

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

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**



AGRICULTURAL USES																
Special Events (Residential & Agricultural)	S	S	S	S	S	S	S	S	S							Art. 6.7

**§6.7.5 INDOOR SPECIAL EVENTS**

A Zoning Permit shall not be required when hosting an indoor special event in legally established businesses in commercial and industrial zoning districts and public facilities or civic facilities such as: hotels/motels, convention centers; social lodge; assembly halls; religious facilities; fairgrounds; federal, state, and county parks, and similar facilities legally established and authorized to hold special events.

**§6.7.6 SPECIAL EVENTS IN RESIDENTIAL AND AGRICULTURAL ZONING DISTRICTS**

A Special Events use may be established as a principal use on any parcel in the RM, AG-15, AG-10, AG-8, AGR, RR-3, S-3, and R-4 Zoning Districts subject to Special Exception approval and the following standards:

**A. Application**

1. Compliance with the Site Plan Review requirements, Article 3.7, of this Ordinance. All applications must be signed by the property owner or designated agent.
2. Letters of coordination from the following agencies shall be submitted during Site Plan Review: S.C. Department of Health and Environmental Control (SCDHEC), Charleston County Sheriff’s Department, the Charleston County Building Inspections Department, Charleston County Emergency Medical Services (EMS), the appropriate Fire Service provider for the subject property, and a designated solid waste collection/disposal company or a letter indicating a private method of waste collection/disposal.

**B. Requirements**

Special event sites shall comply with the following standards:

1. The subject property or properties shall contain a minimum of two (2) combined acres of highland area.
2. All structures shall comply with the requirements of this Ordinance including but not limited to the density, intensity and dimensional standards and accessory structure requirements.

3. All parking shall be contained on the subject property or on an adjacent parcel. A recorded, parking agreement shall be required, if temporary off-street parking is provided on a parcel other than the subject property. At no time shall associated event parking be allowed in a public or private right-of-way.
4. One on-premise sign, which identifies the subject property, shall be allowed in accordance with Table 9.11.5 of this Ordinance. Off-premises signs are not allowed.
5. The maximum occupancy of an individual permanent structure shall comply with the occupancy standards of the Charleston County Building Code.
6. All events shall adhere to the Charleston County Noise Regulations and any other applicable Charleston County ordinances.
7. In residential zoning districts, any existing or proposed structure shall retain a residential character.
8. Special events on properties with less than five (5) acres of highland and located in the RM, AGR, RR-3, S-3, or R-4 zoning districts shall be limited to the following types of special events: weddings, receptions, recitals, art exhibits, book readings, wine/food tasting events, and executive retreats. The Zoning/Planning Director shall be authorized to determine whether a proposed event not listed above is substantially similar to the aforementioned approved types of special events.

**C. Special Exception Approval Criteria**

§3.6.5A, Special Exception Approval Criteria, shall not be used for Special Events use requests. Special Events use requests may be approved only if the Board of Zoning Appeals finds that the proposed use:

1. Will not adversely affect the general welfare or character of the immediate community;
2. Does not hinder or endanger vehicular traffic and pedestrian movement on adjacent roads;
3. Includes adequate provisions for items such as: setbacks and buffering (including fences and/or landscaping) to protect adjacent properties from the possible adverse influence of the proposed use, such as noise, vibration, dust glare, odor, traffic congestion

and similar factors;

4. Where applicable, will be developed in a way that will preserve and incorporate any important natural features;
5. The setup and disassembly of special events will not be detrimental to the surrounding community; and
6. Includes sufficient safeguards for the use of temporary structures, if applicable.

If the Board of Zoning Appeals (BZA) approves a Special Events use, the BZA may attach to it such conditions regarding the location, character, or other features of the proposed building or structure as the Board may consider advisable to protect established property values in the surrounding area or to promote the public health, safety, or general welfare. Additionally, the Board of Zoning Appeals may require additional conditions of approval including, but not limited to: event days and hours, the number of events per calendar year, limitations on outdoor activities, parking, buffers, and use and location of temporary structures.

If the proposed use is approved by the BZA, the Zoning/Planning Department shall provide written notification to the agencies listed in §6.7.4A2.