

AN ORDINANCE

AMENDING THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE, NUMBER 1202, AS AMENDED, TO INCORPORATE IMPERVIOUS SURFACE LIMITATIONS AT THE FOLLOWING DOCUMENT LOCATIONS: CHAPTER 3, DEVELOPMENT REVIEW PROCEDURES; CHAPTER 4, BASE ZONING DISTRICTS; CHAPTER 5, OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS; CHAPTER 6, USE REGULATIONS; CHAPTER 7, FORM-BASED ZONING DISTRICT; CHAPTER 8, SUBDIVISION REGULATIONS; CHAPTER 9, DEVELOPMENT STANDARDS; 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 (“Planning Commission”) has reviewed the proposed amendment to Chapter 3, Development Review Procedures; Chapter 4, Base Zoning Districts; Chapter 5, Overlay and Special Purpose Zoning Districts; Chapter 6, Use Regulations; Chapter 7, Form-Based Zoning District; Chapter 8, Subdivision Regulations; Chapter 9, Development Standards; and Chapter 12, Definitions, 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 amendment 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 amendment 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 ZLDR amendment meets 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. AMENDMENT OF THE ZONING AND LAND DEVELOPMENT REGULATIONS ORDINANCE

The Charleston County Zoning and Land Development Regulations Ordinance is hereby amended to include the 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 11th day of October, 2022.

CHARLESTON COUNTY COUNCIL

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

ATTEST:

By: _____
Kristen L. Salisbury
Clerk to Charleston County Council

First Reading: September 6, 2022
Second Reading: September 20, 2022
Third Reading: October 11, 2022

EXHIBIT "A"

ARTICLE 3.8 ZONING PERMITS

Sec. 3.8.3 Application Filing

Applications for Zoning Permits shall be filed with the Zoning and Planning Director on forms available in the Zoning and Planning Department. Zoning Permit applications shall include the following information:

- A. For all new construction or changes in Building footprint, applications shall include a site plan drawn to engineer's scale that shows proper dimensions; and compliance with the applicable Setback, Buffer, OCRM Critical Line Setback, OCRM Critical Line Buffer, maximum Building Coverage, maximum Impervious Surface Coverage, and maximum Building Height regulations. In addition, the site plan shall show the dimensions and locations of all existing and all proposed: Structures and accessories; driveways; access(es) to public Rights-of-Way; private Rights-of-Way and/or ingress/egress Easements; public Easements; and current wetlands/OCRM Critical Line delineation, if applicable;

ARTICLE 3.10 ZONING VARIANCES

Sec. 3.10.1 Applicability; Limitations

The Board of Zoning Appeals shall be authorized to approve Zoning Variances to any zoning-related dimensional, design, or performance standard set forth in this Ordinance, provided that the Approval Criteria of Sec. 3.10.6, *Approval Criteria*, are met and provided that such Zoning Variance does not have the effect of:

- A. Permitting a use, activity, business, or operation that is not otherwise allowed by the Use Regulations of the Zoning District in which the property is located;
- B. Allowing the physical extension of a Nonconforming Use, except as expressly allowed in CHAPTER 10, *Nonconformities*, of this Ordinance;
- C. Increasing the Density of a Residential Use above that permitted by the Zoning District in which the property is located;
- D. Varying the Sign regulations of this Ordinance;
- E. Varying or waiving the Subdivision Regulations contained in CHAPTER 8, *Subdivision Regulations*, of this Ordinance; or
- F. Varying from the requirements of Sec. 6.8.3.A, *Use Limitations and Standards*, of this Ordinance.

Applications for Zoning Variances to exceed the applicable Maximum Impervious Surface Coverage requirements must include documentation showing how the proposed increase in Impervious Surface Coverage beyond the maximum allowed will be mitigated and documentation that the proposed mitigation has been approved by the Stormwater Division of the Charleston County Public Works Department. Mitigation may include, but shall not be limited to, green infrastructure and low impact design techniques. In no case shall the maximum Impervious Surface Coverage be increased beyond 70 percent of the Lot.

ARTICLE 4.2 MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS

Sec. 4.2.5 Building and Impervious Surface Coverage

A. Building Coverage is the proportion, expressed as a percentage of a Lot covered by Buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two feet of a roof overhang. Swimming Pools (excluding the pool decking) shall be included in Building Coverage.

B. Impervious Surface Coverage is a surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. This term includes, but is not limited to, most conventionally surfaced streets, roofs, sidewalks, parking lots, and other similar structures.

ARTICLE 4.4 OS, PARKS, RECREATION, AND OPEN SPACE DISTRICT

Sec. 4.4.3 Density, Intensity and Dimensional Standards

All Development in the OS Zoning District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.4.3, OS Density, Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of the lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

ARTICLE 4.5 RM, RESOURCE MANAGEMENT DISTRICT

Sec. 4.5.3 Density/Intensity and Dimensional Standards

All Development in the RM District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.5.3, RM Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY [1]	1 Principal Dwelling Unit per 25 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [2]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [2]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] On tracts of 100 or more acres, where lots ranging from one to three acres are created, a bonus of one Principal Dwelling Unit shall be allowed on the residual area of the parent tract.		
[2] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

ARTICLE 4.6 AG-15, AGRICULTURAL PRESERVATION DISTRICT

Sec. 4.6.3 Density/Intensity and Dimensional Standards

- A. **Density/Intensity and Dimensional Standards Table.** All Development in the AG-15 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.6.3, AG-15 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 15 acres	
MINIMUM LOT AREA	3 acres	
MINIMUM LOT WIDTH	135 feet	200 feet
MINIMUM LOT WIDTH AVERAGE	N/A	250 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

ARTICLE 4.7 AG-10, AGRICULTURAL PRESERVATION DISTRICT

Sec. 4.7.3 Density/Intensity and Dimensional Standards

All Development in the AG-10 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.7.3, AG-10 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 10 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	175 feet
MINIMUM LOT WIDTH AVERAGE	N/A	200 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

ARTICLE 4.8 AG-8, RURAL AGRICULTURAL DISTRICT

Sec. 4.8.3 Density/Intensity and Dimensional Standards

All Development in the AG-8 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.8.3, AG-8 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 8 acres	
MINIMUM LOT AREA	1 acre	
MINIMUM LOT WIDTH	135 feet	175 feet
MINIMUM LOT WIDTH AVERAGE	N/A	200 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
Note: Refer to Article 8.14, <i>Conservation Subdivisions</i> , for alternative Development standards, where applicable.		
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

ARTICLE 4.9 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

Sec. 4.9.3 Density/Intensity and Dimensional Standards

All Development in the AGR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.9.3, AGR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per Acre	
MINIMUM LOT AREA	30,000 square feet	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	150 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

ARTICLE 4.10 RR, RURAL RESIDENTIAL DISTRICT

Sec. 4.10.3 Density/Intensity and Dimensional Standards

All Development in the RR District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.10.3, RR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	1 Principal Dwelling Unit per 3 Acres	
MINIMUM LOT AREA	30,000 sq. ft.	1 acre
MINIMUM LOT WIDTH	100 feet	125 feet
MINIMUM LOT WIDTH AVERAGE	N/A	135 feet
MINIMUM SETBACKS		
Front/Street Side	50 feet	
Interior Side	15 feet	
Rear	30 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVERAGE [1]	30% of Lot	
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	
Note: Refer to Article 8.14, <i>Conservation Subdivisions</i> , for alternative Development standards, where applicable.		
[1] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.		

ARTICLE 4.11 S-3, SPECIAL MANAGEMENT DISTRICT

Sec. 4.11.3 Density/Intensity and Dimensional Standards

All Development in the S-3 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.11.3, S-3 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	3 Principal Dwelling Units per acre	
MINIMUM LOT AREA	14,500 square feet if no water or sewer is available 12,500 square feet if water or sewer is available	0.5 acre
MINIMUM LOT WIDTH	70 feet with public water and public sewer 80 feet without public water and/or public sewer	100 feet
MINIMUM LOT WIDTH AVERAGE	N/A	125 feet
MINIMUM SETBACKS		
Front/Street Side	25 feet	
Interior Side	15 feet	
Rear	25 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	

MAXIMUM HEIGHT	35 feet
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ARTICLE 4.12 R-4, LOW DENSITY RESIDENTIAL DISTRICT

Sec. 4.12.3 Density/Intensity and Dimensional Standards

All development in the R-4 District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.12.3, R-4 Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	4 Principal Dwelling Units per acre	
MINIMUM LOT AREA	5,000 square feet with public water and sewer 10,000 square feet with public water or sewer 14,500 without public water and sewer	12,000 square feet
MINIMUM LOT WIDTH	50 feet	90 feet
MINIMUM LOT WIDTH AVERAGE	N/A	100 feet
MINIMUM SETBACKS		
Front/Street Side	20 feet	
Interior Side	5 feet	
Rear	10 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

ARTICLE 4.13 MHS, LOW-DENSITY MANUFACTURED HOUSING SUBDIVISION DISTRICT

Sec. 4.13.3 Density/Intensity and Dimensional Standards

Table 4.13.3, MHS Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	6 Principal Dwelling Units per acre	
MINIMUM LOT AREA	5,000 square feet	12,000 square feet
MINIMUM LOT WIDTH	50 feet	90 feet
MINIMUM LOT WIDTH AVERAGE	N/A	100 feet
MINIMUM SETBACKS		
FRONT/STREET SIDE	25 feet	
INTERIOR SIDE	5 feet	
REAR	15 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE [1]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

ARTICLE 4.14 UR, URBAN RESIDENTIAL DISTRICT

Sec. 4.14.3 Density/Intensity and Dimensional Standards

All Development in the UR District shall be subject to the following Density/Intensity and Dimensional Standards and shall provide proof to the Zoning and Planning Director that the property will be served by public water and sewer:

Tabl4.14.3, UR Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	16 Principal Dwelling Units per acre	
MINIMUM LOT WIDTH	12 feet	
MINIMUM SETBACKS		
Front/Street Side	15 feet	
Interior Side	0/5 feet [1]	
Rear	10 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	50% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	4 stories/50 feet, whichever is less	
[1] Zero Lot Line homes may be built with no Setback on one side of the property, but must have at least 10 feet of separation between Buildings.		

ARTICLE 4.15 RO, RESIDENTIAL OFFICE DISTRICT

Sec. 4.15.3 Density/Intensity and Dimensional Standards

All Development in the RO District shall be subject to the following Density/Intensity and Dimensional Standards:

Tabl4.15.3, RO Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	6,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS		
Front/Street Side	20 feet	
Interior Side	5 feet	
Rear	5 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	35% of Lot	
MAXIMUM HEIGHT	35 feet	

ARTICLE 4.16 MHP, MANUFACTURED HOUSING PARK DISTRICT

Sec. 4.16.3 Density/Intensity and Dimensional Standards

All Development in the MHP District shall be subject to the following Density/ Intensity and Dimensional Standards:

Table 4.16.3, MHP Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MAXIMUM DENSITY	10 Principal Dwelling Units per acre	
MINIMUM PARK AREA	1 acre	

MINIMUM SETBACKS		
Front/Street Side	25 feet	
Interior Side	5 feet	
Rear	10 feet	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	35 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	15 feet
MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	
MAXIMUM HEIGHT	35 feet	

ARTICLE 4.17 CI, CIVIC / INSTITUTIONAL DISTRICT

Sec. 4.17.3 Density/Intensity and Dimensional Standards

All Development in the CI District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.17.3 , CI Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	6,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> , of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	30% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

ARTICLE 4.18 GO, GENERAL OFFICE DISTRICT

Sec. 4.18.3 Density/Intensity and Dimensional Standards

All Development in the GO District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.18.3, GO Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	2,000 square feet	
MINIMUM LOT WIDTH	50 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	40% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

ARTICLE 4.19 NC, NEIGHBORHOOD COMMERCIAL DISTRICT

Sec. 4.19.3 Density/Intensity and Dimensional Standards

All Development in the NC district shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.19.3, NC Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	4,000 square feet	
MINIMUM LOT WIDTH	15 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> , of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	25% of Lot	
MAXIMUM HEIGHT	35 feet/2.5 stories, whichever is less	

ARTICLE 4.20 RC, RURAL COMMERCIAL DISTRICT

Sec. 4.20.3 Density/Intensity and Dimensional Standards

All Development in the RC District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.20.320, RC Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	40,000 square feet	
MINIMUM LOT WIDTH	125 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> , of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	40% of Lot	
MAXIMUM HEIGHT	35 feet	

ARTICLE 4.21 CC, COMMUNITY COMMERCIAL DISTRICT

Sec. 4.21.3 Density/Intensity and Dimensional Standards

All Development in the CC District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.21.3, CC Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	4,000 square feet	
MINIMUM LOT WIDTH	15 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> , of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet

MAXIMUM BUILDING COVER	35% of Lot
MAXIMUM HEIGHT	55 feet/3.5 stories, whichever is less, in the Urban/Suburban Area, as defined by the Charleston County <i>Comprehensive Plan</i> . 35 feet in the Rural Area, as defined by the Charleston County <i>Comprehensive Plan</i> .

