

**PLANNED DEVELOPMENT GUIDELINES  
1.495 ACRE EAST TRACT  
MAYBANK/WOODLAND SHORES PARCELS  
Originally Approved 2007  
Revised 12/9/16  
Final Submittal of Record 4/4/17**

**I. STATEMENT OF PURPOSE, INTENT AND OBJECTIVES**

The site fronts on Maybank Highway East of the intersection of Woodland Shores Road. The parcel is identified as TMS 343-03-00-208 and is zoned Planned Development Zoning District in the County.

The site development concept envisioned by the owner includes one or two buildings which may consist of services, neighborhood commercial retail uses, restaurants, medical offices, or professional offices. The final development plan is proposed to minimize noise, provide for improved traffic circulation for ingress and egress on the existing roads, and to provide aesthetically pleasing landscaping of the site and buffers for the adjacent residential properties. Street planting will be provided to continue the planting theme of oaks along Maybank Highway and Woodland Shores. A combination of landscaping and/or fencing will provide adequate buffers between the proposed development and the adjacent streets and residences. The proposed development will be thoughtfully and aesthetically designed to smoothly transition between the existing residential development and existing commercial development in the area.

The architecture will be designed to fit into the context of the surrounding commercial buildings and will provide a “village” feel. Building entrances should be oriented toward the street to provide maximum visibility from the street. The location and footprint of the building will be in response to existing site conditions, trees and intended uses for each building.

A maximum of two buildings will be constructed on the property. Each building will be a maximum of two stories in height. The site may have a total maximum building square footage of 16,500 SF.. The building may contain drive-thru services for customers as may be required for the proposed use and in addition rooftop and patio dining will be allowed. The typical days of operation will be Monday through Saturday for the office uses and seven days a week for retail and restaurant uses. Business hours will vary depending upon the proposed use.

A mix of commercial, office, retail, and restaurant uses will be allowed, as defined by this PD in the attached Use Table. Fast food and gas station uses will not be allowed.

Any zoning or land development requirements that are not defined in this PD shall comply with the Charleston County Zoning and Development Regulations (ZLDR) ordinance for the the 'Community Commercial' zoning district in effect at the time of the subsequent application submittal.

**II. LAND USES**

The proposed development will contain a maximum of two building for the allowed uses. No more then 30% of the site will be occupied by the building footprint(s). Street plantings along Maybank Highway and site landscaping will be provided to create a sense of community and transition from the roadway to the building.

**A. Commercial & Other Non-residential**

Allow land uses for professional offices, Bank/Financial Services (including ATM), Medical Offices, Hair Styling, Coffee Shop, Café, Full Service Restaurant, Sandwich Shop, Drug Store, Book Store, and Fitness Center. A full list of permitted uses, as allowed in the CN zoning district, are indicated in appendix E. Restaurants may include outdoor seating, rooftop seating, and full service bars. Live music occurring outside of the building may only occur from 12pm to 10pm. Alcohol sales that are ancillary to restaurant use shall be allowed without obtaining a special exception. Dumpster Pickup times shall be limited to between the hours of 6am and 10pm.

1. A maximum of two buildings (maximum two stories) with a maximum total building square footage not to exceed 16,500 SF. Restaurant use will be limited to 65% of total allowable building square footage.
2. Residential land use, gas station, convenience store, and fast food establishments (excluding juice bar and smoothie shops) will not be allowed.
3. No other land uses other than those defined in this PD shall be allowed without amending this Planned Development Ordinance.

**III. SETBACKS AND BUFFERS**

Proposed Density/Intensity and Dimensional Standards

Minimum Lot Area	None
Minimum Lot Width	None
Minimum Landscape Buffers	
Adjacent to Residential Uses	12ft with opaque fence
Adjacent to Commercial Uses	None
Adjacent to Maybank Highway	5ft, located outside of SCDOT Sight Distance Triangle
Adjacent to Woodland Shores Road	10 feet, type S-2 planting standard
Building Setbacks	
Front	25ft
Side	10ft

Rear	25ft
Maximum Building Coverage	30%
Maximum Building Height	35ft

**Maybank Highway Buffer:**

No understory trees shall be required along Maybank Highway. Shrubs shall be planted at 25 shrubs per 100 linear feet of buffer. Should the SCDOT approve shrubs within the sight distance triangle, an additional 25 shrubs per 100 linear feet of buffer will be planted in the sight distance area. Should the SCDOT approve canopy trees within the sight distance triangle, canopy trees will be planted at 3 trees per 100 l.f. of buffer along the Maybank frontage. Should SCDOT not approve canopy trees within the sight distance triangle, three Palmettos may be substituted for each required canopy tree in the portion of the buffer that occurs between the building and the street.

**Residential Buffer:**

The residential buffer shall consist of 14' tall Cedar or Leland cypress trees planted so as to provide ample screening at the time of installation at a minimum quantity of 7 trees per 100 l.f of buffer. The buffer shall also contain an 8' tall opaque privacy fence or wall with masonry columns at the corners and ends of fence runs. The fence shall be located in the buffer approximately two feet from the buffer line, with the evergreen trees being located within the buffer on the adjacent property side of the fence. Inward of the fence, a single row of shrubs shall be required at a minimum of 4' o.c. throughout the length of the buffer. See buffer exhibit in Appendix B.

**IV. ARCHITECTURAL STANDARDS**

1. Building design shall enhance and complement the existing character of the area with predominant materials, elements and features similar to the surrounding built environment. All four building elevations on each side of the building will be congruent in materials, colors and detail for the specific building. Unless otherwise specified herein, the development shall comply with the requirements of article 9.6, Architectural and Landscape design requirements of the ZLDR. See Appendices for architectural precedents to be used as inspiration for building design.
2. Ground level outdoor dining areas must utilize minimum 6' high solid fences or walls along their Southern edge. These fences or walls shall serve the purpose of deflecting noise away from the residential lots to the south of the project, and may be composed of masonry, wood, or composite and may include pedestrian gates to access the spaces.
3. Roof top dining areas must utilize minimum 6' high walls along their Southern edge. These walls shall serve the purpose of deflecting noise away from the residential lots to the south of the project, and may be composed of masonry, wood, metal, or glazing and may include pedestrian openings for ingress / egress.

