

**AN ORDINANCE  
AMENDING THE CHARLESTON COUNTY ZONING AND LAND  
DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS  
AMENDED: CHAPTER 6, USE REGULATIONS; CHAPTER 9, DEVELOPMENT  
STANDARDS; AND CHAPTER 12, DEFINITIONS.**

WHEREAS, the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, Section 6-29-310 et seq., of the South Carolina Code of Laws, 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 amendments of the text of various chapters of the Charleston County Zoning and Land Development Regulations Ordinance (ZLDR) in accordance with the procedures established in South Carolina law and the ZLDR and has recommended that the Charleston County Council (County Council) adopt the proposed amendments of the text of the ZLDR as set forth herein; and

WHEREAS, upon receipt of the recommendation of the Planning Commission, County Council held at least one public hearing, and after close of the public hearing, County Council approved 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 amendments meet the following criteria:

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

NOW, THEREFORE, be ordained it by the Charleston County Council of Charleston, in meeting duly assembled, 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. AMENDMENTS OF THE TEXT 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 attached hereto as Exhibit "A" and made 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 County Council.

ADOPTED and APPROVED in meeting duly assembled this 26th day of August, 2014.

CHARLESTON COUNTY COUNCIL

By: \_\_\_\_\_

Teddie E. Pryor, Sr.  
Chairman of Charleston County Council

ATTEST:

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

First Reading: June 17, 2014  
Second Reading: July 29, 2014  
Third Reading: August 26, 2014

**EXHIBIT "A"**

**AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED: CHAPTER 6, USE REGULATIONS; CHAPTER 9, DEVELOPMENT STANDARDS; AND CHAPTER 12, DEFINITIONS.**

**CHAPTER 6 USE REGULATIONS**

TABLE 6.1-1	ZONING DISTRICTS																		Cond	
	R M	A G 1 5	A G 1 0	A G 8	A G R	R R3	S 3	R 4	M 8	M 1 2	MH S	MH P	O R	O G	C N	C R	C T	C C		I
<b>RESIDENTIAL USES</b>																				
<b>Single Family Detached</b>	A	A	A	A	A	A	A	A	A	A	A	C	C	C	C	C	C	C	C	§ 6.4.2 5

**§6.4.25 SINGLE FAMILY DETACHED DWELLING UNITS IN THE MHP, OR, OG, CT, CN, CR, AND I ZONING DISTRICTS**

- A. MHP, OR, OG, CT, CN, CC and I Zoning Districts in the Urban/Suburban Area: Single family detached dwelling units in the MHP, OR, OG, CT, CN, and I zoning districts in the Urban/Suburban Area shall comply with the density/intensity and dimensional standards of the R-4 zoning district. Single family detached dwelling units in the CC zoning district in the Urban/Suburban Area shall comply with the density/intensity and dimensional standards of the M-12 zoning district.
- B. MHP, OR, OG, CT, CN, CC, CR, and I Zoning Districts in the Rural Area: A maximum of one single family detached dwelling unit shall be allowed per Lot of Record, Approved, as defined in this Ordinance, existing as of [date of approval of these amendments], provided the dwelling unit complies with all dimensional standards of the zoning district in which it is located.
- C. Dwelling units for security or maintenance personnel as accessory structures, per Section 6.5.1C of this Ordinance, shall not be permitted on the same zoning lot as a single family detached dwelling unit.

**ARTICLE 9.4 TREE PROTECTION AND PRESERVATION**

**§9.4.1(D)**

**3. Grand Tree**

Any tree measuring 24 inches or greater diameter breast height (DBH) except pine tree and Sweet Gum tree (*Liquidamber styraciflua*) species. All Grand Trees are prohibited from removal unless a Grand Tree Removal Permit is issued or if the removal is part of an approved Bona Fide Forestry Operation.

**Chapter 12 Definitions:**

<b>Grand Tree</b>	Any tree with a diameter breast height of 24 inches or greater, with the exception of pine tree and Sweet Gum tree ( <i>Liquidamber styraciflua</i> ) species.
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