

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
<b>PROPOSED AMENDMENTS THROUGHOUT THE ZLDR</b>			
1.	Throughout	Reorganize the ZLDR to make it more user friendly	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
2.	Throughout	Include allowances for delays in action by Review and Decision-Making Bodies due to official declarations of states of emergency.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
3.	Throughout	Streamline terminology, formatting and capitalize defined terms; update Chapter/Article/Section references; add titles for clarification and ease of use; correct process information; delete duplicative information; etc.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
4.	Throughout	Update buildable area from 40x40 feet to a 1,600 square foot area with a minimum width of 20 feet to allow for increased flexibility in lot layout.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
<b>CHAPTER 1, INTRODUCTORY PROVISIONS</b>			
5.	1.10.3, Zoning Map Amendments	Include "Art. 4.25, Planned Development Zoning District" as a type of zoning map amendment.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
<b>CHAPTER 2, REVIEW AND DECISION-MAKING BODIES</b>			
6.	2.1.2, County Council Decision Making Authority	Delete "offered as part of Subdivision Plat process" from the authority to accept public dedications as it is redundant.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
7.	2.4.1, Zoning and Planning Director Review Authority	Clarify that the Zoning and Planning Director acts in a review capacity regarding Variances.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
8.	2.4.2, Zoning and Planning Director Decision-Making Authority	Clarify that the Zoning and Planning Director acts in a decision-making authority capacity regarding Site Plan Review.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
9.	2.4.3, Other Powers and Duties (Zoning and Planning Director)	Delete Sub-sections F, Appeals and Variances, and G, Special Exceptions, as these are included elsewhere in the ZLDR (in Chapter 3).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
<b>CHAPTER 3, DEVELOPMENT REVIEW PROCEDURES</b>			
10.	3.1.5, Application Submittal	Prohibit alterations of applications to the Planning Commission and Board of Zoning Appeals that have been deemed complete.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
11.	3.1.6, Notices	Include Subdivision Applications, Zoning Permits, and Historic Preservation Ordinance procedures in the “Notices” table, assigning the applicable Review and Decision-Making Bodies.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
12.	3.1.12, Successive Applications	Include Variance applications in the list of applications to which the one-year waiting period applies upon denial.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
13.	Application Filing Requirements for applications for Comprehensive Plan Amendments (3.2), ZLDR Text Amendments (3.3), Zoning Map Amendments [Rezoning] (3.4), Special Exceptions (3.6), Zoning Variances (3.10), and Public Project Review (3.12)	Clarify that the following are required to submit a complete application (as applicable based on the application): <ul style="list-style-type: none"> <li>• Current, recorded deed;</li> <li>• Restrictive Covenants Affidavit;</li> <li>• Posted Notice Affidavit; and</li> <li>• Current, Approved and Recorded Plat.</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
14.	3.3.4, Planning Commission Recommendation (ZLDR Text Amendments)	Clarify that the Planning Commission can approve ZLDR Text Amendment applications with conditions.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
15.	3.6.1, Application Filing (Special Exceptions); 3.10.2, Application Filing (Zoning Variances)	<ul style="list-style-type: none"> <li>• Reduce the number of paper copies of the site plan from 20 to one.</li> <li>• Clarify that Special Exception applications may only be submitted after the corresponding Site Plan Review application is in an approvable state.</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
16.	Board of Zoning Appeals Hearing and Decision (3.6.4, Special Exceptions; 3.10.5, Zoning Variances; and 3.13.7, Appeals of Zoning-Related Administrative Decisions)	Add language stating BZA may defer action for up to 90 days from the date of deferral for consistency with BZA Rules and Procedures.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
17.	Lapse of Approval (3.6.9, Special Exceptions; and 3.10.10, Zoning Variances)	<ul style="list-style-type: none"> <li>• Clarify that an approval lapses unless a complete application for a Zoning Permit to establish the Special Exception use or utilize the approved Variance is submitted within 12 months of the date the BZA approved it.</li> <li>• Change the requirement for a one-time one-year extension of the approval from the commencement of construction to the submittal of a complete application for a Zoning Permit.</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
18.	3.7.3, Limited Site Plan Review	Add language stating a fee is required for Limited Site Plan Review applications.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
19.	3.7, Limited Site Plan Review	Exempt Limited Site Plan Review applications from Certificate of Historic Appropriateness requirements.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• June 15, 2021 Historic Preservation Commission meeting: Recommended approval (vote: 9 to 0).</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
20.	3.7.10, Lapse of Approval (Site Plan Review)	<ul style="list-style-type: none"> <li>• Clarify that Site Plan Review approval lapses one year after the date the Site Plan Review was approved unless a Zoning Permit is issued, or if no Zoning Permit is required, unless construction or development has commenced and has not been suspended or abandoned for a period of more than one year.</li> <li>• Allow a one-time one-year extension of Site Plan Review approval when construction of demolition is being pursued (the burden of proof is on the applicant who must submit documentation at least 15 days prior to the expiration of the approval).</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
21.	3.8.1, Applicability (Zoning Permits)	Require Zoning Permits for new impervious surfaces greater than 15 square feet and activities that redirect or alter a pre-existing stormwater conveyance features.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Commission directed staff to investigate alternative thresholds.</li> <li>• Feb. 8, 2021 Workshop: Commission directed staff to change the amendments to require zoning permits for impervious surfaces greater than 120 square feet in cumulative size for all properties in the Urban/Suburban Area except those in the S-3 Zoning District.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
22.	3.8.3, Application Filing (Zoning Permits)	Codify the requirement for a Building Safety Inspection to be carried out by the Building Inspection Services Department before the issuance of a Zoning Permit for a change in building use (as applicable).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
23.	3.8.4, Zoning and Planning Director Review and Action (Zoning Permits)	Remove language indicating the Director will return a signed copy of the application after the approval or disapproval of a Zoning Permit.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
24.	3.8.6, Lapse of Approval (Zoning Permits)	Increase the allowance for Zoning Permit lapse of approvals from 90 days to six months and change the extension allowance from six 90-day extensions to three six-month extensions.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
25.	3.13.1, Authority (Appeals of Zoning-Related Administrative Decisions)	Clarify that upon enforcement-related decisions cannot be appealed.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
26.	Sec. 3.13.3 and 3.14.3, Effect of Filing (Appeals of Zoning-Related and Subdivision Related Administrative Decisions)	Clarify that upon filing of a complete application for an appeal, any permits, decisions, or determinations that are the subject of the appeal shall be temporarily suspended.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
27.	3.13.6, Public Hearing Notice (Appeals of Zoning-Related and Subdivision Related Administrative Decisions)	Clarify that Neighbor and Posted Notice of BZA Public Hearings shall be provided in accordance with the requirements of the ZLDR.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
28.	3.15.3, Street Names	Amend language to state that applicants submit proposed street names to the 9-1-1 Consolidated Dispatch Center.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
<b>CHAPTER 4, BASE ZONING DISTRICTS</b>			
29.	Throughout (reorganization)	<ul style="list-style-type: none"> <li>• Move the NRM Natural Resource Management District from Chapter 5 (Overlay and Special Purpose Zoning Districts) to Art. 4.3, NR, Natural Resource Management District;</li> <li>• Move the provision for a one-time subdivision of nonconforming lots of record existing prior to April 21, 1999 to the front of the Article to avoid duplicating it in each zoning district; and</li> <li>• Add the Waterfront Development Standards (OCRM Critical Line Setback and Buffer, Minimum Lot Size, Minimum Lot Width/Average) to each zoning district's density/intensity and dimensional standards table for easier reference.</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
30.	4.1.1, Establishment of Zoning Districts	Add new Zoning Districts with corresponding density/intensity and dimensional standards to implement the Comprehensive Plan Future Land Use designations: Parks, Recreation, and Open Space (OS) Zoning District; Special Management (S-4) Zoning District; Civic/ Institutional (CI) Zoning District; and Rural Industrial (RI).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed. <i>(changes to the R-4 district described below make the S-4 district no longer necessary).</i></li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
31.	4.1.1, Establishment of Zoning Districts	Combine the R-4 and MHS Zoning Districts into the R-6 Zoning District with a maximum density of 6 du/ac.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Commission directed staff to only allow density increases inside the UGB except for those properties located adjacent to the UGB and on the Sea Islands, which should maintain the current density of four dwelling units per acre.</li> <li>• Feb. 8, 2021 Workshop: Commission directed staff to keep the R-4 zoning district density at 4du/ac across the County, and:               <ul style="list-style-type: none"> <li>○ Reduce the minimum lot size to 5,000 square feet and adjust the dimensional standards accordingly;</li> <li>○ Allow different types of housing units by right (duplexes, townhomes, triplexes, fourplexes);</li> <li>○ Delete the requirement to have 1.5 times the minimum lot size to have an accessory dwelling unit;</li> <li>○ Remove the accessory dwelling unit size limitation of 800 square feet; and</li> <li>○ Address higher densities for affordable and workforce housing in ZLDR Chapter 6.</li> </ul> </li> </ul> <p><i>This change makes the R-6 and S-4 districts no longer necessary.</i></p> <ul style="list-style-type: none"> <li>• <i>March 8, 2021 Meeting: Recommended approval of maintaining the R-4 density at 4 du/ac and making the amendments listed above (vote: 8 to 0, Chavis absent).</i></li> </ul>
32.	4.1.1, Establishment of Zoning Districts	Combine the M-8 and M-12 Zoning Districts into the Urban Residential (UR) Zoning District with a maximum density of 16 du/ac.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
33.	4.1.1, Establishment of Zoning Districts	Combine the CT Zoning District with the CN Zoning District.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
34.	Table 4.1.1, Establishment of Zoning Districts	Add Comprehensive Plan Future Land Use Designations to show the relationship between each Zoning District and Future Land Use Designation.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
35.	4.1.2, Zoning District References	Assign zoning districts to classes of use (nonresidential, office, residential, and agricultural).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
36.	4.1.3, Zoning District Hierarchy	Add the NR zoning district as the most restrictive zoning district.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