ARTICLE 4.22 RI, RURAL INDUSTRIAL DISTRICT

Sec. 4.22.3 Density/Intensity and Dimensional Standards

All Development in the RI District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.22.3 RI Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	40,000 square feet	
MINIMUM LOT WIDTH	125 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> , of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	30% of Lot	
MAXIMUM HEIGHT	35 feet	

ARTICLE 4.23 IN, INDUSTRIAL DISTRICT

Sec. 4.23.3 Density/Intensity and Dimensional Standards

All Development in the IN District shall be subject to the following Density/Intensity and Dimensional Standards:

Table 4.23.3, IN Density/Intensity and Dimensional Standards		
	Non-Waterfront Development Standards	Waterfront Development Standards
MINIMUM LOT AREA	15,000 square feet	
MINIMUM LOT WIDTH	70 feet	
MINIMUM SETBACKS	Minimum Setbacks shall be the vegetated buffers as required in CHAPTER 9, <i>Development Standards</i> , of this Ordinance.	
WETLAND, WATERWAY, AND OCRM CRITICAL LINE SETBACK	N/A	50 feet
WETLAND, WATERWAY, AND OCRM CRITICAL LINE BUFFER	N/A	35 feet
MAXIMUM BUILDING COVER	No Maximum	
MAXIMUM HEIGHT	55 feet/3.5 stories, whichever is less, in the Urban/Suburban Area as defined in the Charleston County <i>Comprehensive Plan</i> . 35 feet in the Rural Area, as defined by the Charleston County <i>Comprehensive Plan</i> .	

ARTICLE 4.25 PD, PLANNED DEVELOPMENT ZONING DISTRICT

Sec. 4.25.5 Development Standards

B. Development standards pertaining to Density, Lot size, location, and arrangement of Buildings and Structures, Lot dimensions, and landscaping shall be defined in the PD Development Plan. The Development standards of the Zoning District in which the Subject Property(ies) was located at the time of submission of the application to rezone to the PD Zoning District may be altered, pursuant to this Article, only if County Council determines that the Development will serve an overriding public interest and/or public safety concern. Applicants shall not propose alteration of the following standards:

1. Chapters 1, 2, 3, 10, 11, 12, and Appendix A of this Ordinance;

2. Waterfront Development Standards of the Zoning District in which the subject property(ies) was located at the time of submission, as set forth in Article 4.24;
3. Architectural Design Guidelines of Article 9.5, Landscaping, Screening, and Buffers, except where the Zoning and Planning Director determines that the proposed architectural design of the development is compatible with the architectural design of development on adjacent properties;
4. Sign Regulations of Article 9.9, Signs, provided, however, that the minimum distance from a Billboard/Digital or Electronic Billboard proposed as part of a Planned Development to the nearest On-Premises Sign(s) may be less restrictive than the standards set forth in this Ordinance;
5. The Dimensional Standards for the S-3 Zoning District, as stated in CHAPTER 4, Base Zoning Districts; ~~and~~
6. Parking standards of Article 9.2, Off-Street Parking and Loading, except where the Zoning and Planning Director determines that the amount of parking requested and its location is sufficient, based on a generally-accepted planning source or authority, for the use proposed; and
7. Maximum Impervious Surface Coverage of the Zoning District in which the subject property(ies) was located at the time of submission of the application to rezone to the PD Zoning District, unless the Applicant provides documentation showing how the proposed increase in Impervious Surface Coverage beyond the maximum allowed will be mitigated and documentation that the proposed mitigation has been approved by the Stormwater Division of the Charleston County Public Works Department. Mitigation may include, but shall not be limited to, green infrastructure and low impact design techniques. In no case shall the maximum Impervious Surface Coverage be increased beyond 70 percent of the Lot.

Sec. 4.25.9 Planned Development Guidelines and Sketch Plan Requirements

- A. The following shall be included in the proposed PD Guidelines:
 1. The name of the Planned Development, not duplicating the name of any other Planned Development or Subdivision, the Final Plat of which has been recorded in Charleston County, South Carolina;
 2. A statement of objectives of the proposed Development;
 3. The total acreage of the Planned Development, broken down into total acreage, total Highland acreage, total Freshwater Wetland acreage, and total Critical Line wetland, or marsh acreage;
 4. A table of proposed land uses including:
 - a. A table of proposed maximum and average residential Densities for each residential use (The applicant shall refer to the Density ranges listed in the Charleston County *Comprehensive Plan* for residential densities);
 - b. The maximum total acreage of each residential use;
 - c. The maximum allowable number of each type of residential Dwelling Unit requested (Single-Family Detached, Single-Family Attached, etc.); and
 - d. Planned Developments that request increased Density for the inclusion of Affordable and Workforce Dwelling Units shall include the Affordable/Workforce Dwelling Unit Plan that complies with the requirements of Sec. 6.4.19.G.3 of this Ordinance.
 5. A statement that the requirements of the Zoning District in which the property is located prior to rezoning will apply, if the property is not developed in accordance with the approved PD Development Plan;
 6. The maximum proposed Floor Area ratios (% of lot in relation to building floor area), maximum number of Buildings, maximum size of each Building, and maximum Building Coverage for each non-residential use;
 7. All dimensional and lot standards proposed, for each land use type designated including Building/Impervious Surface Coverage, as applicable.

Sec. 4.25.10 Variances and Other Modifications to Approved PD Development Plans

C. Variances.

1. Upon adoption of this Ordinance, the provisions of Article 3.10 of the ZLDR, relating to Variances, shall apply to all approved PD Development Plans with respect to zoning-related dimensional, design, or performance standards on individual lots. Variance applications for Trees, Setbacks, Buffers, height, and maximum Impervious Surface/Building Coverage on individual Lots shall be processed pursuant to Article 3.10, *Zoning Variances*, of this Ordinance and all requirements of Art. 3.10, *Zoning Variances*, shall apply. All other proposed modifications, except minor

modifications as described above, require an amendment to the PD Development Plan, in accordance with the procedure specified in this Article.

ARTICLE 5.2 WDU, WATER-DEPENDENT USE OVERLAY DISTRICT

Sec. 5.2.5 Standards for Marinas

B. **Performance Standards.** In addition to any other applicable provisions of the Ordinance, Marinas shall be subject to the following performance standards.

1. **Lot Area and Location.** The property shall have Frontage on a publicly-owned road or a privately owned and maintained road and meet the following Density/Intensity and Dimensional Standards unless more restrictive standards are imposed at the time of Special Exception approval:

MARINA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	1 Acre
MINIMUM LOT WIDTH	250 feet
MINIMUM SETBACKS [1]	
Front/Street Side	25 feet
Interior Side	15 feet
Rear	25 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	35% of Lot
MAXIMUM HEIGHT	35 feet [2]
<p>[1] Landscape buffer standards and Wetlands buffer standards of CHAPTER 9, <i>Development Standards</i>, of this Ordinance also apply.</p> <p>[2] Properties located within the Water-Dependent Use district that have a Zoning District designation of Industrial (IN) or Community Commercial (CC) are allowed a maximum height of 60 feet.</p>	

ARTICLE 5.3 JO-MHC-O, JOHNS ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.3.7 General Development Standards and Requirements (All Districts)

B. **Vehicle Access.** Site Plan Review and Subdivision Plat applications shall include suitable access management plans demonstrating compliance with the requirements below:

1. *Driveway Separation.* For driveways directly accessing Maybank Highway, driveway separation shall be a minimum distance of 150 feet from the intersection of the Right-of-Way lines to the closest edge of driveways. Where the driveway separation is less than 150 feet the proposed driveway shall be designed as a right-in, right- out (RIRO) driveway and conform to the SCDOT standards for a Typical Right-in, Right-out Driveway Design.
2. *Driveway Width.* Vehicular access from Maybank Highway and side (secondary) streets to properties shall be confined to access drives not exceeding 30 feet in width at the street line. Driveways which include a median strip to separate traffic flow in opposite directions shall not exceed 60 feet in width at the street line.
3. *Distance between Driveways.* The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. *Limitation to Number of Driveways.* For Parcels with a Right-of-Way Frontage equal to or less than 150 feet in length, the development is limited to one driveway, unless single lane driveways are provided in accordance with Sec. 5.3.7.B.5.; for Parcels with a Frontage greater than 150 feet and less than 300 feet in length, the Development is limited to two driveways; for Parcels with a Frontage equal to or greater than 300 feet the Development may have up to three driveways.
5. *Single Lane Driveways.* For Parcels with a Right-of-Way Frontage equal to or less than 150 feet in length,

two single lane driveways may be allowed. Each single lane drive shall not exceed 15 feet in width at the Street Line, and the single lane driveway separation shall be a minimum distance of 100 feet from the intersection of the Right-of-Way lines to the closest edge of driveways.

6. *Corner Lots.* Notwithstanding the above stated requirements, access drives on Corner Lots shall be located only on the side (secondary) Street and such driveways shall be a minimum distance of 50 feet from the Street intersection as measured from the edge of the intersecting Roadway to the beginning of the driveway radius. However, the Zoning and Planning Director may require the access to be located on the primary Street to avoid undue interference with, or hazard to, traffic on the Roadways.
7. *Shared Access Requirements.* Shared access is encouraged between adjoining Parcels. Driveways for all uses except Single-Family Detached Dwellings should be located in a manner where they can be shared between adjacent Parcels as described below:
 - a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling Unit.
 - b. Shared access should be located along a common property boundary, if feasible.
 - c. If the owner of the adjacent Parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
 1. A letter from the adjacent Property Owner denying access; or
 2. If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring Property Owner refused to provide a letter. If this subsection applies, a new or relocated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed and/or redeveloped, provided that Parcels with 250 feet or more of Frontage along the road on which the access is proposed or located are exempt from having to record such Easement.
 - d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.

