b>
Highway 41	<del>\$4</del> <b>G</b>	South Santee Road	<del>\$4</del> <b>G</b>
Highway 45	<del>\$4</del> <b>G</b>	Steamboat Landing Road (Jenkins Hill Rd to Steamboat Creek)	<del>\$4</del> <b>G</b>
Humbert Road	<del>\$3</del> <b>E</b>	Tibwin Road	<del>\$4</del> <b>G</b>
<b>Hyde Park Road</b>	<b>G</b>	Toogoodoo Road	<del>\$4</del> <b>G</b>
James Island Bridge/Highway 61 Connector	<del>\$3</del> <b>C</b>	Venning Road	<del>\$3</del> <b>E</b>
James Island Expressway	<del>\$4</del> <b>G</b>	Wappoo Road	<del>\$1</del> <b>B</b>
Liberia Road	<del>\$4</del> <b>G</b>	Wescott Road	<del>\$4</del> <b>G</b>



Long Point Road (SPA Wando Terminal to I-526)	<del>S1B</del>	Willtown Road	<del>S4G</del>
Long Point Road (Outside of MP-O district) [1]	<del>S4G</del>		

**TABLE NOTES:**

[1] ~~[1]~~ Denotes a Scenic Road designation that ~~shall require~~ protection, under the provisions of this Ordinance, of all trees **within Rights-of-Way that are eight** inches or greater in diameter **at** breast height (DBH) ~~which are located within rights-of way.~~

[2] Buffer type as described in the Johns Island Maybank Highway Corridor Overlay Zoning District.

[3] Buffer type as described in the Main Road Corridor Overlay District.

[4] Buffer type as described in the James Island Maybank Highway Corridor Overlay Zoning District.

4. Buffer Depth and Planting Standards. (See Table 9.4.4-3)

<b>Table 9.5.4-2, Buffer Depth and Planting Standards</b>						
STANDARD	BUFFER TYPE					
	S1	S2	S3	S4	S5	S6
MIN. BUFFER DEPTH (ft from right of way) [1]	15	20	35	50	75	100
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet) [2] [3]						
Canopy Trees [4]	2	2	4	6	9	12
Understory Trees (at least 50 percent evergreen)	3	4	6	9	12	15
Shrubs	25	30	40	50	60	75
Street Trees (may be counted toward canopy tree req.) [5]	2	2	2	2	2	NA
<p>Buffers may be traversed by permitted driveways and pedestrian ways.</p> <p>The retention of natural buffers shall be required along all road or street rights-of-way of S3 designation or greater. The Planning Director shall be authorized to 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>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>When existing overhead utility lines are located such that they may pose interference with required canopy trees, Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees to one canopy tree and are to be planted in groupings of three.</p> <p>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> <p>The Planning Director shall be authorized to require the installation of berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.</p> <p>All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.</p>						



5. **The Zoning and Planning Director is authorized to reduce the depth of a required Right-of-Way buffer as follows:**
  - a. **A required Right-of-Way buffer may be reduced by up to one-third its depth when the following circumstance exist:**
    - i. **The parcel is located on a Corner Lot with required Right-of-Way buffers of feet or more; or**
    - ii. **The area of all the required buffers, including land use buffers and tree protection areas, exceeds 30 percent of the site.**
  - b. **A required Right-of-Way buffer of 35 feet or less located within the Urban/Suburban Area defined by the Urban Growth Boundary (UGB) and not within an Overlay Zoning District may be reduced as follows:**
    - i. **When no parking or vehicular use area is located between the Building and the Right-of-Way, the required buffer may be reduced to no less than eight feet (Type A land use buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, Architectural and Landscape Design Standards.**
    - ii. **When no more than 10 parking spaces are located between the Building and the Right-of-Way the required buffer may be reduced to no less than 15 feet (Type B buffer) provided the site layout and Building elevations meet all applicable sections of Article 9.5, Architectural and Landscape Design Standards.**
    - iii. **Buffers required on Parcels that are part of redevelopment that preserves existing Structures may be reduced up to a depth no less than 10 feet (Type A land use buffer) in order to meet the parking and tree preservation requirements of this Ordinance.**
  - c. **The Zoning and Planning Director may require additional site improvements, including but not limited to, enhanced Building architecture and materials and/or increased plant material sizes and Density when a buffer reduction is granted.**

**B. Land Use Buffers.**

1. **Applicability.** Land use buffers shall be provided in accordance with the standards of this Section. **In the case of conflict between the land use buffer requirements of this section and those contained in Chapter 6 of this Ordinance, the land use buffer requirements contained in Chapter 6, Use Regulations, shall govern.** provided that the Planning Director shall be authorized to modify or waive buffer or landscape planting requirements if it is determined that:
2. **Single-Family Detached Dwelling Units** Single family development **on individual Lots shall be exempt from the land use buffer requirements of this Section.**
3. **The Zoning and Planning Director shall be authorized to modify or waive the buffer or landscape planting requirements if it is determined that** When landscape buffer requirements are modified or waived, the Planning Director **and** may require that additional plant material be added within remaining buffers or elsewhere on the site, **as described below:**
  - a. ~~Buffers will not serve any useful purpose due to the fact that fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance already exist on the adjacent parcel;~~
  - b. **When b** Buffers will not serve any useful purpose due to the location of **the following as determined by the Zoning and Planning Director: fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance; uses;; vehicles;; buildings;; structures;; or storage;; parking; loading;; display or service areas;** or
  - c. **The Zoning and Planning Director is authorized to allow a 1/3 reduction of area of required buffers, if all required buffers** would exceed 25 percent of the site proposed for development.



- ~~4. **Exemptions.** Single family development on individual lots shall be exempt from the land use buffer requirements of this Section.~~
4. **Determination of Required Buffers.** The following procedure shall be used in determining which of the buffer types in the **Table 9.4.4-2, Land Use Buffers**, ~~Table (Sec. 9.5.4.B.4) of this Chapter~~ apply:
  - a. Determine the type of **proposed** use ~~proposed~~ for the site that is being developed. This is the "Proposed Use" (Column 1);
  - b. Determine the residential use type **(if residential) or the Zoning District** that exists on the adjacent parcel ~~(if residential) or the zoning district classification that applies to the adjacent parcel~~. This is the "Adjacent Site's Use or Zoning";
  - c. **At the intersection of the proposed use and the use or zoning of the adjacent site**, identify the type of ~~landscape~~ **land use** buffer **type** (A, B, C, D, E, or F) required along the developing site's boundary **(ies)**; **and**
  - d. **Lastly**, refer to **Table 9.4.4-3, Buffer Depth and Landscaping Standards for the applicable** ~~Sec. 9.5.4.B.5 of this Chapter~~ to identify the buffer depth and landscaping standards for the required buffer type.



5. *Land Use Buffer Table.* Land Use Buffers **are required** shall be provided along side and rear yards in accordance with the following minimum requirements **of the following table.**

<i>Table 9.4.4-2 Land Use Buffers</i>									
<i>Proposed Use</i>	<i>Use of Adjacent Site</i>								
	<i>Residential Type</i>			<i>Civic/Institutional</i>	<i>Commercial Type</i>		<i>Industrial Type</i>		<i>Agricultural</i>
	<i>1</i>	<i>2</i>	<i>3</i>		<i>1</i>	<i>2</i>	<i>1</i>	<i>2</i>	
<i>Agricultural</i>	<i>F</i>	<i>F</i>	<i>F</i>	-	-	-	-	-	-
<i>Residential Type 1</i>	-	<i>A</i>	<i>B</i>	<i>B</i>	<i>B</i>	<i>C</i>	<i>E</i>	<i>F</i>	<i>F</i>
<i>Residential Type 2</i>	<i>A</i>	-	<i>A</i>	<i>B</i>	<i>B</i>	<i>C</i>	<i>E</i>	<i>F</i>	<i>F</i>
<i>Residential Type 3</i>	<i>B</i>	<i>A</i>	-	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>F</i>	<i>F</i>
<i>Civic/Institutional</i>	<i>B</i>	<i>B</i>	<i>A</i>	-	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	-
<i>Commercial Type 1</i>	<i>B</i>	<i>B</i>	<i>B</i>	-	-	<i>C</i>	<i>D</i>	<i>E</i>	-
<i>Commercial Type 2</i>	<i>C</i>	<i>C</i>	<i>C</i>	-	-	-	<i>D</i>	<i>D</i>	-
<i>Industrial Type 1</i>	<i>E</i>	<i>E</i>	<i>D</i>	-	-	<i>B</i>	-	<i>A</i>	-
<i>Industrial Type 2</i>	<i>F</i>	<i>F</i>	<i>F</i>	-	-	<i>B</i>	<i>A</i>	-	-

**General Notes:**

**Residential Use Types:**

*Type 1 = Single family Detached and undeveloped Residential Lots; Type 2 = Duplex and Single family Attached; Type 3 = Triplexes, Fourplexes, and Multi-Family and all other residential use types, including Manufactured Housing Parks*

**Commercial Use Types:**

*Type 1 = Any commercial use allowed by right in an RO, GO, or NC district and undeveloped Commercial Lots; Type 2 = all other commercial uses*

**Industrial Use Types:**

*Type 1 = Any industrial or commercial use that is first allowed in an industrial (IN) Zoning District and undeveloped Industrial Lots; Type 2 = Waste-Related uses and Recycling Centers.*



**Table 9.5.4.3,  
Land Use Buffer Table**

Proposed Use	Use or Zoning of Adjacent Site											
	Residential Type			Zoning District								Agricultural Use
	1	2	3	R-[1]	OR	OG	CN	CF	CR	CC	IN	
Residential Type 1	-	A	B	-	A	B	B	B	B	C	D	F
Residential Type 2	A	-	A	-	A	B	B	B	B	C	D	F
Residential Type 3	B	A	-	-	A	A	B	B	B	C	D	F
Civic/Institutional	B	B	A	A	-	-	-	-	-	-	-	-
Commercial Type 1	B	B	B	B	-	-	-	-	-	-	-	-
Commercial Type 2	C	C	C	C	C	B	B	-	-	-	-	-
Industrial Type 1	E	E	D	D	D	D	C	C	C	B	-	-
Industrial Type 2	F	F	F	F	E	E	D	C	C	C	A	-

[1]Applies to undeveloped (vacant) R and AGR zoned property.

**Residential Use Types:**

Type 1 = Single family Detached; Type 2 = Duplex and Single family Attached; Type 3 = Multi-Family and all other residential use types, including manufactured housing parks.

**Commercial Use Types:**

Type 1 = Any commercial use allowed by right in an OR, OG or CN district; Type 2 = all other commercial uses that are allowed in commercial (c) zoning districts (commercial uses are those listed in the "Commercial" rows of Use Table 6.1-(1))

**Industrial Use Types:**

Type 1 = Any industrial or commercial use that is first allowed in an industrial (I) zoning district ; Type 2 = Waste Related uses, Resource Extraction uses and Recycling Centers.



6. Buffer Depth and Landscaping Standards

<i>Table 9.4.4-3 Buffer Depth and Landscaping Standards</i>										
<i>Standard</i>	<i>Buffer Type</i>									
	<i>A</i>	<i>B</i>	<i>C</i>	<i>D</i>	<i>E</i>	<i>F</i>	<i>G</i>	<i>H</i>	<i>I</i>	<i>J</i>
<i>MINIMUM BUFFER DEPTH (feet from property line) [1]</i>	<i>10</i>	<i>15</i>	<i>20</i>	<i>25</i>	<i>35</i>	<i>40</i>	<i>50</i>	<i>60</i>	<i>75</i>	<i>100</i>
<i>MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet) [2] [3]</i>										
<i>Canopy Trees [4]</i>	<i>2</i>	<i>2</i>	<i>2</i>	<i>3</i>	<i>4</i>	<i>5</i>	<i>6</i>	<i>7</i>	<i>9</i>	<i>12</i>
<i>Understory Trees (at least 50 percent evergreen)</i>	<i>3</i>	<i>3</i>	<i>4</i>	<i>4</i>	<i>6</i>	<i>7</i>	<i>9</i>	<i>10</i>	<i>12</i>	<i>15</i>
<i>Shrubs</i>	<i>20</i>	<i>25</i>	<i>30</i>	<i>35</i>	<i>40</i>	<i>45</i>	<i>50</i>	<i>55</i>	<i>60</i>	<i>75</i>
<p><b>TABLE NOTES:</b></p> <ol style="list-style-type: none"> <li><i>1. Buffers may be traversed by permitted driveways and pedestrian ways.</i></li> <li><i>2. The retention of natural buffers is required along all road or street Rights-of-Way of Buffer Type C designation or greater. The Zoning and Planning Director is authorized to waive or modify the 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.</i></li> <li><i>3. Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species proposed by a designer are subject to approval by the Zoning and Planning Director.</i></li> <li><i>4. Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees for each canopy tree and are to be planted in groupings of three.</i></li> </ol> <p><b>GENERAL NOTES:</b></p> <ol style="list-style-type: none"> <li><i>1. The Zoning and Planning Director shall be authorized to require the installation of berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.</i></li> <li><i>2. All trees with a diameter breast height (DBH) of eight inches or greater within buffers shall be preserved.</i></li> </ol>										



**Table 9.5.4.4,  
Buffer Depth and Landscaping Standards**

Standard	Buffer Type					
	A	B	C	D	E	F
MINIMUM BUFFER DEPTH (feet from property line)	10	15	25	40	60	100
MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet) [1] [2]						
Canopy Trees	2	3	3	5	7	9
Understory Trees (at least 50 percent evergreen)	3	4	4	7	9	11
Shrubs	20	20	25	30	40	50
<p>The Planning Director shall be authorized to require the installation of fences, walls or berms within required buffers where deemed necessary to ensure land use compatibility or otherwise protect the visual quality of an area.</p> <p>All trees with a diameter breast height (DBH) of 8 inches or greater within buffers shall be preserved.</p>						

**C. General.**

1. *Location of Buffers.* Buffers shall be located along the perimeter of a **L**ot or parcel and shall extend to the boundary of the **L**ot or parcel. They shall not be located on any portion of public **R**ight-of-**W**ay. Where drainage or other utility **E**asements exist along property lines, required **L**andscape **B**uffers shall be located adjacent to the **E**asement and may be reduced in width by the width of the **E**asement, but in no case shall the buffer width be less than ~~ten~~ **10** feet **and shall be located adjacent to the Easement**. Required buffers shall be noted on all plats, plans, and permit requests submitted for review and approval under this Ordinance.
2. *Plant Material Within Buffers.* Plant material ~~within required buffers~~ shall be selected and spaced properly to allow ~~the plants material~~ to thrive considering site specific conditions. Plant materials ~~to be located adjacent to public drainage Easements and Rights-of-Ways shall be selected and placed so as to not to impede~~ create future access or maintenance, ~~impediments~~ including low-lying lateral branches. Additionally, plant materials ~~s~~ within required buffers that contain **U**tility **E**asements shall be selected and ~~sited~~ **located** to minimize pruning for future maintenance and clearance of such **U**tilities. **All selections are subject to the review and approval of t**he **Zoning and** Planning Director ~~must approve all selections and~~ **also** require modifications (substitutions and relocation) of plant materials ~~on proposed landscape plans when necessary to assure access and ease of maintenance to any Easements or and Rights-of-Ways and to preserve the public health, safety and welfare.~~
3. *Use of Buffers.* The **Zoning and** Planning Director ~~is~~ shall be authorized to allow on-premises **S**igns, **F**ences, **W**alls, **B**erms, mailboxes, access to community boat ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed ~~within buffers~~ if the **Zoning and** Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse ~~e~~ffect on adjacent property.