## **V. LIGHTING PLAN**

The site lighting shall be designed to avoid spillover into adjacent properties. All lighting will be primarily small commercial in style such as lantern lamp posts, landscape lighting and pedestrian walk lighting. Lighting shall comply with typical footcandle illumination for minimum safety requirements for the proposed use. Lighting Design shall comply with the County's ZLDRs. See Section XII- Signs for additional lighting guidelines.

## **VI. OFF-STREET PARKING AND CIRCULATION**

All parking will be designed per the Charleston County ZLDR except that the drive aisles can be reduced to 23' in width on a two-way drive. The layout will allow for parking and access drives to be located around and among quality existing trees where feasible. Parking spaces shall meet the dimensional requirements of the ZLDR Article 9.3 and be subject to site plan review. One curb cut will be allowed to access Maybank, subject to compliance with all County and SCDOT requirements and permits and County site plan requirements shall be in addition to SCDOT requirements, with the more restrictive requirements overriding. The Maybank Highway access shall be Right In / Right Out only. One full access curb cut shall be allowed for ingress/egress onto Woodland Shores Drive, subject to compliance with all County requirements and permits. The location of the stop bar at the Woodland Shores curb cut will be coordinated through Charleston County public works to maintain maximum possible visibility around the existing grand trees. A traffic trip generation table can be found in the appendices of this document. A traffic study that complies with the requirements of the ZLDR shall be submitted as part of the site plan review application. The construction entrance will be limited to the Maybank Highway entrance, unless SCDOT will not approve this location, in which case Woodland Shores may be used as a last resort.

## **VII. TREES**

Every effort will be taken to avoid the removal of the quality grand trees along the ROW. The owner will employ the services of a local certified arborist to insure the protection of existing grand trees to remain. Tree removals will comply with Article 9.4 of the ZLDR, Tree protection and Preservation.

The existing curb cut on Woodland Shores Drive encroaches on existing grand trees in the right of way. The previously approved PUD anticipated removing one of the grand trees along Woodland Shores for full access. Given our intention to save all grand trees along Woodland shores, the existing curb cut location is the only place along the property's Woodland Shores frontage that a full access point can occur due to SCDOT intersection spacing criteria and due to the location of the grand trees along the right of way. A new 22' wide curb cut will be located in the same general

location as the existing curb cut and will encroach on two of the existing grand trees located along Woodland Shores Drive. No board of zoning appeals will be required for this encroachment if the work is supervised by an ISA certified arborist according to the methods described in the letter from the ISA arborist attached to the PD and if approved by the planning director. As part of the Site Plan Review Process, a coordination letter from Charleston County Public works shall be submitted. Additionally, if the trees become damaged or die within five years from the date construction commences, the trees shall be mitigated on site or through the tree fund in compliance with the ZLDR article 9.4. Staff level approval of the design of the drive area under the drip zones of the grand tree shall be required. The project arborist and design team shall work with County Zoning and Planning staff during the site plan review process to ensure alternative design and construction techniques are being specified and utilized to mitigate as many negative effects as possible to the grand trees impacted by the curb cut to be installed on woodland shores. A certified arborist shall be used to conduct a root survey, fertilize and monitor affected trees during construction.

#### **VIII. FENCES**

Privacy fences may be constructed to reduce buffer requirements as defined in the buffer section. Those fences must be 8' in height and opaque. At a minimum, fences will be constructed of treated lumber and be painted or stained and will include masonry columns at corners and ends of fence runs.

#### **IX. STREETS AND DRAINAGE**

Storm water run-off and detention will be designed to meet the requirements of local, state and federal design requirements. Based upon the Site Plan, detention of stormwater run-off may be underground and may utilize light imprint development techniques such as vegetated swales and rain gardens. Rain gardens with low plantings may occur within the SCDOT vision triangle. Any vegetated Stormwater features will be maintained by the owner.

The planned development shall comply with all Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements. For site locations within sensitive drainage basins prone to flooding additional stormwater design and construction requirements may be required by the Director of Public Works prior to Stormwater permit approval and issuance. Where possible and allowed by permit, the proposed site may connect its stormwater system with existing conveyances. Best Management Practices (BMP's) shall be utilized, installed, and maintained in compliance with applicable approved permits throughout all phases including, but not limited to, site development, construction, and post construction.

Applicant shall comply with Charleston County Stormwater Ordinances and SCDHEC Regulatory requirements for pre and post construction water quality and quantity. Stormwater design, construction, and maintenance shall be in compliance with

applicable approved Charleston County Stormwater Permits. Utilization of approved and permitted Low Impact Design elements is encouraged within a comprehensive site Master Drainage Plan. Final design for drainage, parking and curb cuts will be subject to County Site Plan review requirements. South Carolina Department of Transportation Driveway Encroachment permits will be required for access onto Maybank highway and county encroachment permits will be required for access onto Woodland Shores Rd. Sidewalks will be required along Woodland Shores and Maybank Highway in compliance with the requirements of the ZLDR, but may occur outside of the right of way on order to minimize impact to trees. At the time of Site Plan review process, documentation demonstrating how seating areas, fences, buffers, and plantings will not impact driver sight lines shall be submitted for review and approval by the directors of planning and public works departments. At the time of site plan review application, a traffic study for the proposed entrance on Woodland shores Rd, including an analysis of stacking at Maybank Highway, shall be submitted along with a sight line analysis for the proposed entrance on Woodland Shores Rd. for review and approval by the directors of the Planning and Public Works Departments.