Increases in Maximum Residential Density, Maximum Individual Building Footprint, Maximum Impervious Surface Coverage, Maximum Building Coverage, and/or Maximum Building Height may be allowed, as applicable, pursuant to the provisions of Table 5.3-3, Mixed-Use (MU) District, and Table 5.3-5, Limited Commercial (LC) District when Right-of-Way is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director and/or the Parcel is involved in a shared access agreement

Sec. 5.3.8 Mixed-Use (MU) District

B. Density, Intensity, Dimensional, and Design Standards. The Density/Intensity and Dimensional Standards contained in Table 5.3-3 shall apply to properties in the MU District:

Table 5.3-3, Mixed-Use (MU District)		
Density/Intensity and Dimensional Standards		
STANDARD	WITHOUT 50' RIGHT-OF-WAY DEDICATION [7]	WITH 50' RIGHT-OF-WAY DEDICATION [8]
MAXIMUM RESIDENTIAL DENSITY [1]	8 Dwelling Units per acre	19 Dwelling Units per acre
MINIMUM LOT WIDTH	12 feet	
MINIMUM SETBACKS [2] [9]	Equivalent to required buffers	
MAYBANK HIGHWAY RIGHT-OF-WAY BUFFER	15 feet	
OCRM CRITICAL LINE BUFFER	50 feet	
MAXIMUM BUILDING COVERAGE- NONRESIDENTIAL AND OFFICE DEVELOPMENT [3]	30%	50%
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	15,000 square feet	20,000 square feet [5]
MAXIMUM IMPERVIOUS SURFACE COVERAGE- RESIDENTIAL DEVELOPMENT [4]	50% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	60% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual

MAXIMUM BUILDING HEIGHT	35 feet/ 2.5 stories	55 feet/ 5 stories [6]
<p>[1] To promote ownership or occupancy of affordable, quality housing, increased Densities may be allowed pursuant to Sec. 5.3.6.E.</p> <p>[2] No Building Setback shall be less than eight feet except as provided for in footnote 8.</p> <p>[3] When Right-of-Way is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director and the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Building Coverage shall be 60 percent. When Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement, the maximum Building Coverage shall be 40 percent.</p> <p>[4] When Right-of-Way is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director and the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Impervious Surface Coverage shall be 70 percent or as allowed by the current edition of the Charleston County Stormwater Manual. When Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement, the maximum Impervious Surface Coverage shall be 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual.</p> <p>[5] When Right-of-Way is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director, Building footprints of up to 50,000 square feet may be allowed if approved pursuant to the Special Exception procedures of this Ordinance.</p> <p>[6] When Right-of-Way is dedicated pursuant to the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director, Building Heights of up to 55 feet and five Stories may be approved by the Zoning and Planning Director when the Building meets all applicable setback and buffer requirements and the following conditions: The portion of the Building exceeding 35 feet in height is stepped back at least 30 feet from the portion(s) of the Building that meets the 35 foot height requirement; and The stepped portion is measured from the outside edge of the Building that is parallel to Maybank Highway and, if applicable, from the outside edge of the Building that is parallel to an adjacent parcel which contains or is zoned for Single-Family Detached Dwelling Units.</p> <p>[7] Vertical improvements shall not occur in the area identified for infrastructure connectivity as shown on the map titled “Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity” as determined by the Zoning and Planning Director.</p> <p>[8] These incentives shall only apply upon submittal of documentation that the 50-foot Right-of-Way has been dedicated to and accepted by the City of Charleston.</p> <p>[9] The Setback requirements of the UR Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units.</p>		

Sec. 5.3.9 Limited Commercial (LC) District

- A. **Density, Intensity, Dimensional, and Design Standards.** The Density/Intensity and Dimensional Standards contained in Table 5.3-5 shall apply to properties in the LC District:

Table 5.3-5, Limited Commercial (LC) District Density/Intensity and Dimensional Standards		
STANDARD	WITHOUT 50' RIGHT-OF-WAY DEDICATION [6]	WITH 50' RIGHT-OF-WAY DEDICATION [7]
MAXIMUM RESIDENTIAL DENSITY [1]	6 Dwelling Units per acre	12 Dwelling Units per acre
MINIMUM LOT WIDTH	12 feet	
MINIMUM SETBACKS [2] [8]	Equivalent to required buffers	
MAYBANK HIGHWAY RIGHT-OF-WAY BUFFER	75 feet	
OCRM CRITICAL LINE BUFFER	50 feet	
MAXIMUM BUILDING COVERAGE – NONRESIDENTIAL AND OFFICE DEVELOPMENT [3]	30%	50%
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	5,000 square feet	10,000 square feet [5]
MAXIMUM IMPERVIOUS SURFACE COVERAGE – RESIDENTIAL DEVELOPMENT [4]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	50% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet/ 2.5 stories	45 feet/ 3.5 stories

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.3.6.E.

[2] No Building Setback shall be less than eight feet, except as provided for in footnote 7.

[3] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and the Parcel is involved in a shared access agreement, the maximum Building Coverage shall be 60 percent. When Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Building Coverage shall be 40 percent.

[4] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director and the Parcel is involved in a shared access agreement, the maximum Impervious Surface Coverage shall be 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual. When Right-of-Way is not dedicated, but the Parcel is involved in a shared access agreement pursuant to Sec. 5.3.7.B.7, the maximum Impervious Surface Coverage shall be 50 percent or as allowed by the current edition of the Charleston County Stormwater Manual.

[5] When Right-of-Way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director, Building footprints of up to 20,000 square feet may be allowed if approved pursuant to the Special Exception procedures of this Ordinance.

[6] Vertical improvements shall not occur in the area identified for Infrastructure connectivity as shown on the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director.

[7] These incentives shall only apply upon submittal of documentation that the 50-foot Right-of-Way has been dedicated to and accepted by the City of Charleston.

[8] The Setback requirements of the R-4 Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units when Right-of-Way is not dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director. When Right-of-way is dedicated pursuant to the map titled "Johns Island Maybank Highway Corridor Overlay Zoning District Infrastructure and Connectivity" as determined by the Zoning and Planning Director, the Setback requirements of the UR Zoning District shall apply to Single-Family Detached Dwelling Units and Manufactured Housing Units.

ARTICLE 5.5 FRC-O, FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.5.6 Development Standards and Requirements (All Areas)

The following development standards and requirements apply to all Parcels within the Folly Road Corridor Overlay Zoning District in addition to the requirements described below for each of the five areas. Where no special Folly Road Corridor Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the applicable Folly Road Corridor Overlay Zoning District map shall apply. All applications shall, at the time application is made, provide proof that the following requirements will be met prior to the issuance of any approvals or Zoning Permits:

ARTICLE 5.6 DRC-O, DORCHESTER ROAD CORRIDOR AND ASHLEY SCENIC RIVER CORRIDOR OVERLAY ZONING DISTRICTS

Sec. 5.6.4 Applicability

The DRC-O Overlay Zoning District shall include all parcels of land, any part of which is located within 1,000 feet of Dorchester Road between the Mark Clark Expressway and the north side of North Constellation Drive, as illustrated on the Map titled "Dorchester Road Corridor and Ashley River Corridor Overlay Zoning District." Where no special Dorchester Road Corridor Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the map titled "Dorchester Road Corridor and Ashley River Corridor Overlay Zoning District" shall apply.

Sec. 5.6.13 ARSC-O, Ashley River Scenic Corridor Overlay District Statement of Findings

- C. **Applicability.** The ARSC-O Overlay Zoning District shall include all unincorporated Charleston County Parcels that border the Ashley River. This district is illustrated on the attached map. The standards of this Article shall apply to all Development within the ARSC-O District including Single-Family Dwelling Units; any proposed use or alteration of an existing use; and land or vegetation disturbance. Where no special Ashley River Scenic Corridor Overlay Zoning

District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the map titled “Dorchester Road Corridor and Ashley River Corridor Overlay Zoning District” shall apply.

ARTICLE 5.7 UB-O, UNIVERSITY BOULEVARD OVERLAY ZONING DISTRICT

Sec. 5.7.5 Dimensional Standards, Buffers, and Screening

- E. Where no special University Boulevard Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the University Boulevard Overlay Zoning District map shall apply.

ARTICLE 5.9 ST. ANDREWS AREA OVERLAY ZONING DISTRICT

Sec. 5.9.6 Development Standards and Requirements

The following Development standards and requirements apply to all parcels within the St. Andrews Area Overlay Zoning District. Where no special St. Andrews Area Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the St. Andrews Area Overlay Zoning District map shall apply. All Development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or Zoning Permits:

- F. **Building Coverage and Maximum Impervious Surface Coverage.** The Building Coverage and Impervious Surface Coverage requirements for the Zoning District that corresponds with the Zoning designation as shown on the St. Andrews Area Overlay Zoning District map shall apply.

ARTICLE 5.10 ASHLEY RIVER ROAD CORRIDOR, ARRC-O, OVERLAY ZONING DISTRICT

Sec. 5.10.6 General Development Standards and Requirements

The following Development standards and requirements apply to all Parcels within the ARRC-O as described below. Where no special Ashley River Road Corridor Overlay Zoning District development standard is stated in this Article, the development standards for the Zoning District that corresponds with the Zoning designation as shown on the applicable Ashley River Road Corridor Overlay Zoning District map shall apply. All Development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or Zoning Permits:

B. Shared Access.

1. Parcels involved in shared access agreements shall be allowed an increase in Impervious Surface or Building Coverage, as applicable, as follows:
 - a. Duplex, Single-Family Attached, Triplex, Quadplex, and Multi-Family Development are allowed up to a maximum Impervious Surface Coverage of 640 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual;
 - b. Single-Family Detached Dwelling Units on Parcels less than 30,000 square feet in size are allowed a maximum Impervious Surface Coverage of up to 50 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual; and
 - c. Single-Family Detached Dwelling Units on Parcels 30,000 square feet and larger are allowed a maximum Building Coverage of 40 percent of the Lot.

F. Land Use Buffers.

1. A minimum of a 25 foot vegetated buffer shall be required when adjacent to any Parcel containing a Residential Use; and
2. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six foot high opaque fence or wall is utilized, the Zoning and Planning Director may reduce the land use buffer by up to one-half its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

- G. **Building Coverage and Impervious Surface Coverage.** The Building Coverage and Impervious Surface Coverage requirements in the Zoning District that corresponds with the Zoning designation as shown on the applicable Ashley River Road Corridor Overlay Zoning District map shall apply.
- H. **Parking.** Applications for Restaurant, [Bar](#) or [Lounge](#) uses shall include parking plans that indicate the locations of both the Required [On-Site Parking](#) and possible overflow parking associated with the business. All parking shall be located on the [Subject Property](#) or on adjacent commercially zoned property in accordance with Table [6.1.6-1](#), [Use Table](#), and Sec. [9.3.5](#), [Location](#), of the Ordinance.
- I. **Livability Ordinance.** All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor [use](#) that provides live or amplified music shall comply with the [Special Exception](#) provisions of this Ordinance.

Sec. 5.10.7 Light Commercial Area (Ashley Hall to Wappoo Road)

- D. **Building Size.** No single Building footprint shall exceed 7,500 square feet unless approved under the Special Exception procedures of this Ordinance. The Building Coverage and Impervious Surface Coverage requirements of this Article apply in addition to the requirements of this Section.

Sec. 5.10.9 Village Commercial Area (William Kennerty Drive to Church Creek)

- E. **Building Size.** No single Building footprint shall exceed 10,000 square feet unless approved under the Special Exception procedures of this Ordinance. The requirements of this Section are in addition to the Building Coverage and Impervious Surface Coverage requirements of this Article.

ARTICLE 5.11 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

Sec. 5.11.9 Job Center District

- A. **Density, Intensity, Dimensional, and Design Standards.**
 1. The maximum residential Density is 12 Principal Dwelling Units per acre.
 2. No single Building shall exceed 12,500 gross square feet.
 3. Maximum Impervious Surface and Building Coverage shall be based on the requirements as described in Sec. [5.11.8.L](#), [Special Stormwater Requirements](#), and all the ability to comply with all other applicable requirements of this Ordinance.
 4. The minimum Lot Area shall be 4,000 square feet.
 5. The minimum Lot Width shall be 15 feet.
 6. The OCRM Critical Line Setback shall be a minimum of 50 feet.
 7. The OCRM Critical Line Buffer shall be a minimum of 35 feet.

5.12 PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT (PF-O)

Sec. 5.12.1 Statement of Findings

The PF-O, Parkers Ferry Community Overlay [Zoning District](#), is generally located in the westernmost portion of Charleston County, an area characterized by large undeveloped tracts of land and small historic rural communities. The Parkers Ferry Community Overlay [Zoning District](#) is composed of unincorporated [Parcels](#) identified by [residents](#) of the Parkers Ferry Community. Properties in conservation [Easements](#) and large forestry and timber company land holdings were purposefully excluded from the PF-O.

These areas were initially identified through a community-wide planning effort, and serve as the first implementation of the Rural Cultural Community Protection Future Land [Use](#) designation incorporated into the Charleston County Comprehensive Plan. The public who participated in this Parkers Ferry Community planning effort recognized that future [development](#) within their community should be compatible with the existing community. Participants felt that future residential [densities](#) should remain low, and that new [Development](#) should reflect, and respect, the continuation of existing land uses such as [Agriculture](#), forestry, churches, [Cemeteries](#), schools, and cultural and historic Buildings. The participants also recognized that there is a need

to allow a limited selection of appropriate businesses, office services, and employment opportunities for local residents, provided the location, Building scale, and Building and Impervious Surface Coverage is compatible with existing Development and remains consistent with the current Parkers Ferry rural community land patterns.

