

**AN ORDINANCE**

**AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED, AT THE FOLLOWING LOCATIONS: SECTION 3.4.6 (APPROVAL CRITERIA, ZONING MAP AMENDMENTS [REZONINGS]; ARTICLE 3.16 (DEVELOPMENT AGREEMENTS); CHAPTER 4 (BASE ZONING DISTRICTS); ARTICLE 4.26 (WATERFRONT DEVELOPMENT STANDARDS); ARTICLE 4.27 (PLANNED DEVELOPMENT ZONING DISTRICT); CHAPTER 6 (USE REGULATIONS); TABLE 6.1-1 (USE TABLE); SECTION 6.4.7 (DWELLING GROUPS); SECTION 6.4.54 (KENNEL); ARTICLE 6.5 (ACCESSORY USES AND STRUCTURES); SECTION 6.5.7 (ACCESSORY DWELLING UNITS); CHAPTER 9 (DEVELOPMENT STANDARDS); ARTICLE 9.11 (SIGNS); CHAPTER 12 (DEFINITIONS); AND APPENDIX A (ROAD CONSTRUCTION STANDARDS).**

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Sections 6-29-310, et seq., 6-29-510 et seq., 6-29-710 et seq. and 6-29-110 et seq., of the Code of Laws of South Carolina, 1976, as amended, authorizes the County of Charleston to enact or amend its zoning and land development regulations to guide development in accordance with existing and future needs and in order to protect, promote and improve the public health, safety, and general welfare; and,

WHEREAS, the Charleston County Planning Commission has reviewed the proposed text and map amendments of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in State law and the ZLDR, and has recommended that the Charleston County Council adopt the proposed text amendments of the ZLDR as set forth herein; and,

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least 1 public hearing and after close of the public hearing, County Council approves the proposed text amendments based on the Approval Criteria of Section 3.3.6 of Article 3.3 of the ZLDR; and,

WHEREAS, County Council has determined the proposed text and map amendments meet the following criteria:

- A. The proposed amendments correct an error or inconsistency or meet the challenge of a changing condition; and
- B. The proposed amendments are consistent with the adopted Charleston County Comprehensive Plan and goals as stated in Article 1.5; and
- C. The proposed amendments are to further the public welfare in any other regard specified by County Council.

NOW, THEREFORE, BE IT ORDAINED by County Council of Charleston County, South Carolina, in meeting duly assembled, finds as follows:

#### SECTION I. FINDINGS INCORPORATED

The above recitals and findings are incorporated herein by reference and made a part of this Ordinance.

#### SECTION II. TEXT AMENDMENTS OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Charleston County Zoning and Land Development Regulations Ordinance is hereby amended to include the text amendments of Section 3.4.6 (Approval Criteria, Zoning Map Amendments [Rezoning]; Article 3.16 (Development Agreements); Chapter 4 (Base Zoning Districts); Article 4.26 (Waterfront Development Standards); Article 4.27 (Planned Development Zoning District); Chapter 6 (Use Regulations); Table 6.1-1 (Use Table); Section 6.4.7 (Dwelling Groups); Section 6.4.54 (Kennel); Article 6.5 (Accessory Uses and Structures); Section 6.5.7 (Accessory Dwelling Units); Chapter 9 (Development Standards); Article 9.11 (Signs); Chapter 12 (Definitions); and Appendix A (Road Construction Standards), which are attached hereto as Exhibit "A" and made a part of this Ordinance by reference.

#### SECTION III. SEVERABILITY

If, for any reason, any part of this Ordinance is invalidated by a court of competent jurisdiction, the remaining portions of this Ordinance shall remain in full force and effect.

SECTION IV. EFFECTIVE DATE

This Ordinance shall become effective immediately following third reading by the County Council.

ADOPTED and APPROVED in meeting duly assembled this 24<sup>th</sup> day of April, 2012.

CHARLESTON COUNTY, SOUTH CAROLINA

By: \_\_\_\_\_  
Teddie E. Pryor, Sr.  
Chairman of Charleston County Council

ATTEST:

By: \_\_\_\_\_  
Beverly T. Craven  
Clerk to Charleston County Council

First Reading:      March 27, 2012  
Second Reading    April 10, 2012  
Third Reading:     April 24, 2012

## **EXHIBIT "A"**

**TEXT AMENDMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED, AT THE FOLLOWING LOCATIONS: SECTION 3.4.6 (APPROVAL CRITERIA, ZONING MAP AMENDMENTS [REZONINGS]; ARTICLE 3.16 (DEVELOPMENT AGREEMENTS); CHAPTER 4 (BASE ZONING DISTRICTS); ARTICLE 4.26 (WATERFRONT DEVELOPMENT STANDARDS); ARTICLE 4.27 (PLANNED DEVELOPMENT ZONING DISTRICTS); CHAPTER 6 (USE REGULATIONS); TABLE 6.1-1 (USE TABLE); SECTION 6.4.7 (DWELLING GROUPS); SECTION 6.4.54 (KENNEL); ARTICLE 6.5 (ACCESSORY USES AND STRUCTURES); SECTION 6.5.7 (ACCESSORY DWELLING UNITS); CHAPTER 9 (DEVELOPMENT STANDARDS); ARTICLE 9.11 (SIGNS); CHAPTER 12 (DEFINITIONS); AND APPENDIX A (ROAD CONSTRUCTION STANDARDS).**

**CHAPTER/ARTICLE/SECTION #:** §3.4.6 (Zoning Map Amendment (Rezoning) Approval Criteria)

**REASON FOR AMENDMENT:** Revision of the approval criteria to make it applicable to and consistent with established Department requirements.

**DATE:** January 9, 2012

---

**PROPOSED AMENDMENT:**

**§3.4.6 APPROVAL CRITERIA**

Zoning map amendments may be approved by County Council only if the proposed amendment ~~corrects an error or inconsistency, meets the challenge of some changing condition in the area, or if all of~~ **meets one or more of the** following criteria: ~~are met:~~

- A. The proposed amendment is consistent with the *Comprehensive Plan* and the stated purposes of this Ordinance;
- B. The proposed amendment will allow development that is compatible with existing uses, **recommended density, established dimensional standards,** and zoning of nearby property **properties that will benefit the public good while avoiding an arbitrary change that primarily benefits a singular or solitary interest;**
- C. ~~The County and other service providers will be able to provide adequate water and sewer supply, stormwater facilities, waste disposal and other public facilities and services to the subject property, while maintaining adequate levels of service to existing development;~~ **The proposed amendment corrects a zoning map error or inconsistency;**
- D. ~~The applicant provides documentation that the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and~~ **The proposed amendment addresses events, trends, or facts that have significantly changed the character or condition of an area.**
- E. ~~The subject property is suitable for proposed zoning classification considering such things as parcel size, parcel configuration, road access, and the presence of natural resources and amenities.~~

## ARTICLE 3.16

## DEVELOPMENT AGREEMENTS

~~Requests for Development Agreements shall be processed pursuant to the South Carolina Code of Laws, Title 6, Chapter 31, as amended.~~

***Development Agreements are hereby authorized for land development in Charleston County, subject to and in accordance with the South Carolina Local Government Development Agreement Act in Section 6-31-10 et seq., Code of Laws of South Carolina, 1976, as amended. Requests for Development Agreements shall be processed pursuant to Section 6-31-10 et seq., Code of Laws of South Carolina, 1976, as amended.***

**CHAPTER/ARTICLE/SECTION #:** Chapters 4, 6, 9, Table of Contents & Index delete all references to S-1, S-2, R-2 & R-3 Zoning Districts

**REASON FOR AMENDMENT:** Simplify the ZLDR by deleting zoning districts that have never been used including the S-1, S-2, R-2 & R-3 Zoning Districts.

S-1, S-2, R-2 and R-3 Zoning Districts were added to ZLDR in July 18, 2006.

No one has expressed interest or applied to be rezoned to any of these four zoning districts.

In order to simply ZLDR, Staff is recommending deleting all references to these four zoning districts.

S-1 = 1 dwelling unit per acre, S-2 = 2 dwelling units per acre. These districts implement the Residential/Special Management (Urban/Suburban Area) policies of the *Comprehensive Plan*.

R-2 = 2 dwelling units per acre, R-3 = 3 dwelling units per acre. These districts implement the Suburban Residential/Residential Low Density (Urban/Suburban Area) policies of the *Comprehensive Plan*.

The S-3 and R-4 Zoning Districts will remain. Property owners do not have to develop S-3 and R-4 properties at the maximum density and could establish private covenants and restrictions to maintain lower densities utilizing SC Code of Laws Section 6-29-1145 (law has been effective since July 1, 2007).

**DATE:** January 9, 2012

---

**PROPOSED AMENDMENTS:**

**Delete all the following references to S-1, S-2, R-2 & R-3:**

**Main Table of Contents (Chapter 4)**

**Chapter 4: S-1, S-2, R-2 & R-3**

Chapter 4 Table of Contents

Table page 4-1

Table page 4-33

**Chapter 4: S-1**

Page 4-14

**Chapter 4: S-2**

Page 4-15

**Chapter 4: R-2**

Page 4-17

§4.27.6 page 4-36

**Chapter 4: R-3**

Page 4-18

§4.27.6 page 4-36

**Chapter 6: S-1, S-2, R-2 & R-3**

Table 6.1-1 pages 6-3 thru 6-16

**Chapter 6: S-1 & S-2**

§6.4.19 page 6-48

§6.4.24 page 6-50

§6.4.50 page 6-55

§6.5.1 page 6-65

§6.5.9 page 6-71

§6.7.4 page 6-77 & 6-78

**Chapter 6: R-2 & R-3**

§6.4.24 page 6-50

§6.4.50 page 6-55

§6.5.1 page 6-65

§6.5.9 page 6-69 thru 6-71

§6.7.4 page 6-77 & 6-78

**Chapter 9: S-1, S-2, R-2 & R-3**

Table page 9-41

**Index: S-1, S-2, R-2 & R-3**

Delete all references

**CHAPTER/ARTICLE/SECTION #:** Article 4.26 (Waterfront Development Standards), §6.5.7 (Accessory Dwelling Units), and Chapter 12 (Definitions)

**REASON FOR AMENDMENT:** Clarify minimum lot requirements for accessory dwelling units and dwelling groups located on waterfront properties and clarify the definitions of Setbacks.

**DATE:** December 1, 2011

**PROPOSED AMENDMENTS:**

**ARTICLE 4.26 WATERFRONT DEVELOPMENT STANDARDS**

The following dimensions have precedence over Base Zoning District standards for subdivision on properties which **contain or** abut an OCRM Critical Line:

Standard [1]	RM	AG-15	AG-10	AG-8	AGR	RR-3	S-1	S-2	S-3	R-2	R-3	R-4
Min. Lot Area	1 Ac	3 Acs	1 Ac	1 Ac	1 Ac	1 Ac	1 Ac	½ Ac	½ Ac	12,000 sq ft	12,000 sq ft	12,000 sq ft
Min. Lot Width (ft)	200	200	175	175	125	125	125	100	100	90	90	90
Min Lot Width Average (ft)	250	250	200	200	150	135	135	125	125	100	100	100
<b>Minimum Buffers/Setbacks (ft)</b>												
OCRM Critical Line Buffer (ft)	35	35	35	35	35	35	35	35	35	15	15	15
Building Setback from OCRM Critical Line (ft)	50	50	50	50	50	50	50	50	50	35	35	35

Notes:

Ac=Acre

Min=Minimum

[1] Landscape buffer standards specified in Chapter 9 may require greater setbacks.