**Sec. 9.45.5 Landscape Plans**

Landscape and **P**lanting **P**lans submitted to meet the requirements of the Ordinance **this Article shall** ~~are to be drawn to the same scale as the Site Plan. **Trees and Shrubs shall be** depicted~~ **ing** proposed shrubs and trees at maturity. Landscape **P**lans



shall be prepared by a licensed, registered Landscape Architect whenever the area of land disturbance or development activity exceeds one acre or when the total area of proposed building footprint exceeds 5,000 square feet. **For all other projects, use of It is strongly encouraged that all Landscape Plans be prepared by a licensed registered Landscape Architect or Landscape Designer familiar with the growth habits and characteristics of plant material available in the Charleston area is recommended.**

**Sec. 9.45.6 Landscape Material Standards**

Landscape and plant material used to satisfy the standards of this Ordinance shall comply with the minimum standards of this Section.

**A. Plant Materials.**

1. **Existing Plant Materials.** *Utilization of v*Vegetation and plant materials **s** that exists on a parcel prior to its development may be used to satisfy the landscaping standards of this section provided they **at** it meets the size and locational requirements of this Article **is strongly encouraged.**
2. **Size.** Unless otherwise expressly stated, all plant materials used to satisfy the requirements of this Ordinance shall meet the following minimum size standards:

Table 9.45.6, Plant Material Size	
PLANT TYPE	MINIMUM SIZE
Canopy Tree	2 1/2 inches caliper and 12 feet in height
Understory/Ornamental Tree	8 feet (height)
Evergreen/Conifer Tree	5 feet (height)
Shrubs	3 gallon and 18" to 24" in height or spread
<p><b>TABLE NOTE:</b> Note: At least 50 percent of <b>the</b> required understory trees shall be evergreens. Any plant material that grows to an ultimate height of less than 18 inches shall be considered a <b>G</b>groundcover and <b>shall</b> can not be used to fulfill any of the shrub requirements of this Ordinance.</p>	

3. **Species.** Species of plant material used to satisfy the requirements of this Section **Article** shall be indigenous to the Charleston County area or **are** cultivated to survive in this **ise** climate of this area. **However, the use of indigenous Plants is preferred.** No single **p**Plant species shall represent more than 40 percent of **the** total landscape plantings, except for projects whose landscape requirements for canopy trees are **les**lower than **10 Trees**ten.
4. **All P**plants **installed to satisfy the requirements of this Section shall meet or exceed the Plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery-grown and either balled-and-burlapped or container-grown.**
5. **Additional Landscape Treatment.** All required landscape **and buffer** areas, including drainageways and detention/retention ponds, **and buffers** not dedicated to trees, shrubs or preservation of existing vegetation shall be landscaped with grass, ground cover, or **another** landscape treatment, **excluding** not including sand, rock, or pavement. All grass areas are to be installed using proper and accepted landscape methods to assure germination and erosion control.

**B. Berms and Landscape Structures.** Berms and landscape structures shall comply with the following minimum standards.

1. **Fences and Walls.** Fences and **W**walls used as a **s**creens shall be at least 95 percent opaque, with a minimum height of six feet. **Fences must provide an opening for surface water flow every 20 linear feet.**



2. **Berms.** Earthen Berms shall have a minimum height of three feet, with a slope not to exceed 3:1, *which may vary* depending upon the *soil type and* plant materials and soil type used. The toe of any berm shall be located at least three feet from *any* the ultimate Right-of-Way or property line.

## **Sec. 9.45.7 Installation, Maintenance and Replacement**

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- A. **Installation.** All landscaping shall be installed according to American Association of Nurserymen Standards and sound nursery practices in a manner designed to encourage vigorous growth. Sites for plant materials shall be prepared or improved in accordance with American Association of Nurserymen Standards for soil preparation and drainage. Subsurface drainage shall be provided where berms, elevated planting areas, or other *suitable proper surface* means for providing proper drainage do not exist.
- B. **Irrigation.** The *Zoning and* Planning Director *is* shall be authorized to require the installation of automatic irrigation (sprinkler) systems when deemed necessary to ensure plant survival and proper growth.
- C. **Maintenance and Replacement.** Required trees, shrubs, walls, *fences*, and other landscape features shall be considered as elements of the project in the same manner as parking, building materials, *etc.* and other details are elements of the plan. The land-owner, or successors in interest, shall be jointly and *severally* *independently* responsible for the following:
  1. Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching, or other maintenance, as needed, and in accordance with acceptable horticultural practices, including *American National Standards Institute (ANSI)* standards for Tree Care Operations and American Association of Nurserymen Standards;
  2. The repair or replacement of required landscape structures (e.g., fences) to a structurally sound condition;
  3. The regular maintenance, repair, or replacement, *where necessary*, of any landscaping required by this Section *and as shown on the approved site plan*; and
  4. Continuous maintenance of the site as a whole. When replacement of trees, plant material, or other landscape features is required, such replacement shall be accomplished within *the shorter of* one growing season, one year, or such time-frame as required by the *Zoning and* Planning Director, *whichever is shorter*.

## **ARTICLE 9.56 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS**

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### **Sec. 9.56.1 Purpose and Applicability**

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The purpose of these standards is to promote attractive, well-designed, *and sustainable* development that is built to human scale *and sensitive to the character of the Lowcountry*; to promote and protect the appearance, character, and economic value of new development; to encourage creativity in new development (as opposed to homogeneity or "look-alike" projects); and to foster attractive streetscapes and pedestrian environments, while accommodating safe vehicular movement and access.

*These standards shall apply to all developments that are subject to Site Plan Review pursuant to Art. 3.7 of this Ordinance.*

### **Sec. 9.6.2 Applicability**

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These standards shall apply to all developments that are subject to Site Plan Review. (See Article 3.7)

### **Sec. 9.56.23 Architectural Design Guidelines**

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The intent of the Architectural Design Guidelines is to assure respect for the character, integrity, and quality of the built and natural environments of the county; it is not intended to stifle innovative architecture. The following criteria shall be used in evaluating applications:



## A. General Design.

1. Single, large building masses shall be avoided. Structures with walls of more than 1,500 square feet should incorporate fascias, canopies, arcades, building setbacks of three feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 square feet or less. **Properties in Industrial Zoning Districts shall be exempt from these standards, except for any street-facing facade.**
2. All elevations of a structure shall be in harmony, one with another, in terms of scale, proportion, detail, material, color, and high design quality.
3. The side and rear elevations of buildings shall be as visually attractive as the front elevation, especially where those side or rear elevations are most often viewed by the public. Rooflines and architectural detailing shall present a consistency in quality design. **Properties in Industrial Zoning Districts shall be exempt from these standards.**
4. All structures within a proposed development, including gasoline canopies, shall utilize a uniform architectural theme and shall be designed to create a harmonious whole. It is not to be inferred that buildings must look alike to achieve a harmony of style. Harmony of style can be created through property considerations of scale, proportion, detail, materials, color, site planning, and landscaping.
5. The scale of buildings and ~~A~~ accessory ~~S~~ structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are strongly discouraged.
6. Long, monotonous facade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted.
7. The architectural design and material finish of ~~B~~ buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another and with adjacent and surrounding structures where such structures are substantially in compliance with these requirements.
8. Structures which are of symbolic design for reasons of advertising shall not be permitted. A symbol or symbols attached to a building shall not be allowed unless it is secondary in appearance to the structure and landscape, and is an aesthetic asset to the building and surrounding area.
9. The location and dimension of wall signs shall be indicated upon the architectural elevations of proposed structures and shall maintain compatibility with the architectural features of the structure.

## B. Building Materials.

1. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating shall be prohibited as an exterior building material along any building elevation visible from public ~~R~~ights-of-~~W~~ay.
- ~~2. Unpainted or bare metal panels, regardless of depth or thickness, shall be prohibited as an exterior building material.~~
3. ~~Corrugated or sheet M metal siding, except stainless steel, copper, or galvanized metal shall not cover more than 40 percent of the~~ **Corrugated or sheet metal siding, except stainless steel, copper, or galvanized metal shall not cover more than 40 percent of the** be prohibited as an exterior building material along any building elevation visible from public ~~R~~ights-of-~~W~~ay.
4. Mirrored glass with a reflectance greater than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any building.
5. Materials shall express their function clearly and honestly and shall not appear as materials which are foreign to the character of the rest of the building.
6. Any building exterior elevation shall consist of architectural materials which are equal in quality, appearance, and detail to all other exterior elevations of the same structure. Nothing in this Section shall preclude the use of different materials on different exterior elevations of the same structure so long as those materials maintain the architectural unity and integrity of the entire structure.



7. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized. Flat roofs will not be discouraged where they are appropriate to the design theme of a structure.

**C. Building Color.**

1. Color shades shall be used to unify the development.
2. Color combinations of paints shall be complementary. In no case shall garish colors be permitted. In general, no more than three different colors per building shall be allowed.

- D. Multiple-Building Developments.** Each individual building within a development shall feature predominant characteristics including, but not limited to, consistent rooflines, use of compatible proportions in building mass and outdoor spaces, complementary relationships to the street, similar window and door patterns, and the use of complementary building materials in terms of color, shades, and textures. Monotony of identically designed multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. The use of different textures, shadow lines and contrasting shapes may also be used to provide visual interest.

**E. Building Orientation.**

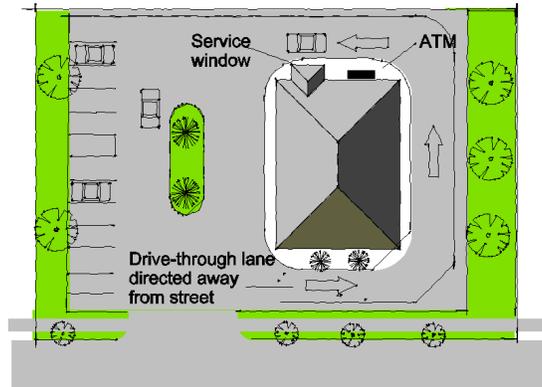
- ~~1. To the maximum extent feasible, primary facades and entries should face the adjacent street. Except in industrial districts, a main entrance shall face the adjacent street or a connecting walkway with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.~~
2. Where it is reasonably practical, proposed **Buildings** structures shall not impede scenic rural views from the **adjacent** main road, from existing **Buildings** structures, or from natural settings.
3. **Buildings should be oriented in a manner that minimizes land disturbance and limits impact to the natural features on the site.**
4. To the maximum extent feasible, primary facades and entries should face the adjacent street. Except in ~~I~~ industrial districts, a main entrance shall face the adjacent street or a connecting walkway with a direct pedestrian connection to the street **limiting crossings** without requiring pedestrians to walk through parking lots or cross driveways.
5. **Buildings** Structures shall be oriented so that loading areas **shall not face** ~~are in no manner visible from~~ Residential districts **or uses** from existing **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 **D**evelopment if and only if they are entirely screened from view by the use of fencing **or walls** which **are**is compatible with the overall architectural scheme of the project and/or are appropriately landscaped.
6. All corner developments shall have buildings located close to the corner. **The majority of the parking shall be located behind the front-most Facades of the Building.** ~~with majority of parking to the side and rear.~~
7. **Buildings in all Developments shall address the street with the majority of the parking to the side and rear.**
8. All buildings shall be sited so that a direct relationship with the primary street is established. The architecture, landscaping, and building siting must work in concert to create a unified appearance.
9. **Gas Stations.** Buildings shall be sited so that gasoline pump dispensers are located to the side of the building or located behind the building(s) so that the building(s) is between the pumps and the primary street **or Easement** frontage. If located on a **C**orner **L**ot, the building(s) ~~shall~~would have to be situated in the corner of the **L**ot at the intersection.
10. **The following shall be required for Gasoline Service Stations without convenience stores: A combination of landscaping and an architectural Wall at least four feet in height shall be required to screen the gasoline pump dispensers from the Right-of-Way or Easement.**

- F. Mechanical Equipment and Trash Receptacle Screening.** Locations of all mechanical equipment and dumpsters shall be shown on all site plans. All mechanical equipment and trash receptacles shall be shielded and screened from public view, Mechanical equipment shall be shielded with walls, fencing or landscaping that **entirely** screens the equipment ~~entirely~~.



Dumpsters shall be screened with a minimum 6-foot opaque fence or wall on all four sides and located toward the side or rear of the principal structure.

- G. All order boxes, menu stands, pickup windows, service/teller windows, and required vehicle stacking associated with drive-thru services shall be located to the side or rear of buildings. For the purpose of this Section, the side or rear shall mean the area behind a projected line running parallel from the front (street facing) side(s) of the structure to the side property lines. This concept is depicted in the graphic below:



**H. Fencing**

1. Any proposed fencing that will be constructed within a Right-of-Way Buffer shall not exceed four (4) feet in height. Chain-link, wire, and barbed wire fencing are prohibited within Right-of-Way Buffers. An architectural detail and fence location plan shall be submitted to the **Zoning and Planning** Director for review and approval for all such fencing.
2. When ten (10) or more parking spaces are located between the **Right-of-Way** and front façade of a building, an architectural wall of at least thirty (30) inches shall be required within the Right-of-Way Buffer to further screen the parking.

**Sec. 9.56.34 Landscaping Design Guidelines**

The purpose and intent of Landscaping Design Guidelines is to reduce the visibility of paved areas from adjacent properties and streets, moderate climatic effects, **minimize impact to existing drainage patterns**, minimize noise and glare, and enhance public safety by defining spaces to influence traffic movement. Landscaping **shall be used strategically to** will reduce the amount of stormwater runoff and provide transition between neighboring properties. The following criteria shall be used in evaluating applications:

**A. General Design.**

1. Landscaping **within landscape beds that are a minimum of two feet wide** shall be required **along the foundation of all buildings, except for points of entry. For buildings in Industrial Zoning Districts, foundation plantings shall be required only along facades with Right-of-Way or Easement frontage.** between buildings and sidewalks, and parking lots and driveways. The scale of the proposed landscaping shall be in proportion to the building.
2. Landscaping does not only include **T**rees and plantings but also paving, benches, fountains, exterior lighting fixtures, fences, and any other item of exterior furniture. All items of the landscape are to be selected not only for their functional value but ~~also~~ for their aesthetic value and must ~~complement~~ **complement** the whole.
3. All utility lines in the suburban areas 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 should be shown on the site plan. The necessity for utility connections, meter boxes, and the like, should be recognized and integrated with the architectural elements of the site plan. ~~All properties shall comply with the County's Right of Way Management Ordinance where applicable.~~



4. Ease of pedestrian access between proposed developments and adjacent developments shall be a required consideration in the development of a proposed project's site and circulation plans.
5. ***At least 10 percent of the site shall be undisturbed open space that is either part of, or contiguous with, the perimeter buffer.***

**B. Parking/Drives.**

1. Parking areas and driveways shall be **constructed** paved with material **that** which is appropriate to the comprehensive design scheme of the project and to the intensity of use to which parking areas and driveways will be subject. **All-weather pervious surfaces shall be utilized wherever possible.**
2. Buildings shall be sited so that the majority of parking is located to the side and rear of the building. ~~The placement of the major portion of a proposed development's parking area to the rear of a main structure's corridor facade, or within a courtyard surrounded on three sides by a proposed structure, is strongly encouraged. The rationale for this guideline is to promote good proportional spatial definition for the corridors to be accomplished through a reduction in the distance required for a building's setback.~~
3. Drive-through access shall be integrally designed with the **B**building and not dominate the design. Only single lane drive-throughs are allowed. Multi-lane drive-throughs are only allowed for banks (or similar financial institutions), post offices or utilities.