Sec. 5.12.7 Residential Areas

A. Density, Intensity, Dimensional, and Design Standards.

1. All non-residential Development in the Residential Areas shall comply with the Density, Intensity and Dimensional Standards of the Business/Service Nodes and Commercial Properties as contained in this Article.
2. The Density/Intensity and Dimensional Standards listed in Table 5.12.7, below, shall apply to all properties in the Residential Areas:

TABLE 5.12.7: PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT RESIDENTIAL AREAS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS ⁽¹⁾	
PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT RESIDENTIAL AREAS DENSITY/INTENSITY AND DIMENSIONAL STANDARDS ⁽¹⁾	
MAXIMUM DENSITY	1 Principal Dwelling Unit per acre
MINIMUM LOT AREA	Variable ⁽²⁾
MINIMUM LOT WIDTH: DEPTH RATIO	1:5 ⁽³⁾
MINIMUM SETBACKS	
FRONT/STREET SIDE	25 feet
INTERIOR SIDE	10 feet
REAR	10 feet
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE [4]	30% of Lot
MAXIMUM IMPERVIOUS SURFACE COVERAGE [4]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet
<p>(1) For Lots that contain or abut an OCRM Critical Line, the Waterfront Development Standards of Sec. 4.9.3 and Article 4.24, of this Ordinance as they apply to the AGR Zoning District, shall apply.</p> <p>(2) The Lot must establish a minimum 1,600 square foot buildable area with a minimum width of 20 feet and meet all Zoning, SCDHEC, Building Services, and Fire Department requirements.</p> <p>(3) The depth of the Lot shall not exceed five times the width of the Lot (1:5 ratio).</p> <p>(4) Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.</p>	

Sec. 5.12.8 Business/Service Nodes and Commercial Properties

A. Density, Intensity, Dimensional, and Design Standards.

1. All residential development in the Business/Service Nodes and Commercial Properties shall comply with the Density/Intensity and Dimensional Standards of the Residential Areas as contained in this Article.
2. The Density/Intensity and Dimensional Standards listed in Table 5.12.8, below, shall apply to all properties in the Business/Service Nodes and Commercial Properties.

TABLE 5.12.8: BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES DENSITY/INTENSITY AND DIMENSIONAL STANDARDS (1)	
PARKERS FERRY COMMUNITY OVERLAY ZONING DISTRICT BUSINESS/SERVICE NODES AND COMMERCIAL PROPERTIES DENSITY/INTENSITY AND DIMENSIONAL STANDARDS (1)	
MINIMUM LOT AREA	30,000 square feet

MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/ <u>Street</u> Side	25 feet ⁽²⁾
Interior Side	15 feet ⁽³⁾
Rear	25 feet ⁽³⁾
OCRM Critical Line	50 feet
MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE	20 feet, provided that covered walkways connecting <u>buildings</u> or connecting <u>buildings</u> with parking areas may traverse such space
MAXIMUM BUILDING HEIGHT	35 feet
MAXIMUM RESIDENTIAL DENSITY - MIXED OCCUPANCY (Developments containing commercial/<u>office</u> and residential uses)	One Principal Dwelling Unit per acre is permitted.
MAXIMUM BUILDING COVERAGE	30% of <u>Lot</u>
MAXIMUM BUILDING SIZE	No single <u>building</u> shall exceed 5,000 square feet of gross <u>Floor Area</u> ⁽⁴⁾
<p>(1) The Waterfront <u>Development</u> Standards contained in CHAPTER 4 of this Ordinance apply.</p> <p>(2) In instances where the <u>Right-of-Way</u> Buffers contained in Sec. 9.4.4.A of this Ordinance are more restrictive than those of Table 5.12.8, the <u>Right-of-Way</u> Buffer requirements of Sec. 9.4.4.A of this Ordinance shall apply.</p> <p>(3) In instances where the Land <u>Use</u> Buffers contained in Sec. 9.4.4.B of this Ordinance are more restrictive than those of Table 5.12.8, the Land <u>Use</u> Buffer requirements of Sec. 9.4.4.B of this Ordinance shall apply.</p> <p>(4) In instances where the <u>building</u> size requirements of this table are in conflict with those contained in Sec. 5.12.6, <u>Use Conditions</u>, and/or Art. 6.4, <u>Use Conditions</u>, the most restrictive shall apply.</p>	

ARTICLE 5.13 SOL LEGARE COMMUNITY OVERLAY ZONING DISTRICT (SL-O)

Sec. 5.13.6 Residential Area

- A. **Density, Intensity and Dimensional Standards.** The Density/Intensity and Dimensional Standards listed in Table 5.13.6, *Residential Area Density/Intensity and Dimensional Standards*, shall apply to all properties in the Residential Area:

Table 5.13.6: Residential Area Density/Intensity and Dimensional Standards		
	S-3 Development Option	SL-O Development Option ^{(1)/(2)}
MAXIMUM DENSITY	3 Principal Dwelling Units per acre	3 Principal Dwelling Units per acre
MINIMUM LOT AREA	14,500 SF; 12,500 SF if public water or sewer is available; 10,000 square feet if water and sewer is available	10,000 SF [3]
MINIMUM LOT WIDTH	70 feet with public water and sewer is available; 80 feet without public water and/or public sewer	50 feet [1]
MINIMUM LOT WIDTH: DEPTH RATIO	None [4]	None [4]
MINIMUM SETBACKS		
Front/Street Side	25 feet	10 feet[5]
Interior Side	15 feet	15 feet
Rear	25 feet	5 feet
OCRM Critical Line	35 feet	30 feet

MAXIMUM IMPERVIOUS SURFACE COVERAGE	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet	35 feet
MAXIMUM BUILDING SIZE	None	2,500 SF

[1] In order to utilize the SL-O Development Option, the width of the property must be less than 110 feet as shown on a Lot of record existing prior to March 27, 2018.

[2] For Lots that contain or abut an OCRM Critical Line, the Waterfront Development Standards of this Ordinance, as they apply to the S-3 Zoning District, shall apply, provided, however, that the Zoning and Planning Director may allow a reduction in the minimum Lot Width and/or minimum Lot Width average required by Sec. 4.11.3 and Art. 4.24 for the S-3 Zoning District when the following criteria are met:

- The property is a Lot of record existing prior to March 27, 2018;
- The SL-O development option is being utilized;
- The width of the property is less than 100 feet as shown on a Lot of record existing prior to March 27, 2018; and
- No more than one waterfront Lot is proposed to be created.

[3] Lot size of properties containing or abutting an OCRM Critical Line shall follow the SL-O Development Option Standards.

[4] The Lot Width: depth ratio of this ordinance shall not apply.

[5] The setback from a public Right-of-Way, private Right-of-Way, and/or private ingress/egress Easement is 10 feet as measured from the property line. All accesses must comply with the requirements of the International Fire Code. On Corner and Double-Frontage Lots, the Front Setback standards shall apply to each Lot Line that borders a public Right-of-Way, private Right-of-Way, or private ingress/egress Easement; the remaining Lot Lines shall be subject to the Side Setback standards and there is no Rear Lot Line/Setback.

Sec. 5.13.7 Commercial Areas

A. Density/Intensity and Dimensional Standards.

- All residential Development in the Commercial Areas shall comply with the Density/Intensity and Dimensional Standards of the Residential Areas as contained in Sec. 5.13.6, provided, however, that the Commercial Area requirements shall apply when residential Development is included as part of a Mixed Use Development (located within a Mixed Use Building).
- All non-residential Development in the Commercial Areas shall comply with the Density/Intensity and Dimensional Standards listed in Table 5.13.7, *Commercial Areas Density/Intensity and Dimensional Standards*, below.

Table 5.13.7: Commercial Areas Density/Intensity and Dimensional Standards ⁽¹⁾	
MINIMUM LOT AREA	10,000 SF
MINIMUM LOT WIDTH	25 feet
MINIMUM SETBACKS	
Front/Street Side	Equivalent to required buffers
Interior Side	Equivalent to required buffers
Rear	Equivalent to required buffers
OCRM Critical Line	15 feet
MAXIMUM BUILDING HEIGHT	35 feet
MAXIMUM NET RESIDENTIAL DENSITY - MIXED OCCUPANCY (Developments containing commercial/office and residential uses)	Three Principal Dwelling Units per acre

MAXIMUM BUILDING COVERAGE	30% of Lot
MAXIMUM BUILDING SIZE	No single Building shall exceed 5,000 square feet of gross Floor Area. ⁽²⁾
<p>(1) In instances where the SL-O standards conflict with Waterfront Development Standards, the SL-O standards shall apply. Where no specific standards are mentioned in the SL-O, the Waterfront Development Standards for the CN Zoning District in CHAPTER 4 of this Ordinance shall apply.</p> <p>(2) In instances where the building size requirements of this table are in conflict with those contained in Sec. 5.13.5.D, <i>Use Conditions</i>, and/or Article 6.4, <i>Use Conditions</i>, the most restrictive shall apply. Increases in building size may be granted by the Board of Zoning Appeals pursuant to the Special Exception procedures contained in this Ordinance.</p>	

ARTICLE 5.14 JA-MHC-O, JAMES ISLAND MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.14.6 Development Standards and Requirements

- B. **Vehicle Access.** All Site Plan Review and Subdivision applications shall include access management plans demonstrating compliance with the driveway separation requirements described below:
6. **Shared Access Requirements.** Shared access is encouraged between adjoining Parcels. Driveways for all uses except Single-Family Detached Dwellings shall be located in a manner where they can be shared between adjacent Parcels as described below:
- The Applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling.
 - Shared access should be located along a common property boundary, if feasible.
 - If the owner of the adjacent parcel does not agree to share access, the Applicant shall provide one of the following to the Zoning and Planning Department:
 - A letter from the adjacent Property Owner denying access; or
 - If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring Property Owner refused to provide a letter. If this subsection applies, a new or relocated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed and/or redeveloped, provided that Parcels with 250 feet or more of Frontage along the road on which the access is proposed or located are exempt from having to record such Easement.
 - Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.
 - Parcels involved in a shared access agreements shall be allowed an increase in Impervious Surface or Building Coverage, as applicable, as follows:
 - Duplex, Single-Family Attached, Triplex, Quadplex, and Multi-Family Development are allowed a maximum Impervious Surface Coverage of 640 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual;
 - Single-Family Detached Dwelling Units on Parcels less than 30,000 square feet in size are allowed a maximum Impervious Surface Coverage of up to 50 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual; and
 - Single-Family Detached Dwelling Units on Parcels 30,000 square feet and larger are allowed a maximum Building Coverage of 40 percent of the Lot.
- G. **Density, Intensity, and Dimensional Standards.** The following Density/Intensity and Dimensional Standards shall apply to properties in the JA-MHC-O:

Table 5.16-2	
Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	8 Dwelling Units per acre [1]
MINIMUM LOT WIDTH	12 feet

MINIMUM SETBACKS	Equivalent to required buffers
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVER – NONRESIDENTIAL AND OFFICE DEVELOPMENT	30% [2]
MAXIMUM IMPERVIOUS SURFACE COVERAGE – RESIDENTIAL DEVELOPMENT [2]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM INDIVIDUAL BUILDING FOOTPRINT	7,500 square feet
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories

[1] Increased Densities may be allowed pursuant to the requirements of Article 6.4.19 of this Ordinance.

[2] For Residential Development, Parcels involved in shared access agreements are allowed a maximum Impervious Surface Coverage of 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual per Sec. 5.14.6.B, *Vehicle Access*. For Nonresidential and Office Development, Parcels involved in shared access agreements are allowed a maximum Building Coverage of 40 percent.

[3] No individual Building footprint shall exceed 7,500 square feet unless approved pursuant to the Special Exception procedures of this Ordinance.