**§4.26.1 MINIMUM LOT WIDTH (FT)**

The minimum lot width (ft) is measured and maintained from the front lot line through the entire parcel to the OCRM Critical Line. All lots within a subdivision must meet the minimum lot width average. (Exception: Flag lots and lots served by cul-de-sacs). Lots fronting on cul-de-sacs shall meet the minimum lot width at the required minimum front setback. Flag lots are designed with a “flag pole” area with a minimum width of 20 feet. The flag pole area is not required to meet the minimum lot width nor does this area count towards the minimum lot size or area. Flag lots must meet the minimum lot width at the end of the flag pole area/base of lot. All lots within a subdivision must meet the required minimum lot width average for the zoning district within Article 4.26, Waterfront Development Standards.

- A. Reductions from minimum lot width average requirements for parcels which **contain or** abut an OCRM Critical Line may be permitted if the Planning Director determines that one of the following criteria has been met:
  - 1. No more than three (3) waterfront lots are being created from the original parcel and that a reduction of no more than ten percent (10%) of lot width



average is required for any resulting lot; or

2. Where two lots of record (lots existing prior to April 21, 1999) have been combined, the resulting lot may be subdivided into the original configuration shown on the previously approved, recorded plat of record, even if the original lots do not meet the minimum lot width requirement of this Section, provided that the subdivision meets all other requirements of this Ordinance.

**§4.26.2 MINIMUM LOT STANDARDS FOR ACCESSORY DWELLING UNITS ON PARCELS WHICH CONTAIN OR ABUT AN OCRM CRITICAL LINE**

*In order to establish an accessory dwelling unit on a parcel that contains or abuts an OCRM Critical Line the following standards shall apply:*

- A. *When an accessory dwelling unit is to be located in front of the principal dwelling unit (between the street and the front of principal dwelling unit) the minimum lot area shall be 50% larger than the minimum lot area requirement of the zoning district.*
- B. *When the accessory dwelling unit is to be located to the side or rear of the principal dwelling unit (between the OCRM critical line and the principal dwelling unit) the minimum lot width shall be two times the minimum lot width required for the applicable zoning district contained in Article 4.26 Waterfront Development Standards, of this Ordinance.*
- C. *The accessory dwelling unit shall meet the minimum setbacks of the zoning district where it will be located, and:*
  1. *The distance between the accessory dwelling unit and the principal dwelling unit shall not be less than the sum of the minimum setbacks as required for the zoning district.*
- D. *The zoning lot and accessory dwelling unit shall comply with all other requirements of this Ordinance, including but not limited to the requirements of Section 6.5.7, Accessory Dwelling Units.*

**§4.26.3 MINIMUM LOT STANDARDS FOR DWELLING GROUPS ON PARCELS WHICH CONTAIN OR ABUT AN OCRM CRITICAL LINE**

*The number of dwelling units shall not exceed the maximum number permitted by the density, intensity and dimensional standards of the underlying base zoning district. In addition, the Dwelling Groups shall comply with the requirements of Article 4.26, Waterfront Development Standards, of this Ordinance, including the minimum lot area and lot width requirements.*

**§6.5.7 ACCESSORY DWELLING UNITS**

In Agricultural and Residential zoning districts, one accessory dwelling unit may be established on an existing zoning lot if reviewed and approved, subject to the following standards:

- A. The zoning lot must have a minimum area at least 50 percent larger than the minimum area required for a principal residential structure.
- B. Only one accessory unit shall be permitted per zoning lot.
- C. The heated gross floor area of the accessory dwelling unit shall not exceed 800 square feet in any Residential district or shall not exceed 1,500 square feet in any Agricultural district.
- D. ***Accessory Dwelling Units placement shall comply with all dimensional standards of the applicable zoning district, as contained in Chapter 4, Base Zoning Districts, of this Ordinance, including all setback, buffer, lot coverage, height requirements, and waterfront development standards.***
- E. ***Accessory Dwelling Units placement on parcels that contain or abut an OCRM Critical Line shall meet the Waterfront Development Standards of Article 4.26.2.***
- F. Separate electrical meters shall not be allowed for attached accessory dwellings.

Chapter 12, Definitions

Setback	A required minimum distance from a lot line, or street right-of-way, <b><i>or OCRM Critical Line</i></b> that establishes an area within which a structure shall not be erected.
Setback, Front	The setback measured from a street right-of-way
Setback, Side	Any setback other than a rear or front.
<b><i>Setback, OCRM Critical Line</i></b>	<b><i>The setback measured from the Critical Line, as determined by the Office of Ocean and Coastal Resource Management at the time of application</i></b>
Setback, Rear	The setback measured from the rear lot line, or if the rear lot line is not located on high ground, <b><i>the OCRM Critical Line Setback shall apply (See "Setback, OCRM Critical Line" definition)</i></b> from the Office of Coastal Resources Management Critical Line

**CHAPTER/ARTICLE/SECTION #:** Section 4.27.9(E)(1), Planned Development Procedure, PD Development Plan Application

**REASON FOR AMENDMENT:** Reduce the required number of paper copies of PD Development Plans due to County's move towards paper reduction and digital documents.

**DATE:** January 9, 2012

---

**PROPOSED AMENDMENTS:**

**§4.27.9 PLANNED DEVELOPMENT PROCEDURE**

The procedure and criteria for Planned Development applications is outlined below. Planned Development applications are comprised of Planned Development Stipulations and Sketch Plans, referred to herein as the PD Development Plan. All Sketch Plan(s) shall be drawn to scale.

*(Letters A-D to remain as currently approved)*

**E. PD Development Plan Application**

Complete applications for Planned Developments (PD Development Plans) may be submitted on forms available in the Planning Department once the Planning Director has determined that the requested PD Development Plan complies with the requirements of this Ordinance and all other applicable regulations.

1. No application for a PD Development Plan shall be accepted as complete unless it includes the ~~thirty-five (35)~~ **twenty (20)** required **paper** copies of the PD Development Plan, the required fee, and the following information:

*(Rest of Section to remain as currently approved; note that a digital version of the PD Development Plan is already required)*

**CHAPTER/ARTICLE/SECTION #:** Table 6.1-1 (Use Table)

**REASON FOR AMENDMENT:** Allow Hydroponics as a use of right in the RR-3 zoning district.

**DATE:** February 3, 2012

**PROPOSED AMENDMENT:**

TABLE 6.1-1	ZONING DISTRICTS																							Condition
	RM	AG 15	AG 10	AG 8	AGR	RR3	S1	S2	S3	R2	R3	R4	M8	M 12	MHS	MHP	OR	OG	CN	CR	CT	CC	I	
<b>AGRICULTURAL USES</b>																								
<b>CROP PRODUCTION</b>																								
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	A	A	A	A	C	C									C	C	C	§ 6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	A	A	A	S	S	S							A	A	A	A	A	
Hydroponics	A	A	A	A	A	<u>A</u>																		
Crop Production	A	A	A	A	A	A	A	A	A	A	A				A									
Wineries	C	C	C	C	C	C																	C	§ 6.4.60

*Note: Hydroponics is defined by the ZLDR as: "Land used to produce, for wholesale sale, plants grown in nutrient-enriched water, where no soil is used."*

**CHAPTER/ARTICLE/SECTION:** CHAPTER6 USE REGULATIONS; ARTICLE 6.4 USE CONDITIONS; §6.4.7. DWELLING GROUPS

**REASON FOR AMENDMENT:** Allow fee simple ownership in dwelling groups.

**DATE:** February 10, 2012

---

#### **§6.4.7 DWELLING GROUPS**

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

**The Planning Director shall be authorized to allow the use of dwelling groups for two or more residential structures on the same zoning lot when it is deemed necessary to facilitate random grouping of buildings to preserve trees and other natural features, mitigate development constraints due to irregular shaped parcels or for the conversion of condominium buildings to fee simple ownership. Dwelling groups are required to complete the Site Plan Review process and the Subdivision process for fee simple ownership as provided by S. C. Code of Laws 6-29-110.**

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

Density/intensity and dimensional standards of the underlying zoning district shall apply **including all Waterfront Development Standards of Article 4.26.** In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required **for the zoning district.** This distance shall be measured from the closest protrusion of each structure. ~~Where no building footprint area is indicated,~~ **A minimum 40 foot by 40 foot building envelope (1,600 square feet) and a maximum of a 100 foot by 100 foot area building envelope (10,000 square feet)** shall be shown for each dwelling to indicate the area where each dwelling is to be constructed. **The provisions for access, parking, utilities, sewer and water can be provided by a public entity or located on common area owned by the property owners.**

##### **1. Setbacks and Buffers**

**Setback and buffer requirements within building envelopes shall not apply to dwelling groups.**

**B. Facing of Dwelling Units**

Each dwelling unit shall face (front) a street, courtyard or outdoor living space.

**C. Vehicle Access**

Each dwelling group shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.

**B. Site Plan Review**

**Dwelling Groups are required to complete the Site Plan Review process. In addition to any other applicable provisions of this Ordinance, the following information shall be shown on all site plans:**

**1. Layout**

**Each dwelling unit shall face (front) a street, courtyard or outdoor living space.**

**2. Building Envelope**

**Building envelopes shall be depicted on site plans indicating the location of the proposed or existing building footprint or building area as a dashed line.**

**3. Accessory structures**

**Proposed accessory structures must be shown on the site plans and meet the accessory structure requirements of this ordinance.**

**4. Parking and Vehicular Access**

**If the required parking is not within the building to be constructed, there shall be shared or offsite parking that meets the required parking needs within the common area. Each dwelling group shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.**

C. **Subdivision**

**Individual lots for attached or detached buildings may be located on their own fee-simple lot provided the subdivision meets the following requirements:**

1. **Site Plan Review**

**Completion of Site Plan Review as described in Article 6.4.7. B. is required prior to submitting for subdivision of a dwelling group.**

2. **Lots**

**Except as described in Article 6.4.7. A.& B., lots created in Dwelling Groups for fee simple ownership shall meet the Chapter 8 Subdivision Regulations and Appendix A Road Construction standards of this Ordinance.**

3. **Building Envelopes**

**Building envelopes shall be depicted on subdivision plats indicating the location of the proposed or existing building footprint or building area as a solid line.**

4. **Common Area**

**A mandatory property owners association shall own the common areas and documentation shall be included on all plats and recorded deed insuring access, parking, utilities and maintenance.**

5. **Subdivisions shall be in compliance with the Horizontal Property Act, S.C. Code Ann. Section 27-31-130 et. seq.**

D. **Other Zoning Requirements**

Unless specifically modified by this Section, Dwelling Groups shall comply with all other applicable requirements of this Ordinance for the district in which located.