<p>37.</p>	<p>4.2.1, Density</p>	<p>Clarify that density is the number of dwelling units (lots) per acre and that density in the Rural Area is calculated from the parent tract as it existed on April 21, 1999.</p>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Commission directed staff to:             <ul style="list-style-type: none"> <li>• Clarify the difference between “dwelling units” and “lots” as used in this section and throughout the ZLDR potentially using the term “Principal Dwelling Units per acre”; and</li> <li>• Investigate if any legal ramifications exist and how situations where a permit to fill a wetland has already been obtained.</li> </ul> </li> <li>• Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments:             <ul style="list-style-type: none"> <li>• Change the terms “dwelling units per acre” and “dwellings per acre” to “Principal Dwelling Units per acre”;</li> <li>• Add the following definition to Chapter 12, Definitions: “Principal Dwelling Unit: The primary or predominant Dwelling Unit on a Lot.”</li> <li>• Amend Section 4.2.1 read as follows: Density refers to the number of Principal Dwelling Units per unit of land area. Density is calculated by dividing the number of Principal Dwelling Units on a site by the gross area (in acres) of highland of the site on which the Principal Dwelling Units are located. Freshwater wetlands and OCRM Critical Line Area shall not be used to calculate density. The number of Principal Dwelling Units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for varying or otherwise adjusting other density,</li> </ul> </li> </ul>
------------	-----------------------	---	---



PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
			intensity or dimensional standards of this Ordinance; <ul style="list-style-type: none"> <li>• Amend Sections 8.4.2.A.4.j and 8.5.2.B.9 to require United States Army Corps of Engineers Approved Jurisdictional Determinations as part of Preliminary and Final Plat applications; and</li> <li>• Amend the definition of “Lot Area” to read as follows: The total area included within the boundaries of a Lot, measured in a horizontal plane, excluding Freshwater Wetlands and OCRM Critical Line Area.</li> </ul> <ul style="list-style-type: none"> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
38.	4.2.3, Setbacks	Clarify that “unobstructed” and “unoccupied open area” refer to anything that is constructed or erected within the setback that is determined to have a permanent location on the ground.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Commission directed staff to consider reducing the threshold to less than 12 inches.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
39.	4.2.3, Setbacks	Include a provision that Variances may not be required when a structure encroaches 12” or less into any required setback and that such administrative setback reductions shall be determined by the Director on a case-by-case basis.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: Change the provision to “less than 12 inches”.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
40.	4.2.3, Setbacks	Clarify that when the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Zoning and Planning Director shall be authorized to reduce the required setbacks as much as necessary up to a 15-foot setback (provided the setbacks are not reduced beyond the Critical Line Buffer depth).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

<p>41.</p>	<p>4.2.4, Building Height and Structure Height</p>	<p>Include a requirement that fences and walls not obstruct the flow of water in natural drainage courses or drainage easements and that when constructed in a public easement, fences may be removed for utility purposes with all costs for removal and restoration borne by the property owner.</p>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Commission directed staff to investigate expressing building height limitations as stories or floors in multi-family and nonresidential zoning districts similar to the way the City of Charleston regulates building height.</li> <li>• Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments:             <ul style="list-style-type: none"> <li>• Agricultural and Residential Districts: Maintain the height limit of 35 feet.</li> <li>• UR District: Maintain the height limit of 50 feet/4 stories, but include the phrase “whichever is less.”</li> <li>• RO District: Maintain the height limit of 35 feet.</li> <li>• CI District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.</li> <li>• GO District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.</li> <li>• NC District: Change the height limit from 35 feet to 35 feet/2½ stories, whichever is less.</li> <li>• CR District: Maintain the height limit of 35 feet.</li> <li>• CC District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area.</li> <li>• I District: Change the height limit for properties in the Urban/Suburban Area from 55 feet to 55 feet/3½ stories, whichever is less; maintain the height limit of 35 feet for properties in the Rural Area.</li> <li>• RI District: Maintain the height limit of 35 feet.</li> <li>• Add the following definition for “Half Story”: The space under a gabled or hipped roof, where the wall plates, or</li> </ul> </li> </ul>
------------	--	--	--