ARTICLE 5.15 MRC-O, MAIN ROAD CORRIDOR OVERLAY ZONING DISTRICT

Sec. 5.15.7 General Development Standards and Requirements (All Districts)

- B. **Vehicle Access.** All Site Plan Review and Subdivision applications shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:
1. **Shared Access Requirements.** Shared access is encouraged between adjoining Parcels. Driveways for all uses except Single-Family Detached Dwellings shall be located in a manner where they can be shared between adjacent Parcels as described below:
 - a. The applicant must request a shared access with the adjacent property if the adjacent property does not contain a Single-Family Detached Dwelling Unit.
 - b. Shared access should be located along a common property boundary, if feasible.
 - c. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one of the following to the Zoning and Planning Department:
 1. A letter from the adjacent property owner denying access; or
 2. If the adjacent Property Owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring Property Owner refused to provide a letter. If this subsection applies, a new or relocated Curb Cut is permitted on the subject Parcel only with a recorded agreement that the Property Owner will allow adjacent properties to share access when developed and/or redeveloped, provided that Parcels with 250 feet or more of Frontage of along the road on which the access is proposed or located are exempt from having to record such Easement.
 - d. Shared access agreements shall be recorded with the Register of Deeds (ROD) Office.
 - e. Parcels involved in shared access agreements shall be allowed Building or Impervious Surface Coverage increases as applicable, pursuant to Table 5.18-2.

Sec. 5.15.8 Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts

- A. **Density, Intensity, Dimensional, and Design Standards.** The following Density/Intensity and Dimensional Standards shall apply to properties in the BMC and RC Districts:

Table 5.18-2 Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	1 Dwelling Unit per acre [1]
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet

MINIMUM SETBACKS	Equivalent to required buffers [2]
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE- NONRESIDENTIAL AND OFFICE DEVELOPMENT [3]	30% [3]
MAXIMUM IMPERVIOUS SURFACE COVERAGE-RESIDENTIAL DEVELOPMENT [4][6]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories [5]

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to [Sec. 5.15.6.F](#).

[2] No Building Setback shall be less than eight feet.

[3] Parcels involved in a shared access agreement are allowed a maximum Building Cover of 40 percent.

[4] Parcels involved in a shared access agreement are allowed a maximum Impervious Surface Coverage of 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual.

[5] Building height may be a maximum of 50 feet and 3 stories when the Building meets all applicable Setback and buffer requirements, and the following conditions:

- The entire Building, or the portion of the Building exceeding 35 feet in height, is set back at least 300 feet from the Main Road Right-of-Way; and
- The entire Building, or the portion of the Building exceeding 35 feet in height is set back at least 50 feet from any adjacent Parcel which contains or is zoned for Single-Family Detached Dwelling Units.

[6] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.

ARTICLE 6.5 ACCESSORY USES AND STRUCTURES

Sec. 6.5.1 Purpose and General Provisions

B. General Provisions.

- An Accessory Use is a use customarily incidental and subordinate to the Principal Use of a Zoning Lot or of a Structure. Accessory Uses shall be subject to the same regulations as apply to Principal Uses in each zoning district, unless otherwise expressly stated.
- 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, Barns, Garages, sheds, gazebos, and detached Accessory Dwelling Units. If any 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 four feet in width with a minimum length to width ratio of four to one. In such cases, the Building shall comply with the Setback requirements of the applicable Zoning District.
- Accessory Uses and Accessory Structures shall be subordinate to and serve a Principal Use or Principal Structure.
- Non-Agricultural Accessory Structures shall be subordinate to the Principal Structure in terms of height and gross Floor Area.
- Accessory Structure footprints shall be included in the calculation of Building Coverage and Impervious Surface Coverage.
- Accessory Uses and Accessory Structures shall be located on the same Lot as the Principal Use or Principal Structure served unless otherwise specified in this Ordinance.

Sec. 6.5.8 Accessory Structures in Residential and Residential Office (RO) Zoning Districts

Unless otherwise expressly stated and in addition to any other applicable provisions of this Ordinance, Accessory Structures in Residential and Residential Office (RO) Zoning Districts shall be subject to the following requirements:

- 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. Wholly to the rear of the Principal Structure, provided that this limitation shall not apply to carports or Garages;
 - 2. At least six feet from any other Dwelling, including those under construction;
 - 3. At least three feet from any interior Lot line in a Residential Zoning District if in an RO Zoning District that abuts a Residential Zoning District, the Accessory Structure in the RO Zoning District shall be located at least 10 feet from the abutting interior Lot line. When an RO Zoning District abuts another Office or Nonresidential Zoning District, setbacks for Accessory Structures are not required;
 - 4. To meet the Principal Structure Front Setback requirements of the Zoning District in which the Lot is located as set forth in Chapter 4, Base Zoning Districts, of this Ordinance.
 - 5. If on a corner Lot, the detached 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, unless otherwise allowed to be established on a separate Lot pursuant to this Ordinance.
- D. Accessory Structures shall be included in Building Coverage and Impervious Surface Coverage.
- E. The Accessory Dwelling Unit provisions of this Ordinance apply in addition to the requirements of this Section; and
- F. An Accessory Structure that is attached to the Principal Structure pursuant to this Ordinance shall comply with the Principal Structure Setback requirements of the Zoning District in which the Lot is located as set forth in Chapter 4, Base Zoning Districts, of this Ordinance.

Sec. 6.5.9 Accessory Dwelling Units

In Agricultural and Residential Zoning Districts, one Accessory Dwelling Unit may be established on an existing Lot subject to the following standards:

- A. If located in the Rural Area, the Lot must have a minimum area at least 50 percent larger than the minimum area required for a Principal Structure and the heated gross floor area of the Accessory Dwelling Unit shall not exceed 1,500 square feet.
- B. Only one Accessory Dwelling Unit shall be permitted per Lot.
- C. 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, Building Coverage, Impervious Surface Coverage, height requirements, and waterfront development standards.
- D. Accessory Dwelling Units placed on Parcels that contain or abut an OCRM Critical Line shall comply with the requirements of Article 4.24.2, *Minimum Lot Standards for Accessory Dwelling Units on Parcels which Contain or Abut an OCRM Critical Line*.
- E. Separate electrical meters shall not be allowed for attached Accessory Dwellings Units.

Sec. 6.5.11 Home Occupations

- A. **General.** The 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. Home Occupations must remain subordinate to the principal residential use of the property and the viability of the residential use must be maintained. Zoning Permits shall be required for all Home Occupations.
- B. **Where Allowed.** A Home Occupation that complies with the regulations of this Section shall be allowed as an Accessory Use to legally permitted 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.** The following are prohibited as Home Occupations unless expressly authorized elsewhere in this Ordinance.
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 RR, S-3, R-4, MHS, UR, 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, with the exception of Catering uses, are not allowed as Home Occupations.
 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 S-3, R-4, MHS, UR, and MHP Zoning Districts.
 5. *Medical Offices or Clinics.* Medical Offices and medical clinics are not allowed as Home Occupations in the R-4, MHS, UR, and MHP 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. Limited Prosthetic Manufacturing as defined in Chapter 12, *Definitions*, of this Ordinance shall be allowed.
 6. *Funeral Homes.* Funeral Services, including Funeral Homes, are not allowed as Home Occupations.
 7. *Barber Shops, Beauty Shops, and Nail Salons.* Hair, Nail, and Skin Care Services, including barber shops, beauty shops, nail salons, and similar personal services, with more than one chair, are not allowed as Home Occupations.
 8. *Dancing Schools.* Dancing schools are not allowed as Home Occupations.
 9. *Short-Term Rental Properties (STRP).* STRPs are not allowed as Home Occupations.
 10. *Special Trade Contractors (Offices/Storage).* Special Trade Contractors (Offices/Storage) are prohibited as Home Occupations.
 11. *Firearm Sales and Repair.* Firearm Sales and Repair are prohibited as Home Occupations.
- E. **Employees.** A maximum of two full-time or two part-time employees, who are not full-time residents of the home where the Home Occupation is located, are 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. Up to 1,000 square feet of a legally permitted 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, with the exception of Crop Production.
- J. **Exterior Appearance.** There shall be no visible evidence of the conduct of a Home Occupation when viewed from the Street or from an adjacent Lot. There shall 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 prohibited alterations include, but are not limited to, construction of Parking Lots, adding entrances to the Dwelling Unit, erecting signage, and adding commercial-like exterior lighting. The use of Snipe Signs is prohibited.

- 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. **Vehicles.** Not more than one pick-up truck, car, sports utility vehicle, or van used in conjunction with a Home Occupation may be parked at the site of the Home Occupation in any RR, S-3, R-4, MHS, UR, or MHP Zoning District. The Heavy Commercial Vehicle requirements of Section [6.5.15, Storage and Parking of Heavy Commercial Vehicles in Residential Zoning Districts](#), shall apply to Home Occupations.
- M. **Deliveries.** Deliveries and pick-ups of supplies or products associated with Home Occupations are only 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, provided that online sales are allowed if there are no in-person or walk-in purchases.

ARTICLE 7.4. COMMUNITY SCALE PLANNING: COMMUNITY UNITS

Sec. 7.4.5 Transect Zones

- A. Transect Zones provide tools to establish mixed-use development patterns in keeping with Charleston County character that range in function and density from undeveloped areas (e.g., T1) to rural, sparsely developed areas (e.g., T2) to primarily residential areas with a mix of building types (e.g., T3), to medium density neighborhoods and other commercial and retail areas (e.g., T4) and mixed-use centers of villages and towns (e.g., T5).
- B. **Transect Zone Descriptions.** The intent of Transect Zones is described in Table 7.4.R, Transect Zone Descriptions.
- C. **FBZD Application - Standards.** The Form District Master Plan for an FBZD shall establish a Rural-to-Urban Transect and related standards for the property based on the Charleston County Transect described in Figure [7.1.A](#) in accordance with Sec. [7.2.2](#), FBZD Application [Rezoning]. The Form District Master Plan shall:
 1. Designate each proposed Transect Zone in accordance with Table 7.4.S, Transect Zone Standards Summary.
 - a. Applicants may elect to provide subsets of Transect Zones in order to provide additional specificity and/or to better describe the range of development intensities proposed. Additional Transect Zones added by the Applicant (e.g., T2-1, T2-2, T4-1) must (1) fall within the parameters of the basic descriptions for each respective Transect and (2) comply with the parameters for each respective Transect contained in the prescriptive tables in this Chapter.
 2. Allocate percentages of Transect Zones applicable to each Community Unit in compliance with Table 7.3.B, Sector/Settlement/Community Allocation.
 3. Establish a Maximum Density per Transect Zone.
 4. Establish a Maximum Block Size per Transect Zone.
 5. Establish Thoroughfare Assemblies and Types in accordance with Table 7.4.G, Thoroughfare Components, and Sec. [7.4.4](#), Circulation and Thoroughfare Design.
 6. Establish a range of prescribed Civic Space Types per Transect Zone in accordance with Table 7.4.C, Civic Space Types.
 7. Provide development standards for each proposed Transect Zone as described in Table 7.4.S, Transect Zone Standards Summary, and Table 7.4.T, Transect Zone Development Standards, including the following:
 - a. Range of prescribed Lot Widths;
 - b. Range of prescribed Building or Impervious Surface, as applicable;
 - c. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Principal Buildings;
 - d. Range of prescribed Front Setbacks, Side Setbacks, and Rear Setbacks for Outbuildings;
 - e. Range of prescribed Building Disposition requirements;

- f. Range of prescribed Frontage Types in accordance with Table 7.4.U, Private Frontages;
- g. Range of prescribed Building Heights;
- h. Range of prescribed Specific Functions and Uses for Buildings and Lots in accordance with Table 7.5.A, Specific Function and Use; and
- i. Range of Building and Lot Parking requirements, calculated in accordance with Table 7.5.D, Parking Calculations.