**CHAPTER/ARTICLE/SECTION #:** Chapter 6, §6.4.54 Kennel

**REASON FOR AMENDMENT:** Allow properties zoned AGR and RR-3 to apply for Special Exceptions for Kennel uses if the properties are less than 5 acres in size. A Special Exception is required in the S-3 and CR Zoning Districts and applicants may also ask for a Special Exception for reduction in size.

(Note: Kennels are a use allowed by right in the RM, AG-15, AG-10 and AG-8 zoning districts; therefore, the proposed conditions do not apply in those zoning districts.)

**DATE:** December 19, 2011

---

**PROPOSED AMENDMENTS:**

**§6.4.54 KENNEL**

**Kennels shall be subject to the following standards:**

**A. Minimum Lot Size**

**The lot size shall contain** a minimum of a five ~~(5)~~ acres ~~lot and~~

**B. Exception to Minimum Lot Size**

**This use may be approved for a lot that is at least two (2) acres in size through the Special Exception procedures contained in this Ordinance.**

**C. Required Screening and Landscaped Buffer and Site Plan Review**

**1.** A minimum ~~of a~~ 100-foot screened and landscaped buffer from all adjacent properties is required.

**2.** **All kennel uses shall comply with the Site Plan Review requirements of this Ordinance.**



**CHAPTER/ARTICLE/SECTION #: Chapter 6 Table of Contents**

**REASON FOR AMENDMENT:** For improved online accessibility and to provide for a more reader-friendly *ZLDR*

**DATE:** January 9, 2012

---

**PROPOSED AMENDMENT:**

**CHAPTER 6 | USE REGULATIONS**

**Table of Contents**

ART. 6.1	USE TABLE .....	6-1
ART. 6.2	DEFINITIONS .....	6-1
ART. 6.3	USE TYPES .....	6-1
ART. 6.4	USE CONDITIONS.....	6-17
	SEC. 6.4.1 Animal Production and Agricultural Processing.....	6-17
	SEC. 6.4.2 Attached Single Family Dwellings.....	6-17
	SEC. 6.4.3 Hair, Nail, Skin Care Services .....	6-18
	SEC. 6.4.4 Bed and Breakfast .....	6-18
	SEC. 6.4.5 Communication Towers .....	6-19
	SEC. 6.4.6 Drive-In Theaters .....	6-25
	SEC. 6.4.7 Dwelling Groups .....	6-XX
	SEC. 6.4.8 Limited Retirement Housing .....	6-XX
	SEC. 6.4.9 Farm Labor Housing .....	6-XX
	SEC. 6.4.10 Nature Exhibitions .....	6-XX
	SEC. 6.4.11 Parks, Rec, and Outdoor Rec/Entertainment .....	6-XX
	SEC. 6.4.12 RV Parks .....	6-XX
	SEC. 6.4.13 Religious Assembly .....	6-XX
	SEC. 6.4.14 Resource Extraction .....	6-XX
	SEC. 6.4.15 Restaurants, Bars, & Lounges with Alcohol .....	6-XX
	SEC. 6.4.16 Self-Service Storage Facility .....	6-XX
	SEC. 6.4.17 Sewage Disposal Facilities .....	6-XX
	SEC. 6.4.18 Sexually Oriented Business .....	6-XX
	SEC. 6.4.19 Single Family Detached Affordable Housing .....	6-XX
	SEC. 6.4.20 Stable .....	6-XX
	SEC. 6.4.21 Utility Substations .....	6-XX
	SEC. 6.4.22 Limited Vehicle Service.....	6-XX
	SEC. 6.4.23 Bona Fide Forestry Operations.....	6-XX
	SEC. 6.4.24 Manufactured Housing Units .....	6-XX
	SEC. 6.4.25 Dwelling Units in Nonresidential Districts.....	6-XX
	SEC. 6.4.26 Personal Improvement Education.....	6-XX
	SEC. 6.4.27 Historical Site .....	6-XX
	SEC. 6.4.28 U.S. Postal Service.....	6-XX
	SEC. 6.4.29 Adult or Child Day Care Facility .....	6-XX
	SEC. 6.4.30 Indoor Recreation or Entertainment.....	6-XX

	SEC. 6.4.31	Minor Utility Service .....	6-XX
	SEC. 6.4.32	Pet Services .....	6-XX
	SEC. 6.4.33	Banks and Financial Services .....	6-XX
	SEC. 6.4.34	Catering Service.....	6-XX
	SEC. 6.4.35	Admin, Business, Gov't, & Professional Office.....	6-XX
	SEC. 6.4.36	Special Trade Contractors .....	6-XX
	SEC. 6.4.37	Parking Lots .....	6-XX
	SEC. 6.4.38	Consumer Goods Rental Service .....	6-XX
	SEC. 6.4.39	Boat Yard .....	6-XX
	SEC. 6.4.40	Consumer Repair Service .....	6-XX
	SEC. 6.4.41	Liquefied Petroleum Gas Dealers .....	6-XX
	SEC. 6.4.42	Bldg Materials, Garden Equip & Supplies Dealers ..	6-XX
	SEC. 6.4.43	Food Sales .....	6-XX
	SEC. 6.4.44	General Retail Sales or Service.....	6-XX
	SEC. 6.4.45	Gasoline Service Station .....	6-XX
	SEC. 6.4.46	Consumer Convenience Services .....	6-XX
	SEC. 6.4.47	Personal Improvement Services .....	6-XX
	SEC. 6.4.48	Services to Buildings or Dwellings .....	6-XX
	SEC. 6.4.49	Freight Forwarding Facilities .....	6-XX
	SEC. 6.4.50	Golf Courses .....	6-XX
	SEC. 6.4.51	Solid Waste Disposal Facility .....	6-XX
	SEC. 6.4.52	Container Storage Facilities .....	6-XX
	SEC. 6.4.53	Cemeteries .....	6-XX
	SEC. 6.4.54	Kennel .....	6-XX
	SEC. 6.4.55	Drop-Off Recycling Collection .....	6-XX
	SEC. 6.4.56	Airports, Heliports & Other Aircraft Facilities .....	6-XX
	SEC. 6.4.57	Specialized Manufacturing .....	6-XX
	SEC. 6.4.58	Sweetgrass Basket Stands .....	6-XX
	SEC. 6.4.59	Tattoo Facilities .....	6-XX
	SEC. 6.4.60	Wineries .....	6-XX
ART. 6.5	ACCESSOR	USES AND STRUCTURES.....	6-62
	SEC. 6.5.XX	Accessory Retail Sales and Personal Service .....	6-XX
	<b>SEC. 6.5.XX</b>	<b>Accessory Structures in Residential/OR Dists ...</b>	<b>6-XX</b>
	SEC. 6.5.XX	Accessory Dwelling Units .....	6-XX
	SEC. 6.5.XX	Manufactured Housing Units.....	6-XX
	SEC. 6.5.XX	Home Occupation .....	6-XX
	SEC. 6.5.XX	Animals .....	6-XX
	SEC. 6.5.XX	Accessory Storage of Major Rec Equipment .....	6-XX
	SEC. 6.5.XX	Storage & Repair of Inoperable Motor Vehicles ... ..	6-XX
	SEC. 6.5.XX	Vehicle Sales .....	6-XX
	SEC. 6.5.XX	Temporary Portable Storage Units .....	6-XX
	<b>SEC. 6.5.XX</b>	<b>Permanent Storage Units .....</b>	<b>6-XX</b>
	SEC. 6.5.XX	Solar Collectors .....	6-XX
ART. 6.6	TEMPORAR	USES .....	6-74
	SEC. 6.5.XX	Temporary Sales .....	6-XX
	SEC. 6.5.XX	Sale of Indigenous Produce .....	6-XX
	SEC. 6.5.XX	Assembly Uses & Parking for Special Events .....	6-XX
	SEC. 6.5.XX	Construction Facilities .....	6-XX
ART. 6.7	SPECIAL	EVENTS USE.....	6-76

**CHAPTER/ARTICLE/SECTION #:** Article 6.5 (Accessory Uses and Structures)

**REASON FOR AMENDMENT:** To reorganize Article 6.5 and make it more reader friendly.

**DATE:** November 15, 2011

---

**PROPOSED AMENDMENT:**

**ARTICLE 6.5 ACCESSORY USES AND STRUCTURES**

**§6.5.1 ACCESSORY USES AND STRUCTURES ALLOWED**

Permitted uses and approved Special Exception uses shall be deemed to include accessory uses and structures that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the allowed principal use.

- A. **Accessory Uses**  
**An accessory use is a use customarily incidental and subordinate to the principal use of a zoning lot or of a structure.** Accessory uses and structures shall be subject to the same regulations as apply to principal uses and structures in each zoning district, unless otherwise expressly stated.
  
- B. **Accessory Structures and Buildings**  
**An accessory structure is a structure that is detached from a principal structure and customarily incidental and subordinate to the principal structure. Accessory structures include, but are not limited to, swimming pools, fences, and detached accessory buildings (dwellings, barns, garages, sheds, gazebos). If an accessory building is attached to a principal building with a roof supported by columns or walls, it shall be deemed part of the principal building provided the attachment is a minimum of 4 feet in width with a minimum length to width ratio of 4:1. In such cases, the structure shall comply with the setback requirements of the applicable zoning district.**

**§6.5.2 TIME ESTABLISHMENT**

Unless otherwise expressly permitted in this Ordinance, no accessory use shall be established and no accessory structures shall be allowed on the subject parcel until after all required permits and approvals for the principal use or activity have been obtained and there are no current zoning and/or building code violations on the property.

**§6.5.3 RESIDENTIAL ACCESSORY USES (previously §6.5.1 B)**

The following uses and structures shall be allowed as accessory uses and structures to allowed Residential uses:

- A. Fences and walls;
- B. Garages, carports and off-street parking areas;
- C. Gate houses and guard houses;

- D. Home occupations, subject to Section ~~6.5.9~~ **6.5.11**;
- E. Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings;
- F. Radio and television receiving antennas or dishes;
- G. Recreational and play facilities for the use of residents;
- H. Solar collectors, subject to Section ~~6.5.4~~ **6.5.18**;
- I. Tennis courts, swimming pools, ~~and~~ hot tubs, and related mechanical equipment;
- J. Accessory Dwelling Units, subject to Section ~~6.5.7~~ **6.5.9**;
- K. Barns and farming-related structures even if the subject parcel does not contain a primary structures or use, provided that no agricultural or farm-related structure on a parcel of one acre or less in an ~~R-2, R-3~~, R-4, M-8, or M-12 district shall exceed 250 square feet in area;
- L. The selling of sweetgrass baskets is allowed as an accessory use in all Agricultural Zoning Districts and in RR-3, ~~S-1, S-2~~, S-3, ~~R-2, R-3~~, and R-4 Zoning Districts; and
- M. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any standards contained within this Ordinance.