**C. Site Lighting.** Site lighting shall be from a concealed light source fixture and shall not interfere with the vision of vehicular traffic. A lighting plan with photo-metrics **showing the entire site and 10 feet over the property line** shall be **prepared by a lighting specialist** stamped and signed by a registered professional engineer and comply with the following criteria:

1. Maximum average foot-candles shall not exceed 5 foot candles as depicted on photometric plans with a maximum not to exceed 12 foot candles close to light sources. Maximum foot candles under gasoline canopies and outdoor sales lots shall not exceed 30 foot candles.
2. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed one-half foot candle above the background measured at the **L**lot **L**ine of any adjoining residential or agricultural parcel, **and public R**ight-of-**W**ay, **and the OCRM Critical Line Buffer.**
3. Lighting shall enhance the overall aesthetics of the site.
4. Security lighting shall be provided, particularly at pedestrian walkways.
5. Lighting shall be integrated with architectural design of the buildings.
6. Light sources (light bulbs) shall not be visible. They shall be shielded **so that the bulb or diode is not visible and** to reflect down onto the ground and not out onto the streets or neighboring property.
7. ***Lighting in outdoor seating areas shall be screened from adjacent properties and Rights-of-Way.***
8. ***Any site lighting used as striping or graphically around or on a structure shall be considered a sign.***
9. ***Site lighting for recreational fields is exempt from the requirements of this Section, except for Sec. 9.5.3.C.2.***
10. ***Low-voltage landscape lighting is exempt from the requirements of this Section.***

## **ARTICLE 9.7 WETLANDS, WATERWAYS AND OCRM CRITICAL LINE**

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### **Sec. 9.7.1 Wetland Buffers and Setbacks**

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- A. Intent** ~~The buffer standards of this Article are intended to provide a natural vegetated area between the furthestmost projection of a structure, parking or driveway area, or any other building elements, and all saltwater wetlands, waterways and OCRM (saltwater) critical lines. The purpose of these required buffers is to provide a visual, spatial, and ecological transition zone between development and the County's saltwater wetlands and waterways, and to protect water quality and wildlife habitat.~~



**B. Wetland, Waterway and OCRM Critical Line Buffer Depth and Setbacks**

**1. Standards**

The following minimum wetland/waterway buffers/setbacks shall be required:

Table 9.7.1-1, Wetland, Waterway and OCRM Critical Line Buffer Depth and Setbacks

Minimum Buffers/Setbacks (feet)	RM	AG-15	AG-10	AG-8	AGR	RR-3	S-3	R-4	M-8	M-12
OCRM Critical Line Buffer	35	35	35	35	35	35	15	15	15	15
Setback from OCRM Critical Line	50	50	50	50	50	50	35	35	35	35

Table 9.7.1-2, Wetland, Waterway and OCRM Critical Line Buffer Depth and Setbacks

Minimum Buffers/Setbacks (feet)	MHS	MHP	OR	OG	CT	CN	CR	CC	I
OCRM Critical Line Buffer	15	15	35	35	35	35	35	35	35
Setback from OCRM Critical Line	35	35	50	50	50	50	50	50	50

~~2. **Reduction of OCRM Critical Line Setbacks** The Planning Director shall be authorized to reduce OCRM Critical Line setbacks to a distance not less than the buffer depth, when deemed necessary by the Director to accommodate reasonable development of the parcel and when it is determined by the Director that the setback reduction will not have a significant adverse impact on public health or safety.~~

~~3. **Reduction of Buffers and Setbacks on Parcels Created Prior to April 21, 1999** When the application of buffer/setback requirements contained within this Ordinance render a parcel that existed prior to April 21, 1999, unbuildable, the Planning Director shall be authorized to reduce front, side and rear yard buffers/setbacks as necessary to make a parcel buildable. The Planning Director cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a structure closer to either the front or rear property line than any structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.~~

~~C. **Measurement** Required OCRM critical line buffers and setbacks shall be measured from the OCRM critical line, whether the critical line or wetland/waterway is located on, adjacent to, or near the subject parcel.~~

~~D. **Lot Width** The minimum lot width standards of the underlying zoning district shall apply at the required buffer or setback line.~~

**Sec. 9.7.2 Prohibited Activities**

The following activities are specifically prohibited in a buffer area:

- A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing;
- C. Gardens, fences, or structures, except for permitted crossings;



- D. Paved or other impervious surfaces; and
- E. Destruction or addition of plant life which would alter the existing pattern of vegetation.

## **ARTICLE 9.8 HISTORIC PRESERVATION**

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The Charleston County Historic Preservation Ordinance is located in [reference County Code of Ordinances section here].

## **ARTICLE 9.69 TRAFFIC IMPACT STUDIES**

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### **Sec. 9.6.1 Purpose**

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- A. A Traffic Impact Study is a specialized engineering study that evaluates the effects of a proposed development on the surrounding transportation network.**
- B. Review and Decision-Making Bodies use a Traffic Impact Study to evaluate whether a proposed development is appropriate for a site given its projected impact on the transportation network and the type of transportation improvements necessary to accommodate the development. A Traffic Impact Study enables Review and Decision-Making Bodies to:**
  - 1. Evaluate the impact of site-generated traffic on the quality of traffic flow within a reasonable distance of the Development site;**
  - 2. Evaluate the impact of site-generated traffic on affected intersections in the vicinity of the Development site;**
  - 3. Evaluate traffic operations and impacts at site access points under projected Peak Hour traffic volumes;**
  - 4. Evaluate the impact of the proposed development on existing residential subdivision streets in the vicinity of the site;**
  - 5. Ensure that site access and other improvements needed to mitigate the traffic impact of the development meet commonly accepted engineering design standards; and**
  - 6. Ensure the provision of adequate facilities for pedestrians, transit users, and bicyclists.**

### **Sec. 9.69.2 Applicability General.**

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A traffic impact study shall be required with applications for zoning map amendments, preliminary and planned that are projected to generate 100 or more vehicle trips, based on trip generation rates from the latest edition of the Institute of Transportation Engineers Trip Generation manual. The Planning shall also be authorized to require traffic impact studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service or traffic safety in the vicinity of the proposed development.

- A. All Traffic Impact Studies shall be signed by a Professional Engineer (PE) registered to work in South Carolina, unless exempted from this requirement by the Public Works Director.**
- B. Traffic Impact Studies are required if the proposed Development contains one or more of the following:**
  - 1. 100 or more vehicle trips;**
  - 2. Drive-through service;**
  - 3. More than 6 fuel dispensing units;**
  - 4. More than 10,000 sq ft of existing and/or new nonresidential Development;**
  - 5. Five or more acres;**
  - 6. Restaurants with more than 4,000 square feet of Gross Floor Area;**



7. **45 or more Dwelling Units; or**
8. **Resource Extraction uses.**

**A Traffic Impact Study for proposed Developments that do not meet the above requirements may be required, at the discretion of the Zoning and Planning Director.**

- C. **The completion date of any Traffic Impact Study submitted to satisfy the requirements of this Article shall be no more than six months prior to the date the application is submitted to the County.**
- D. **Development projects shall not be phased or subdivided in order to avoid the requirement to conduct a Traffic Impact Study. The Zoning and Planning Director may consider two or more Developments represented as separate projects to be a single development for the purposes of Traffic Impact Study. This determination shall consider the following factors, which may indicate a common Development effort:**
  1. **Unified ownership or common management of the projects;**
  2. **Voluntarily shared infrastructure, or infrastructure that is specifically designed to accommodate both Developments;**
  3. **A reasonable closeness in time between the construction of one development and the submission to the County of an application for a subsequent Development;**
  4. **A common advertising scheme or promotional plan for the projects; and/or**
  5. **Any information provided by the Applicants indicating the Development projects are being phased or subdivided to avoid the requirements of this Article.**
- E. **Each study shall reflect the cumulative impacts of the Development, including all existing and planned/future land uses located on both unincorporated and incorporated properties in the study area.**
- F. ~~Sec. 9.9.2 Study Scope. When a Traffic Impact Study is required, the type and scope of the study shall be determined by during a scoping meeting with the **Directors of the Zoning and Planning and Public Works Departments** Directors. The meeting may also involve representatives of, or request assessments from, other agencies and departments. The **Traffic Impact Study** elements to be determined by the Planning and Public Works Departments **shall include, but not be limited to:** during the scoping session shall include:~~
  1. Type of **Study**. Analysis. The possible types of report letter reports, full traffic impact analysis reports, and/or special report (e.g., sight distance survey).
  2. **Study Scope/**Definition of Impact Area. The points of access and key streets and intersections that may be affected by development of the subject tract; ~~constitute the impact area.~~ traffic recorder and turning movement assessment locations; **etc.** shall be determined.
  3. Period of **Study**. Analysis. Periods of analysis such as may include: ~~D~~daily traffic, a.m., p.m. or weekend peak hour, etc.
  4. Analysis **Study** Scenarios. Scenarios for analysis such as: ~~e~~Existing conditions; opening year conditions with and without development, and 10 years after opening with and without development; **Level of Service/Delay Analysis; Arterial Analysis; existing and planned/future land uses and developments on both incorporated and unincorporated properties; etc.**
  5. Process. Process for determining trip generation and distribution including, **but not limited to:** trip generation category, diversion assumptions, and distribution assumptions.
  6. Growth Rate Assumption. The rate of growth assumed in background traffic assumptions.
  7. Pipeline Development. Developments **on both incorporated and unincorporated properties** in the **impact** area that have been approved or are under review.
  8. **All Traffic Impact Studies shall include an affidavit stating coordination with the SCDOT office, County Public Works Department, and applicable municipalities. Form of affidavit to be provided by the County.**



- F. ~~The Public Works Director~~ Directors of the Zoning & Planning, and Public Works Departments may require that a mutually agreed upon independent consultant be hired by the County to perform required Traffic Impact Studies or to review all or part of a study prepared by the Applicant's consultants. ~~The Public Works Director~~ Directors of the Planning and Public Works Departments are authorized to administer the contracts for such consultants.**
- 1. ~~The Public Works Director~~ Directors of the Zoning and Planning and Public Works Departments shall determine the scope of services to be performed by the independent consultant and receive a cost estimate of such services.**
  - 2. The Applicant shall provide an amount equal to the estimate to the Public Works Director who will deposit the amount in an escrow or special account set up for this purpose. Any funds not used for the independent consultant shall be returned to the Applicant in a timely manner without interest.**
  - 3. ~~The Public Works Director~~ Directors of the Planning and Public Works Departments may require additional fees for the independent review **if the actual cost of the review is more than the estimate/amount deposited by the Applicant, and/or if:****
    - a. The Decision-Making Body expands the scope of the required review;**
    - b. The Applicant substantially amends the application;**
    - c. The application fails to fully describe all anticipated traffic impacts associated with the project;**
    - d. Additional meetings involving the consultants are requested by the Applicant;**
    - e. The consultant's appearance is requested at Planning Commission or County Council meetings beyond what was initially anticipated **assumed in the initial estimate;** and/or**
    - f. The consultant's attendance is required at meetings with regional, state, or federal agencies or boards ~~which that were not anticipated in the earlier scope of services~~ **assumed in the initial estimate.****

**Sec. 9.69.3 Requirements Traffic Study Elements**

~~A letter report or special report shall include those elements agreed upon in the scoping meeting. A full Traffic Impact Studies~~ Analyses shall be signed by **a Professional Engineer (PE) registered to work in South Carolina, unless exempted from this requirement by the Public Works Director.** ~~Traffic Impact Studies~~ study shall include the following elements:

- A. All Traffic Impact Studies shall include an affidavit stating coordination with the SCDOT office, County Public Works Department, and applicable municipalities. Form of affidavit to be provided by the County.**
- B. All Traffic Impact Studies for proposed developments within the Urban/Suburban Area, as defined in the Charleston County Comprehensive Plan, shall assess alternative modes of transportation and provide a Letter of Coordination from CARTA.**
- C. Existing Condition Survey.**
  - 1. Street System Description.** The street system shall be described including geometric features, lane usage, traffic control, signage, sight distances, and adjacent uses and curb cuts.
  - 2. Traffic Volumes.** Existing traffic volumes shall be provided for the impact area including both AADT (Average Annual Daily Traffic) and "Design" peak hour volumes. AADT may be derived from current counts of the South Carolina Department of Transportation (if available) and peak hour volumes shall be done from field counts. Data shall be adjusted for daily and seasonal variations. Turning movement counts for the peak hour shall be provided for critical intersections. Peak hour periods shall be as determined at the scoping meeting.
  - 3. Capacity Analysis.** Existing capacity of signalized and unsignalized intersections.
  - 4. Other.** Other items may be required at the discretion of the ~~Public Works Director~~ **Zoning and Planning and/or Public Works Directors** depending upon the type and scale of the project. These may include, but are not limited to: queue length analysis, pedestrian counts, accident data, traffic speeds (both 50th and 85th percentile), and stopping sight distances.