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
			<p>knee walls, on at least two opposite exterior walls are not more than two feet above the finished floor of such story. The aggregate width of dormers on a half-story shall not exceed 50 percent of the width of the exterior wall.</p> <ul style="list-style-type: none"> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
42.	4.2.4, Building Height and Structure Height	Exempt roof-mounted solar collectors from height limits.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
43.	4.2.5, Building Coverage	At the Jan. 11, 2021 meeting, the Planning Commission directed staff to include language clarifying that building coverage is expressed as a percentage.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Commission directed staff to clarify that building coverage is expressed as a percentage.</li> <li>• Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: Amend Section 4.2.5, Building Coverage, and the definition of "Building Coverage" to read as follows: Building Coverage is the proportion, expressed as a percentage, of the area of a Lot covered by Buildings (Principal and Accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming pools (excluding the pool decking) shall be included in Building Coverage.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
44.	4.10.3, RR-3 Zoning District Density/Intensity and Dimensional Standards	Increase density from 1du/3 acres to 1du/acre.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Commission directed staff to prohibit density increases outside the UGB.</li> <li>• Feb. 8, 2021 Workshop: Consensus regarding the revised proposed amendments: Maintain the RR-3 density of 1du/3ac (no changes were made to the RR-3 density/intensity and dimensional standards).</li> <li>• <i>March 8, 2021 Meeting: Recommended approval of maintaining the RR-3 density of 1 du/3 ac (vote: 8 to 0, Chavis absent).</i></li> </ul>
45.	4.11.3, S-3 Zoning District Density/Intensity and Dimensional Standards	Allow 10,000 SF lots with 70' minimum lot widths when water and sewer are available (currently: 12,500 SF with 70' min. lot width if water or sewer is available).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
46.	4.14.3, MHP Zoning District Density/Intensity and Dimensional Standards	Clarify that 10' of separation is required between each manufactured housing unit and between manufactured housing units and other buildings.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
47.	Density/Intensity and Dimensional Standards: 4.18 (GO); 4.19 (NC); 4.20 (RC); 4.21(CC), and 4.23 (I) Zoning Districts	Change the minimum setbacks to match the minimum vegetated buffer requirements.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
48.	Building Height Limits: 4.21, CC, and 4.23, I, Zoning Districts	Add maximum building heights of 55 feet in the Urban/Suburban Area and 35 feet in the Rural Area.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
49.	4.24, Waterfront Development Standards	Relocate the OCRM Critical Line buffer and setback requirements from Chapter 9 to Chapter 4 for ease of reference.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
50.	4.25.2, Planned Development Zoning Districts (PD) Purpose	Replace with a reference to the strategies contained in the current Comprehensive Plan in effect.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
51.	4.25.5.A, Development Standards-Maximum Density	Maximum Density: Delete the density increase provisions relating to common open space (these provisions are no longer in the Comprehensive Plan).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
52.	4.25.5, Development Standards	Add maximum density in Urban/Suburban Area: 12 dwelling units where zoning is R-6 and 24 dwelling units where zoning is UR.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
53.	4.25.5.B, Development Standards - Modification of ZLDR Standards	Prohibit PDs from modifying ZLDR Chapters 1, 2, 3, 10, 11, 12, and Appendix A as well as the dimensional standards for the S-3 and S-4 Zoning Districts.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
54.	4.25.5.E, Development Standards – Perimeter Buffer	Require a minimum Type A, 10’ vegetated buffer around the perimeter of PDs.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
55.	4.25.5.G, Development Standards - Access	<ul style="list-style-type: none"> <li>• Require stub outs to adjacent properties for access connections.</li> <li>• Allow cul-de-sacs, t-turnarounds, and dead-end streets only at the discretion of the Zoning &amp; Planning Director.</li> <li>• Require that sidewalks and/or multi-use paths be provided as required by the ZLDR.</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
56.	4.25.5.I, Development Standards – Industrial Areas	Require a minimum Type D, 40’ vegetated buffer where industrial uses abut residential uses within a PD.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
57.	4.25.6, Common Open Space	Decrease percentage of open space that can be provided in the form of freshwater wetlands, detention ponds not created as amenity areas, and buffers from 40% to 30%.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
58.	4.25.7, Affordable and Workforce Dwelling Units	Amend to allow density bonuses for PDs proposed for properties located in the Urban/Suburban Area when a minimum of 30% of the units are affordable or workforce dwelling units and the PD complies with the applicable requirements of Sec. 6.4.19.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
59.	4.25.8, Planned Development Procedure	<ul style="list-style-type: none"> <li>• Require PD applicants presenting conceptual plans to the Planning Commission to submit a memo and presentation detailing the proposed development at least 20 days prior to the PC workshop.</li> <li>• Require PD applicants to notify Interested Parties and owners of property within 300 feet of the subject parcel(s) of community workshops.</li> <li>• Clarify that all required information must be submitted prior to staff review.</li> <li>• Clarify the application signatory requirements for properties owned by corporations and partnerships.</li> <li>• Codify the process for finalizing PDs that are approved by County Council.</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
60.	4.25.9, Planned Development Guidelines and Sketch Plans	Require a narrative and sketch plan detailing the proposed stormwater system design approach.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
61.	4.25.10, Variances and Other Modifications to Approved PD Development Plans	<ul style="list-style-type: none"> <li>• Minor modifications (administrative approval required):                             <ul style="list-style-type: none"> <li>○ Increases in Common Open Space, setbacks, area/dimensions/density of landscape buffers;</li> <li>○ Decreases in density/numbers of dwelling units, building floor areas, numbers/sizes of signs; and</li> <li>○ Minor shifts in the layouts of land uses and location of access points/internal roadways.</li> </ul> </li> <li>• Major modifications (require PD amendment): All other modifications.</li> </ul>	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
62.	4.25.10, Variances and Other Modifications to Approved PD Development Plans	Allow variance requests for trees, setbacks, buffers, height, and maximum lot/building coverage for individual lots (all other changes/variances require PD amendments).	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>
63.	4.25.11, Subdivision of Land Located within Approved Planned Developments	Delete section as it is no longer necessary.	<ul style="list-style-type: none"> <li>• Jan. 11, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• Feb. 8, 2021 Workshop: Not discussed.</li> <li>• <i>March 8, 2021 Meeting: Recommended approval (vote: 8 to 0, Chavis absent).</i></li> </ul>