**§6.5.4 AGRICULTURAL ACCESSORY USES (previously §6.5.1 A)**

Accessory Agricultural uses shall include all residential accessory uses and those accessory uses and activities customarily associated with agricultural operations, as determined by the Planning Director. Barns and farm-related structures, including roadside stands selling sweetgrass baskets or indigenous produce grown or produced on the farm where the roadside stand is located, shall be allowed on all parcels in Agricultural zoning districts, even if the subject parcel does not contain a primary structure. Manufactured homes, modular building units, and pre-manufactured container units may be used for non-residential purposes only in all agricultural zoning districts subject to the following requirements as well as those in the Charleston County building Code, as amended.

**§6.5.5 COMMERCIAL AND INDUSTRIAL ACCESSORY USES (previously §6.5.1 C)**

The following uses and structures shall be allowed as accessory uses and structures to allowed Commercial and Industrial uses:

- A. One dwelling unit for security or maintenance personnel;
- B. Fences and walls;
- C. Gates and guard houses;
- D. Off-street parking areas (which may be located on a separate parcel pursuant

to the requirements contained in Chapter 9);

- E. Radio and television receiving antennas **or dishes** and support structures;
- F. Recreation areas and facilities for the use of employees;
- G. Cafeterias, dining halls and similar food services when operated exclusively for the convenience of employees, clients, or visitors to the principal use;
- H. Day care facilities when operated exclusively for the convenience of employees of the principal use;
- I. Gift shops, newsstands and similar commercial activities operated exclusively for the convenience of employees, clients, or visitors to the principal use;
- J. Solar Collectors, subject to Section ~~6-5-4~~ **6.5.18**; and
- K. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any standards contained within this Ordinance.

**§6.5.6 ACCESSORY RETAIL SALES AND PERSONAL SERVICES**

Personal services and retail sales established with the express purpose of providing a convenience for tenants of multi-family or office development shall be permitted, subject to the following limits:

- A. The accessory activity shall be located on the same zoning lot as the principal use.

**§6.5.7 INSTITUTIONAL AND CIVIC ACCESSORY USES (previously §6.5.1 D)**

The following uses and structures shall be allowed as accessory uses and structures to allowed Institutional and Civic uses:

- A. Refreshment stands and food and beverage sales located in uses involving public assembly;
- B. Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;
- C. Gift shops, newsstands and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;
- D. Recreation areas and facilities for the use of employees;
- E. Solar Collectors, subject to Section ~~6-5-4~~ **6.5.18** of this Chapter; and
- F. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any standards contained within this Ordinance.

**§6.5.8 ACCESSORY STRUCTURES IN RESIDENTIAL, ~~OR, AND CT ZONING DISTRICTS~~ AND RESIDENTIAL OFFICE (OR) ZONING DISTRICTS (previously §6.5.3)**

Unless otherwise expressly stated and in addition to any other applicable provisions of this Ordinance, accessory structures in Residential, ~~OR and CT~~ Residential Office (OR) zoning districts shall be subject to the following standards:

- A. An accessory structure erected as an integral part of the principal structure shall be made structurally a part thereof, shall have a common wall therewith, and shall comply in all respects with the requirements of these and other regulations applicable to principal structures.
- B. A detached accessory structure shall be located:
  - 1. On the rear of the lot, behind the principal structure. This limitation shall not apply to carports or garages;
  - 2. At least six feet from any existing dwelling or dwelling under construction;
  - 3. At least three feet from any interior lot line in a residential district; if in an OR ~~or CT~~ district that abuts a residential district, the accessory structure in the OR ~~or CT~~ district shall be located at least ten feet from the abutting interior lot line; when an OR ~~or CT~~ district abuts another O, C or I district, setbacks for accessory structures are not required; and
  - 4. If on a corner lot, the accessory structure shall not project in front of the front building line required or existing on the adjacent lot.
- C. A detached accessory structure may be constructed on an adjacent vacant lot if both lots are in the same ownership.
- D. Accessory structures shall be included in building coverage;
- E. See also the Accessory Dwelling Unit provisions of Section ~~6.5.7~~ 6.5.9 contained within this Chapter.

**§6.5.9 ACCESSORY DWELLING UNITS (previously §6.5.7)**

In Agricultural and Residential zoning districts, one accessory dwelling unit may be established on an existing zoning lot if reviewed and approved, subject to the following standards:

- A. The zoning lot must have a minimum area at least 50 percent larger than the minimum area required for a principal residential structure.
- B. Only one accessory unit shall be permitted per zoning lot.
- C. The heated gross floor area of the accessory dwelling unit shall not exceed 800 square feet in any Residential district or shall not exceed 1,500 square feet in any Agricultural district.

- D. Accessory Dwelling Units placement shall comply with all dimensional standards of the applicable zoning district, as contained in Chapter 4, Base Zoning Districts, of this Ordinance, including all setback, buffer, lot coverage, height requirements, and waterfront development standards.
- E. Accessory Dwelling Units placement on parcels that contain or abut an OCRM Critical Line shall meet the Waterfront Development Standards of Article 4.26.2.
- F. Separate electrical meters shall not be allowed for attached accessory dwellings.

**§6.5.10 MANUFACTURED HOUSING UNITS (previously §6.5.8)**

- A. In Agricultural zoning districts, a manufactured housing unit may be used for one caretaker's quarters. It shall not be permitted for other than residential use unless authorized elsewhere in this Ordinance.
- B. Applications to use manufactured housing units for temporary use while construction is in progress on a permanent structure shall be submitted to the Planning Director for a Construction Permit in accordance with Temporary Zoning Permit requirements of this Ordinance. Such a temporary unit shall be removed from the premises within 30 days of issuance of a Certificate of Occupancy for the permanent structure.
- C. Manufactured housing units may be utilized for classroom and related use for a two-year period or as otherwise expressly provided in the approval of a Special Exception. The period of use may be extended upon application and proper findings by the Board of Zoning Appeals.
- D. Where needed for the general welfare of the public, governmental entities may utilize manufactured housing units as classrooms, clinics, offices and caretaker's quarters, provided Special Exception approval has been obtained.
- E. Manufactured housing units, modular building units and pre-manufactured container units shall not be allowed as accessory uses nor as accessory structures for purposes of permanent storage units unless they are located in an AGR, AG-8, ~~A-10~~ **AG-10**, AG-15, RM, Community Commercial (CC), or Industrial (I) Zoning District and comply with the provisions of Section ~~6.5.1.A~~ **6.5.17.**

**§6.5.11 HOME OCCUPATIONS (previously §6.5.9)**

- A. **General**  
Some types of work can be conducted at home with little or no effect on the surrounding neighborhood. The home occupation regulations of this Section are intended to permit residents to engage in home occupations, while ensuring that home occupations will not be a detriment to the character and livability of the surrounding area.

The regulations require that home occupations (an accessory use) remain subordinate to the principal residential use of the property and that the viability of the residential use is maintained. Zoning Permits shall be required for all home occupations.

**B. Where Allowed**

Home occupations that comply with the regulations of this Section shall be allowed as an accessory use to any allowed Residential or Agricultural principal use.

**C. Allowed Uses**

The home occupation regulations of this Section establish performance standards rather than detailed lists of allowed home occupations. Uses that comply with all of the standards of this Section will be allowed as home occupations unless they are specifically prohibited.

**D. Prohibited Uses**

**1. Vehicle/Equipment Repair, Rental or Sales**

Any type of repair, rental, sales or assembly of vehicles or equipment with internal combustion engines (such as autos, motorcycles, scooters, outboard marine engines, lawn mowers, chain saws, and other small engines) or of large appliances (such as washing machines, dryers, and refrigerators) or any other work related to automobiles and their parts is prohibited as a home occupation in the ~~R-2, R-3~~, R-4, M-8, M-12, MHS, and MHP Zoning Districts, unless these types of repairs, rentals, or sales take place in an enclosed structure and pose no noise or safety concerns.

**2. Restaurants**

Restaurants and food service establishments are not allowed as home occupations. Food service for Bed and Breakfasts shall be allowed under this Ordinance.

**3. Employee Dispatch Centers**

Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.

**4. Animal Care or Boarding**

Animal care or boarding facilities (including animal hospitals, kennels, stables and all other types of animal boarding and care facilities) are not allowed as home occupations in the ~~R-2, R-3~~, R-4, M-8, M-12, MHS and MHP Residential Zoning Districts.

**5. Medical Offices or Clinics**

Medical offices and medical clinics are not allowed as home occupations in the ~~R-2, R-3~~, R-4, M-8, M-12, MHS and MHP Residential Zoning Districts. This includes doctors' offices, dentists' offices, psychologists' offices, hospitals and all other medical care facilities. The prohibition shall not be interpreted as preventing medical practitioners from seeing patients in the practitioner's home on an emergency basis.



**6. Funeral Homes**

Funeral homes and funeral service activities are not allowed as home occupations.

**7. Barber Shops, Beauty Shops and Nail Salons**

Barber and Beauty Shops with more than one chair are not allowed as a home occupation.

**8. Dancing Schools**

Dancing schools are not allowed as home occupations.

**E. Employees**

Only one full-time or one part-time employee, who is not a full-time resident of the home where the home occupation is located, is allowed. The home occupation may have other employees who are not working at the residence, but work at other off-site locations, if applicable. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as a part of the home occupation.

**F. Resident Operator**

The operator of a home occupation shall be a full-time resident of the dwelling unit.

**G. Customers**

Customers may visit the site of a home occupation only during the hours of 8:00 a.m. to 8:00 p.m., with no more than an average of one customer or client per hour being allowed.

**H. Floor Area**

No more than 25 percent of the total floor area of the dwelling unit may be used to house a home occupation, except that Bed and Breakfasts allowed by this Ordinance are exempt from this provision. Up to 1,000 square feet of an accessory structure, such as a garage, may be used for a home occupation.

**I. Outdoor Activities**

All activities and storage areas associated with home occupations must be conducted in completely enclosed structures.

**J. Exterior Appearance**

There shall be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot. Signs for a home occupation are expressly prohibited. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, adding additional entrances to the dwelling unit or adding signs or commercial-like exterior lighting.

**K. Operational Impacts**

No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.

**L. Trucks**

Not more than one truck, truck cab, or van used in conjunction with a home occupation may be parked at the site of the home occupation in any ~~S-1, S-2, S-3, R-2, R-3,~~ R-4, M-8, M-12, MHS, or MHP Zoning District. No semi-truck trailers shall be allowed in these zoning districts.