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)



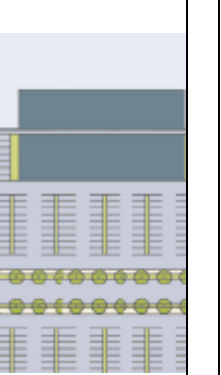
<p>Note: All requirements in this Table are subject to calibration for local context.</p>						
	<p>T1 Natural Zone</p>	<p>T2 Rural Zone</p>	<p>T3 Sub-Urban Zone</p>	<p>T4 General Urban Zone</p>	<p>T5 Urban Center Zone</p>	
<p>a. ALLOCATION OF ZONES per Pedestrian Shed</p>						(see Table 7.4.Y)
<p>RCLD requires</p>	50% max.	50% min	not permitted	10 - 40%	not permitted	
<p>CLD requires</p>	no minimum	50% min	10 - 30%	20 - 40%	not permitted	
<p>TND requires</p>	no minimum	no minimum	10 - 30%	30 - 60 %	10 - 30%	
<p>RCD requires</p>	no minimum	no minimum	not permitted	10 - 30%	10 - 30%	
<p>b. MAXIMUM TRANSECT DENSITY</p>						

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

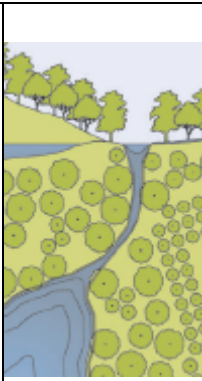
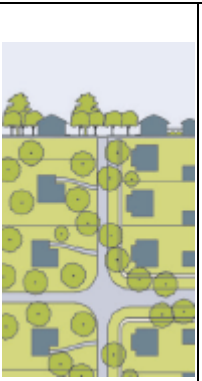
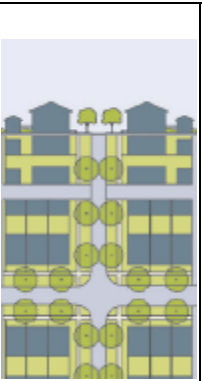
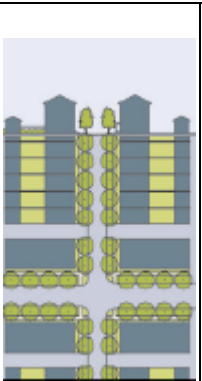
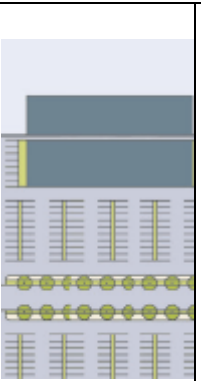
<p>Note: All requirements in this Table are subject to calibration for local context.</p>						
	<p>T1 Natural Zone</p>	<p>T2 Rural Zone</p>	<p>T3 Sub-Urban Zone</p>	<p>T4 General Urban Zone</p>	<p>T5 Urban Center Zone</p>	
<p>Density Units per Acre</p>	not applicable	3 du / ac	10 du / ac	20 du / ac	36 du / ac	
<p>c. BLOCK SIZE</p>						
<p>Block Perimeter</p>	no maximum	no maximum	3000 ft. max	2400 ft. max	2000 ft. max	
<p>d. THOROUGHFARES (see Article 7.4.4)</p>				<p>* 3000 ft. max with parking structures</p>		
<p>HW</p>	permitted	permitted	permitted	not permitted	not permitted	
<p>BV</p>	not permitted	not permitted	permitted	permitted	permitted	
<p>AV</p>	not permitted	not permitted	permitted	permitted	permitted	
<p>CS</p>	not permitted	not permitted	not permitted	not permitted	permitted	

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

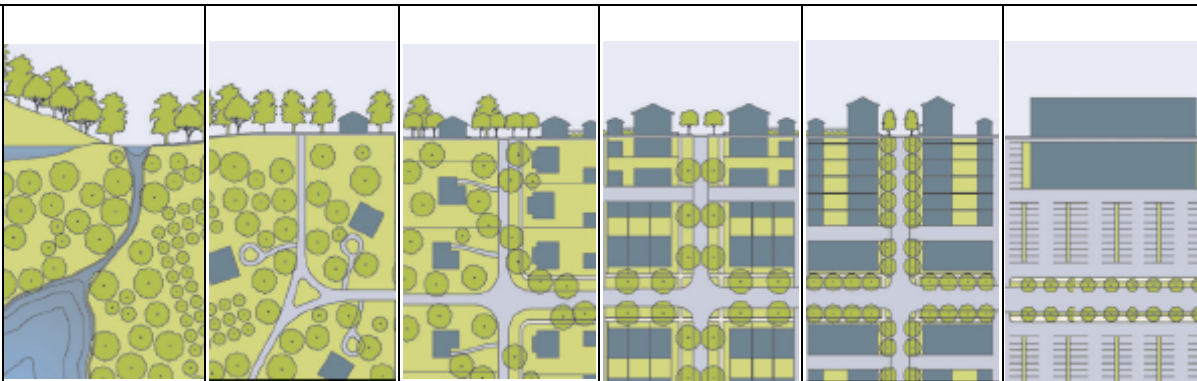
						
	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	
Note: All requirements in this Table are subject to calibration for local context.						
DR	not permitted	not permitted	permitted	permitted	permitted	
ST	not permitted	not permitted	permitted	permitted	permitted	
RD	permitted	permitted	permitted	not permitted	not permitted	
Rear Lane	permitted	permitted	permitted	permitted	not permitted	
Rear Alley	not permitted	not permitted	permitted	required	required	
Path	permitted	permitted	permitted	permitted	not permitted	
Passage	not permitted	not permitted	permitted	permitted	permitted	
Bicycle Trail	permitted	permitted	permitted	not permitted *	not permitted	




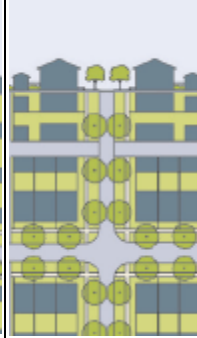
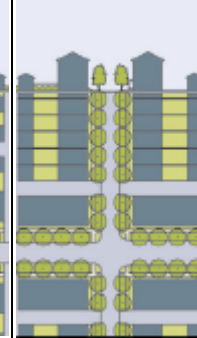

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

						
	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	
<p>Note: All requirements in this Table are subject to calibration for local context.</p>						
Bicycle Lane	permitted	permitted	permitted	permitted	not permitted	
Bicycle Route	permitted	permitted	permitted	permitted	permitted	
e. CIVIC SPACE (see Article 7.4.3)				* permitted within <u>Open Spaces</u>		
Park	permitted	permitted	permitted	Subject to Conditions	Subject to Conditions	
Green	not permitted	not permitted	permitted	permitted	permitted	
Square	not permitted	not permitted	not permitted	permitted	permitted	
Plaza	not permitted	not permitted	not permitted	not permitted	permitted	
Playground	permitted	permitted	permitted	permitted	permitted	

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

<p>Note: All requirements in this Table are subject to calibration for local context.</p>						
	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	

f. LOT OCCUPATION

Lot Width	not applicable	Subject to Conditions	72 ft. min 120 ft. max	18 ft. min 96 ft. max	18 ft. min 180 ft. max	
Lot Coverage	not applicable	Subject to Conditions	60% max	70% max	80% max	

g. SETBACKS - PRINCIPAL BUILDING (see Table 7.4.T)

(g.1) Front Setback (Principal)	not applicable	48 ft. min	24 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	
(g.2) Front Setback (Secondary)	not applicable	48 ft. min	12 ft. min	6 ft. min 18 ft. max	2 ft. min 12 ft. max	

DISPOSITION

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

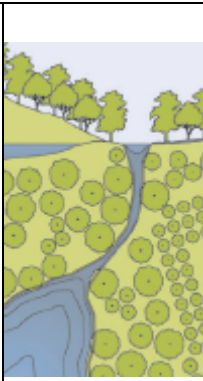
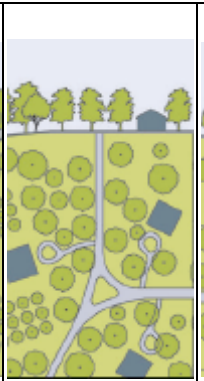

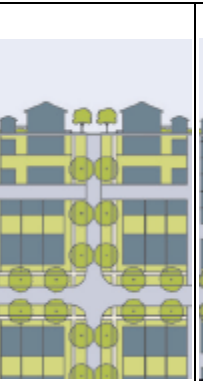
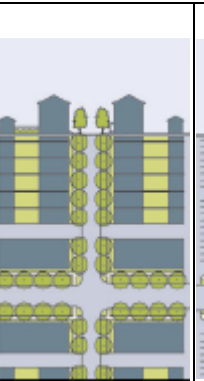

						
	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	
Note: All requirements in this Table are subject to calibration for local context.						
(g.3) Side Setback	not applicable	96 ft. min	12 ft. min	0 ft. min	0 ft. min 24 ft. max	
(g.4) Rear Setback	not applicable	96 ft. min	12 ft. min	3 ft. min *	3 ft. min *	
Frontage Buildout	not applicable	not applicable	40% min	60% min	80% min	
h. SETBACKS - OUTBUILDING (see Table 7.4.T)						
(h.1) Front Setback	not applicable	20 ft. min +bldg setback	20 ft. min +bldg setback	20 ft. min +bldg setback	40 ft. max from rear prop	
(h.2) Side Setback	not applicable	3 ft. or 6 ft.	3 ft. or 6 ft.	0 ft. min or 3 ft.	0 ft min	

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

<p>Note: All requirements in this Table are subject to calibration for local context.</p>						
	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	
(h.3) Rear Setback	not applicable	3 ft. min	3 ft. min	3 ft.	3 ft. max	
i. BUILDING DISPOSITION (see Table 7.4.V)						
Edgeyard	permitted	permitted	permitted	permitted	not permitted	
Sideyard	not permitted	not permitted	not permitted	permitted	permitted	
Rearyard	not permitted	not permitted	not permitted	permitted	permitted	
Courtyard	not permitted	not permitted	not permitted	not permitted	permitted	
j. PRIVATE FRONTAGES (see Table 7.4.U)						
Common Yard	not applicable	permitted	permitted	not permitted	not permitted	

TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

						
	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	
Note: All requirements in this Table are subject to calibration for local context.						
Porch & Fence	not applicable	not permitted	permitted	permitted	not permitted	
Terrace or Dooryard	not applicable	not permitted	not permitted	permitted	permitted	
Forecourt	not applicable	not permitted	not permitted	permitted	permitted	
Stoop	not applicable	not permitted	not permitted	permitted	permitted	
Shopfront & Awning	not applicable	not permitted	not permitted	permitted	permitted	
Gallery	not applicable	not permitted	not permitted	permitted	permitted	
Arcade	not applicable	not permitted	not permitted	not permitted	permitted	
j. BUILDING CONFIGURATION						

N F I G U R A T I O N

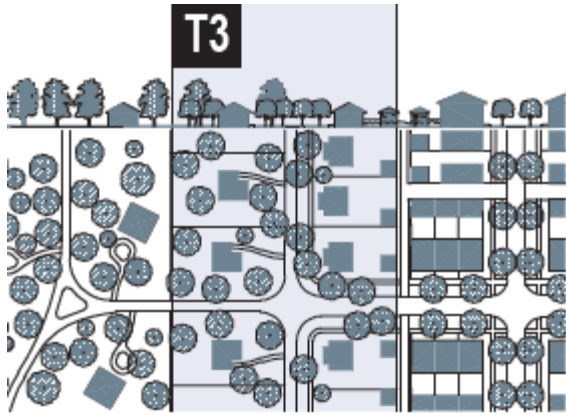
TABLE 7.4.5-2 Transect Zone Standards Summary

(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant.)