#### **X. PHASING**

The site is anticipated to be developed in one construction phase.

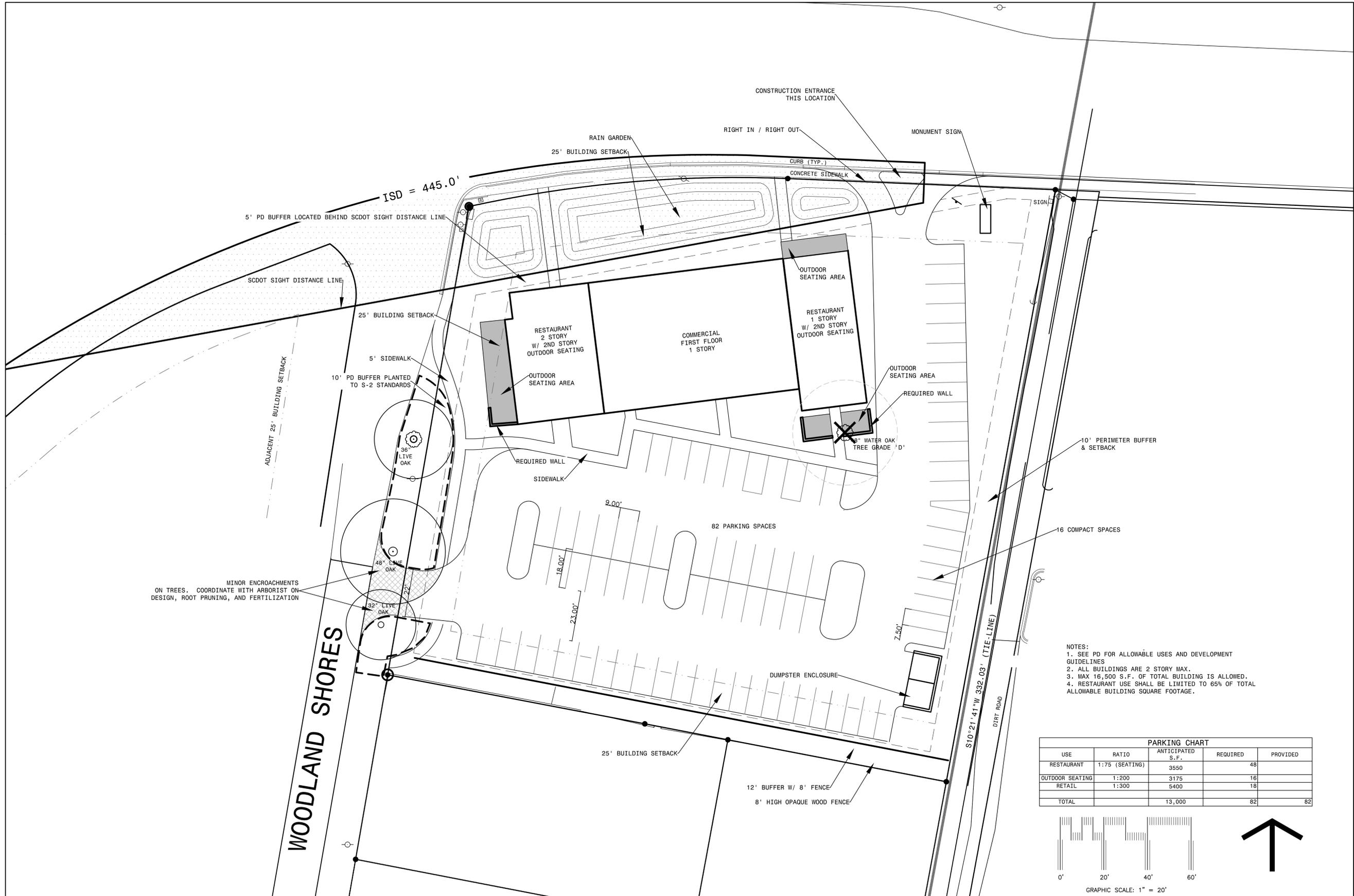
#### **XI. SIGNS**

There will be one freestanding double-faced sign on-premise along Maybank Highway. The freestanding on-premise sign, including its structure, will be a maximum of 65 SF (double-faced = 130 SF) total. The sign may be illuminated externally or internally. No light spillover into adjacent properties or roads will be allowed. Digital, non-scrolling, electronic, internally lighted signage may be allowed. Additional signage on the building facades and ATM will be allowed. All signs shall comply with article 9.11, signs of the ZLDR.

#### **XII. SITE PLAN**

See schematic Site Plan and Schematic Building Elevations for proposed development options in Appendix D. Site Plans and Building Elevations are subject to change based upon future tenant requirements and final building footprint. Final Site plan shall be subject to Site Plan review requirements for conformance to the Planned Development Guidelines.

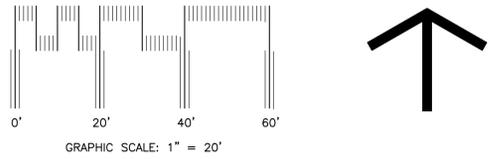
THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.



MINOR ENCROACHMENTS ON TREES. COORDINATE WITH ARBORIST ON DESIGN, ROOT PRUNING, AND FERTILIZATION

- NOTES:
- SEE PD FOR ALLOWABLE USES AND DEVELOPMENT GUIDELINES
  - ALL BUILDINGS ARE 2 STORY MAX.
  - MAX 16,500 S.F. OF TOTAL BUILDING IS ALLOWED.
  - RESTAURANT USE SHALL BE LIMITED TO 65% OF TOTAL ALLOWABLE BUILDING SQUARE FOOTAGE.