1. The following requirements shall apply to the unincorporated area of Charleston County lying within the boundaries of the North Charleston District:

a. Not more than one commercial vehicle, heavy commercial vehicle, or truck cab, used in conjunction with a home occupation, in combination with one heavy commercial trailer used in conjunction with a home occupation may be parked at the site of the home occupation unless:

i. The property on which the home occupation is located is ½ acre or greater in size; and

ii. All heavy commercial vehicles, truck cabs, and heavy commercial trailers used in conjunction with the home occupation are completely screened from view from surrounding residences when parked at the site of the home occupation. (Commercial vehicles are not subject to the requirement of Section 6.5.9.L.1.a.ii).

b. Any variation from the standards of subsection 1, above, shall require Special Exception approval, per Article 3.6 of this Ordinance.

**M. Deliveries**

No more than four deliveries or pick-ups of supplies or products associated with home occupations are allowed between the hours of 8:00 a.m. and 8:00 p.m.

**N. Sales**

No article, product, or service may be sold in connection with a home occupation, other than those produced on the premises or comprise 25 percent or less of the gross receipts.

**§6.5.12 ANIMALS (previously §6.5.10)**

A. The keeping of household pets shall be allowed as an accessory use in all zoning districts in which residential dwelling units are permitted.

- B. The keeping of exotic or wild animals shall not be allowed as an accessory use and shall only be allowed if approved as a Special Exception in accordance with the procedures contained in Chapter 3 of this Ordinance.

**§6.5.13 ACCESSORY STORAGE OF MAJOR RECREATIONAL EQUIPMENT (previously §6.5.5)**

No such equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot or in any location not approved for such use.

**§6.5.14 STORAGE AND REPAIR OF INOPERABLE MOTOR VEHICLES (previously §6.5.12)**

- A. In all zoning districts, the open storage and or repair of inoperable motor vehicles is not permitted within the required front setback.
- B. In all Agricultural and Rural Residential zoning districts, the open storage or repair of inoperable motor vehicles must be screened by a fence, wall, building, or vegetative buffer that completely shields the vehicles from view off-site.
- C. Open storage and/or repair of more than two (2) inoperable motor vehicles is prohibited on all lots in suburban residential zoning districts, as well as in all office, commercial and industrial zoning districts unless specifically authorized for use as a salvage yard. Inoperable motor vehicles must be screened by a fence, wall, building, or vegetative buffer that completely shields the vehicles from view off-site.
- D. In all Suburban Residential zoning districts, storage of motor vehicle parts is permitted only within a completely enclosed accessory structure located on the same lot as the principal dwelling unit.
- E. Storage of commercial vehicles in Residential zoning districts, unless otherwise expressly authorized by this Ordinance, is limited to one vehicle used as personal transportation.

**§6.5.15 VEHICLE SALES (previously §6.5.11)**

Not more than two operable or inoperable motor vehicles may be offered for sale upon any lot unless such sales activities are otherwise expressly authorized by this Ordinance. A vehicle for sale upon a lot in a Residential zoning district must be owned by the owner of the subject lot and must comply with Section ~~6.5.12~~ **6.5.14**.

**§6.5.16 TEMPORARY PORTABLE STORAGE UNITS (previously §6.5.13)**

Temporary portable storage units are permitted if located on the same zoning lot as the permanent structure subject to the following conditions:

- A. If the temporary portable storage unit is located on a lot with a non-residential use or zoning district designation for a period exceeding fifteen (15) days, the Limited Site Plan Review procedures of Article 3.7 of this Ordinance shall apply;

- B. The maximum size of a temporary portable storage unit shall not exceed 160 square feet of indoor storage;
- C. A maximum of 160 square feet of indoor temporary portable storage shall be permitted per zoning lot in residential zoning districts;
- D. Temporary portable storage units are allowed for a period not to exceed a total of sixty (60) days in one calendar year. Temporary Zoning Permits shall be required for temporary portable storage units that remain on a property for a time period exceeding fifteen (15) consecutive days;
- E. Temporary portable storage units shall not be placed in any right-of-way, retention area, septic field, easement, or on public property and shall not create a site obstruction for any vehicular or pedestrian traffic;
- F. Temporary portable storage units shall conform to the accessory structure requirements contained in this Ordinance;
- G. The maximum area of a temporary portable storage unit dedicated to signage shall be limited to 27 square feet per side or 58 square feet total;
- H. Temporary portable storage units shall be kept in good condition, free from evidence of deterioration, weathering, mildew, discoloration, rust, ripping, tearing, or other holes or breaks;
- I. Temporary portable storage units shall not be used for the storage of hazardous or flammable substances, live animals, or human habitation;
- J. All vendors providing service related to the transportation of household goods and/or rental/delivery of portable storage containers shall be in compliance with the State of South Carolina's Regulatory Laws and licensing requirements through the Public Service Commission. Proof that the liability insurance of the company owning the temporary portable storage unit is equal to the minimum amount required by the Public Service Commission shall be required at the time of permitting; and
- K. The regulations listed above in Section ~~6-5-13~~ **6.5.16** shall not apply to temporary storage units that are:
  - 1. Placed for construction purposes and in conjunction with building permits, which may exceed the permitted time period, as long as the building permit remains active with continuous construction; and
  - 2. Placed during any period of declared emergency by Federal, State or Local official action.

**§6.5.17 PERMANENT STORAGE UNITS** (previously §6.5.1 A)  
**Permanent storage units are permitted subject to the following conditions:**

**A. Applicability**

1. This Section applies to any Permanent Storage Unit, as defined in subsection ~~B~~ **C**.

**B. Location**

1. Permanent Storage Units may be established as an accessory use to any ~~dwelling unit~~ **principal use** in an AGR, AG-8, AG-10, AG-15, RM, Community Commercial (CC), or Industrial (I) Zoning District. Permanent Storage Units are not permitted in any other zoning district.
2. Permanent Storage Units are permitted only in the rear yard.

**C. Definitions**

1. For purposes of this Section the following definitions apply:
  - a. “Manufactured Housing Unit”, “Modular Building Unit”, and “Pre-Manufactured Container Units” are defined in Article 12.
  - b. “Rear Yard” means the area between the rear of the principal building and the rear lot line.
  - c. “Permanent Storage Unit” means any manufactured housing unit, modular building unit, or pre-manufactured container unit exceeding 120 square feet in size that is used solely for non-residential purposes.

**D. Permitting**

1. Permanent Storage Units shall not be established or placed on lots or parcels unless the Planning Director has issued a zoning permit authorizing the unit (See Article 3.8).

**E. Screening**

1. Permanent Storage Units shall be completely screened from view along any lot line except the rear lot line, and along any lot line abutting a waterway. The screening must conform to subsection 2, below.
2. Screening shall include at least one (1) of the following:
  - a. The principal building and any existing vegetation on the lot; or
  - b. If the methods in subsection a, above, are not sufficient to provide complete screening, a minimum Residential Class A buffer (refer to Section 9.5.4.B.5) or a minimum six (6) foot high masonry wall must be provided between the Permanent Storage Unit and the required lot lines.

- c. The Planning Director may waive the screening requirements if the Residential **Permanent** Storage Unit complies with the Building Design Standards in subsection **E**, below.

**F. Building Design**

**1. Applicability**

Subsections ~~i. through v.~~ **a. through e.**, below, apply to all Permanent Storage Units, regardless of screening.

- a. The building footprint of the Permanent Storage Unit shall not occupy more than five hundred (500) square feet.
- b. The building height of the Permanent Storage Unit shall not exceed twelve (12) feet.
- c. Permanent Storage Units must be installed, underskirted, and anchored in the same manner as the principal building.
- d. All moving or towing apparatus must be removed or concealed with skirting, including hitch, wheels and axles.
- e. Bare, **unfinished** metal is prohibited as an exterior building material.

**G. Existing Permanent Storage Units**

Permanent Storage Units in existence prior to July 19, 2006 shall be considered to be existing legal non-conforming structures.

**§6.5.18 SOLAR COLLECTORS (previously §6.5.4)**

Solar Collectors shall be permitted provided that the following performance standards are met:

- A. Roof-mounted residential building Solar Collectors located on front or side building roofs visible from the public right-of-way shall not extend above the peak of the roof plane where it is mounted, and no portion of any such Solar Collector shall extend more than 24 inches as measured perpendicularly to the roof at the point where it is mounted.
- B. Roof-mounted residential building Solar Collectors located on the rear or interior side building roofs shall not extend above the peak of the roof plane where it is mounted and no portion of any such Solar Collector shall extend more than four feet as measured perpendicularly to the roof at the point where it is mounted.
- C. Ground-mounted Solar Collectors shall not exceed eight feet in total height and shall be located to meet all setback requirements.
- D. All utility service lines serving a ground-mounted solar system shall be located underground.

- E. Any system incorporated into a nonresidential building shall be integrated into the basic form and main body of the building. If roof mounted, all collector panels shall fit into the form of the roof; if the building's roof is sloped or if "rack" mounting is used on a flat roof, the mounting must be concealed from view at street level. Exposed rack supports and free-standing collectors apart from the main building shall not be permitted.
- F. Roof mounted solar energy systems mounted on "accessory or detached buildings" are allowed on detached garages or swimming pool equipment buildings. Detached "greenhouses" are also acceptable. No free-standing panels shall be allowed.
- G. If an active solar or photovoltaic solar system is utilized, all components servicing the collector panels shall be concealed, including mechanical piping and conduits.
- H. All exposed metal shall be of a color that will blend into its surroundings.

**CHAPTER/ARTICLE/SECTION #:** Article 12.1

**REASON FOR AMENDMENT:** Add definitions for the terms “accessory use” and “accessory structure” to the *ZLDR*.

**DATE:** November 15, 2011

---

**PROPOSED AMENDMENT:**

**CHAPTER 12 | DEFINITIONS**

---

**ARTICLE 12.1 TERMS AND USES DEFINED**

TERM	DEFINITION
Accessory <u>Use</u>	A use, <del>structure, or part of a structure</del> customarily incidental and subordinate to the principal use of a zoning lot or of a structure. An accessory use is located on the same zoning lot as the principal use, except in the cases of off-street parking, temporary manufactured housing parks, temporary real estate sales office and temporary construction facilities.
Accessory Dwelling Unit	A dwelling unit, with no more than 800 square feet of gross floor area in all residential Zoning Districts, except that in the AG-8, AG-10, AG-15 and RM Zoning Districts the maximum gross square footage of floor area is no more than 1,500 square feet, that has been added to, onto, or created within, a single family house. This definition includes garage apartments.
<u>Accessory Structure</u>	<b><u>A structure that is detached from a principal structure and customarily incidental and subordinate to the principal structure.</u></b>



**CHAPTER/ARTICLE/SECTION:** CHAPTER 9 DEVELOPMENT STANDARDS; ARTICLE 9.11.SIGNS.

**REASON FOR AMENDMENT:** Allow on premises Temporary Signs

**DATE:** February 3, 2012

---

<b>ARTICLE 9.11 SIGNS</b>
---------------------------

**§9.11.1 GENERAL PROVISIONS**

**A. Purpose**

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

**B. Administration and Enforcement**

**1. Non-Commercial Copy**

Any sign authorized in this Section is allowed to contain non-commercial copy in lieu of any other copy. Non-commercial on-premises signs are permitted in any zoning district provided that such signs comply with the regulations of that district.