<p>Note: All requirements in this Table are subject to calibration for local context.</p>						
	T1 Natural Zone	T2 Rural Zone	T3 Sub-Urban Zone	T4 General Urban Zone	T5 Urban Center Zone	
Principal Building	not applicable	2 Stories max	2 Stories max	3 Stories max, 2 min	5 Stories max, 2 min	
Outbuilding	not applicable	2 Stories max	2 Stories max	2 Stories max	2 Stories max	
I. BUILDING FUNCTION (see Table 7.5.A)						
Residential	not applicable	restricted use	restricted use	limited use	open use	F U N C T I O N
Lodging	not applicable	restricted use	restricted use	limited use	open use	
Office	not applicable	restricted use	restricted use	limited use	open use	
Retail	not applicable	restricted use	restricted use	limited use	open use	

TABLE 7.4.5-3: Example Transect Zone Development Standards

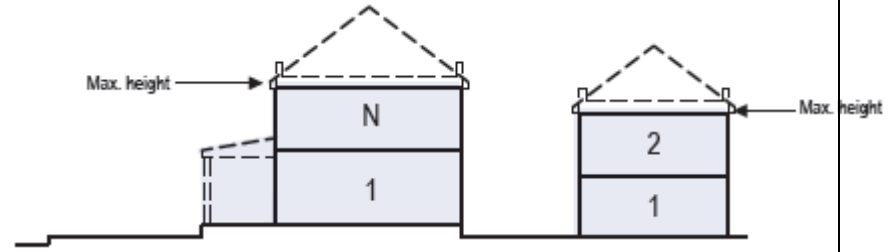
(Table and Figures to be defined by applicant, tables are provided as templates to be completed by the applicant. Applicant shall provide development standards for each proposed Transect Zone.)



i. BUILDING FUNCTION (see Table 7.5.A)	
Residential	restricted use
Lodging	restricted use
Office	restricted use
Retail	restricted use
k. BUILDING CONFIGURATION	
Principal Building	2 stories max.
Outbuilding	2 stories max.
f. LOT OCCUPATION	
Lot Width	72 ft. min 120 ft. max
Impervious Surface Coverage	60% max
i. BUILDING DISPOSITION (see Table 7.4.V)	
Edgeyard	permitted
Sideyard	not permitted
Rearyard	not permitted
Courtyard	not permitted
Edgeyard	permitted
g. SETBACKS - PRINCIPAL BUILDING	
(g.1) Front Setback Principal	24 ft. min
(g.2) Front Setback Secondary	12 ft min.
(g.3) Side Setback	12 ft min.
(g.4) Rear Setback	12 ft min.
Frontage Buildout	40% min at setback
h. SETBACKS - OUTBUILDING	
(h.1) Front Setback	20 ft. min. + bldg setback
(h.2) Side Setback	3 ft. or 6 ft at corne
(h.3) Rear Setback	3 ft. min
j. PRIVATE FRONTAGES (see Table 7.4.U)	
Common Lawn	permitted
Porch & Fence	permitted
Terrace or L.C.	not permitted
Forecourt	not permitted
Stoop	not permitted
Shopfront & Awning	not permitted
Gallery	not permitted
Arcade	not permitted

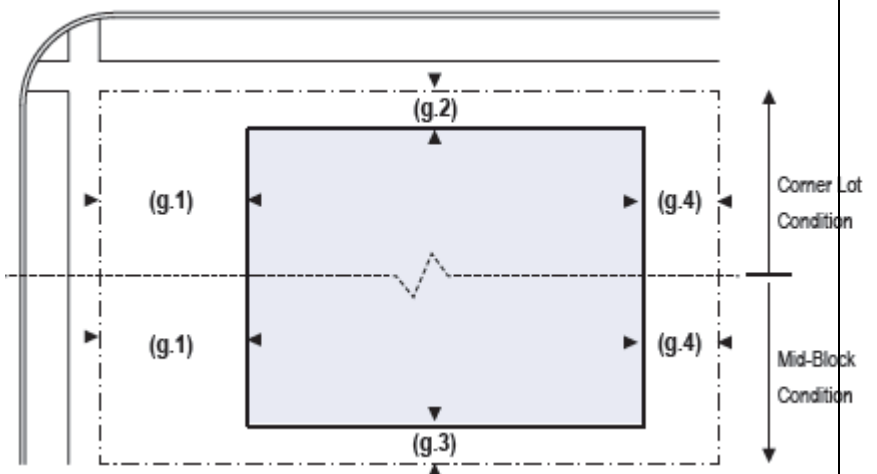
BUILDING CONFIGURATION

1. Building height shall be measured in number of Stories, excluding Attics and raised basements.
2. Stories may not exceed 14 feet in height from finished floor to finished ceiling, except for a first floor Commercial function which shall be a minimum of 11 ft with a maximum of 25 feet.
3. Height shall be measured to the eave or roof deck as specified on Table 8.



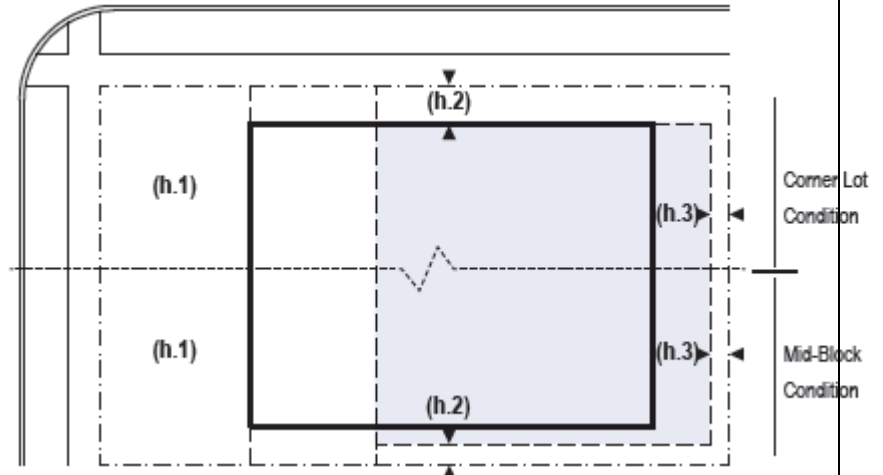
SETBACKS - PRINCIPAL BLDG

1. The Facades and Elevations of Principal Buildings shall be distanced from the Lot lines as shown.
2. Facades shall be built along the Principal Frontage to the minimum specified width in the table.



SETBACKS - OUTBUILDING

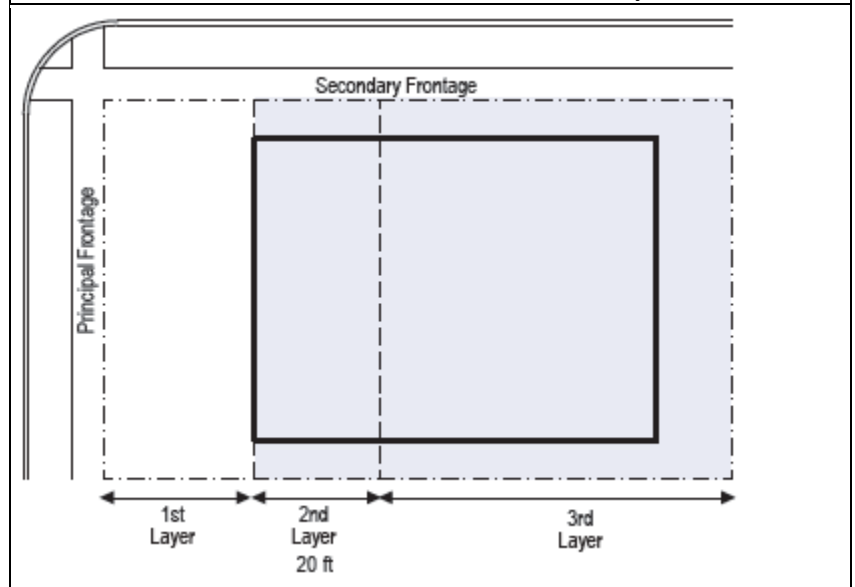
1. The Elevation of the Outbuilding shall be distanced from the Lot lines as shown.



PARKING PLACEMENT

Refer to Summary Table 7.4.S
PARKING PROVISIONS
See Table 7.5.D
*or 15 ft. from center line of alley "N" stands for any Stories above those shown, up to the maximum. Refer to metrics for exact minimums and maximums.

1. Uncovered parking spaces may be provided within the second and third Layer as shown in the diagram (see Table 7.6.1).
2. Covered parking shall be provided within the third Layer as shown in the diagram (see Figure 7.6.A). Side- or rear-entry garages may be allowed in the first or second Layer.
3. Trash containers shall be stored within the third Layer.



ARTICLE 8.4 PRELIMINARY PLAT

Sec. 8.4.2 Application

The following shall be submitted:

D. The following information shall be required on each Plat:

1. The courses and distances of the perimeter of the land involved shall be indicated on the plat shown with all courses marked to show which are actual field observations and which are computed.
2. References to a known point or points such as Street intersections and railroad crossings shall be shown.
3. The total acreage of the land involved in the Subdivision, and the acreage of high land above the Office of Coastal Resource Management Critical Line. Date of Critical Line certification shall be indicated. (Aerial photography may not be used to determine OCRM Critical Line location.)
4. The names of adjacent landowners and Streets where known or available shall be given (with the parcel identification numbers), and all intersecting boundaries or property lines shall be shown.
5. Proposed divisions to be created shall be shown, including Building envelopes for each Lot (a minimum 1,600 square foot buildable area with a minimum width of 20 feet), for each Lot, Right-of-Way widths, Roadway widths, road surface types, sidewalks (if applicable), proposed Drainage Easements, and names of Streets; the locations of proposed Utility installations and Utility Easements; Lot Lines, dimensions and angles; sites reserved or dedicated for public uses; and sites for apartments, civic/institutional, commercial, and industrial uses. The status of the existing Lot access and the concept of the type of road construction being proposed shall be indicated (e.g., ingress/egress Easement, private road constructed or unconstructed, public Secondary or Primary Rural Road, Public Secondary or Primary County Road, and other details as appropriate, i.e., Curb and gutter, asphalt swales, inverted crown, roadside open ditch, etc.).
6. The title, scale (including graphic scale), north arrow (magnetic, grid, or true), date, name of Applicant and the name and seal of engineer or surveyor with South Carolina Registration Number shall be shown.

7. All existing Structures and physical features of the land, including contours (contours not required on proposed private subdivisions, and only within the Rights-of-Way of proposed rural public Streets), drainage ditches, roads and wooded areas shall be shown. The contour interval shall be one foot, unless otherwise approved in advance of submission by the Public Works Director. All contour information shall be based on Mean Sea Level datum and shall be accurate within one-half foot. The Bench Mark, with its description, and the datum used for the survey shall be clearly noted on the Plat.
8. General drainage features, including proposed Drainage Easements and detention/retention basins. The proposed direction of drainage on each Street, ditch and Lot shall be indicated by the use of arrows and proposed Street names.
9. The location of required Landscape Buffers as specified in Chapter 9, *Development Standards*, of this Ordinance, which shall not be located within Drainage Easements unless expressly approved by the Public Works Director.
10. A United States Army Corps of Engineers (USACE) approved jurisdictional determination (AJD) is required.
11. A notation shall be made on the Plat clearly indicating the applicable OCRM Critical Line buffers and Setbacks. A statement and signature from DHEC's Office of Ocean and Coastal Resource Management shall be included. At the time of Subdivision Plat application submittal, the date of the OCRM approval signature cannot be older than five years.
12. Tree Surveys on lots of one acre or less are to include Grand Trees on the entire Lot. Tree surveys of Grand Trees may be requested upon site inspection if Lots greater than one acre appear to be unbuildable due to the presence of Grand Trees. All Grand Trees within 40 feet of the property line must be shown on the Plat.
13. Tree Surveys of all Grand Trees are required within access Easements, Drainage Easements, and Rights-of-Way. All Grand Trees within 40 feet or with canopies that encroach into the proposed Easement must be shown on the Plat.
14. A signature block on the Plat, signed by the owner(s) of the property and notarized indicating that the proposed Preliminary Plat being put forth is an action of the owner, heirs thereto or assigns.
15. A vacant block shall be provided on each page of the Plat that is three inches by eight inches in dimension for Charleston County approval stamps and notations.
16. A statement that any Easements for utilities or other encroachments in the area to be dedicated for Streets, highways, drainage or other public or private use are subject to binding provision that the costs of future relocation of any such encroachments due to the construction or maintenance of public improvements shall be borne by the holder of the Easement and/or Utility company.
17. A statement indicating the flood zone(s), valid as of the date of approval of the Preliminary Plat.
18. Total Impervious Surface Coverage pursuant to this Ordinance, as applicable.