- D. **Future without Development.** Capacity analysis is to be provided for opening year and plus ten-year for key intersections (and **R**oadway segments where appropriate) without the development but including any ~~planned developments~~ **planned/future developments on both incorporated and unincorporated properties**. The analysis shall be based upon the Highway Capacity Manual or other methodologies approved in advance by the ~~Public Works Director~~ **Zoning and Planning and/or Public Works Directors**.
- E. **Future with Development.**
1. Projections of the daily and peak hour traffic generation of the project shall be made using the latest edition of the Institute of Transportation Engineers Trip Generation manual unless the ~~Public Works Director~~ **Zoning and Planning and/or Public Works Directors** determines that locally derived data will provide more accurate forecasts. Data from similar facilities may be used where the information is not available from the Institute of Transportation Engineers.
  2. The projected trips shall be distributed onto the road network ~~as agreed in the scoping meeting~~.
  3. Capacity analysis for opening year and plus ten-year for key intersections (and **R**oadway segments where appropriate).
  4. **Level of Service/delay analysis for intersections and an arterial analysis shall be provided.**
  5. Special analysis as may be required to determine warrants for signalization, minimum safe sight distances, gap analysis, turning radius requirements, queue length analysis, turning lane length analysis, curb cut locations, or similar requirements.
  6. **An evaluation/comparison of the no build condition to the proposed development condition including mitigation of additional traffic shall also be provided to maintain or improve the existing Level of Service at intersections and corridors within the study area.**
- F. **Mitigation Plan.** Where the analysis indicates that the ~~project~~ **proposed development** will create deficiencies in the impact area, **the study shall recommend mitigating** improvements, **including** ~~shall be recommended which shall include~~ **projected** cost estimates.
1. **The primary objectives of mitigation are to:**
    - a. **Reduce the impact of increased traffic resulting from the proposed development on the road network;**
    - b. **Maintain the line of sight at adjacent intersections;**
    - c. **Install traffic signals at intersections if warranted; and**
    - d. **Address safety concerns.**
  2. **The developer is responsible for funding and constructing the recommended improvements attributable to the proposed development. A mitigation plan may propose a cost-sharing agreement with other parties responsible in part for traffic impacts or agencies undertaking roadway improvement projects included in the Traffic Impact Analysis.**
  3. The design **and construction** of improvements shall be in accordance with specifications of the ~~Public Works Director~~ **Zoning and Planning and/or Public Works Directors** and, where appropriate, the South Carolina Department of Transportation.
  4. Where a **Review or** Decision-Making Body determines that a mitigation plan ~~is~~ **does** not adequately ~~ly~~ to address the traffic impacts of the project, ~~it~~ **this** may serve as a basis for denial of the ~~rezoning~~ **Site Plan**, preliminary Plat, **final Plat**, or ~~planned development~~ **Planned Development District zoning map amendment** request. **The Decision-Making Body shall provide to the Applicant, in writing, the reasons for its determination.**

#### **Sec. 9.6.4 Updates to Approved Traffic Impact Studies**

- A. The Director of the Zoning and Planning Department or Public Works Department may require updates to a previously approved Traffic Impact Study when:**

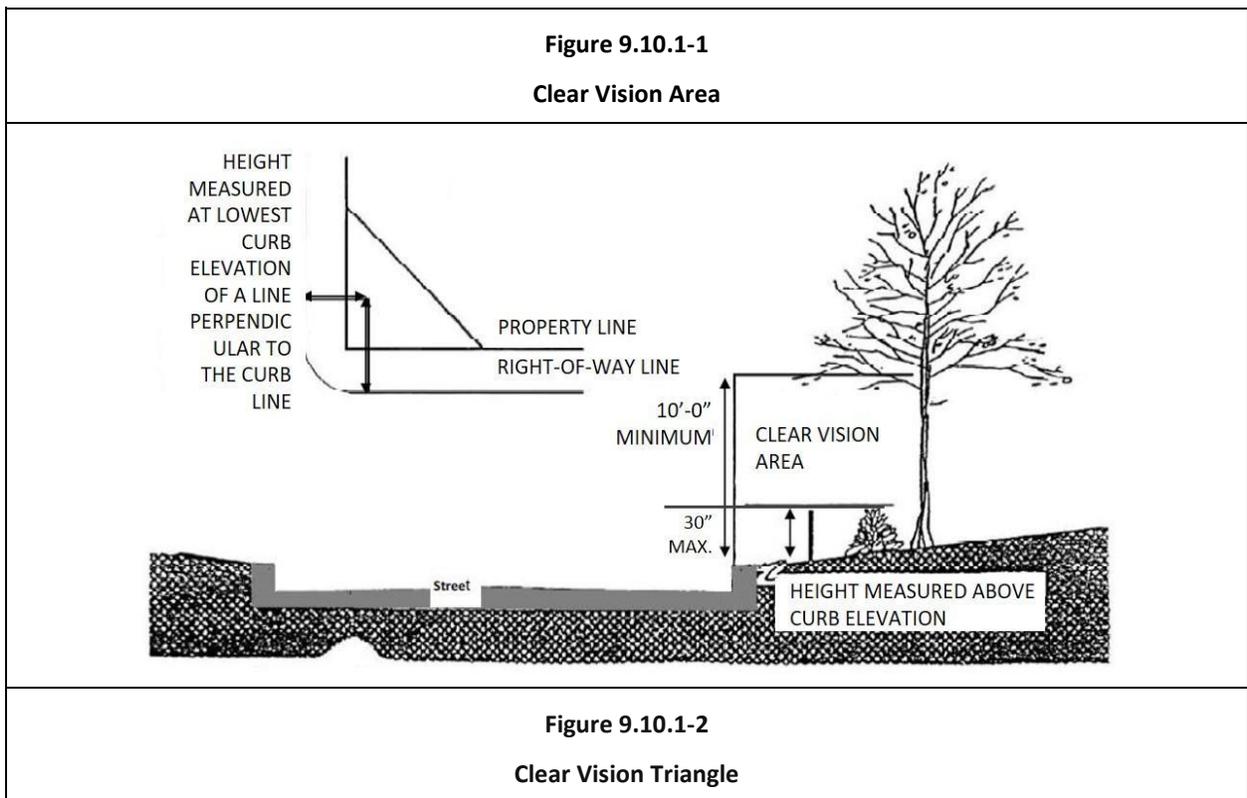


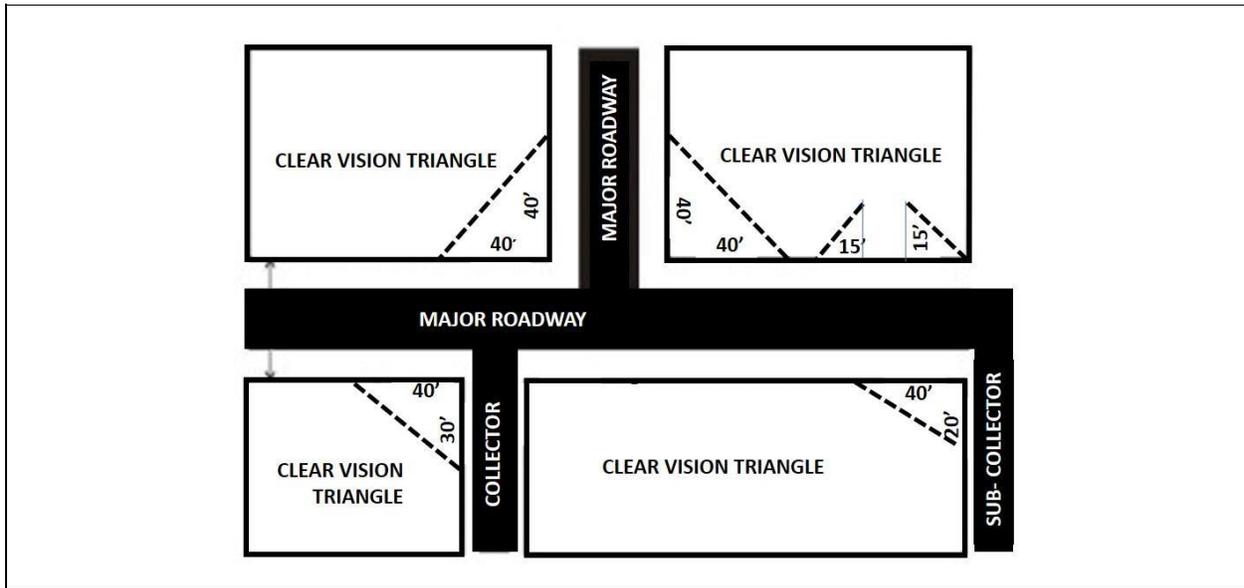
1. Construction of the proposed development does not commence within two years of the date of the Traffic Impact Study;
  2. The proposed development is not completed within the timeframe specified in the Traffic Impact Study; or
  3. The Applicant proposes changes in land use or the scale of development.
- B. Updates to a previously approved Traffic Impact Study shall follow the same procedures specified in this Article for a new study.

**ARTICLE 9.710 VISION CLEARANCE AND SIGHT DISTANCE VISIBILITY**

**Sec. 9.710.1 Major Roadways**

Corner Lots on major Roadways shall have no structure or obstruction that obscures travel vision from a height of 30 inches to 10 feet above ground level within a triangular area formed by measuring from the point of intersection of the front and side Lot Lines a distance of 40 feet along the Lot Lines and connecting the points to form a triangle.





**Sec. 9.710.2 Collector Streets**

On collector streets, the triangular area formed by measuring from the point of intersection of the front and side Lot Lines is 30 feet. *At the intersection of a Collector Street and Major Roadway, the distance along the Lot Line of the Major Roadway is 40 feet. (see Figure 9.10.1-2, Clear Vision Triangle).*

**Sec. 9.710.3 Sub-Collector Streets**

On Sub-Collector streets, the triangular area formed by measuring from the point of intersection of the front and side Lot Lines is 20 feet. *At the intersection of a Collector Street or Major Roadway and a Sub-Collector Street, the distances along the Lot Line of the Collector Street and Major Roadway are 20 and 30 feet, respectively. (see Figure 9.10.1-2, Clear Vision Triangle).*

**Sec. 9.710.4 Private Drives and Private Lanes**

On private driveways of commercial and/or industrial districts activities, the triangular area formed by measuring from the point of intersection of the drive edge is 15 feet. *At the intersection of a sub-collector or Collector Street or a Major Roadway and a private drive or lane, the distances along the Lot Line of the Sub-Collector and Collector Streets and Major Roadway are 20, 30, and 40 feet, respectively. (see Figure 9.10.1-2, Clear Vision Triangle).*

**Sec. 9.7.5 Sight Distance Visibility**

*Sight distance visibility at all exits and/or intersections must meet required sight distance visibility as outlined in the SCDOT Access and Roadside Management Standards Manual (ARMS). Exceptions to these requirements must be justified by a licensed professional engineer and must be approved by the Director of the Zoning and Planning Department and Director of the Public Works Department.*



## ARTICLE 9.811 SIGNS

### Sec. 9.811.1 General Provisions

A. Purpose and Intent *Findings*. This Article provides comprehensive regulations for signage in Charleston County designed to promote public safety and welfare by reducing visual clutter along highways, facilitating the efficient transfer of information, and thus enhancing traffic flow and the ability to locate needed goods and services

- 1. The standards set forth in this Article seek to safeguard life, health, property, general welfare, and traffic safety.*
- 2. The intent is to permit signs that are of quality design and are appropriate in size, material, and illumination for the location in which they are being placed.*
- 3. This Article seeks to enhance the visual environment of the County by discouraging signs that contribute to visual clutter, such as off-premises signs, oversized signs, excessive temporary signs, flutter flags, air dancers, and sign types prohibited by this Article.*

B. Administration and Enforcement.

- 1. Building and Electrical Code Standards.** All permanent signs must meet the structural and installation standards of the Standard Building Code and electrical standards of the National Electrical Code as enforced by the Charleston County Building Inspection Services.
- 2. Permit Required.** No signs shall be erected unless *the Zoning and Planning Director* issues a zoning *Zoning* permit *Permit* has been issued by the Planning Director in accordance with the procedures of this Ordinance, except real estate signs, political signs, and campaign signs 32 square feet or less in size *those exempt from these provisions pursuant to Sec. 9.9.3, Special Signs, and Sec. 9.9.4, Temporary Signs.*
- All permitting and approval processes required by this Article are intended to ensure compliance with this Article and various safety codes, as well as to prevent the loss of time, effort, materials, and investment that might otherwise be invested in an unpermitted sign.*
- ~~Fees An applicant for a zoning permit shall pay such fees as determined necessary for application processing. These fees are due upon submission of an application and shall be determined by County Council.~~
- 5. Documentation of Signs.** Upon request, the owner of any existing sign shall provide the Charleston County *Zoning and Planning* Director with evidence that documents the size, location, and date of construction, *and permitting* of all existing signs *existing* on the premises.
- Approval of architectural design documents, recorded deed exhibits, or recorded plats that include signs on any portion of the structure and/or premises do not constitute Zoning Permits for or zoning approval of signs; a separate Zoning Permit must be issued for each sign.*

C. **Prohibited Signs.** Except as otherwise permitted by this Ordinance, the following sign types are prohibited:

1. Flashing Signs;
2. Animated Signs;
3. Signs Imitating Traffic Devices (Signal);
4. Signs Imitating Traffic Signs;
5. *Signs Imitating Emergency Services;*
6. Signs in Marshes;
7. Signs in Rights-of-Way;
8. Snipe Signs;
9. *Signs on Parked Vehicles: Sign*





*prior to conducting the work. Otherwise, such signs shall be renovated, or removed from the premises within 60 days following notice by the Zoning and Planning Director.*

- G. **Abandoned Signs.** ~~signs advertising a person, business, service, event or other activity that is no longer available or other signs that contain inaccurate or outdated information shall be considered abandoned. remedial action shall be taken within 30 days after a sign becomes abandoned. If no remedial action is taken, the Zoning and Planning Director shall give notice to the property owner of record who shall have 30 days to remove the sign.~~ *If the property owner does not remove the sign within 30 days of notification, the County may initiate prior to any further enforcement action pursuant to Chapter 11 of this Ordinance.* ~~being pursued. This provision shall apply~~ *applies* to all ~~A~~ abandoned ~~S~~ signs, including those abandoned before April 21, 1999.
- H. Signs Interfering with Vehicular Vision.
- ~~In the area near the entrance of a driveway, n~~ *No* sign shall obscure the travel vision from 30 inches to ten feet above ground level in triangular areas formed by measuring from the point of intersection of any front ~~Lot~~ *Lot* ~~line~~ *line* and driveway, a distance of 15 feet along the front ~~Lot~~ *Lot* ~~line~~ *line* and driveway and connecting the points to form a triangle.
  - No sign or structure shall be erected so as to interfere with the vision of vehicles operated along any highway, street, road, or driveway, or at any intersection of any street, highway or road with a railroad track. Signs determined by the ~~Zoning and~~ *Zoning and* Planning Director to be in violation shall be removed ~~or relocated~~ immediately upon notice.
  - Signs shall also comply with the site triangle standards, as illustrated in Chapter ~~HAPTER~~ *HAPTER* 9, *Development Standards*.
- I. *Any sign that does not meet the requirements described in this Article, unless expressly exempt, shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement, shall apply.*



**Sec. 9.811.2 Free-Standing Signs**

**A. Freestanding On-Premises Sign Dimensional Standards.**

TABLE 9.811.2 FREESTANDING ON-PREMISES SIGNS				
ZONING DISTRICT				
Requirement [1] [2]	Agricultural [2]	Residential [2]	Non-Residential [2]	
Maximum Area	10 (32 with Special Exception) sq. ft.	10 sq. ft.	Bldg. Size (sq. ft.) 0 sq. ft. to <del>2,499</del> 2,500 sq. ft. 2,500 sq. ft. to <del>24,999</del> 25,000 sq. ft. 25,000 sq. ft. to <del>99,999</del> 100,000 sq. ft. 100,000 sq. ft. +	Sign Size = 50 sq. ft. = 100 sq. ft. = 150 sq. ft. = 200 sq. ft.
Maximum Height	12 ft.	6 ft.	20 ft. OR Districts: 6 ft.	
Minimum Height	None	None	None	
Maximum Width (height of sign with face)	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1 (ft.)	
Maximum Length	N/A	5 ft.	Ratio—Longest side: Shortest side 5:1(ft.)	
Setbacks (Front/Int)	5/5 (ft.)	5/5 (ft.)	5/5 (ft.)	
Max. No. Sign Faces	2 per sign	2 per sign	2 per sign	
Max. No. Signs	2 per major road frontage	1 per major road frontage	1 per major road frontage	
<p>[1] Sign regulations for the CT Zoning District can be found in Section 4.18.4.</p> <p>[2] Sign regulations for properties located in overlay districts can be found in CHAPTER 5.</p> <p><b>[2] For Civic/Institutional Uses, Maximum Area 32 sq. ft. in Agricultural and Residential Districts and 100 sq. ft. in all other Zoning Districts.</b></p>				