**2. Building and Electrical Code Standards**

All permanent signs must meet the structural and installation standards of the Standard Building Code and electrical standards of the National Electrical Code as enforced by the Charleston County Building Inspection Services Director

**3. Permit Required**

No signs, except real estate signs shall be erected unless a zoning permit has been issued by the Planning Director in accordance with the procedures of this Ordinance.

**4. Fees**

An applicant for a zoning permit shall pay such fees as determined necessary for application processing. These fees are due upon submission of an application and shall be determined by County Council.

**5. Permits**

A permanent tag shall be attached to every installed sign. The tag shall remain the property of Charleston County and shall not be removed without the Planning Director's approval.

**6. Documentation of Signs**

Upon request, the owner of any existing sign shall provide the Charleston

County Planning Director with evidence that documents the size, location and date of construction of all existing signs on the premises.

**C. Prohibited Signs**

**Except as otherwise permitted by this Ordinance,** the following signs shall be prohibited.

1. Flashing Sign;
2. Pennants, Streamers, Balloons, and other Animated Signs;
3. Signs Imitating Traffic Devices (Signal);
4. Signs Imitating Traffic Signs;
5. Signs in Marshes;
6. Signs in Right-of-Way;
7. Snipe Sign;
8. Vehicle Sign;
9. Roof Sign;
10. Banners; and
11. Off-Premises Signs (except Billboards, Shared Signs and Bona Fide Agricultural Use Signs as defined by this Ordinance).

**D. House Numbers**

All permanent, free-standing, On-Premises signs shall contain house numbers containing number at least four inches in height. The area devoted to required house numbers shall not be included in the calculation of maximum sign area.

**E. Illumination**

All lighted On-Premises signs shall comply with all dimensional standards set forth in this Ordinance. Additionally, all non-LED internally illuminated signs on property not adjacent to commercial or industrial uses shall have an opaque background on the sign face with a maximum of 80 watts per bulb and no more than one bulb per foot in height of the sign face. See section 9.11.2.F for illumination requirements for LED message board signs.

**F. Signs in Disrepair**

Signs in disrepair shall be repaired, renovated, or removed from the premises within 60 days following notice by Planning Director.

**G. Abandoned Signs**

Signs advertising a person, business, service, event or other activity that is no longer available or other signs that contain inaccurate or outdated information shall be considered abandoned. Remedial action shall be taken within 30 days after a sign becomes abandoned. If no remedial action is taken, the Planning Director shall give notice to the owner of record who shall have 30 days to remove the sign prior to any further enforcement action being pursued. This provision shall apply to all abandoned signs, including those abandoned before April 21, 1999.

**H. Signs Interfering with Vehicular Vision**

1. In the area near the entrance of a driveway, no sign shall obscure the travel vision from 30 inches to ten feet above ground level in triangular areas formed by measuring from the point of intersection of any front lot line and driveway, a distance of 15 feet along the front lot line and driveway and connecting the points to form a triangle.
2. No sign or structure shall be erected so as to interfere with the vision of vehicles operated along any highway, street, road or driveway, or at any intersection of any street, highway or road with a railroad track. Signs determined by the Planning Director to be in violation shall be removed or relocated immediately upon notice.

**§9.11.2 ON-PREMISES SIGNS**

**§9.11.2 A. Free-Standing Signs**

- A.** Maximum size, height, width, length, number of sign faces, number of signs per establishment and required minimum height and setbacks are based upon establishment size and shall conform with Table 9.11.2-A.
- B.** A maximum of one reader board shall be allowed per zoning lot for single or multi-tenant structures containing office, commercial, or industrial uses if attached to permanent free-standing signs. The area of the reader board shall be included in the site's total sign area allowance.
- C.** All new free-standing signs are to be designed as monument signs, pedestal style signs or pole mounted signs.
- D.** All pedestal style signs shall have a pole skirt.
- E.** The predominate materials used for free-standing signs, excluding copy material or materials not visible from the public right-of-way, must incorporate the following:
  - 1.** If the predominate building materials colors and design elements on the principal building conform to Section 9.6.3B. of this Ordinance, the exterior sign materials must compliment those found on the principal structure as reviewed and approved through the site plan review process. Materials, design and color of the sign do not need to be the same as those found on the principle structure to be considered complimentary.
- E.** Signs that are located in parking lots (such as directional signs) may be internally lit when constructed with routed letters or an opaque background.
- G.** The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
- H.** When calculating the sign area of a “monument sign”, “pedestal sign”, or “pole

sign”, the internal structural framework supporting the sign or other solid structural features (not containing copy or any graphic, word, symbol, insignia, text sample, model, device, or combination thereof which is primarily intended to advertise, identify or notify, exclusive of a frame or border) shall not be used in the calculation of the maximum area of the sign. Signs may be mounted on a base or foundation that will not be included in the square footage; however, the base for monument signs must be as wide as the sign.

**TABLE 9.11.2-A  
FREE-STANDING ON-PREMISES SIGNS**

Requirement [1] [2]	ZONING DISTRICT												
	Agricultural	Residential	Non-Residential										
Maximum Area (sq. ft.)	10 (32 with Special Exception)	10	<table border="0"> <tr> <td><u>Bldg. Size (sq. ft.)</u></td> <td><u>Sign Size</u></td> </tr> <tr> <td>0 sq. ft. to 2,500 sq. ft.</td> <td>= 50</td> </tr> <tr> <td>2,500 sq. ft. to 25,000 sq. ft.</td> <td>= 100</td> </tr> <tr> <td>25,000 sq. ft. to 100,000 sq. ft.</td> <td>= 150</td> </tr> <tr> <td>100,000 sq. ft. +</td> <td>= 200</td> </tr> </table>	<u>Bldg. Size (sq. ft.)</u>	<u>Sign Size</u>	0 sq. ft. to 2,500 sq. ft.	= 50	2,500 sq. ft. to 25,000 sq. ft.	= 100	25,000 sq. ft. to 100,000 sq. ft.	= 150	100,000 sq. ft. +	= 200
<u>Bldg. Size (sq. ft.)</u>	<u>Sign Size</u>												
0 sq. ft. to 2,500 sq. ft.	= 50												
2,500 sq. ft. to 25,000 sq. ft.	= 100												
25,000 sq. ft. to 100,000 sq. ft.	= 150												
100,000 sq. ft. +	= 200												
Maximum Height (ft.)	14	5	5-foot setback = 20 ft. maximum height  OR Districts: 5 ft. minimum setback-6 ft. maximum height										
Minimum Height (ft.)	None	None	None										
Maximum Width (height of sign with face) (ft.)	N/A	5	Ratio—Longest side: Shortest side 5:1										
Maximum Length (ft.)	N/A	5	Ratio—Longest side: Shortest side 5:1										
Setbacks (Front/Int) (ft.)	10/10	10/10	5/10										
Max. No. Sign Faces	2 per sign	2 per sign	2 per sign										
Max. No. Signs	2 per major frontage	1 per major frontage	1 per major road frontage										

[1] Sign regulations for the CT Zoning District can be found in Section 4.22.4.

[2] Sign regulations for properties located in overlay districts can be found in Chapter 5.

**§9.11.3 B- Wall/Facade Signs**

**A.** A maximum of two signs shall be allowed per wall/facade, with a maximum of four per building. Total area of all signs shall not exceed square footage of Table **9.11.3** 9.11.2-B.

**B.** Maximum size of wall/facade signs is dependent upon building frontage and

setback, in accordance with Table 9.11.2-B.

**C.** The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.

**D.** Awning Signs

**1.** The use of awnings for the purpose of providing signage will be considered a wall sign. The awning signage must meet all dimensional and intensity standards applicable to wall signs in this Article.

**2.** For purposes of the subsection, an awning sign is a sign used for the purpose of providing signage and must be located above a display window or entryway.

**3.** Text or graphic shall be limited to the face of an awning.

**TABLE 9.11.2-B 9.11.3 WALL/FACADE SIGNS**

Building Length Facing Street	Setback	Maximum Size (sq. ft.)
50 feet or less	0—99 ft.	50
	100—399 ft.	100
	400 or more ft.	150
More than 50 feet	0—99 ft.	Bldg. Frontage x 1
	100—399 ft.	Bldg. Frontage x 2
	400 or more ft.	Bldg. Frontage x 3

**§9.11.4 C. Special Signs**

Maximum size, number, location and height of special signs shall conform with Table 9.11.2-C **9.11.4 and the following standards:**

**2. Temporary Signs**

**a. Size, Number and Height**

Maximum size, number and height of temporary signs shall conform with Table 9.11.2-C.

**b. Types**

Commercial and Non-Commercial Temporary Signs of the following varieties are permitted:

i. Portable signs are permitted in accordance with standards of the National Electrical Code and anchoring provisions of the Standard Building Code.

**c. Duration**

- ~~i. Non-Commercial Temporary Signs shall be allowed for a maximum of 30 days per event.~~
- ~~ii. Commercial signs temporary [Temporary Signs] shall be allowed for a maximum of 30 days, starting with the opening of a business.~~

**D. ~~Real Estate Signs~~ (RELOCATED UNDER TEMPORARY SIGNS)**

- ~~1. Maximum size, number and height of real estate signs shall conform with Table 9.11.2-C of this Chapter.~~
- ~~2. Signs shall face a maximum of two directions, and may be mounted back-to-back or V'ed.~~
- ~~3. Where signs are V'ed, the space between panels shall not exceed 3 feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed 60 degrees. For purposes of these requirements, V'ed signs shall be counted as one sign.~~
- ~~4. Where signs face two directions, whether back to back or V'ed, both signs must be the same standard size.~~

**A. Flags Used As Signs**

- 1.** A permit shall be required for the installation of all flag poles or flag display devices erected on lots zoned for multi-family, office, commercial, or industrial use or occupied by a multi-family, office, commercial, or industrial use.
- 2.** Applicants must submit with the permit application a scaled site plan giving the location of all flag poles and complete dimensional and installation engineering data.
- 3.** Applicants must provide documentation of minimum clearance from electric, telephone or cable TV lines as certified by the proper utility prior to issuance of permit, or installation.
- 4.** Maximum size and number of flags used as signs, and height of flag poles shall conform with Table 9.11.2-C of this Chapter.
- 5.** The American flag and the flag of the State of South Carolina are exempt from the provisions for maximum size of flags and maximum size of flagpoles in Table 9.11.2-C of this Chapter.