ARTICLE 8.5 FINAL PLATS

Sec. 8.5.2 Application

B. The Final Plat Shall Show the Following:

1. All proposed divisions of land shall be shown, including: each Lot showing Lot Lines, with bearings and distances; all Rights-of-Way; all Drainage Easements; names of all Streets; the locations of all Utility Rights-of-Way, and Utility Easements; all Structures; and all sites reserved or dedicated for public uses.
2. The title, scale (including graphic scale), north arrow (magnetic, grid, or true), date, name of Applicant, and the name of engineer or surveyor with South Carolina Registration Number shall be shown.
3. Block and Lot numbers suitably arranged by simple system.
4. The full names of adjacent landowners and Streets where known or available shall be given (with the Parcel identification numbers), and all intersecting boundaries or property lines shall be shown. Names

of adjacent Property Owners may be omitted in established residential platted Subdivisions; however, legal block and Lot numbers and County Parcel identification numbers are required.

5. Certificates:
 - a. The signature and seal of the registered land surveyor in accordance with the current Minimum Standard Manual for the Practice of Land Surveying in South Carolina.
 - b. A notarized statement of Dedication by the Property Owner of Streets, Rights-of-Way, Easements, and any other sites for public or private use and warranty of title of property offered for dedication. If any change in ownership is made subsequent to the submission of the Plat and prior to the granting of final approval, the notarized statement of dedication shall be corrected accordingly.
 - c. For any public dedication, a warranty deed for the transfer of the Right(s)-of-Way(s), Easement(s), or other sites for public use to the County on legal documents of the form suitable to the County must be provided.
 - d. A statement that any Easements for utilities or other encroachments in the area to be dedicated for Streets, highways, drainage or other public or private use are subject to a binding provision that the costs of future relocation of any such encroachments due to the construction or maintenance of public improvements shall be borne by the holder of the Easement and/or Utility company.
6. All Easements shall include their location, width, and centerline.
7. The approved Office of Ocean and Coastal Resource Management (OCRM) Critical Line with signed approval statement on the Final Plat.
8. At the Zoning and Planning Director's discretion, the Applicant/surveyor may be required to show buffers and Setbacks on Lots less than one acre in size or on newly created Lots that may appear to have encroachment of Structures into a buffer or Setback. A 1,600 square foot buildable area with a minimum width of 20 feet must be shown within the Setbacks.
9. A United States Army Corps of Engineers (USACE) approved jurisdictional determination (AJD) is required.
10. High land acreage and low land acreage (If applicable, Freshwater Wetland acreage and acreage within the Office of Ocean and Coastal Resource Management Critical Line).
11. Tree Surveys on Lots of one acre or less are to include Grand Trees on the entire Lot. Tree Surveys of Grand Trees may be requested upon site inspection if Lots greater than one acre appear to be unbuildable due to the presence of Grand Trees. All Grand Trees within 40 feet of the property line must be shown on the Plat.
12. Tree Surveys of all Grand Trees are required within access Easements, Drainage Easements, and Rights-of-Way. All Grand Trees within 40 feet or with canopies that encroach into the proposed Easement must be shown on the Plat.
13. Ownership and maintenance status of the Lot access shall be indicated for any newly-created Lots.
14. A vacant block shall be provided on each page of the Plat that is three inches by eight inches in dimension for Charleston County approval stamps and notations.
15. A statement indicating the flood zone(s), valid as of the date of approval of the Final Plat.
16. Total Impervious Surface Coverage pursuant to this Ordinance, as applicable.

Sec. 8.9.2 Placement

Pedestrian ways within publicly dedicated Rights-of-Way shall conform to the construction details for sidewalks contained in *Charleston County Road and Drainage Construction Standards*, Appendix A. Unpaved, alternative surface walkways that are not within a Right-of-Way or Drainage Easement, and bike trails or walking trails that are designed to connect neighborhoods and provide access to common areas may be provided when approved by the Zoning and Planning Director.

ARTICLE 8.14 CONSERVATION SUBDIVISIONS

Sec. 8.14.6 Density/Intensity and Dimensional Standards

Table 8.14.6 CONSERVATION SUBDIVISION DEVELOPMENT INTENSITY STANDARDS		
	RR Zoning District	AG-8 Zoning District
MINIMUM CONTIGUOUS SITE AREA	3 acres	30 acres
MAXIMUM DENSITY Note: Maximum Density shall be calculated based on the total highland acreage and shall not include freshwater wetland or OCRM Critical Line area acreage.	1 Dwelling Unit per 2 acres when 30% to 49.9% of total site area is delineated as a Conservation Area	1 Dwelling Unit per 6 acres when 30% to 49.9% of total site area is delineated as a Conservation Area
	1 Dwelling Unit per acre when 50% or more of total site area is delineated as a Conservation Area	1 Dwelling Unit per 4 acres when 50% or more of total site area is delineated as a Conservation Area
WATERFRONT DEVELOPMENT STANDARDS	See Sec. 8.14.7 for Lots abutting an OCRM Critical Line	
MINIMUM LOT AREA	Variable but must establish min. 1,600 square foot buildable area with a minimum width of 20 feet, and meet all Zoning and Planning, SCDHEC, Building Services, and Fire Department requirements	
MINIMUM LOT WIDTH: DEPTH RATIO	Depth of the Lot shall not exceed 5 times the width of the Lot (1:5 ratio)	
MINIMUM SETBACKS AND BUFFERS		
	Front Yard	25 feet
	Side Yard	10 feet
	Rear Yards	10 feet
	Perimeter Buffers	See Sec. 8.14.9.C
OCRM Critical Line Setbacks and Buffers	See Sec. 8.14.7 for Lots abutting an OCRM Critical Line	
MAXIMUM IMPERVIOUS SURFACE COVERAGE		
	Lot less than 15,000 square feet in size	25%
	Lot 15,000 square feet or greater in size	3,750 square feet or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM HEIGHT	35 feet	

Sec. 8.14.9 Conservation Subdivision Design Standards

Generally, a Conservation Subdivision has three primary characteristics: smaller Building Lots; more Open Space; and protection of cultural and natural features and agricultural lands.

- A. **Vehicular Access.** The requirements of APPENDIX A, *Charleston County Road and Drainage Construction Standards*, of this Ordinance shall apply. Lots shall be configured to minimize the amount of Roadway and driveway length. Shared driveways shall be utilized in order to minimize impervious surfaces. The use of pervious materials for driveway construction is required.

ARTICLE 9.3 OFF-STREET PARKING AND LOADING

Sec. 9.3.7 Design

D. Markings and Surface Treatment.

1. ADA reserved parking signs and ADA parking markings shall be in compliance with the Americans with Disabilities Act.
2. Each parking space must be identified by surface markings at least four inches in width, which must be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking, maneuvering, queuing, and storage of vehicles.
 - a. No more than 70 percent of all developable land within Parcels may be impervious, unless approved by the Zoning and Planning Director.

- b. 30 percent of parking spaces must have a pervious surface.
3. One-way and two-way ingress and egress driveways shall be marked by directional arrows.
4. *Unpaved Parking Areas.*
 - a. All parking spaces must have a minimum four-inch Curb stop to delineate the location of each space and to prevent Encroachment onto adjoining properties, Rights-of-Way, or landscaped or pervious areas.
 - b. All Parking Lots must have an all-weather surface, such as gravel, slag, or another approved pervious surface, excluding asphalt shingles. Ingress and egress drives serving unpaved Parking Lots accessed from a Paved Street must be paved from the edge of the Street Pavement for a minimum distance of 20 feet into the Subject Property.
 - c. For surfaces that cannot be marked with directional arrows, directional signage is required to mark one-way ingress and egress driveways.

Sec. 9.3.8 Use and Maintenance

- A. **Use.**
 1. Off-street parking areas shall be used solely for parking licensed, Motor Vehicles in operating condition.
 2. Spaces may not be used for the display of goods for sale or lease, Motor Vehicle repair or service work of any kind, display of signs, or for long-term storage of vehicles, boats, motor homes, campers, Manufactured Housing Units, or Building materials.
- B. Off-street driveways, parking surfaces, drive aisles, and traffic control devices shall be kept in good condition and parking space lines and Pavement markings on paved Lots shall be kept clearly visible at all times.

Sec. 9.3.11 Pedestrian Ways

- A. **Where Required.** Pedestrian ways shall:
 1. Be provided in all non-residential Development and Major Subdivisions within the Urban and Suburban Areas of the County; and
 2. Link surrounding Roadways with Building entrances and between the proposed Development and uses on adjoining Lots.
- B. **Placement.** Pedestrian ways within public Rights-of-Way shall conform to the construction details for sidewalks contained in Appendix A, *Charleston County Road and Drainage Construction Standards*.
- C. Pervious and low-impact surfaces are encouraged. Alternative-surface walkways may be used when deemed appropriate to surrounding development characteristics by the Zoning and Planning Director. All pedestrian ways must comply with ADA requirements.

Sec. 9.3.12 Shared Access

Parcels involved in shared access agreements shall be allowed an increase in Impervious Surface or Building Coverage, as applicable, as shown below, subject to approval by the Zoning and Planning Director, unless otherwise stated in this Ordinance:

1. Duplex, Single-Family Attached, Triplex, Quadplex, and Multi-Family Development are allowed a maximum Impervious Surface Coverage of 60 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual;
2. Single-Family Detached Dwelling Units on Parcels less than 30,000 square feet in size are allowed a maximum Impervious Surface Coverage of up to 50 percent of the Lot, or as allowed by the current edition of the Charleston County Stormwater Manual; and
3. Single-Family Detached Dwelling Units on Parcels 30,000 square feet and larger are allowed a maximum Building Coverage of 40 percent of the Lot.

Sec. 9.4.3 Parking, Loading, and Vehicular Use Area Landscaping

B. Interior Areas. The following interior Parking Lot landscaping requirements apply to all Parking Lots except those exclusively serving single-family residential or agricultural uses.

3. All Parking Lot islands shall be landscaped with a combination of mulch and/or Ground Cover. Pavers, Pavement, and similar hard surfacing shall not be permitted within a Parking Lot island.

Sec. 9.4.6 Landscape Material Standards

A. Plant Materials.

5. *Additional Landscape Treatment.* All required landscape and buffer areas, including drainageways and detention/retention ponds, not dedicated to Trees, Shrubs or preservation of existing vegetation shall be landscaped with grass, Ground Cover, or another landscape treatment, excluding sand, rock, Pavement, or other impervious surfaces. All grass areas are to be installed using proper and accepted landscape methods to assure germination and erosion control.

Sec. 9.5.3 Landscaping Design Guidelines

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

A. General Design.

1. Landscaping within landscape beds that are a minimum of two feet wide shall be required along the foundation of all Buildings, except for points of entry. For Buildings in Industrial Zoning Districts, foundation plantings shall be required only along Facades with Right-of-Way or Easement Frontage. The scale of the proposed landscaping shall be in proportion to the Building.
2. Landscaping does not only include Trees and plantings but also Pavement and other impervious surfaces, benches, fountains, exterior lighting fixtures, Fences, and any other item of exterior furniture. All items of the landscape are to be selected not only for their functional value but also for their aesthetic value and must complement the whole.

ARTICLE 12.1 TERMS AND USES DEFINED

TERM DEFINITION

I

Impervious Surface Coverage A surface which has been compacted or covered with a layer of material so that it is highly resistant to infiltration by water. The term includes most conventionally surfaced Streets, roofs, sidewalks, Parking Lots, and other similar Structures.

P

Pavement The uppermost layer of material, usually the wearing or riding surface. This term is used interchangeably with "surface course" or "surfacing" and will usually imply Portland cement concrete or asphalt concrete.

Pervious Surface Coverage A surface type including, but not limited to, grass, permeable asphalt, and permeable concrete, that allows water to penetrate through the surface and drain to the ground below at a rate greater than 0.3 in/hr, as approved by the Charleston County Public Works Department.

Sec. A.1.2 Definitions

For the purpose of these regulations, terms relating to streets and drainage are defined as follows:

- P. **PAVEMENT**- The uppermost layer of material, usually the wearing or riding surface. This term is used interchangeably with "surface course" or "surfacing" and will usually imply Portland cement concrete or asphaltic concrete.