- A. ~~Maximum size, height, width, length, number of sign faces, number of signs per establishment and required minimum height and setbacks are based upon establishment size and shall conform with Table 9.11.2.~~
- B. ~~A maximum of one reader board shall be allowed per zoning lot for single or multi-tenant structures containing office, commercial, or industrial uses if attached to permanent free-standing signs. The area of the reader board shall be included in the site's total sign area allowance.~~
- C. ~~All new free-standing signs are to be designed as monument signs, pedestal style signs, or pole mounted signs.~~
1. ~~All pedestal *Pole-Mounted* style signs shall have a pole cover skirt.~~
  2. ~~The *predominant* exterior sign materials used for *Freestanding* signs shall complement those found on the principal structure, as reviewed and approved through the *Site Plan Review* process. Materials, design, and color of the sign *shall be the same or similar to* ~~do not need to be the same as those found on the principle structure. to be considered complementary.~~~~
  3. ~~Signs that are located in parking lots, *such as Directional Signs*, (such as directional signs) may be internally lit when constructed with routed letters or an opaque background.~~
  4. ~~The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.~~
- D. ~~When calculating the sign area of a "monument sign", "pedestal sign", or "pole sign", the internal structural framework supporting the sign or other solid structural features (not containing copy or any graphic, word, symbol, insignia, text sample, model, device, or combination thereof which is primarily intended to advertise, identify or notify, exclusive of a frame or border) shall not be used in the calculation of the maximum area of the sign. Signs may be mounted on a base or foundation that will not be included in the square footage; however, the base for monument signs must be as wide as the sign.~~
- E. ~~Light Emitting Diode (LED) Message Board Signs. **An LED Message Board may be permitted as part of a free-standing sign, provided that documentation has been submitted demonstrating that it complies with all applicable sections of this ordinance and the following standards:**~~
1. ~~The sign is within the Urban/Suburban Area of the County, as defined by the Urban Growth Boundary (UGB), and is located on a parcel that:~~
    - a. ~~Is zoned Community Commercial (CC) or Industrial (I) and is adjacent to (shares side property boundaries) one or more parcels in the Community Commercial (CC) or Industrial (I) Zoning District; or~~
    - b. ~~Contains a legally established Civic/Institutional Use as its principal use, provided that if the parcel shares one or more side property boundaries with parcels that are zoned Single Family Residential (R-4) or Special Management 3 (S-3) or that contain single family detached residential uses, the proposed LED sign shall comply with the Special Exception procedures contained in this Ordinance and all other requirements of this Ordinance.~~
  2. ~~The sign is not located within any of the Overlay or Special Purpose Districts as described in Chapter Five of this Ordinance.~~
  3. ~~The sign is monument style, maximum ten (10) feet in height and the electronic message board constitutes no more than twenty-five percent (25%) of the overall allowable sign area as defined by Table 9.11.2.~~
  4. ~~The electronic message board will exhibit low intensity lighting and low intensity, night dimming red or amber text (no graphics) on a black background associated only with the business of the subject parcel and the text will not scroll, fade, or move except on and off.~~
  5. ~~The copy will not change at intervals less than eight (8) seconds on LED signs that front on roads with a speed limit of forty-five (45) mph or greater and fifteen (15) seconds on roads with a speed limit less than forty-five (45) mph. On corner or double frontage lots, the required time interval will be based upon the speed limit of the road which the parcel is addressed.~~
- F. **Shared Freestanding Signs.**



1. *Off-premises shared Freestanding Signs are allowed in the Commercial and Industrial Zoning Districts for two or more businesses or residential developments located on separate parcels.*
2. *One Shared Sign is allowed at the location of a jointly shared curb cut/entry drive.*
3. *Multiple ~~businesses~~ users may participate display copy on multiple shared signs; however, a user ~~business~~ that participates on a shared Freestanding Sign shall not be allowed to erect a single tenant on-premise Freestanding Sign.*
4. *Participating ~~businesses~~-users must either share a property boundary on at least one ~~(1)~~ side or be part of an approved ~~multi~~ multi-parcel development.*
5. *The size of a shared sign face may be one and a half times the size allowed by the accumulated building square footages of the structures on the same Lot. Shared Freestanding Signs must meet all other setback and dimensional standards for Non-Residential Freestanding Signs, including all architectural standards and Overlay District requirements of this Ordinance.*



**Sec. 9.11.3 Special Signs**

Maximum size, number, location, and height of Special Signs shall conform with Table 9.11.3.A, *Special Signs*, and the following standards:

TABLE 9.11.3.A SPECIAL SIGNS				
Type	Size <i>Area per sign</i>	Maximum Number	Maximum Height	Minimum Setback
Subdivision/Multi-Family I.D. Entrance Signs	32 sq. ft.	<i>Two per entrance</i>	12 ft.	Five ft.
Directional	3 sq. ft.	Unlimited	<i>Four</i> ft. <sup>[1]</sup>	N/A
Flags	60 sq. ft.	<i>Three per Zoning Lot</i>	35 ft. or 15 ft. above highest point of roof	N/A
<i>Sandwich Board/Sidewalk Signs</i>	<i>Nine sq. ft</i>	<i>Two per established business</i>	<i>Three ft.</i>	<i>N/A</i>
Civic/Institutional	100 sq. ft. 32 sq. ft. in Residential or Agricultural uses	1 per zoning lot	12 ft.  Sign must have opaque background except the marquee. Marquee cannot exceed 25% of total sign size	5 ft.
Home Occupations	3 sq. ft.	1 per zoning lot (free standing or wall mounted)	3 ft.	5 ft.
<i>[1] If attached to a wall, the sign height is limited to the first story of a structure.</i>				

**A. Flags Used As Signs.**

1. A permit shall be required for the installation of all flag poles *flagpoles*, or flag display devices erected on lots zoned for multi-family, office, commercial, or industrial use or occupied by a multi-family, office, commercial, or industrial use.
2. Applicants must submit with the permit application a scaled site plan giving the location of all flag-poles and complete dimensional and installation engineering data.
3. Applicants must provide documentation of minimum clearance from electric, telephone, or cable TV lines as certified by the proper utility prior to issuance of permit, or installation *of flagpole*.
4. ~~Maximum size and number of flags used as signs, and height of flag poles shall conform with Table 9.11.3.A of this Chapter.~~



5. The American flag and the flag of the State of South Carolina are exempt from the provisions for maximum size of flags and maximum size of flagpoles in Table 9.811.3.A of this Chapter.
- B. **Sandwich Board/Sidewalk Signs.** A permit may be issued for a maximum of *up to* two *S*sandwich *B*board *S*signs per lot or business provided *if* the signs comply with the following criteria:
1. The sign is located *on the property where the business is located.*
  2. *The business is not a home occupation.* within the Commercial zoning districts on the subject parcel.
  3. ~~It is a maximum of three (3) feet in height with a maximum of nine (9) square feet per sign face.~~
  4. The sign is erected only during the hours of operation of the subject business and must be removed daily after close of business.
  5. The sign is not located within any *R*ights-of-*W*ays or within any pedestrian ways, *in a way that* which would impede or interfere with vehicular or pedestrian use of roads, sidewalks, or seating areas.
- C. **Shared Free Standing Signs**
1. ~~Off premises shared free standing signs are allowed in the Commercial and Industrial zoning districts for the advertisement and identification of for two or more businesses or residential developments located on separate parcels.~~
  2. ~~One shared sign is allowed at the location of a jointly shared curb cut/entry drive.~~
  3. ~~Multiple businesses may participate on multiple shared signs; however, a business that participates on a shared free free standing sign shall not be allowed to erect a single tenant on premise free standing sign.~~
  4. ~~Participating businesses must either share a property boundary on at least one (1) side or be part of an approved multi parcel development.~~
  5. ~~The size of a shared sign face may be one and one half (1.5) times the size allowed by the accumulated building square footages of the subject businesses advertised as defined in Table 9.11.2. Shared free standing signs must meet all other setback and dimensional standards for Non Residential Free Standing Signs including all architectural standards and overlay district requirements of this Ordinance.~~
- C. **Off-Premises Bona Fide Agricultural Use Signs.** Off-premises signs advertising products from Bona Fide Agricultural uses, related activities and farm identification may be permitted on properties located in Agricultural or Commercial *Z*oning *D*istricts, subject to the following requirements:
1. A maximum of one ~~(1)~~ off-premises sign is permitted per Bona Fide Agricultural use;
  2. The *A*pplicant shall submit a plan drawn to scale showing the proposed location of the sign on the property on which the sign is to be placed;
  3. The sign shall comply with the setback and dimensional requirements of Table 9.11.2, *Freestanding On-Premises Signs*, of this Ordinance. The applicable requirements of Table 9.811.2, *Freestanding On-Premises Signs*, shall be determined based on the Zoning District of the property where the sign is to be located;
  4. The sign shall be located outside of any *R*ights-of-*W*ays and *E*asements, shall comply with the requirements of Article 9.810, *Vision Clearance*, of this Ordinance, and shall not be internally or externally illuminated;
  5. The *A*pplicant shall submit a signed letter of intent and supporting documentation indicating that the primary use of the property being advertised is a Bona Fide Agricultural use as defined in this Ordinance and that the products and events advertised are grown, produced, and/or will occur on the Bona Fide Agricultural use property; ~~and~~
  6. The *A*pplicant shall submit a signed letter of agreement from the property owner of the parcel on which the sign is to be located stating that the property owner will allow the sign to be erected at the location indicated on the site plan;
  7. The sign shall comply with all other applicable sections of this Ordinance; and



8. Off-Premises Bona Fide Agricultural Use Sign Permits shall be assigned to the property on which the sign is to be located.

D. **Menu boards that are constructed as part of a drive-thru service and instructional kiosks that are constructed as part of a self-service use are not deemed to be Free-Standing Signs, and shall be designed to be viewed at a pedestrian-scale.**

E. **Readerboard Signs.**

1. ~~LED Message Board Signs.~~ **Electronic Copy Readerboard** may be permitted as part of a **Freestanding or Wall Sign, provided that documentation has been submitted demonstrating that it complies with all applicable sections of this Ordinance and the following standards:**

a. **The sign is within the Urban/Suburban Area of the County, as defined by the Urban Growth Boundary (UGB), and is located on a parcel that:**

i. **Is zoned Community Commercial (CC) or Industrial (IN) and is adjacent to (shares side property boundaries) one or more parcels in the Community Commercial (CC) or Industrial (IN) Zoning District; or**

ii. **Contains a legally established Civic/Institutional Use as its principal use. Provided that If the parcel shares one or more side property boundaries with parcels that are zoned Single-Family Residential (R-4) Low-Density Residential 4 (R-4), or Special Management 3 (S-3), Special Management 4 (S-4), or that contain Single-Family Detached Dwelling Units Residential Uses, the proposed LED sign Electronic Copy Readerboard shall comply with the Special Exception procedures contained in this Ordinance and all other requirements of this Ordinance.**

iii. **The sign is not located within any of the Overlay or Special Purpose Districts as described in Chapter 5, Overlay and Special Purpose Zoning Districts, of this Ordinance.**

b. **The Electronic Copy Readerboard will exhibit low intensity lighting and low intensity, night dimming red or amber text (no graphics) on a black background and the text will not scroll, fade, or move except on and off.**

c. **The copy will not change at intervals less than eight (8) seconds on LED Signs Electronic Copy Readerboard signs that front on roads with a speed limit of forty five (45) mph or greater and fifteen (15) seconds on roads with a speed limit less than forty five (45) mph. On Corner and Double-Frontage Lots, the required minimum time interval will be based upon the speed limit of the road where the primary access to the property is located. that the parcel is addressed.**

d. **The electronic message board Readerboard must constitute no more than 25% of the overall allowable sign area as defined by Table 9.8.11.24, Wall/Facade Signs.**

e. **Electronic copy Readerboard Freestanding Signs are subject to the following conditions:**

i. **The sign must be monument style, maximum ten (10) feet in height and the Electronic Copy message board Readerboard must constitute no more than twenty-five (25%) of the overall allowable sign area as defined by Table 9.8.11.2, Freestanding On-Premises Signs.**

ii. **A maximum of one Readerboard (two-sided) is allowed per Lot for single or multi-tenant structures containing office, commercial, or industrial uses, if attached to permanent freestanding signs. The area of the Readerboard is included in the site's total sign area allowance.**

2. **Manual Readerboard Signs are subject to the following conditions:**

a. **The Readerboard must constitute no more than 50 percent of the overall allowable sign area as defined by Table 9.8.5, Wall/Facade Signs.**

b. **The sign must be monument style; maximum 10 feet in height and the Readerboard must constitute no more than 50 percent of the overall allowable sign area as defined by Table 9.8.2, Freestanding On-Premises Signs.**

F. ~~Home Occupation Signs One (1) sign per property on which a legally established Home Occupation use exists may be permitted provided that the sign complies with the requirements contained in Section 6.5.11.J, Home Occupations.~~



**Sec. 9.8.4 Temporary Signs. TEMPORARY SIGNS**

All Temporary Signs, unless expressly exempt, require a Zoning Permit and shall comply with all other regulations of this Ordinance. Maximum size, number, duration, location, and height of temporary signs shall conform with Table 9.811.3.B, *Temporary Signs*, and the following standards:

TABLE 9.811.3.B4 TEMPORARY SIGNS				
Type	Maximum Size	Maximum Number	Maximum Height	Minimum Setback
Real Estate <i>and Project</i> Signs	48 sq. ft.	<del>One</del> 1 per 1500 ft. frontage Maximum: <del>Three</del> 3 per <del>L</del> lot	12 ft.  <del>Six</del> 6 ft. height in <del>R</del> esidential <del>Z</del> oning <del>D</del> istricts	<del>Five</del> 5 ft.
Grand Opening and Special Sales Event Signs	50 sq. ft.	<del>Two</del> 2 per <del>L</del> lot including <i>Wind-Blown Signs and Gas-Filled Signs [1]</i> banners, balloons (max. 2 square ft.), pennants, streamers allowed	20 ft.	<del>Five</del> 5 ft.
Permitted Temporary Special Event Signs	100 sq. ft., 50 sq. ft. in Residential and Agricultural <i>Zoning</i> <i>D</i> istricts and no internal illumination	<del>One</del> 1 per <del>L</del> lot	12 ft.  <del>Six</del> 6 ft. height in <del>R</del> esidential <del>Z</del> oning <del>D</del> istricts	<del>Five</del> 5 ft.
<i>[1] No maximum number for balloons (max. 3 sq. ft.) and streamers.</i>				

- A. Portable signs are permitted in accordance with standards of the National Electrical Code and anchoring provisions of the International Building Code, where applicable.
- ~~B.~~ A site plan and letter of intent indicating the type, amount, and location of *the Temporary Sign(s)* balloons, pennants, streamers, banners, and portable signs must be submitted for review. The application will be reviewed to insure that all proposed signage will not pose any pedestrian or vehicular danger, as determined by the Planning Director.
- C. *Signs Subject to Additional Regulations.*
  - 1. Special Sales Event Signs.
    - a. A legally established business may submit an application for temporary signs for the advertisement of one Grand Opening and five Special Sales Events per calendar year.
    - b. *Permitted date range will be reflected on the Zoning Permit.*
    - c. Permitted Signs for Grand Openings or Special Sales Events shall be removed no later than ~~ten~~ 10 consecutive days after being installed.