**CHAPTER 5, OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS**

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
64.	All Overlay Zoning Districts	<ul style="list-style-type: none"> <li>• Amend all land use terminology to match the updated terminology of Table 6.1-1.</li> <li>• Amend all land use tables to match the updated conditions in Table 6.1-1, Use Table, and Art. 6.4, Use Conditions.</li> <li>• Update text and maps for new zoning district nomenclature.</li> </ul>	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
65.	Sec. 5.4.7.D1 and D.2 (JO-MHC-O), 5.6.6.C (FRC-O), 5.13.8.C (DuPont-Wappoo), 5.16.6.D.2 (JA-MHC-O), and 5.17.7.D.2 (MRC-O)	Require that sidewalks/multi-use paths be separated from parking and other vehicular use areas by a minimum 5-foot landscaped/sodded area.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
66.	Sec. 5.4.7.D.2 (JO-MHC-O), 5.6.6.C (FRC-O), 5.13.8.C (DuPont-Wappoo), 5.16.6.D.2 (JA-MHC-O), and 5.17.7.D.2 (MRC-O)	Sidewalks/multi-use paths located on private property: Remove the requirement for easements for the safe movement of pedestrians and the maintenance of the sidewalk and replace with a statement that the property owner is responsible for maintenance.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
67.	Sec. 5.4.7.B.7 (JO-MHC-O), 5.12.6.B (ARRC-O), 5.13.8.A.7 (DuPont-Wappoo), 5.16.6.B.6 (JA-MHC-O), and 5.17.7.B.7 (MRC-O).	Clarify that the requirement to record an easement for shared access with future development applies only to new or relocated accesses and that parcels with 250 feet or more of frontage are exempt from this requirement.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
68.	NRM, Natural Resource Management District	Move to Chapter 4, Base Zoning Districts.	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
69.	Multiple Use Overlay Zoning District	Delete this district because mixes of uses and affordable/workforce housing is being addressed in Chapter 6.	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
70.	Art. 5.2, Water-Dependent Use Overlay District	<ul style="list-style-type: none"> <li>• Clarify that parking associated with community docks, boat ramps, marinas, and other water dependent uses must be accommodated onsite and parking/drive surfaces must be graded and covered with a permanent dust proof surface.</li> <li>• Require marina signs to comply with the sign requirements of the ZLDR (current requirement: they must be placed and designated so as not to distract the general public).</li> </ul>	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
71.	Art. 5.3, Johns Island Maybank Highway Overlay Zoning District	<ul style="list-style-type: none"> <li>• Correct overlay district maps to show the PD zoning districts</li> <li>• Sec. 5.3.5, Use Regulations: Clarify that manufactured housing units are allowed in both the Limited Commercial and Multiple Use Districts subject to R-4 requirements for this use.</li> <li>• Sec. 5.3.8 and 5.3.9: Clarify the setback requirements for single-family detached dwelling units and manufactured housing units:                             <ul style="list-style-type: none"> <li>• MU District: R-4 Zoning District setbacks apply.</li> <li>• LC District: UR Zoning District setbacks apply if right-of-way is dedicated; otherwise, R-4 Zoning District setbacks apply.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
72.	Art. 5.3, Johns Island Maybank Highway Overlay Zoning District	Change pedestrian-scale lighting requirements to acorn-style light heads, 12-foot fluted poles, spaced 150 feet apart, or as determined appropriate by the Zoning and Planning Director.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
73.	Art. 5.5, Folly Road Corridor Overlay Zoning District	Sec. 5.5.6, Development Standards and Requirements: Add requirements for inclusion of a 12-foot wide multi-use path and bicycle parking when properties are developed or redeveloped (implements the ReThink Folly Road Plan and be consistent with similar requirements adopted by the Cities of Folly Beach and Charleston, and the Town of James Island).	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
74.	Art. 5.8, Highway 17 North Corridor Overlay Zoning District	Sec. 5.8.7, Use Regulations: Allow Manufactured Housing Units in all nodes pursuant to the requirements of Sec. 6.4.24.B.	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
75.	Art. 5.9, St. Andrews Area Overlay Zoning District	Sec. 5.9.6, Development Standards and Requirements: Clarify that the traffic study requirements of ZLDR Chapter 9 apply.	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
76.	Art. 5.10, Ashley River Road Corridor Overlay Zoning District	Sec. 5.10.9, Village Commercial Area: Clarify that the building size limitation of 10,000sf is in addition to the building coverage requirements.	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
77.	Art. 5.11, DuPont-Wappoo Area Overlay Zoning District	Sec. 5.11.6, Use Regulations: Replace the affordable and workforce dwelling unit provisions with the incentives contained in Sec. 6.4.19 for consistency.	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>



**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
78.	Art. 5.11, DuPont-Wappoo Area Overlay Zoning District	Change pedestrian-scale lighting requirements to acorn-style light heads, 12-foot fluted poles, spaced 150 feet apart, or as determined appropriate by the Zoning and Planning Director.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
79.	Art. 5.13, Sol Legare Community Overlay Zoning District	<ul style="list-style-type: none"> <li>• Sec. 5.13.6, Residential Area:                             <ul style="list-style-type: none"> <li>• Allow a minimum lot size of 10,000sf when water and sewer are available.</li> <li>• Clarify that the minimum lot area of properties containing or abutting an OCRM Critical Line is 10,000sf</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• <i>May 10, 2021 Meeting: Recommended approval (vote: 8 to 0, Miller absent).</i></li> </ul>
80.	Art. 5.16, James Island Maybank Highway Corridor Overlay Zoning District	Change pedestrian-scale lighting requirements to acorn-style light heads, 12-foot fluted poles, spaced 150 feet apart, or as determined appropriate by the Zoning and Planning Director.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
<b>CHAPTER 6, USE REGULATIONS</b>			
81.	Table 6.1.1, Use Table	<ul style="list-style-type: none"> <li>• Add new zoning districts (NR, OS, CI, and RI) and assign land uses to them.</li> <li>• Combine the M-8 and M-12 Zoning Districts into the UR Zoning District.</li> <li>• Combine the CT and CN Zoning Districts into the NC Zoning District.</li> <li>• Update and consolidate the land uses listed in the table.</li> </ul>	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• May 20, 2021 Workshop: Not discussed.</li> <li>• June 14, 2021 Workshop: Not discussed.</li> </ul>
82.	Art. 6.2, Definitions, and Art. 6.3, Use Types	Clerical changes/updates.	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments; directed staff to reorganize Art. 6.1 – 6.3 to put the use type descriptions before the Use Table and add a legend to the Use Table.</li> <li>• May 10, 2021 Workshop: The changes recommended by the Commission at the April workshop were presented and received consensus.</li> <li>• June 14, 2021 Workshop: Not discussed.</li> </ul>

<p>83.</p>	<p>Art. 6.4, Use Conditions</p>	<ul style="list-style-type: none"> <li>• Add use conditions for land uses added to the Use Table.</li> <li>• Update and amend existing use conditions.</li> </ul>	<ul style="list-style-type: none"> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments and directed staff to:             <ul style="list-style-type: none"> <li>• Resource Extraction use conditions: Address hours of operation; include a 500' radius notification requirement; consider larger distances between mines; and add the word "radius" to the description of how the distance requirement is measured.</li> <li>• Recycling Drop-Off Center use conditions: Add a condition stating such uses are not allowed where curbside pickup exists.</li> <li>• Solar Farm use conditions: Investigate different criteria for such uses on cleared vs. forested lots; identify the reasons for the 2-mile distance, 5 acre minimum lot size, and 16' height requirements; consider deeper buffer requirements; and consider requiring conservation easements.</li> </ul> </li> <li>• May 10, 2021 Workshop: The changes recommended by the Commission at the April workshop were discussed along with recommendations from the Johns Island Task Force. The following additional changes/actions were recommended by the Commission for discussion at the June 14 workshop:             <ul style="list-style-type: none"> <li>• Resource Extraction: Increase the distance between mines from 2 miles to 2.5 miles and exempt subdivision related resource extraction uses needed for stormwater ordinance compliance from this requirement.</li> <li>• Resource Extraction: Contact DHEC/geologists to find out the minimum distance from mining operations that hydrologic studies should be required for and add this as a requirement with the ability for the BZA to increase the distance.</li> </ul> </li> </ul>
------------	---------------------------------	---	--