**B. Light Emitting Diode (LED) Message Board Signs *(Moved from 9.11.2 G)***

An LED Message Board may be permitted as part of a free standing sign provided that documentation has been submitted demonstrating that it complies with all applicable sections of this ordinance and the following standards:

- 1.** The sign is within the Urban/Suburban Area of the County as defined by the Urban Growth Boundary (UGB) and located on and adjacent to (share side property boundaries) parcels with the Community Commercial (CC) or Industrial (I) zoning district classification.
- 2.** The sign is not located within any of the Overlay or Special Purpose Districts as described in Chapter Five of this Ordinance.
- 3.** The sign is monument style, maximum ten (10) feet in height and the electronic message board constitutes no more than twenty-five percent (25%) of the overall allowable sign area as defined by Table 9.11.2-A.
- 4.** The electronic message board will exhibit low intensity, night dimming red or amber text (no graphics) on a black background associated only with the business of the subject parcel and the text will not scroll, fade, or move except on and off.
- 5.** The copy will not change at intervals less than eight (8) seconds on LED signs that front on roads with a speed limit of forty-five (45) mph or greater and fifteen (15) seconds on roads with a speed limit less than forty-five (45) mph. On corner or double frontage lots, the required time interval will be based upon the speed limit of the road which the parcel is addressed.

**C. Sandwich Board/Sidewalk Sign *(Moved from 9.11.2 H)***

A permit may be issued for a maximum of two sandwich board signs per lot or business provided the signs comply with the following criteria:

- 1.** The sign is located within the Commercial zoning districts on the subject parcel or in front of the business being advertised.
- 2.** It is a maximum of three (3) feet in height with a maximum of nine (9) square feet per sign face.
- 3.** The sign is erected only during the hours of operation of the subject business and must be removed daily after close of business.
- 4.** The sign is not located within any right of ways or within any pedestrian ways which would impede or interfere with vehicular or pedestrian use of roads, sidewalks or seating areas.

**D. Shared Free Standing Signs (Moved from 9.11.2 F)**

- 1.** Off-premises shared free standing signs are allowed in the Commercial and Industrial zoning districts for the advertisement and identification of two or more businesses or residential developments located on separate parcels.
- 2.** One shared sign is allowed at the location of a jointly shared curb cut/entry drive.
- 3.** Multiple businesses may participate on multiple shared signs; however, a business that participates on a shared free standing sign shall not be allowed to erect a single tenant on-premise free-standing sign.
- 4.** Participating businesses must either share a property boundary on at least one (1) side or be part of an approved multi parcel development.
- 5.** The size of a shared sign face may be one and one half (1.5) times the size allowed by the accumulated building square footages of the subject businesses advertised as defined in Table 9.11.2-A. Shared free standing signs must meet all other setback and dimensional standards for Non-Residential Free Standing Signs including all architectural standards and overlay district requirements of this Ordinance.

**TABLE 9.11.2-C 9.11.4  
SPECIAL SIGNS**

Type	Maximum Size/Duration	Maximum Number	Minimum Setback Maximum Height
Subdivision/Multi-Family I.D. Signs	32 sq. ft.	2 per entrance	Minimum setback: 5 ft. Maximum height: 12 ft.
Directional	3 sq. ft.	Unlimited	4 ft.
Temporary Signs: Includes real-estate signs, grand openings and permitted special events <b><u>Moved to table 9.11.5</u></b>	48 sq. ft. Time Limit: Shall be removed no later than 15 days after the conclusion of the sale, event, or first day of grand opening	1 per 1500 ft. frontage Maximum: 3 per lot	Minimum setback: 5 ft. Maximum height: 12 ft. Maximum 6 ft. height in residential zoning districts
Flags	60 sq. ft.	3 per zoning lot	35 ft. or 15 ft. above highest point of roof
Civic/Institutional	100 sq. ft. 50 sq. ft. in Residential or Agricultural uses	1 per zoning lot	Min. setback: 5 ft. Max. height 12 ft. Sign must have opaque background except the marquee. Marquee cannot exceed 25% of total sign size



**§9.11.5**

**Temporary Signs**

**All Temporary signs, unless expressly exempt, require a Zoning Permit and shall comply with all other regulations of this Ordinance. Maximum size, number, duration, location and height of temporary signs shall conform with Table 9.11.5 and the following standards:**

- A. Portable signs are permitted in accordance with standards of the National Electrical Code and anchoring provisions of the International Building Code where applicable.**
- B. A site plan and letter of intent indicating the type, amount and location of balloons, pennants, streamers, banners and portable signs must be submitted for review. The application will be reviewed to insure that all proposed signage will not pose any pedestrian or vehicular danger as determined by the Planning Director.**
- C. Special Sales Event Signs**
- 1. A legally established business may submit an application for temporary signs for the advertisement of one Grand Opening and five Special Sales Events per calendar year.**
  - 2. Permitted Signs for Grand Openings or Special Sales Events shall be removed no later than ten consecutive days after being installed.**
- D. Permitted Temporary Special Events**
- 1. A permitted Special Event is allowed one Special Event sign per event.**
  - 2. Signs for permitted Special Events shall be removed no later than ten consecutive days after being installed.**
- E. Real Estate Signs**
- 1. Signs less than 12 square feet do not require a Zoning Permit.**
  - 2. All signs shall be removed no later than 15 days after the property is sold.**
  - 3.** Signs shall face a maximum of two directions, and may be mounted back-to-back or V'ed.
  - 4.** Where signs are V'ed, the space between panels shall not exceed 3 feet at the point at which panels are closest, and the interior angle formed by signs shall not exceed 60 degrees. For purposes of these requirements, V'ed signs shall be counted as one sign.
  - 5.** Where signs face two directions, whether back-to-back or V'ed, both signs must be the same standard size.

**TABLE 9.11.5**  
**TEMPORARY SIGNS**

<b>Type</b>	<b>Maximum Size</b>	<b>Maximum Number</b>	<b>Minimum Setback Maximum Height</b>
<b><u>Real Estate signs</u></b>	<b><u>48 sq. ft.</u></b>	<b><u>1 per 1500 ft. frontage Maximum: 3 per lot</u></b>	<b><u>Minimum setback: 5 ft. Maximum height: 12 ft. Maximum 6 ft. height in residential zoning districts</u></b>
<b><u>Permitted Grand Opening and Special Sales Event signs</u></b>	<b><u>50 sq. ft.</u></b>	<b><u>2 per zoning lot including banners.  Balloons (max.2 square ft). pennants, streamers allowed</u></b>	<b><u>Minimum setback: 5ft.</u></b>
<b><u>Permitted Temporary Special Event signs</u></b>	<b><u>100 sq. ft. 50 sq. ft. in Residential and Agricultural districts and no internal illumination.</u></b>	<b><u>1 per zoning lot</u></b>	<b><u>Minimum setback: 5 ft. Maximum height: 12 ft. Maximum 6 ft. height in residential zoning districts</u></b>

**F. Shared Free Standing Signs (Moved to 9.11.4 D)**

- ~~1. Off-premises shared free standing signs are allowed in the Commercial and Industrial zoning districts for the advertisement and identification of two or more businesses or residential developments located on separate parcels.~~
- ~~2. One shared sign is allowed at the location of a jointly shared curb cut/entry drive.~~
- ~~3. Multiple businesses may participate on multiple shared signs; however, a business that participates on a shared free standing sign shall not be allowed to erect a single tenant on-premise free-standing sign.~~
- ~~4. Participating businesses must either share a property boundary on at least one (1) side or be part of an approved multi parcel development.~~
- ~~5. The size of a shared sign face may be one and one half (1.5) times the size allowed by the accumulated building square footages of the subject businesses advertised as defined in Table 9.11.2-A. Shared free standing signs must meet all other setback and dimensional standards for Non-Residential Free Standing Signs including all architectural standards and overlay district requirements of this Ordinance.~~

**~~G. Light Emitting Diode (LED) Message Board Signs (Moved to 9.11.4 B)~~**

~~An LED Message Board may be permitted as part of a free standing sign provided that documentation has been submitted demonstrating that it complies with all applicable sections of this ordinance and the following standards:~~

- ~~1. The sign is within the Urban/Suburban Area of the County as defined by the Urban Growth Boundary (UGB) and located on and adjacent to (share side property boundaries) parcels with the Community Commercial (CC) or Industrial (I) zoning district classification.~~
- ~~2. The sign is not located within any of the Overlay or Special Purpose Districts as described in Chapter Five of this Ordinance.~~
- ~~3. The sign is monument style, maximum ten (10) feet in height and the electronic message board constitutes no more than twenty-five percent (25%) of the overall allowable sign area as defined by Table 9.11.2-A.~~
- ~~4. The electronic message board will exhibit low intensity, night dimming red or amber text (no graphics) on a black background associated only with the business of the subject parcel and the text will not scroll, fade, or move except on and off.~~
- ~~5. The copy will not change at intervals less than eight (8) seconds on LED signs that front on roads with a speed limit of forty-five (45) mph or greater and fifteen (15) seconds on roads with a speed limit less than forty-five (45) mph. On corner or double frontage lots, the required time interval will be based upon the speed limit of the road which the parcel is addressed.~~

**~~H. Sandwich Board/Sidewalk Sign (Moved to 9.11.4 C)~~**

- ~~1. A permit may be issued for a maximum of two sandwich board signs per lot or business provided the signs comply with the following criteria:
  - ~~a. The sign is located within the Commercial zoning districts on the subject parcel or in front of the business being advertised.~~
  - ~~b. It is a maximum of three (3) feet in height with a maximum of nine (9) square feet per sign face.~~
  - ~~c. The sign is erected only during the hours of operation of the subject business and must be removed daily after close of business.~~
  - ~~d. The sign is not located within any right of ways or within any pedestrian ways which would impede or interfere with vehicular or pedestrian use of roads, sidewalks or seating areas.~~~~

**~~I.E. Nonconforming Signs~~**

~~Refer to Chapter 10, Nonconformities, of this Ordinance.~~

**§9.11.3 g BILLBOARDS (Outdoor Advertising Structures)**

**A. Outdoor Advertising of America Standards**

All Billboards shall be constructed in compliance with Outdoor Advertising of America Standards.

**B. Location and Setbacks**

Billboards shall be allowed in those zoning districts indicated in Chapter 6.

**TABLE 9.11.3-A g  
BILLBOARDS**

<b>Maximum Length</b>	48 ft.
<b>Maximum Width</b>	14 ft.
<b>Maximum Area</b>	672 sq. ft.
<b>Maximum Height</b>	40 ft.
<b>Minimum Setback</b> (front/side)	25/20 ft.
<b>Location Criteria</b> Minimum distance to nearest billboard Minimum distance to nearest on-premises sign	1,000 ft.  500 ft.

**C. Orientation**

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

**D. Compatible Size Signs**

Where signs face two directions, whether back to back or V'ed, both signs must be the same standard size.

- E. **Nonconforming Signs**  
Refer to Chapter 10, Nonconformities.

**TABLE 9.11.3-A  
OFF-PREMISES SIGNS**

<b>Maximum Length</b>	48 ft.
<b>Maximum Width</b>	14 ft.
<b>Maximum Area</b>	672 sq. ft.
<b>Maximum Height</b>	40 ft.
<b>Minimum Setback</b> (front/side)	25/20 ft.
<b>Location Criteria</b>	1,000 ft.
Minimum distance to nearest off-premises sign	
Minimum distance to nearest on-premises sign	500 ft.