## 2. Permitted Temporary Special Events.

- a. A permitted Special Event is allowed one Special Event sign per event.
- b. **Permitted date range will be reflected on the Zoning Permit.**
- c. Signs for permitted Special Events shall be removed no later than ~~ten~~**10** consecutive days after being installed.

## 3. Real Estate Signs and *Project Signs*.

- a. Signs 32 square feet or less do not require a Zoning Permit.
- b. **Project Signs shall not be erected prior to issuance of a Building Permit.**
- c. All signs shall be removed no later than 15 days after the property is sold **or the project is completed.**
- d. Signs shall face a maximum of two directions, and may be mounted back-to-back or V'ed.
  - i. Where signs are V'ed, the space between panels shall not exceed 3 feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed 60 degrees. For purposes of these requirements, V'ed signs shall be counted as one sign.
  - ii. Where signs face two directions, whether back-to-back or V'ed, both signs must be the same standard size.

## 4. Political Signs.

- a. A Zoning Permit shall be required for temporary political signs greater than 32 square feet in size. Signs greater than 32 square feet shall be treated as permanent free-standing signs, subject to Sec. 9.~~811.2~~**, Free-Standing Signs**, along with applicable County Building Code regulations to ensure that the signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.
- b. All signs shall:
  - i. **Com**ply with the Sec. 9.~~811.1.H~~, **(Signs Interfering with Vehicular Vision)**;
  - ii. **N**ot interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and
  - iii. **N**ot create any other public safety hazards.
- c. Political signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11, **Violations, Penalties, and Enforcement**, of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws. Additionally, the ~~land owner~~**property owner**, along with the candidate, political party, and/or political organization explicitly listed on a sign, will be designated as the sign owners or the responsible parties for the purpose of enforcement action.

## 5. Campaign Signs.

- a. A Zoning Permit shall not be required for campaign signs 32 square feet or less in size. Signs greater than 32 square feet shall be treated as permanent free-standing signs, subject to Sec. 9.~~811.2~~**, Freestanding Signs**, along with applicable County Building Code regulations to ensure that the signs are adequately designed to be safe and meet current wind load standards to mitigate potential danger to the public.
- b. Campaign signs shall only be posted ~~during the period of~~ 45 calendar days prior to a legally scheduled election and **must** ~~shall~~ be removed within 15 calendar days after a legally scheduled election.
- c. All signs shall:
  - i. **Com**ply with the Sec. 9.~~811.1.H~~, **(Signs Interfering with Vehicular Vision)**;
  - ii. **N**ot interfere with the effectiveness of an official traffic sign, signal, or device; not obstruct or interfere with drivers' views of approaching, merging, or intersecting traffic; and
  - iii. **N**ot create any other public safety hazards.



- d. Campaign signs that are not in compliance with this Section will be subject to enforcement measures, as stated in Chapter 11, *Violations, Penalties, and Enforcement*, of this Ordinance and as allowed by Section 7-25-210 of the S.C. Code of Laws. Additionally, the ~~land~~*property* owner, along with the candidate, political party, and/or political organization explicitly listed on a sign, will be designated as the sign owners or the responsible parties for the purpose of enforcement action.
6. ***Public notice signs erected by public agencies are exempt from the regulations of this Article.***
7. **Nonconforming Signs.** Refer to Chapter 10, *Nonconformities*, of this Ordinance.

## **Sec. 9.811.5 Wall/Facade Signs.**

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### **A. General.**

1. ***Wall signs may be painted on, attached to, or pinned away from the wall but must not project from the wall by more than 12 inches.***
2. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
3. ***The maximum size of the sign shall be based on one of the frontage facades.***
4. ***The Building Setback from the street is measured from the property line to the closest point of the wall/facade.***
5. ***Service Stations, Gasoline.***
  - a. ***The maximum size of the sign shall not be based on the fueling station canopy.***
  - b. ***Signs under the fueling station canopy are not permitted, with the exception of Directional Signs.***

### **B. Awning Signs.**

1. The use of ~~the display of copy on~~ awnings for the purpose of providing signage will be ~~is~~ considered a ~~W~~wall ~~S~~sign. The awning signage must meet all dimensional and intensity standards applicable to ~~W~~wall ~~S~~signs in this Article.
2. For purposes of the subsection, ~~the display of copy on~~ an ~~A~~awning ~~S~~sign is a sign used for the purpose of providing signage and must be located above a display window or entryway.
3. Text or graphic shall be limited to the face of an awning.



C. **Single-Tenant Structures.** A maximum of two signs shall be allowed per wall/facade, with a maximum of four per structure for single-tenant Buildings. The cumulative total area of all signs shall not exceed the square footage of Table 9.845, Wall/Façade Signs.

TABLE 9.845 WALL/FACADE SIGNS		
Single-Tenant Structures		
Building Length Facing Street	Building Setback	Maximum Size (sq. ft.)
50 feet or less	0—99 ft.	50
	100—399 ft.	100
	400 or more ft.	150
More than 50 feet	0—99 ft.	Bldg. Frontage x 1
	100—399 ft.	Bldg. Frontage x 2
	400 or more ft.	Bldg. Frontage x 3

1. ~~Maximum size of wall/facade signs is dependent upon building frontage and setback, in accordance with Table 9.11.4.~~
2. ~~The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.~~
  - a. ~~The use of awnings for the purpose of providing signage will be considered a wall sign. The awning signage must meet all dimensional and intensity standards applicable to wall signs in this Article.~~
  - b. ~~For purposes of the subsection, an awning sign is a sign used for the purpose of providing signage and must be located above a display window or entryway.~~
  - c. ~~Text or graphic shall be limited to the face of an awning.~~

**D. Multi-tenant Structures.**

1. **For multi-tenant structures, including Shopping Centers and Retail Centers, each individual unit will be permitted one square foot of wall signage per each linear foot of unit, up to a maximum of 100 square feet per sign.**
2. **Two Wall Signs are allowed per established business, with the cumulative area of all signs not exceeding the square footage of Sec. 9.9.5.C.1. Square footage allowance per business is to be determined by users.**

**Sec. 9.845.6 Billboards (Outdoor Advertising Structures)**

- A. ~~Outdoor Advertising of America—Industry Standards.~~ All Billboards shall be constructed in compliance with Industry Standards. ~~Outdoor Advertising of America Standards.~~
- B. Location and Setbacks. Billboards shall be allowed in those Zoning Districts indicated in CHAPTER 6, Use Regulations.



**TABLE 9.11.5-D6 BILLBOARDS**

<b>Maximum Length</b>	48 ft.
<b>Maximum Width</b>	14 ft.
<b>Maximum Area</b>	672 sq. ft.
<b>Maximum Height</b>	40 ft.
<b>Minimum Setback (from property boundary and above ground utility)</b>	25/20 ft.
<b>Location Criteria</b>	
Minimum distance to nearest billboard	1,000 ft.
Minimum distance to nearest on-premises sign (excluding signs located on the subject parcel)	500 ft.

C. Orientation.

1. Signs shall face a maximum of two directions, and may be mounted back to back or V'ed.
2. Where signs are V'ed, the space between panels shall not exceed three feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed ~~6~~90 degrees.

D. Compatible Size. ~~Signs~~ ~~W~~ where signs face two directions, whether back-to-back or V'ed, both signs must be the same standard size.

E. Nonconforming Signs. Refer to ~~Chapter~~ ~~HAPTER~~ 10, Nonconformities.

F. Digital or Electronic Billboards. Digital or Electronic Billboards ~~may be~~ ~~are~~ permitted in the Industrial Zoning Districts, provided that documentation of compliance with all applicable sections of this Ordinance and documentation that the ~~B~~ billboard ~~complies with~~ ~~meets~~ the following standards ~~have been~~ ~~are~~ submitted:

1. ***No use of location tracking, data collection, or geofencing of any type may be associated with the Digital or Electronic Billboard;***
2. All messages, images, or displays on a digital or electronically changing billboard shall remain unchanged for minimum of ~~(8)~~ eight seconds;
3. There shall be no appearance of flashing or sudden bursts of light, and no appearance of video motion, animation, scrolling, movement of flow of the message, image, or display;
4. The digital or electronic billboard shall ~~automatically provide day and night dimming to reduce the illumination intensity of the sign from one hour after sunset, to one hour prior to sunrise~~ ***comply with Sec. 9.9.1.E, Illumination;*** and
5. Proof of approval of the ~~D~~igital or ~~E~~lectronic ~~B~~illboard by the South Carolina Department of Transportation (***SCDOT***).



## ARTICLE 9.192 DRAINAGE DESIGN

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Refer to the ***Compliance with the most current version of the Charleston County Stormwater Program Permitting Standards and Procedures Manual is required.*** Charleston County Stormwater Management Ordinance #1518 approved on August 14, 2007 and found in Appendix B of this Ordinance. ***The requirements of this Ordinance do not supersede any stormwater requirements detailed in the most current version of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.***

## CHAPTER 9 EXHIBITS

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**Note:** The following exhibits are for illustration purposes only. In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.

***9.E.1 Tree Measurement Methods.***

***9.E.2 Tree Protection Options.***

***9.E.3 Tree Canopy and Tree Trunk Scaled Graphic.***

***9.E.4 Tree Dripline.***

***9.E.5 Excavation within Dripline.***

***9.E.6 Trenching Methods for Utility Lines.***

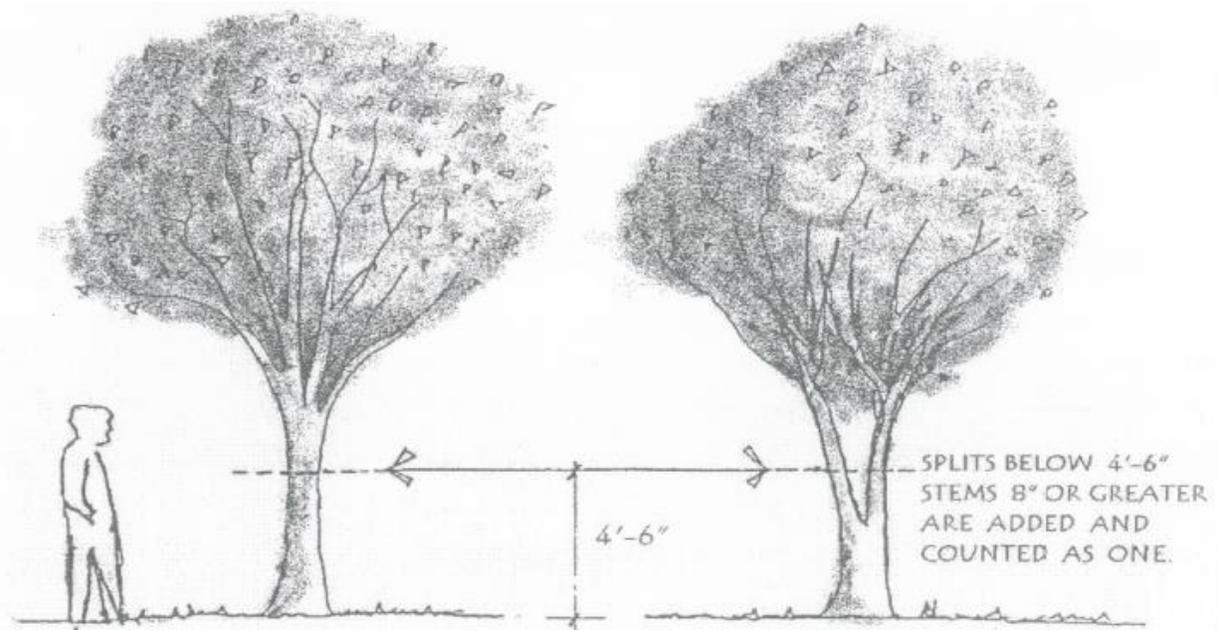
***9.E.7 Pavement Methods under Dripline.***