PARKING CHART				
USE	RATIO	ANTICIPATED S.F.	REQUIRED	PROVIDED
RESTAURANT	1:75 (SEATING)	3550	48	
OUTDOOR SEATING	1:200	3175	16	
RETAIL	1:300	5400	18	
<b>TOTAL</b>		<b>13,000</b>	<b>82</b>	<b>82</b>



NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.

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Operator: russ  
 Plotted: December 16, 2016 @ 11:25:36 a.m.  
 Drawing: N:\7229\VR51\720\_00a.dwg



DRAWN BY: DBH  
 CHECKED BY: WRO  
 PROJECT: 7229  
 DATE: 12.9.16

NO.	DATE	REVISION NOTES

## **Appendix A**

### **Tax Maps**



# Charleston County

Copyright 2004  
Charleston County GIS  
4045 Bridge View Drive  
North Charleston, SC 29405-7464

## Legend

Streets/Roads

 Parcels

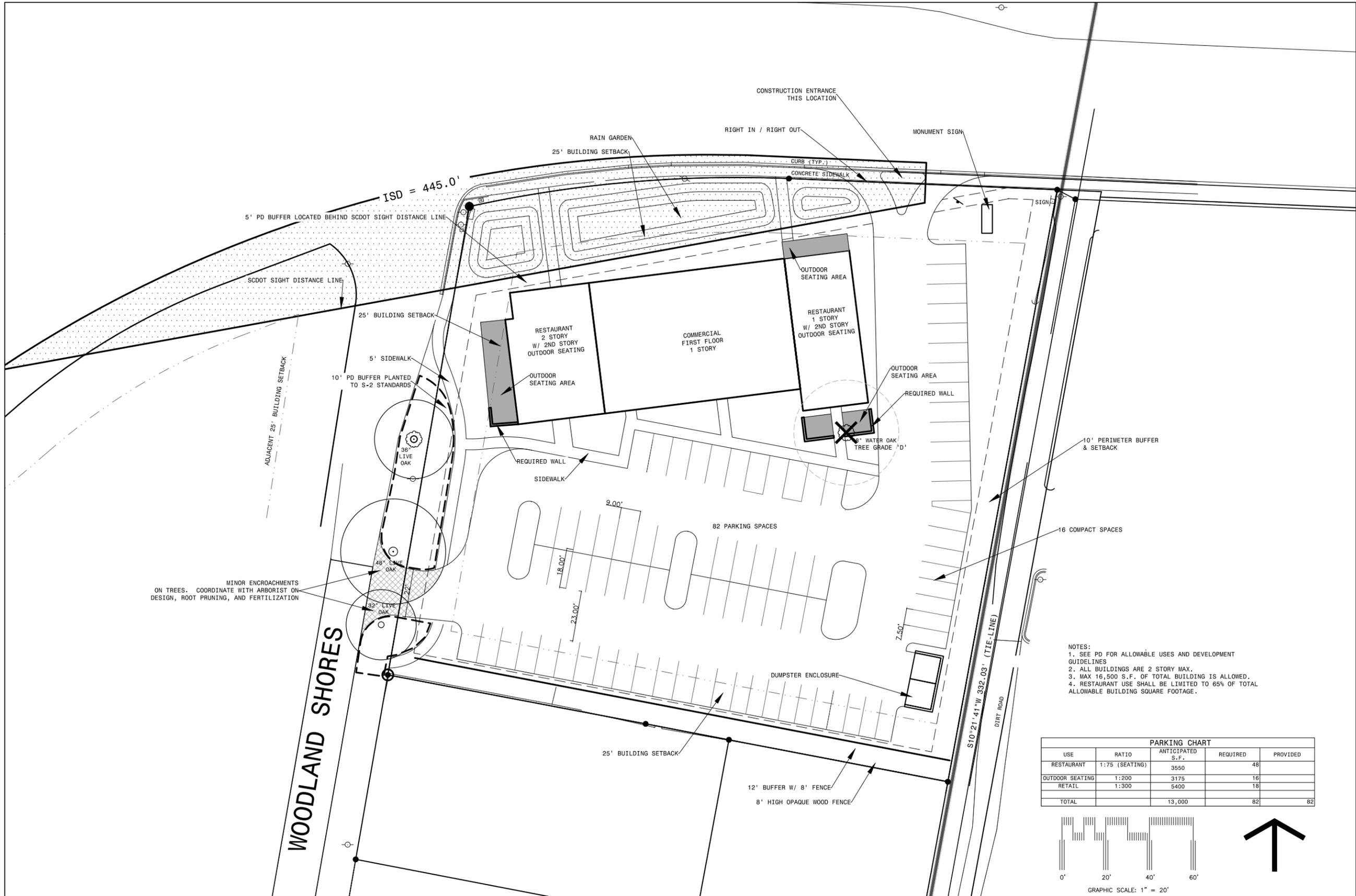


## **Appendix B**

### **Site Plans**

THIS DRAWING SHALL NOT BE REPRODUCED IN ANY MANNER OR USED FOR ANY PURPOSE WITHOUT WRITTEN PERMISSION.

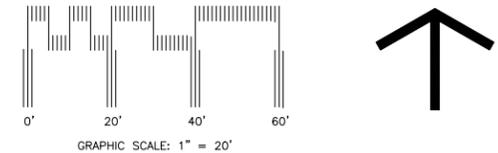
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MINOR ENCROACHMENTS ON TREES. COORDINATE WITH ARBORIST ON DESIGN, ROOT PRUNING, AND FERTILIZATION

- NOTES:
1. SEE PD FOR ALLOWABLE USES AND DEVELOPMENT GUIDELINES
  2. ALL BUILDINGS ARE 2 STORY MAX.
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  4. RESTAURANT USE SHALL BE LIMITED TO 65% OF TOTAL ALLOWABLE BUILDING SQUARE FOOTAGE.