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
			<ul style="list-style-type: none"> <li>• Resource Extraction: Require such uses to be located a minimum of 250 feet from public roads.</li> <li>• Resource Extraction: Limit hours of operation to Monday through Saturday from 7am – 6pm with the ability for the BZA to revise these.</li> <li>• Solar Farms: Contact solar companies to confirm the minimum height needed for ground mounted solar panels, add language stating that the requirements of the zoning district in which the property is located apply following decommissioning; and investigate the legality of requiring conservation easements in order to have solar farms.</li> <li>• Townhouses, duplexes, triplexes, and fourplexes: Apply the waterfront development standards of the underlying zoning district for development abutting the OCRM Critical Line; apply the building height requirements of the underlying zoning district in all cases; otherwise, apply the UR Zoning District requirements (building coverage, lot width, lot size, setbacks).</li> <li>• June 14, 2021 Workshop: Staff presented amendments to address the Commission directives from the May 10 workshop and a consensus was reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent). The vote to remove the requirement for Resource Extraction uses to include in the letter of intent the where the materials being mined were being taken and to include language that the BZA can require a well survey for adjacent properties was approved by a vote of 7 to 1 (Floyd dissented).</i></li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

<u>#</u>	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
84.	Sec. 6.4.19, Affordable and Workforce Dwelling Units	Incentivize the development of affordable and workforce dwelling units pursuant to the County Council Special Housing Committee directive.	<ul style="list-style-type: none"> <li>• March 8, 2021 Workshop: First presented and discussed.</li> <li>• Apr. 19, 2021 Workshop: Consensus regarding proposed amendments.</li> <li>• May 10, 2021 Workshop: Not discussed.</li> <li>• June 14, 2021 Workshop: Not discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
85.	Sec. 6.5.2, Establishment	Clarify that zoning permits are required for Accessory Uses and Structures and when any of the following apply: <ul style="list-style-type: none"> <li>• A legally permitted Accessory Use is expanded to or within an existing Structure or in an outdoor area devoted to the use;</li> <li>• The use of a legally permitted Accessory Structure is changed;</li> <li>• The size of a legally permitted Accessory Structure is expanded; and/or</li> <li>• The impervious surface area related to a legally permitted Accessory Use or Accessory Structure is increased by more than 120 square feet in cumulative total on properties located in the Urban/Suburban Area with the exception of properties located in the S-3 Zoning District.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
86.	Sec. 6.5.3, Residential Accessory Uses and Structures	Allow manufactured housing units as accessory structures.	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
87.	Sec. 6.5.5, Commercial and Industrial Accessory Uses and Structures	Include the following as accessory uses/structures: <ul style="list-style-type: none"> <li>• Recycling collection drop-off;</li> <li>• Permanent storage units;</li> <li>• Personal services and retail sales; and</li> <li>• Selling of Sweetgrass baskets.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
88.	Sec. 6.5.7, Civic and Institutional Accessory Uses and Structures	Include the following as accessory uses/structures: <ul style="list-style-type: none"> <li>• Recycling collection drop-off;</li> <li>• Permanent storage units; and</li> <li>• Manufactured or modular structures.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
89.	Sec. 6.5.8, Accessory Structures in Residential and Residential Office Zoning Districts	<ul style="list-style-type: none"> <li>• Clarify that accessory structures, with the exception of garages and carports, must be located wholly to the rear of the lot.</li> <li>• Clarify that accessory structures must comply with the front setback requirement for the Principal Structure.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
90.	Sec. 6.5.9, Accessory Dwelling Units	<ul style="list-style-type: none"> <li>• Delete the requirement to have 1.5 times the minimum lot size to have an accessory dwelling unit in the Urban/Suburban Area; and</li> <li>• Remove the accessory dwelling unit size limitation of 800 square feet in the Urban/Suburban Area.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
91.	Sec. 6.5.11, Home Occupations	<ul style="list-style-type: none"> <li>• Add RR and S-3 to the list of districts in which vehicle/equipment repair, rental, and sales is prohibited as a home occupation;</li> <li>• Clarify that catering uses are allowed as home occupations;</li> <li>• Add S-3 to the list of districts in which animal care or boarding is prohibited as a home occupation;</li> <li>• Prohibit special trade contractors as home occupations;</li> <li>• Prohibit gun sales and repair as home occupations;</li> <li>• Delete the allowance for signage for home occupations;</li> <li>• Add RR to the list of districts in which the limit of vehicles used in conjunction with a home occupation is two; and</li> <li>• Allow online sales if there are no in-person or walk-in purchases.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
92.	6.5.19, Solar Collectors (accessory uses)	<ul style="list-style-type: none"> <li>• Clarify that solar collectors may be established as accessory uses in all zoning districts, but solar farms are not allowed as accessory uses;</li> <li>• Require that all components servicing the collector panels be concealed;</li> <li>• Exempt roof-mounted solar collectors from building height requirements;</li> <li>• Limit ground-mounted solar collectors to 5,000sf in residential and agricultural zoning districts (otherwise, special exception is required); and</li> <li>• Require ground-mounted solar collectors to be screened from view off-site.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed. The Commission recommended including language that the Solar Collectors be glazed.</li> <li>• June 14, 2021 Workshop: Staff presented amendments to address the directive from the May 10 workshop and a consensus was reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
93.	Sec. 6.6.3, Roadside Stands	<ul style="list-style-type: none"> <li>• Clarify that zoning permits are not required for Sweetgrass Basket stands.</li> <li>• Provide more flexibility for stands selling indigenous produce:                             <ul style="list-style-type: none"> <li>• Can be located on a lot other than where the produce being sold is grown if it is under the same ownership and it is located within one mile of the property where the produce is being grown.</li> <li>• Remove the annual time limitation (six months per calendar year).</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
94.	Art. 6.7, Special Events Use	<ul style="list-style-type: none"> <li>• Add the following to the list of events that are exempt from Art. 6.7 (currently includes: private parties and events that do not meet the definition of special events; auctions of private real estate; and estate auctions):                             <ul style="list-style-type: none"> <li>• Neighborhood gatherings for the residents of the applicable neighborhood;</li> <li>• Temporary Uses pursuant to the ZLDR; and</li> <li>• Outdoor special events which the Zoning and Planning Director determines are accessory to legally established businesses in commercial and industrial zoning districts or legally established public or civic facilities, and for which the entire event including vendors, patrons, and all parking can be contained onsite.</li> </ul> </li> <li>• Allow the Zoning and Planning Director to exempt other organized activities from the special events requirements when:                             <ul style="list-style-type: none"> <li>• The activity has less than 100 people in attendance; and</li> <li>• There are no impacts to public streets or County owned or managed parks or facilities; and</li> <li>• There are no impacts on normal vehicular and pedestrian traffic requiring the use of County services.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
95.	Art. 6.8, Short-Term Rentals	<ul style="list-style-type: none"> <li>• Clarify that the Special Exception criteria of Sec. 6.8.2.C apply in place of those contained in Sec. 3.6.5.</li> <li>• Clarify that rental day limitations apply per lot and not per dwelling unit.</li> </ul>	<ul style="list-style-type: none"> <li>• May 10, 2021 Workshop: First presented and discussed.</li> <li>• June 14, 2021 Workshop: Discussed and consensus reached.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
<b>CHAPTER 8, SUBDIVISION REGULATIONS</b>			
96.	Sec. 8.1.2, Applicability	<p>Exempt the following types of subdivisions from the requirement to obtain a Certificate of Historic Appropriateness from the Historic Preservation Commission:</p> <ul style="list-style-type: none"> <li>• Subdivision Plats submitted for sole purpose of creating an easement(s), delineating OCRM Critical Line Areas, and/or delineating the location(s) of freshwater wetlands;</li> <li>• The combination or recombination of portions of previously platted Lots where the total number of Lots is not increased;</li> <li>• Boundary plats;</li> <li>• Property line adjustments where no new Lots are created; and</li> <li>• Subdivision Plats that are the result of a court order.</li> </ul>	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
97.	Sec. 8.3.1, Minor Subdivision	Change minor subdivisions from 10 or fewer lots to 4 or fewer lots.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
98.	Sec. 8.3.4, Major Subdivision Process	<ul style="list-style-type: none"> <li>• Clarify the three steps in this process: (1) Preliminary Plat review and approval; (2) construction plans review and approval; and (3) Final Plat review and approval.</li> <li>• Clarify that steps 2 and 3 require submission of applicable letters of coordination and proof of agency permits to ensure the proposed development is feasible.</li> <li>• Require the concept plan show stub outs for connections to future development on adjacent parcels and limit use of cul-de-sacs, t-turnarounds, and dead end streets to situations approved by the Zoning and Planning Director.</li> </ul>	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
99.	Sec. 8.4.2, Preliminary Plat Application	<ul style="list-style-type: none"> <li>• Require building envelopes to be a minimum of 1,600 SF in size (instead of 40' by 40') with a minimum width of 20'.</li> <li>• Clarify that the DHEC-OCRM signature designating the OCRM Critical Line must be less than five years old at the time of application submittal.</li> <li>• Require that Grand Trees located within 40 feet of the property line and Grand Trees within 40 feet or with canopies that encroach into proposed easements be shown on plats.</li> <li>• Clarify that DHEC permits are required when well/septic systems are utilized and letters of coordination are required when public water/sewer will serve the development.</li> <li>• Require hydrologic and hydraulic engineering analyses when base flood elevation data is not available.</li> </ul>	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
100.	Sec. 8.4.10, Inspections	Update this section to match current processes.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
101.	Sec. 8.4.11, Conditional Plat Approval	Delete Conditional Plats.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
102.	Sec. 8.5.1, Final Plats	<ul style="list-style-type: none"> <li>• Require building envelopes to be a minimum of 1,600 SF in size (instead of 40' by 40') with a minimum width of 20'.</li> <li>• Require that Grand Trees located within 40 feet of the property line and Grand Trees within 40 feet or with canopies that encroach into proposed easements be shown on plats.</li> <li>• Require hydrologic and hydraulic engineering analyses when base flood elevation data is not available.</li> </ul>	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> <li>•</li> </ul>
103.	Sec. 8.6.1, Placement and Timing of Markers	Update section to match current requirements for compliance with state standards practice for land surveying.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>
104.	Sec. 8.10.1, Pedestrian Ways	Clarify that pedestrian ways must be located on at least one side of proposed infrastructure in the Urban/Suburban Area and that the Zoning and Planning Director may require pedestrian ways on both sides.	<ul style="list-style-type: none"> <li>• June 14, 2021 Workshop: First presented and discussed.</li> <li>• <i>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</i></li> </ul>