***9.E.8 Tree Protection from Fill.***

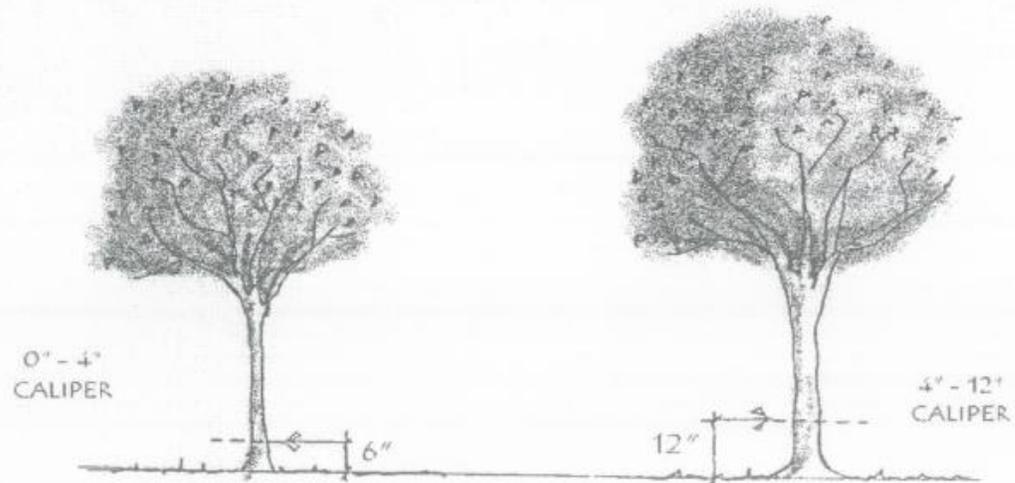
***9.E.9 Landscape Buffers.***

***9.E.10 Parking Landscape Standards.***

***9.E.11 Site Triangle Standards.***

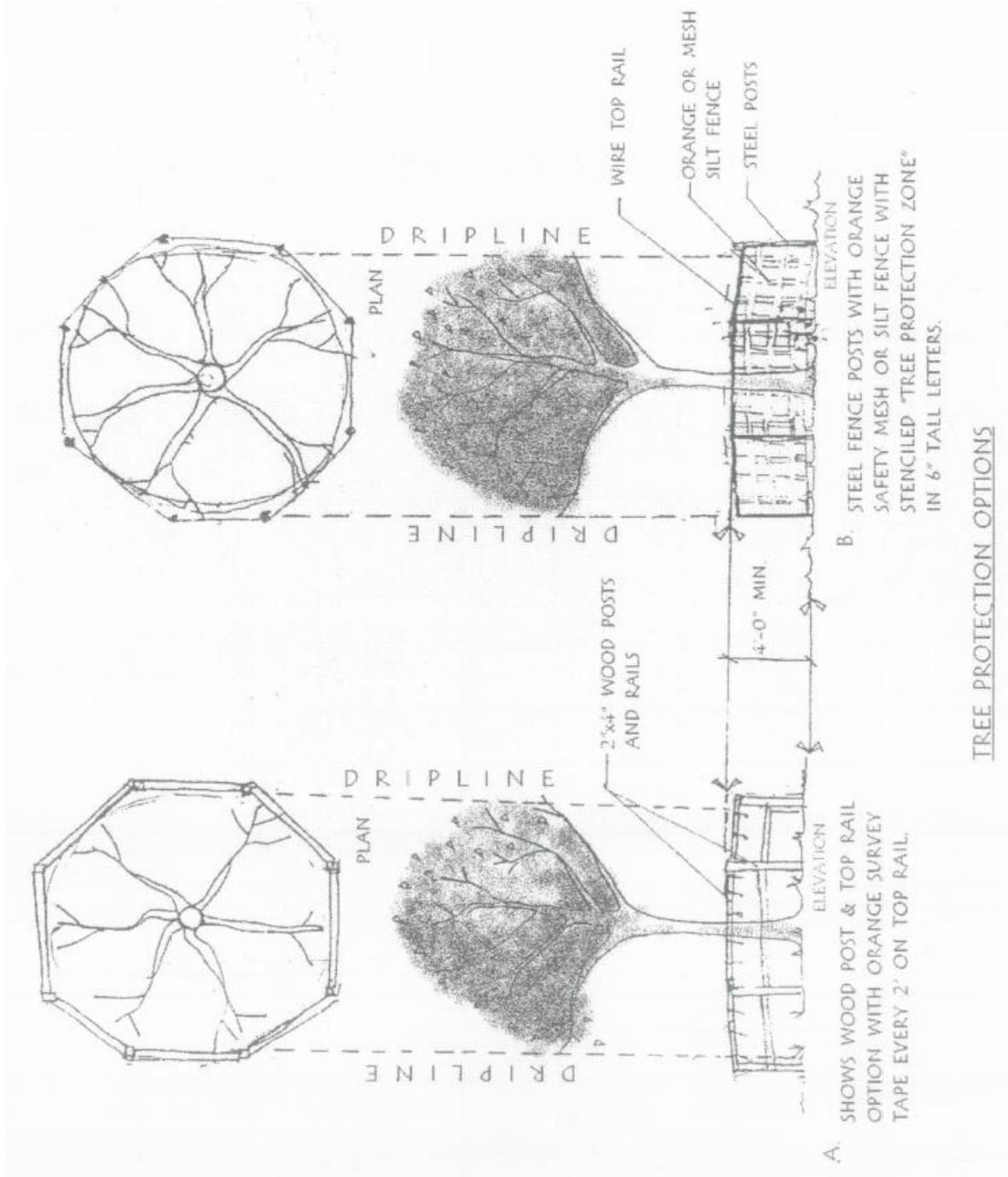


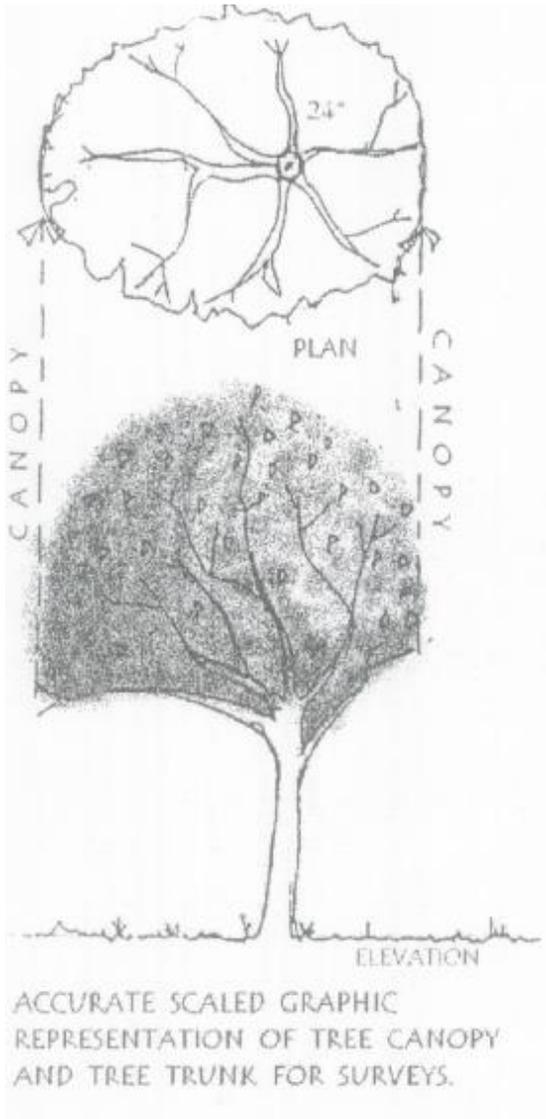
DBH DIAMETER BREAST HEIGHT FOR TREES  
GREATER THAN 12" CALIPER.



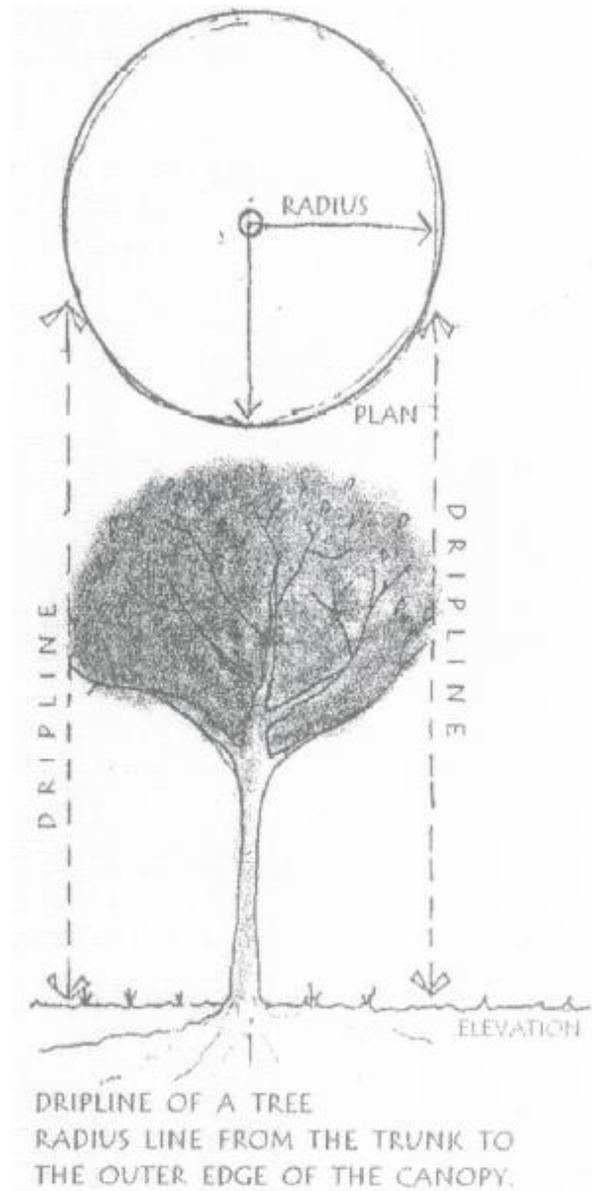
CALIPER MEASUREMENT FOR TREES LESS  
THAN 12" IN CALIPER.