PARKING CHART				
USE	RATIO	ANTICIPATED S.F.	REQUIRED	PROVIDED
RESTAURANT	1:75 (SEATING)	3550	48	
OUTDOOR SEATING	1:200	3175	16	
RETAIL	1:300	5400	18	
TOTAL		13,000	82	82



NOTE THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE

**SW SEAMONWHITESIDE**



**WOODLAND SHORES COMMERCIAL**  
**BLUE CURRENT DEVELOPMENT**  
 CHARLESTON COUNTY, SC

**DRAWN BY:** DBH  
**CHECKED BY:** WRO

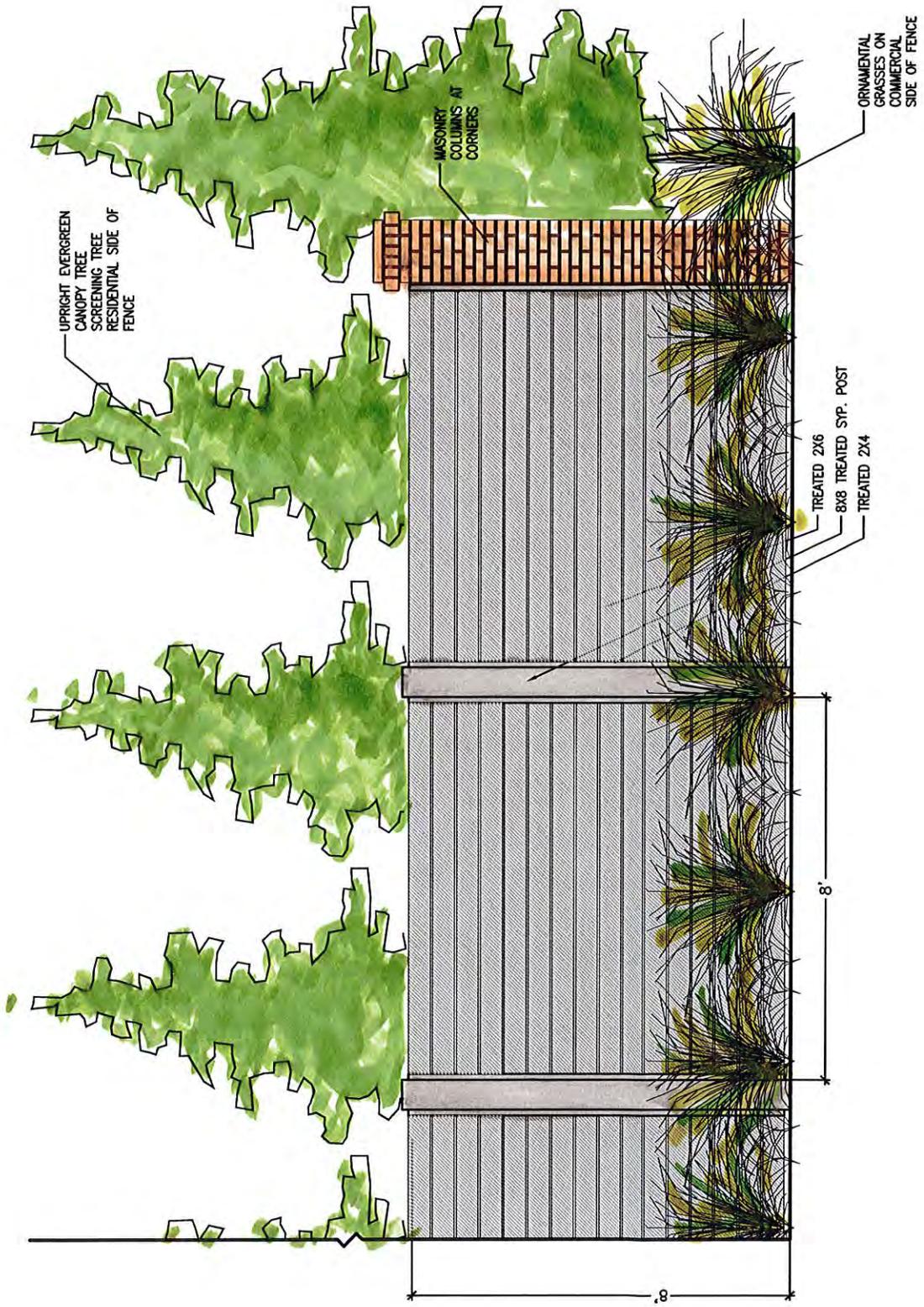
**PROJECT:** 7229  
**DATE:** 12.9.16

NO.	DATE	REVISION NOTES

**CONCEPT PLAN**

**SHEET 01 OF 01**

607 Pendleton Street, Suite 200  
 Greenville, SC 29601-3319  
 863.894.1667 (F) 863.894.6944



CONCEPTUAL BUFFER EXHIBIT



**{In Archive} Fw: Woodland shores**  
**Russ Seamon\_UES** to: Eric Leineweber, Betsy A Ellingson

04/11/2016 02:42 PM

Archive: This message is being viewed in an archive.