**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

<u>#</u>	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
105.	Sec. 8.11.2, Street Signs	Clarify that private road signs must conform to the requirements of Appendix A and must pass inspection prior to acceptance for public maintenance.	<ul style="list-style-type: none"> <li>June 14, 2021 Workshop: First presented and discussed.</li> <li>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</li> </ul>
106.	Sec. 8.14.1, Financial/Maintenance Guarantees	Remove reference to public infrastructure included on Conditional Plats, which are being deleted, and clarify that this section applies to maintenance guarantees.	<ul style="list-style-type: none"> <li>June 14, 2021 Workshop: First presented and discussed.</li> <li>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</li> </ul>
107.	Art. 8.15, Conservation Subdivisions	<ul style="list-style-type: none"> <li>Require building envelopes to be a minimum of 1,600 SF in size (instead of 40' by 40') with a minimum width of 20'.</li> <li>When a Conservation Area includes existing freshwater wetlands, only 75 percent of the area of such freshwater wetlands shall qualify as part of the Conservation Area</li> <li>When a Conservation Area includes existing or proposed water bodies or watercourses, only 50 percent of the area of such water bodies and/or watercourses shall qualify as part of the Conservation Area.</li> <li>If the Conservation Area is forested at the time of the Resource Analysis/Mapping, then the lesser of (i) at least 75 percent of the Conservation Area which is forested at the time of the Resource Analysis/Mapping, shall be maintained in an undisturbed canopy.</li> <li>To the extent reasonably feasible, the Conservation Area shall be contiguous and not divided into unconnected small parcels.</li> </ul>	<ul style="list-style-type: none"> <li>June 14, 2021 Workshop: First presented and discussed.</li> <li>June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</li> </ul>
<b>CHAPTER 9, DEVELOPMENT STANDARDS</b>			
108.	Art. 9.1, Purpose and Applicability	<ul style="list-style-type: none"> <li>Add to the purpose of the ZLDR Development Standards: Prioritization of low impact design strategies to increase the resilience of Charleston County and preserve the landscape and character of the Lowcountry.</li> <li>Allow the Planning Director to modify the land use buffer and other development standards for properties in the Industrial Zoning District that contain existing development on multiple parcels on a case-by-case basis.</li> </ul>	<ul style="list-style-type: none"> <li>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
109.	Art. 9.2, Tree Protection and Preservation	<ul style="list-style-type: none"> <li>• Clarify that paving or grading more than 25 percent of the root zone of the tree protection area is included in the term “tree removal.”</li> <li>• Require tree barricades include a top rail and allow them to be constructed of metal (in addition to wood or plastic).</li> <li>• Require three inches of mulch be installed and maintained within all tree barricades.</li> <li>• Clarify that BZA approval is required if any paving, filling, grading, building, or construction footing occurs or are placed within the area that is equivalent to three times the DBH in inches from the trunk of the tree.</li> <li>• Require the applicant to provide at least two quotes from local (tri-county area) contractors regarding the cost to mitigate tree removal through payment to the Tree Fund; the Zoning and Planning Director shall make the final determination.</li> <li>• Require the applicant to provide at least two quotes from local (tri-county area) contractors regarding bond amounts for delayed planting schedules; the Zoning and Planning Director shall make the final determination.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
110.	Art. 9.3, Off-Street Parking Requirements	<ul style="list-style-type: none"> <li>• Update the off-street parking requirements based on recent best practices and to address new land uses.</li> <li>• Exempt non-residential uses resulting from a change in use in an existing building from minimum off-street parking requirements when modifications to the building or site related to the new use will not reduce or eliminate any off-street parking spaces.</li> <li>• Clarify the meaning of the terms “per sf” (calculated based on the square feet of a proposed use excluding storage or common areas) and “per employee” (calculated based on the number of full-time employees, part-time equivalent employees, and volunteers).</li> <li>• Clarify that pervious surfaces are preferred for pedestrian accesses provided the accesses comply with ADA requirements.</li> <li>• Limit the number of compact parking spaces to 30% of the required parking and include dimensional and location requirements for compact spaces.</li> <li>• Require that off-street drives, parking surfaces, drive aisles, and traffic control devised be kept in good condition and that parking space lines and pavement markings be kept clearly visible.</li> <li>• Require a 12-foot wide bypass lane next to any vehicle stacking lanes.</li> <li>• Clarify that compliance with ADA reserved parking signs and ADA parking markings are required.</li> <li>• Clarify that stop signs and stop bars are required.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
111.	Art. 9.4, Landscaping, Screening, and Buffers	<ul style="list-style-type: none"> <li>• Clarify that the requirements of this article do not apply to single-family detached dwelling units and manufactured housing units that are not located in manufactured housing parks.</li> <li>• Prohibit buffer plantings in easements without written permission from the easement holder.</li> <li>• Update dimensions for landscape islands in parking lots.</li> <li>• Require all parking lot islands to be landscaped with a combination of mulch and/or ground cover and prohibit the use of pavers, pavement, and similar hard surfacing in parking lot islands.</li> <li>• Revise the right-of-way buffer and land use buffer tables to make them more user friendly.</li> <li>• Clarify that the land use buffer requirements contained in Art. 6.4, Use Conditions, supersede the buffer requirements of Art. 9.4.</li> <li>• Clarify that the Zoning and Planning Director may allow a 1/3 reduction of required buffers if all required buffers would exceed 25% of the site proposed for development.</li> <li>• Require that plants installed to meet landscaping requirements be nursery-grown and either balled-and-burlapped or container-grown.</li> <li>• Require that fences provide an opening for surface water flow every 20 linear feet.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