**Note:**

References to tables in other chapters of the ZLDR may need to be adjusted for consistency to new formatting.

Proposed amendments to Chapter 12, Definitions:

Add the following definition:

**Sign. Special Sales Event: A temporary sign advertising a Special Sales Event on a parcel with a legally established business. A temporary Special Sales Event Sign may be obtained for a maximum of five Special Sales Events per calendar year with each event not to exceed ten consecutive days.**

**CHAPTER/ARTICLE/SECTION #:** Section 9.11.4(E) (Off-Premises Bona Fide Agricultural Use Signs) and Chapter 12 (Definitions)

**REASON FOR AMENDMENT:** Add provisions to allow off-premises signs that advertise products from Bona Fide Agricultural uses, related activities and farm identification.

**DATE:** February 14, 2012

---

**PROPOSED AMENDMENT:**

**§9.11.4 SPECIAL SIGNS**

*(Sub-sections A-D to remain as currently approved)*

**D. OFF-PREMISES BONA FIDE AGRICULTURAL USE SIGNS**

**Off-premises signs advertising products from Bona Fide Agricultural uses, related activities and farm identification may be permitted on properties located in Agricultural or Commercial zoning districts, subject to the following requirements:**

- 1. A maximum of one (1) off-premises sign is permitted per Bona Fide Agricultural use:**
- 2. The applicant shall submit a plan drawn to scale showing the proposed location of the sign on the property on which the sign is to be placed:**
- 3. The sign shall comply with the setback and dimensional requirements of Table 9.11.2-A, Free-Standing On-Premises Signs, of this Ordinance. The applicable requirements of Table 9.11.2-A shall be determined based on the Zoning District of the property where the sign is to be located:**
- 4. The sign shall be located outside of any right-of-ways and easements, shall comply with the requirements of Article 9.10, Vision Clearance, of this Ordinance, and shall not be internally or externally illuminated:**
- 5. The applicant shall submit a signed letter of intent and supporting documentation indicating that the primary use of the property being advertised is a Bona Fide Agricultural use as defined in this Ordinance and that the products and events advertised are grown, produced, and/or will occur on the Bona Fide Agricultural use property: and**
- 6. The applicant shall submit a signed letter of agreement from the property owner of the parcel on which the sign is to be located stating that the property owner will allow the sign to be erected at the location indicated on the site plan:**
- 7. The sign shall comply with all other applicable sections of this Ordinance: and**
- 8. Off-Premises Bona Fide Agricultural use sign permits shall be assigned**

*to the property on which the sign is to be located.*

Proposed amendments to Chapter 12, Definitions:

TERM	DEFINITION
<u><i>Sign, Off-Premises Bona Fide Agricultural Use</i></u>	<u><i>Off-premises signs advertising products from Bona Fide Agricultural uses, related activities and farm identification.</i></u>

APPENDIX E  
Proposed Road Code Changes

Article 12.1

TERM	DEFINITION
County Non-standard Roads	County non-standard roads are a class of roads formerly known as community roads which have been brought into the County Maintenance System as approved by County Council.

Article A.1.11.B

Non-standard County Roads (Maximum of 10 Lots)

- Surface: earth.
- Minimal drainage.
- Travel way minimum width determined on a per road basis.
- Lot drainage is each owner's responsibility.

Article A.1.12.B

Non-standard County roads shall require County Council authorization.

If a land development plan exceeds the non-standard County road 10 lots maximum, construction shall be required to improve the non-standard road to the required County standards from its point of connection to an existing County standard or State public road.

Article A.3.2.D

Except as otherwise stated herein, all Secondary Rural Road rights-of-way shall be cleared and grubbed for a minimum width of 40'. *Any/all tree canopies shall be pruned to a minimum height of 15'.* This work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.

Article A.3.3.D

Except as otherwise stated herein, all Primary Rural Road rights-of-way shall be cleared and grubbed for a minimum width of 50'. *Any/all tree canopies shall be pruned to a minimum height of 15'.* This work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.

Article A.3.4.F

Except as otherwise stated herein, all Secondary County Road rights-of-way shall be cleared and grubbed for the full width of the right-of-way. *Any/all tree canopies shall be pruned to a minimum height of 15'.* This work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.



### Article A.3.5.1

Except as otherwise stated herein, all Primary County Road rights-of-way shall be cleared and grubbed for the full width of the right-of-way. *Any/all tree canopies shall be pruned to a minimum height of 15'.* This work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.

### Article A.3.6

#### Non-standard County Road Standards

##### A. General Design Requirements:

###### (1) Required Right-of-Way:

The minimum right-of-way width shall be the width of the traveled way plus 5' on either side.

###### (2) Required Minimum Road Section:

Roads are not constructed to minimum earth road standards.

###### (3) Required Minimum Road Elevations:

The minimum road centerline elevation at finish grade shall be 6.5' above Mean Sea Level, if possible.

###### (4) Required Minimum Profile Gradient: N/A.

###### (5) Road Centerline Minimum Curve Radius Criteria: N/A.

##### B. Roadway Drainage Design

The roadway drainage design must show, at a minimum, how the drainage is directed away from the travel way.

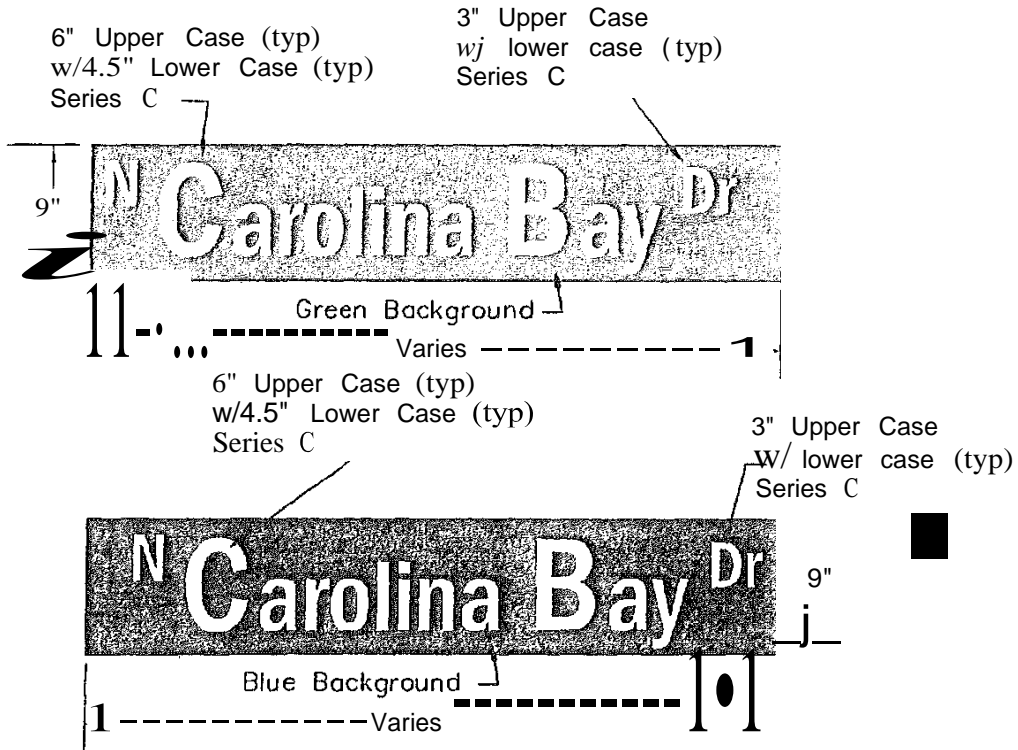
##### C. Construction Plans and Specifications: N/A.

### Article A.4.1.8

#### Traffic Control and Road Name Signs

All traffic control and road name signs shall be installed at no cost to the County as part of the development. The design professional shall show the location and type of signs to be installed on the construction plans and specifications. All traffic control signs shall conform to the requirements of the *Manual of Uniform Traffic Control Devices for Streets and Highways*. All road name signs in proposed publicly maintained rights-of-way should be constructed as indicated by details in Article A.6.

In the event a road name sign is requested on a County non-standard road, approval must be obtained from the County Public Works Department. Details and color-coding are indicated in Article A.6.



**STANDARD STREET NAME SIGN SPECIFICATIONS  
FOR PRIVATE AND PUBLIC ROADS WITH SPEED LIMITS 35 MPH OR LESS**

All signs shall meet the minimum standards found in the Manual on Uniform Traffic Control Devices (latest version)

Standard sign material and sizes:

Material - flat aluminum blanks, thickness .808 or Alpolc blanks, thickness 2mm

Sizes - 9" x 24"  
9" x 30"  
9" x 36"  
9" x 42"  
9" x 48"

Coloring: White 3M HIP reflective sheeting #3930  
Green 3M ElectroCut Film #11177 (for Public Road Signs)  
Blue 3M ElectroCut Film #1175 (for Private Road Signs)

Lettering: Font - FHWA Standard Highway Sign Book (latest version) Highway Gothic Series "C" alphabet

Size - First letter will be 6 inch upper case followed by 4.5 inch lower case  
Prefix (N, S, E, W) and Suffix (St, Av, Ln, etc.) First letter will be 3 inch followed by 2.5 inch letters

Assembly: Letters cut out or green (for Public Roads) or blue (for Private Roads) JM electrocut film which is overlaid on white 3M sheeting applied to aluminum blank and mounted on 2 inch square post with breakaway system (see detail). Dual name plates will be used for each street name to be mounted on the post.

Installation: See Flat Sheet Sign Mounting Detail

**NOTES:**

1. ALL SIGNAGE SHALL COMPLY WITH THE FHWA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, PART 2 (LATEST EDITION). IN ADDITION THE COUNTY REQUIRES A "BREAKAWAY" SIGN POST CONFIGURATION WHICH IS FACILITATED BY MOUNTING THE STREET NAME SIGN ON A 10"x2"x2" 14 GAUGE POST WITH A 30"x2.25"x2.5" 14 GAUGE ANCHOR AS SHOWN IN FIGURES 1 AND 2.
2. CHARLESTON COUNTY PUBLIC WORKS SHALL BE NOTIFIED ONCE STREET NAME SIGNS ARE INSTALLED TO ENSURE ALL REQUIREMENTS ARE MET.
3. PROPOSED STREET NAME SHALL BE KEPT TO MINIMUM SIZE SUCH THAT THEY CAN BE SUPPORTED BY A SINGLE BREAK-AWAY POST IN ACCORDANCE WITH SCOOT STANDARD DRAWING & SPECIFICATIONS (LATEST EDITION),

**STANDARD STREET NAME  
SIGN SPECIFICATIONS**



CHARLESTON COUNTY  
PUBLIC WORKS DEPARTMENT  
STANDARD DETAIL

SCALE:

N.T.S.

STANDARD DETAIL/ROAD/  
STREET SIGN DETAIL