**Russ Seamon, LEED AP**

**Director**

(843) 884-1667 x 258

(843) 442-5342 cell

[RSeamon@SeamonWhiteside.com](mailto:RSeamon@SeamonWhiteside.com)

[www.seamonwhiteside.com](http://www.seamonwhiteside.com)

----- Forwarded by Russ Seamon\_UES/SWA on 04/11/2016 02:42 PM -----

From: Mike Russell <mrusell@naturaldirectionssc.com>  
To: Russ Seamon\_UES <RSeamon@SeamonWhiteside.com>,  
Date: 04/11/2016 01:22 PM  
Subject: RE: Woodland shores

1. 33" live oak B Utility Pruned
2. 49" live oak B Utility Pruned
3. 36" live oak B Utility Pruned
4. 50" laurel oak F Decay
5. 48" laurel oak D Hollow Base

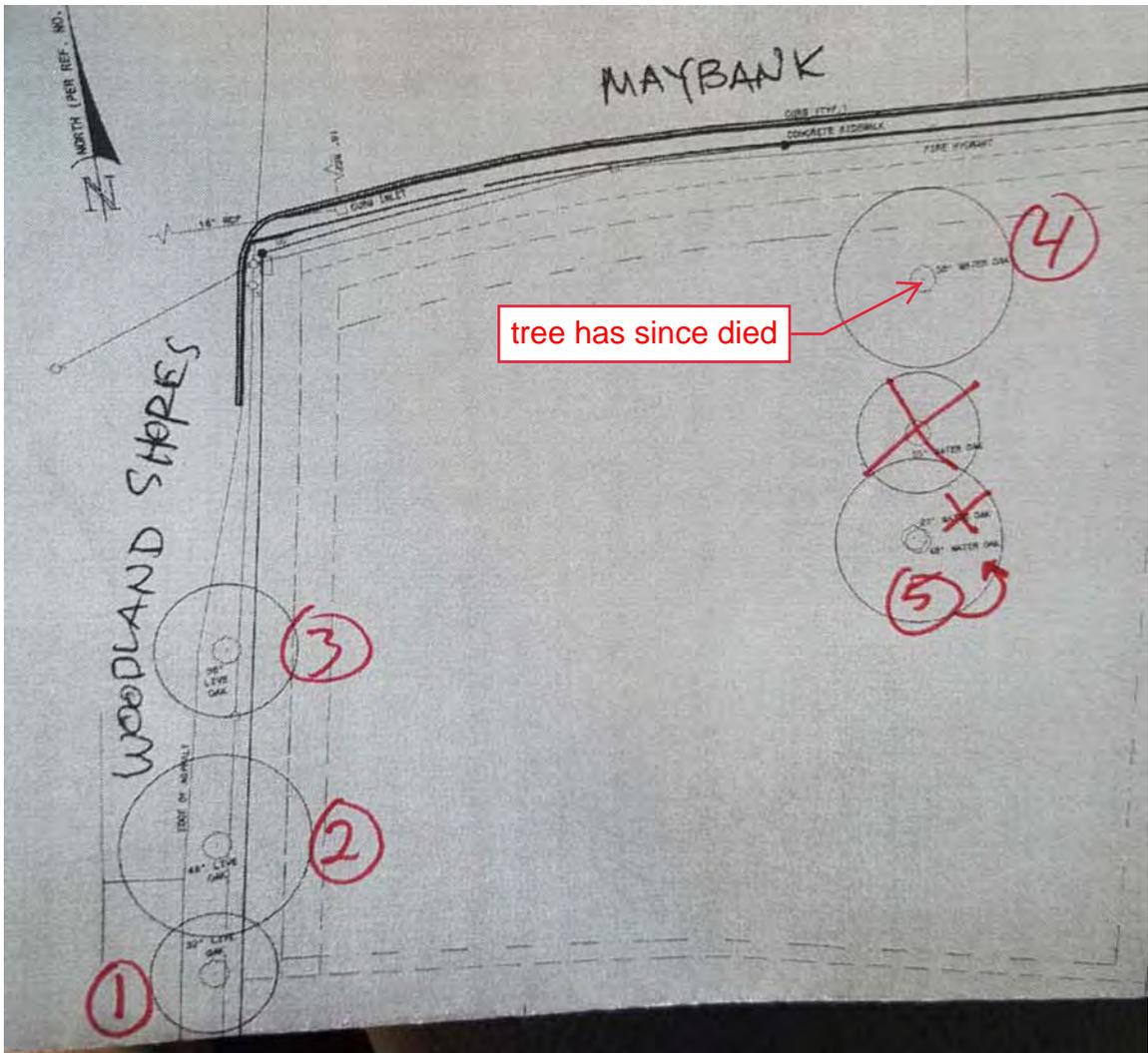
Thanks,

Mike Russell

(843) 296-1584

----- Original message -----

From: Russ Seamon\_UES <RSeamon@SeamonWhiteside.com>  
Date: 4/8/16 11:32 AM (GMT-05:00)  
To: "Mr. Mike Russell" <mrusell@naturaldirectionssc.com>  
Subject: Woodland shores





October 27, 2016

Russ Seamon  
Seamon Whiteside & Assoc.  
501 Wando Park Blvd., Suite 200  
Mt. Pleasant, SC 29464

Dear Mr. Seamon:

As requested, I reviewed the plans to install a curb cut on Woodland Shores Road in James Island. The curb cut plans include the construction of a 22 foot wide travel lane to access a commercial tract off Maybank Highway. This proposed work will occur between a 48 inch live oak and a 32 inch live oak and encroach on both trees' protection zone. The following are my observations and recommendations.

The live oaks are located on the shoulder of the Woodland Shores Road with powerlines overhead. Both trees are in good condition, but have been utility pruned over the years leaving a "V-ed" upper canopy. There is an existing driveway in place in the approximate location of the proposed travel lane. The soil surrounding each tree is heavily compacted from vehicular traffic.

In my opinion, the travel lane can be installed while preserving the two live oaks, but special care must be taken. Below I have listed preservation measures for these trees in order to keep them healthy and thriving in the landscape. Additional tree health care work may be prescribed as construction work progresses and if new challenges are encountered. All work to the trees must be done by or under the direction of the project arborist.

Prior to construction, install barricades around each tree as required by Charleston County Zoning. I recommend extending this coverage for the 48 inch live oak to the north so that an adjacent 36 inch live oak is incorporated as well. I would also extend the barricade for the 32 inch live oak to the south all the way to the property corner. Both of these barricades should extend to the east side of all three trees to the curb of the proposed parking lot. The idea is to incorporate the largest root protection area possible. See attached sketch. All barricades should be maintained daily throughout construction. No activities, including material storage, trenching, and equipment or tool cleaning, should take place within the tree protection area. If work is needed within this protected area, it should be done by hand and under the supervision of the project arborist.