TREE MEASUREMENT METHODS

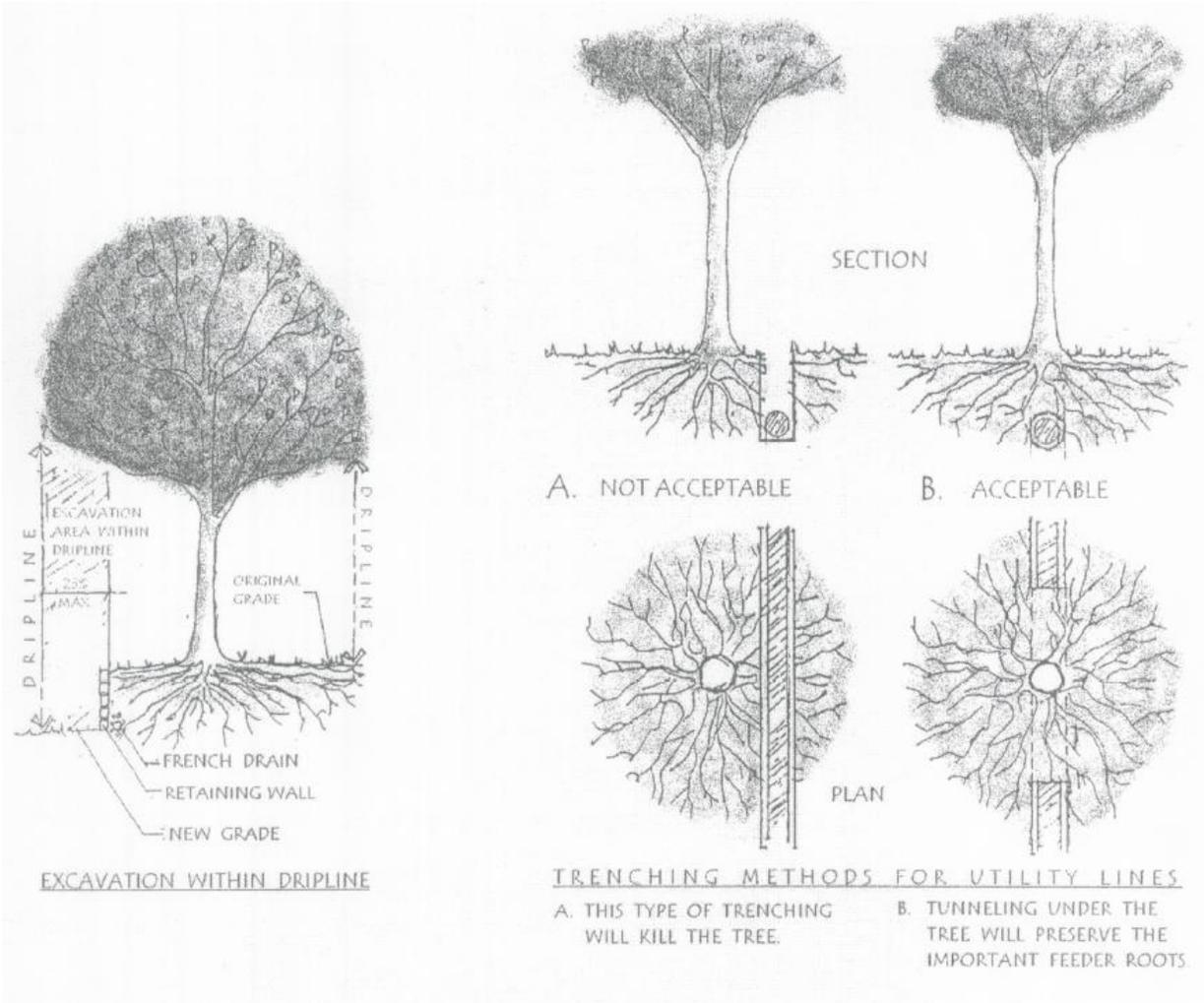


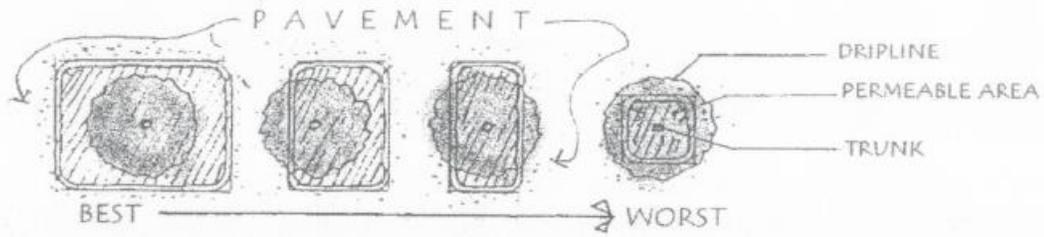


Tree Canopy and Tree Trunk Scaled Graphic

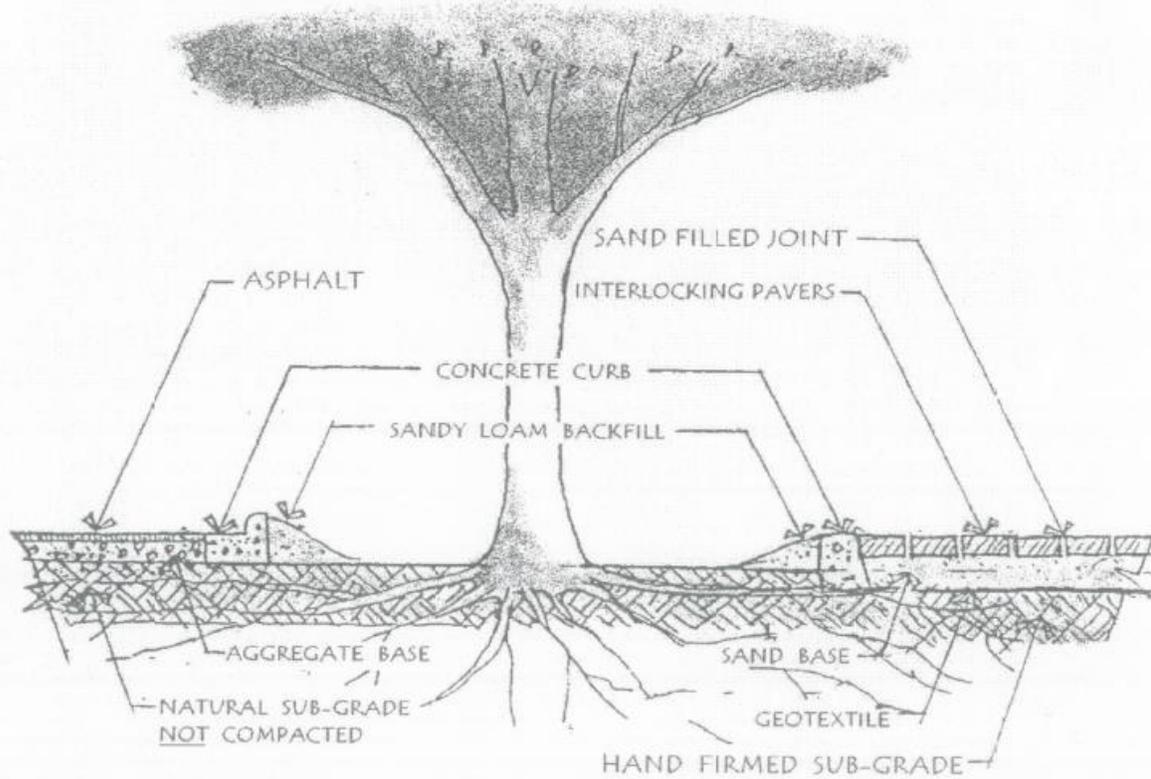


Tree Dripline





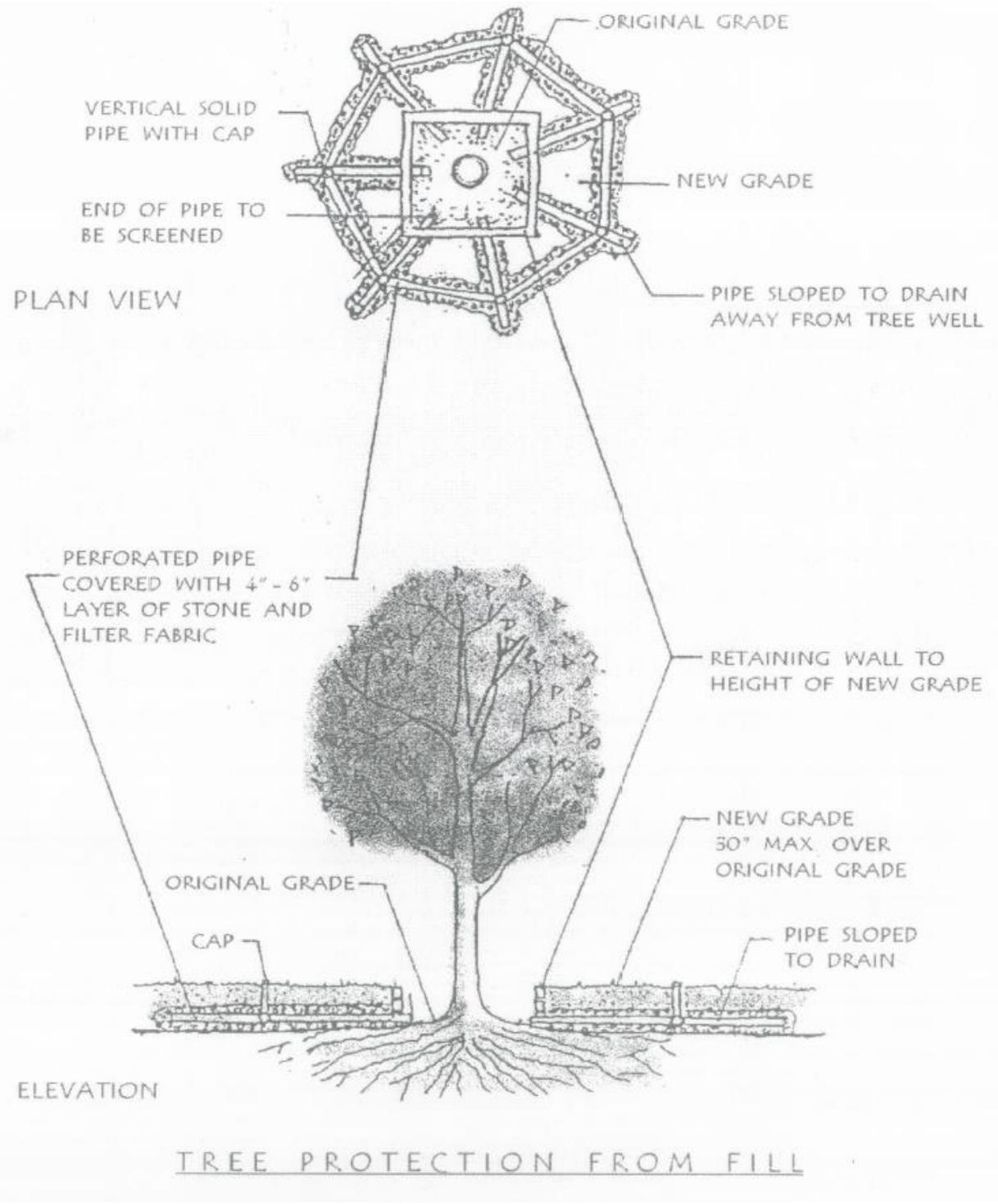
THE MORE PERMEABLE SURFACE OUTSIDE THE DRIPLINE, THE LESS IMPACT THERE IS TO THE TREE.

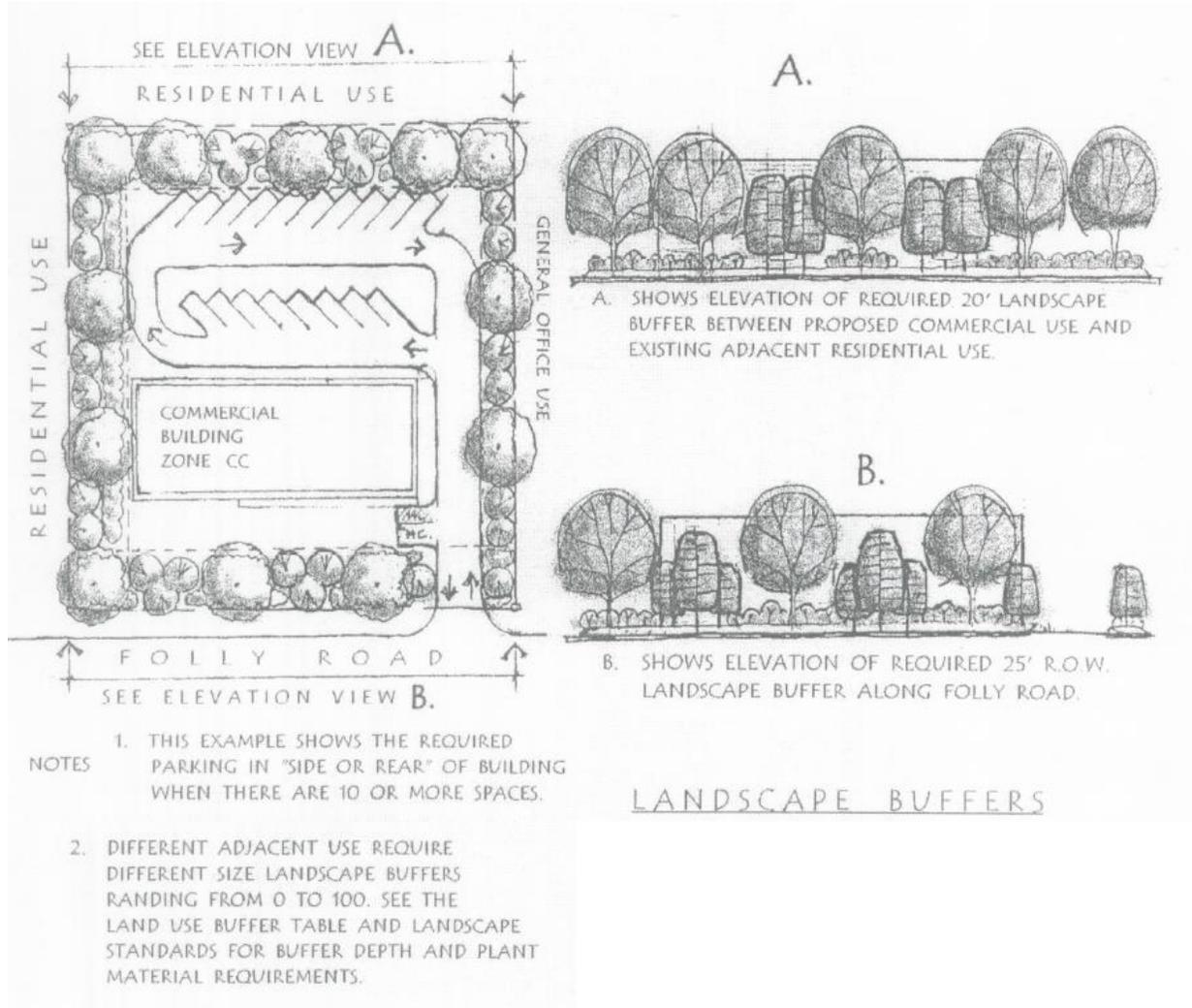


"NO DIG" PAVEMENT METHOD

BRICK OR INTERLOCKING PAVERS FOR PERVIOUS PAVING

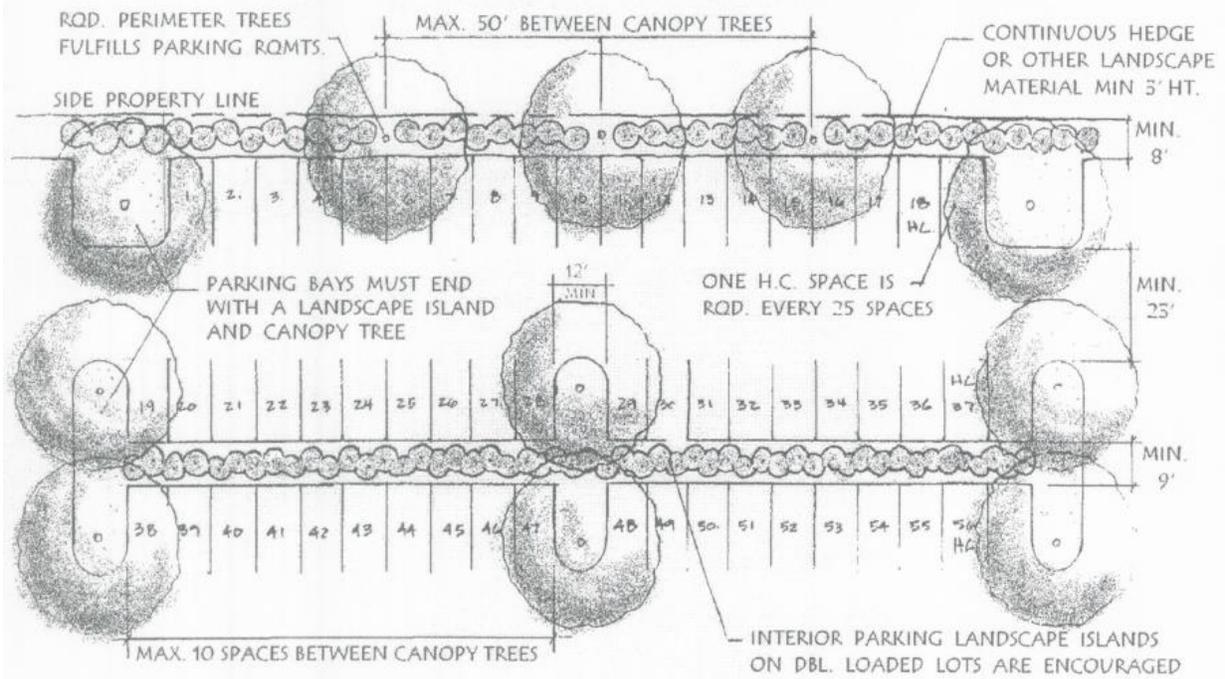
PAVEMENT METHODS UNDER DRIPLINE



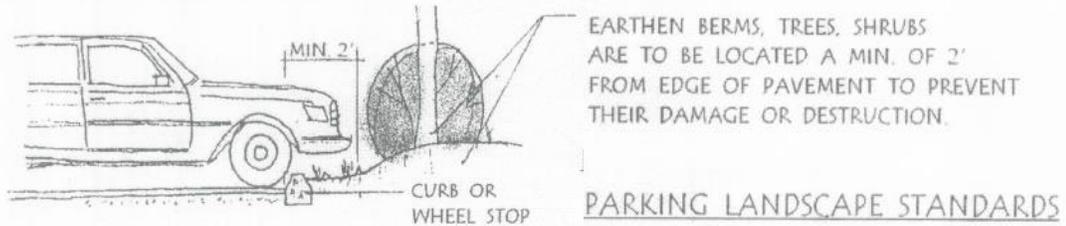


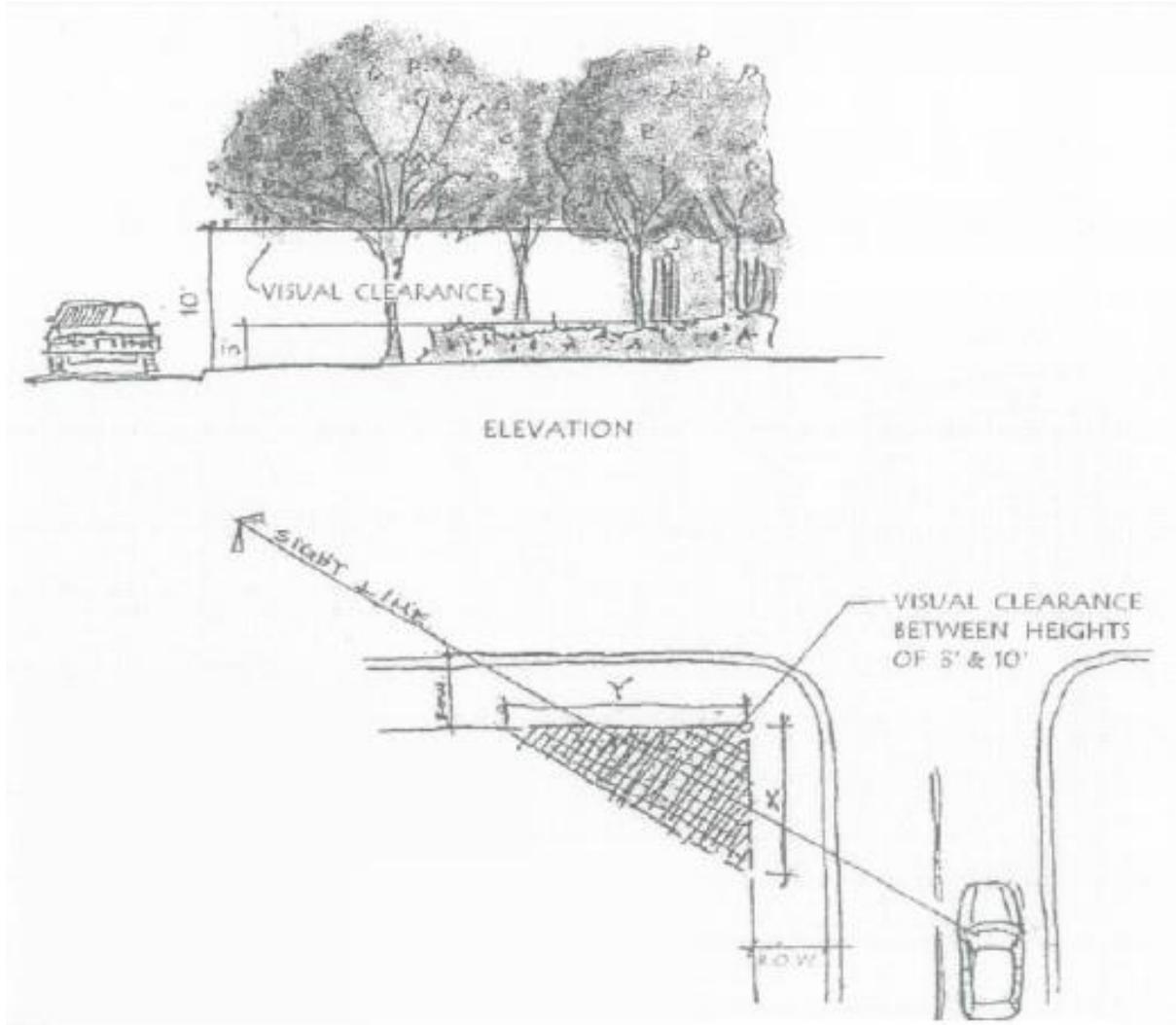


PERIMETER PARKING/VEHICULAR USE LANDSCAPE REQUIREMENTS



INTERIOR PARKING LANDSCAPE REQUIREMENTS







*Site Triangle Standards*

<i>Major Roadway</i>	<i>40'/40'</i>			
<i>Collector</i>	<i>40'/40'</i>	<i>30'/30'</i>		
<i>Sub-Collector</i>	<i>30'/40'</i>	<i>25'/30'</i>	<i>20'/20'</i>	
<i>Cul-de-sacs/Local Access</i>	<i>20'/40'</i>	<i>20'/30'</i>	<i>15'/20'</i>	<i>15'/15'</i>
	<i>Major Roadway</i>	<i>Collector</i>	<i>Sub-Collector</i>	<i>Cul-de-sacs/Local Access</i>

<i>Graphic Key</i>
<i>X/Y</i>