112.	Sec. 9.5.2, Architectural Design Guidelines	<ul style="list-style-type: none"> <li>• Exempt all facades, except those facing streets, on buildings in Industrial Zoning Districts from architectural requirements such as use of multidimensional design features to break up large wall surfaces.</li> <li>• Limit metal siding to 40% of the exterior building material along building elevations visible from public rights-of-way.</li> <li>• Include a guideline for buildings to be oriented in a manner that minimizes land disturbance and limits impact to natural features on the site.</li> <li>• Require parking for corner developments to be located behind the front-most facades of the building.</li> <li>• Require a combination of landscaping and a minimum four-foot tall architectural walls to screen gas pumps from streets.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
113.	Sec. 9.5.3, Landscaping Design Guidelines	<ul style="list-style-type: none"> <li>• Require that landscape beds be a minimum of two feet wide and be located along the foundation of all buildings except points of entry (foundation plantings shall only be required along facades with street frontages for buildings in the Industrial Zoning District).</li> <li>• Require that at least 10% of the site be undisturbed open space that is either part of, or contiguous with, the perimeter buffer.</li> <li>• Require lighting plans be prepared by a lighting specialist and show the entire site and 10 feet over the property line.</li> <li>• Require lighting in outdoor seating areas be screened from adjacent properties and streets.</li> <li>• Clarify that any site lighting used as striping or graphically around or on a structure shall be considered a sign.</li> <li>• Exempt recreational fields and low-voltage landscape lighting from the site lighting requirements.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
114.	Art. 9.6, Traffic Impact Studies	<ul style="list-style-type: none"> <li>• Change the traffic impact study threshold from 100 peak hour trips to when development includes one or more of the following:                             <ul style="list-style-type: none"> <li>• Generates 100 or more trips;</li> <li>• Drive-through service;</li> <li>• More than 6 fuel dispensing units;</li> <li>• More than 10,000 sq ft of existing and/or new nonresidential development;</li> <li>• Five or more acres;</li> <li>• Restaurants with more than 4,000 square feet of gross floor area;</li> <li>• 45 or more Dwelling Units; or</li> <li>• Resource Extraction uses.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
115.	Art. 9.6, Traffic Impact Studies	<ul style="list-style-type: none"> <li>• Clarify that the developer is responsible for funding and constructing improvements recommended by the traffic impact study developed for the project and that 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.</li> <li>• Require that all Traffic Impact Studies include an affidavit stating coordination with the SCDOT office.</li> <li>• Require updates to previously approved traffic impact studies when:               <ul style="list-style-type: none"> <li>• Construction of the proposed development does not commence within two years of the date of the Traffic Impact Study;</li> <li>• The proposed development is not completed within the timeframe specified in the Traffic Impact Study; or</li> <li>• The Applicant proposes changes in land use or the scale of development.</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
116.	Art. 9.7, Vision Clearance and Sight Distance Visibility	Require that sight distance visibility of the SCDOT be met at all exits and intersections with the ability for the Directors of Zoning/Planning and Public Works to allow exceptions when justified by a licensed professional engineer.	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>

<p>117.</p>	<p>Art. 9.8, Signs</p>	<ul style="list-style-type: none"> <li>• Add the purpose and intent of the sign regulations.</li> <li>• Clarify that approval of design documents, recorded deed exhibits, or recorded plats that indicate the presence of signs on a structure or property do not constitute Zoning Permits for or Zoning approval of signage.</li> <li>• Prohibit signs that imitate emergency services.</li> <li>• Prohibit signs on vehicles that are parked on a right-of-way or on private property so as to be visible from a public right-of-way where the purpose is to advertise a product or business.</li> <li>• Add standards for sign illumination:             <ul style="list-style-type: none"> <li>• Light sources cannot be visible from street rights-of-way (except for neon signs).</li> <li>• Internally illuminated signs:                 <ul style="list-style-type: none"> <li>• Illumination must be static in intensity and color;</li> <li>• Must be constructed with opaque backgrounds so that only letters, numbers, and/or logos are illuminated;</li> <li>• Shall not have light-reflecting or mirrored backgrounds or letters; and</li> <li>• All finishes shall be non-reflective.</li> </ul> </li> <li>• Externally illuminated signs:                 <ul style="list-style-type: none"> <li>• With the exception of electronic Readerboards, the source of the light must be concealed by opaque or semi-transparent covers or recessed within the lighting fixture, so that the bulb or source of the light is not visible; and</li> <li>• Illumination sources shall be shielded and illuminated signs shall not be visible from any street right-of-way, or cause glare that distracts pedestrians or vehicle drivers, or located/installed so as to create a nuisance for adjacent properties.</li> </ul> </li> </ul> </li> <li>• Clarify the maximum sign area for Civic/Institutional uses is 32 SF in Agricultural and Residential districts and 100 SF in all other districts.</li> <li>• Clarify that the following are not deemed to be Free-Standing Signs, and shall be designed to be viewed at a pedestrian-scale:             <ul style="list-style-type: none"> <li>• Menu boards that are constructed as part of a drive-thru service; and</li> <li>• Instructional kiosks that are constructed as part of a self-service use.</li> </ul> </li> <li>• Replace LED Message Board Signs with Electronic Copy Readerboard Signs and add standards for Manual Readerboard Signs (monument style; max. 10' in height; readerboard cannot constitute more than 50% of the overall allowable sign area).</li> <li>• Exempt public notice signs erected by public agencies from the regulations of Art. 9.8.</li> <li>• Clarify Wall/Façade sign standards:             <ul style="list-style-type: none"> <li>• Wall signs cannot project from the wall by more than 12 inches.</li> <li>• The maximum size of the sign shall be based on one of the frontage facades.</li> <li>• Gas station sign sizes shall not include the fueling station canopy.</li> </ul> </li> <li>• Include sign standards for multi-tenant structures:</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
-------------	------------------------	--	---

PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	Chapter/Article/ Section	Description/Summary	Commission Action & Date
		<ul style="list-style-type: none"> <li>• 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.</li> <li>• Two wall signs are allowed per established business.</li> <li>• State that the use of location tracking, data collection, or geofencing associated with a Digital or Electronic Billboard is prohibited.</li> </ul>	
118.	Art. 9.9, Drainage Design	Update to reflect the adoption of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>
<b>CHAPATER 10, NONCONFORMITIES</b>			
119.	Sec. 10.2.4, Loss of Legal Nonconformity Status, Abandonment	Extend the abandonment period from 12 consecutive months or 18 months in cumulative total within any three-year period to 36 consecutive months.	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>
<b>CHAPATER 12, DEFINITIONS</b>			
120.	Art. 12.1, Terms and Uses Defined	<ul style="list-style-type: none"> <li>• Update existing definitions.</li> <li>• Ensure all uses in the Use Table are defined.</li> </ul>	<ul style="list-style-type: none"> <li>• June 28, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Gandy absent).</li> </ul>
<b>APPENDIX A, ROAD CONSTRUCTION STANDARDS</b>			
121.	Sec. A.1.2, Definitions	Include a definition for “Best Management Practices.”	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>
122.	Sec. A.1.7, Stormwater Management and Sediment Control	Update with references to the Charleston County Stormwater Program Permitting Standards and Procedures Manual.	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>
123.	Sec. A.1.8.B.2, Road Classifications	Reduce the maximum number of lots permitted to utilize Secondary Rural Roads for access from ten to four.	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>
124.	Sec. A.1.8.B.3, Road Classifications	Add a maximum number of lots for Primary Rural Roads (4).	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>
125.	Sec. A.1.9.B, Applying Road Classifications and Sec. A.3.1, Public Road Standards, General Information	Incorporate the County’s process for acceptance of public roads.	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>
126.	Sec. A.2.2, Ingress/Egress Easements	Reduce the number of lots allowed to utilize ingress/egress easements for access from ten to four.	<ul style="list-style-type: none"> <li>• July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</li> </ul>

**PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)**

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
127.	Sec. A.2.3, Private Right-of-Way Dedicated to a HOA with no Road Construction Required (max. of 10 Lots) and Sec. A.2.4, Private Rights-of-Way Constructed and Dedicated to a HOA	<ul style="list-style-type: none"> <li>• Delete Sec. A.2.3.</li> <li>• Require all private rights-of-way (roadway and drainage system) to be constructed to the Secondary County Road Standard (as a minimum standard).</li> <li>• Allow private rights-of-way serving fewer than five lots to be dedicated to an individual or entity other than an HOA (private rights-of-way service five or more lots must be dedicated to an HOA).</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
128.	Sec. A.3.1, Public Road Standards, General Information	<ul style="list-style-type: none"> <li>• Increase the notice requirement for beginning each operation from 24 hours to 72 hours.</li> <li>• Increase the warranty minimum from 10% to 20% of the construction cost.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
129.	Sec. A.3.2, Secondary Rural Road Standards	Require that tree canopies within the rights-of-way be pruned to a minimum height of 16.5 feet instead of 15 feet.	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
130.	Sec. A.3.3, Primary Rural Road Standards, Sec. A.2.3, Secondary County Road Standards, and Sec. A.3.5, Primary County Road Standards	<ul style="list-style-type: none"> <li>• Require that drainage ditches and pipes be designed for a 10-year average return frequency storm instead of a 5-year.</li> <li>• Require that tree canopies within the rights-of-way be pruned to a minimum height of 16.5 feet instead of 15 feet.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
131.	Art. A.4, Design and Construction Requirements:	<ul style="list-style-type: none"> <li>• Increase the minimum width of sidewalks from 4 feet to 5 feet.</li> <li>• Require a 20-foot paved apron on earth and rock roads when they intersect with an existing paved road.</li> <li>• Require that the subgrade, from a distance of 24 inches outside the area to be occupied by the pavement or curb and gutter, be compacted to not less than 98 percent of maximum density (is currently 95%).</li> <li>• Change the Rainfall Determination, Detention Pond Design Criteria, and Infiltration/Exfiltration Drainage System sections to reference the requirements of the Charleston County Stormwater Program Permitting Standards and Procedures Manual.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>



PROPOSED AMENDMENTS: CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE (ZLDR)

#	<u>Chapter/Article/ Section</u>	<u>Description/Summary</u>	<u>Commission Action &amp; Date</u>
132.	Art. A.5, Encroachments	<ul style="list-style-type: none"> <li>• Allow the Public Works Director to require the removal of unpermitted encroachments (driveways, piping of any kind, physical structures, etc.).                             <ul style="list-style-type: none"> <li>• The Landowner/Developer will be notified of the illegal encroachment by letter and will be given 30 days to remove the unpermitted encroachment or obtain a permit. Should the encroachment not be removed or permitted within this timeframe, Charleston County, or an agent of the County, will remove the encroachment at the expense of the Landowner/Developer.</li> </ul> </li> <li>• Require that any proposed infrastructure encroachment into a public Easement which crosses a parcel boundary be accompanied with written permission from affected landowner(s).</li> <li>• State that encroachments shall not cause increases to surface water elevation, either upstream or downstream of the encroachment, during the 100-year, 24-hour rain event.</li> <li>• Clarify that installation of landscaping and planting within a public right-of-way or easement requires encroachment permits.</li> <li>• Require that proposed utilities and existing stormwater infrastructure be vertically separated by a minimum of 36 inches.</li> <li>• Clarify that at grade, or above grade infrastructure, shall not be placed within the travel way, or drainage path, unless specifically approved by the encroachment permit. The Landowner/Developer/Utility Provider may be required to obtain additional Right-of-Way, or Easement, to accommodate proposed utility.</li> <li>• Require that encroachments of storm drainage pipes greater than 15 inches have outfall protection with side slope stabilization for the full width of the ditch, swale, or canal (top of bank to top of bank), and upstream and downstream of the encroachment for a minimum of 15 feet or greater in each direction, dependent on site conditions, and velocity of stormwater.</li> <li>• State that utility encroachments shall only be allowed within roads meeting the classifications of Secondary Rural Road, Primary Rural Road, Secondary County Road, and Primary County Road.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>
133.	Art. A.6, Standard Construction Details	<ul style="list-style-type: none"> <li>• Update Typical Section and other drawings.</li> <li>• Include the As-Built Checklist.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>July 19, 2021 Workshop and Meeting: Recommended approval (vote: 8 to 0, Floyd absent).</i></li> </ul>