Page 2  
October 27, 2016  
Woodland Shores Road

Areas with compacted soil within these barricades should be amended and aerated using an air tool. During this process, organic material will be incorporated into the soil. I also recommend amending the soil with a soil injected fertilizer and root stimulant mixture in the spring and fall. After the soil is aerated, install 3 to 4 inches of organic mulch within the entire tree protection zone.

Both live oak trees should be pruned to remove deadwood and vines. Very little green foliage should be removed unless necessary for construction clearance. I noticed only minor pruning needed for proper height clearance over the travel lane.

The existing asphalt drive should be carefully removed under the direction of the project arborist. An air tool to locate significant root structures may also be needed during this process. The new travel lane should be installed as close to existing grade as possible with minimal excavation. Utilize pervious materials for the construction of the travel lane while within a 25 foot radius of either tree. Root prune only what is necessary to install the new travel lane.

All underground utilities, including irrigation and lighting, should be routed away from these trees as to not trench through the established tree protection zone. Directional drilling underground utilities is an acceptable installation process as long as the depth of the installation exceeds 24 inches and the boring and receiving pits are located outside of the tree protection area.

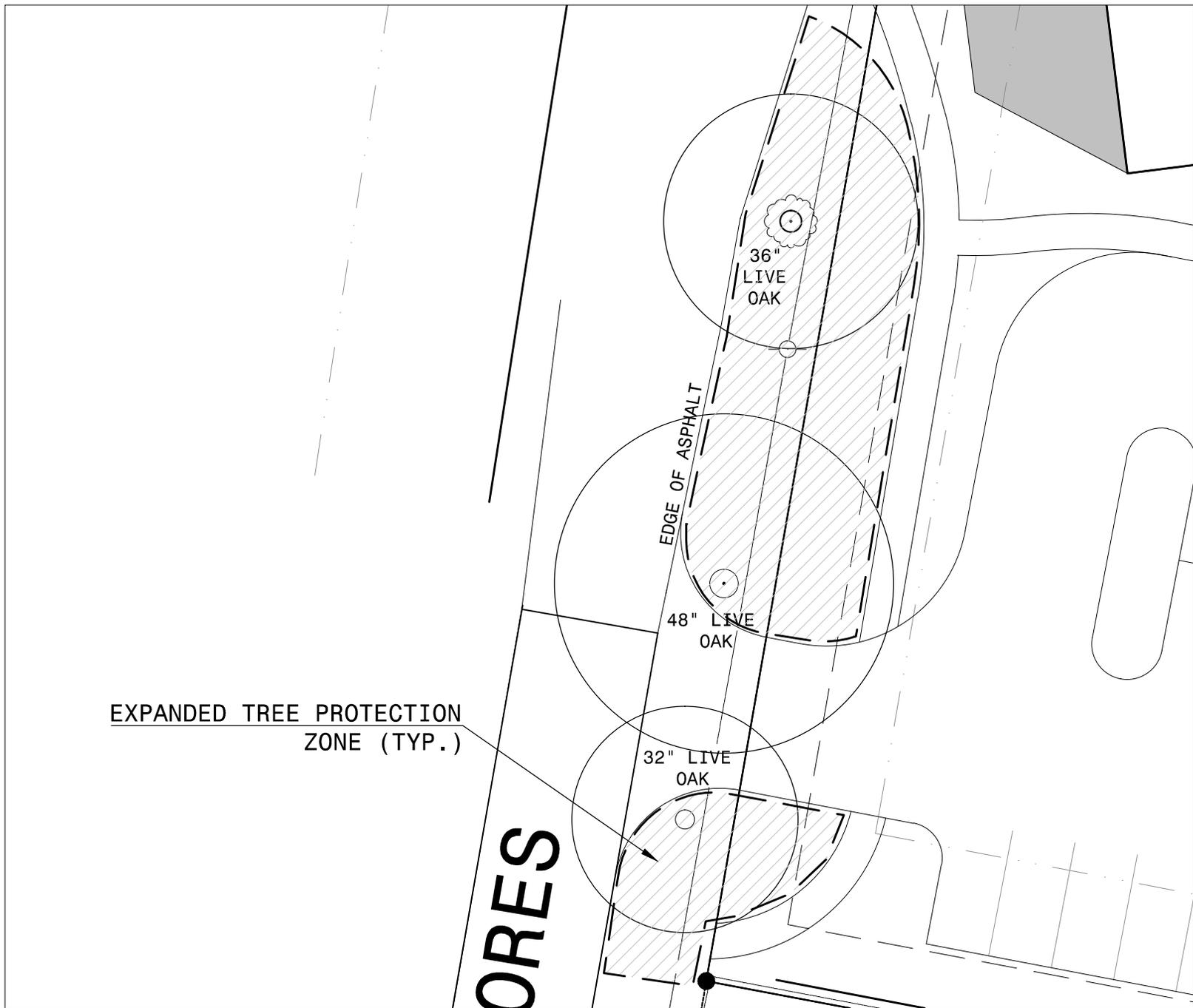
Urban trees need attention and care to thrive, and to detect and reduce any hazardous conditions they may possess. Continual monitoring is recommended. Trees inherently pose a certain degree of hazard and risk from breakage, failure, or other causes and conditions. No formal hazard tree inspection or tree risk assessment was performed for any tree on the property. It is the client's responsibility to request further information regarding trees of concern within the project boundaries. If you have any further questions or concerns, please feel free to contact me.

Sincerely,

*Michael W. Russell*

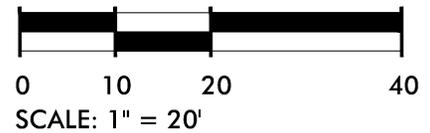
Michael W. Russell  
ISA Certified Arborist  
SC Registered Forester

Enclosure



# TREE PROTECTION ZONE EXHIBIT

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND SUBJECT TO CHANGE.



**Appendix C**  
**Architectural Precedent Images**





# ANK PUBLIC HOUSE









## **Appendix D**

### **Development Impacts & Coordination Letters**



To: William O’Neal, PE, SWA  
 From: Jennifer T. Bihl, PE, PTOE  
 Date: September 25, 2016  
 Re: Trip Generation Calculation – Woodland Shores commercial development

The Woodland Shores commercial development is a proposed development located in Charleston, SC. The proposed development will include 7,100 square feet (sf) of restaurant space and 5,400 sf of retail space.

The traffic generation potential of the proposed development was determined using trip generation rates published in Institute of Transportation Engineers (ITE) *Trip Generation* handbook (Institute of Transportation Engineers, Ninth Edition). Pass-by trips are those trips currently on the roadway network that enter and exit the development then resume their trip. The pass-by trips were calculated using ITE standards. **Table 1** shows the projected trip generation for the site.

Land Use and Intensity	ITE Land Use Code	Gross Daily Trips	AM Peak Hour			PM Peak Hour		
			Total	In	Out	Total	In	Out
7,100 sf High-Turnover Sit Down Restaurant	932	903	77	42	35	70	42	28
5,100 sf Specialty Retail <sup>1</sup>	820/826	239	5	3	2	15	7	8
Driveway Trips			82	45	37	85	49	36
Pass-by Trips			0	0	0	-30	-18	-12
New Trips			<b>82</b>	<b>45</b>	<b>37</b>	<b>55</b>	<b>31</b>	<b>24</b>

1. LU Code 826, Specialty Retail, does not provide AM peak hour of adjacent street traffic from 7 AM to 9 AM, therefore LU Code 820 was used for that time period.

As shown in **Table 1**, the planned development is projected to generate 82 new trips during the AM peak hour (45 entering and 37 exiting) and 55 new trips during the PM peak hour (31 entering and 24 exiting).



PO Box B  
Charleston, SC 29402  
103 St. Philip Street (29403)  
(843) 727-6800  
www.charlestonwater.com

**Board of Commissioners**  
Thomas B. Pritchard, Chairman  
David E. Rivers, Vice Chairman  
William E. Koopman, Jr., Commissioner  
Mayor John J. Tecklenburg (Ex-Officio)  
Councilmember Perry K. Waring (Ex-Officio)

**Officers**  
Kin Hill, P.E., Chief Executive Officer  
Dorothy Harrison, Chief Administrative Officer  
Wesley Ropp, CMA, Chief Financial Officer  
Andy Fairey, Chief Operating Officer  
Mark Cline, P.E., Capital Projects Officer

9/23/2016

Ms. Anna Lewis  
Seamon, Whiteside & Associates, Inc.  
501 Wando Park Boulevard, Ste 200  
Mount Pleasant, SC 29464

Re: Water Availability to TMS #343-03-00-208 to serve 5400sf retail space and 6725sf restaurant space

Dear Ms. Lewis,

This letter is to certify our willingness and ability to provide water to the above referenced site in Charleston County, South Carolina. We currently have a 10" water main in the right-of-way of Maybank Hwy. and an eight inch water main in the right-of-way of Woodland Shores Dr. that your property may be served from. This review does not supplant any other review as required by governing authorities and municipalities. It will of course be a developer responsibility to ensure there are adequate pressures and quantities on this line to serve this site with domestic water/fire flow and not negatively impact the existing developments. Please be advised any extensions or modification to the infrastructure as well as any additional fire protection will be a developer expense. All fees and costs associated with providing water service to this site will be a developer expense. This letter does not reserve capacity in the Charleston Water System infrastructure and it is incumbent upon the developer or his agent to confirm the availability herein granted past 12 months of this correspondence.

The Charleston Water System certifies the availability of service only insofar as its rights allow. Should access to our existing main/mains be denied by appropriate governing authorities, the Charleston Water System will have no other option than to deny service.

Please contact James Island PSD with wastewater service issues.

This letter is not to be construed as a letter of acceptance for operation and maintenance from the Department of Health and Environmental Control.

If there are any questions pertaining to this letter, please do not hesitate to call on me at (843) 727-6870.

Sincerely,

A handwritten signature in blue ink that reads "Cheryl L. Boyle".

Cheryl L. Boyle  
Engineering Assistant  
Charleston Water System

cc: file






The data you requested and shown herein is taken from third party drawings and resources and the Charleston Water System does not warrant or guarantee the accuracy and/or the completeness of the information. Charleston Water System acquires, develops, maintains and uses GIS datasets in support of its internal business functions and public services. All GIS datasets are provided 'as is' with no warranty. All record drawing information and GIS information should be verified in the field. It is your responsibility to verify all information derived from the GIS data before making decisions or taking action based on any record drawings and/or GIS data.

## Legend

 Hydrant	 HydrantLead	 Unknown
 DistributionMain	 TransmissionMain	



James Island Public Service District

*Dedicated to Public Service Excellence*

September 21, 2016

Seamon Whiteside Associates  
Attn: Anna Lewis  
501 Wando Park Blvd., Ste 200  
Mount Pleasant, SC 29464

Re: TMS# 343-03-00-208  
1989 Maybank Highway- Restaurant

Dear Ms. Lewis:

The James Island Public Service District (District) **does** have sewer service available to the above referenced property. There is also a service connection on the property close to the property line. You are responsible for the connection of the sewer to this point.

An application for a grease interceptor as well as a set of design drawings needs to be reviewed and approved prior to final approval for the non-residential structure. Any applicable fees from the District will be quoted at that time and a permit can be obtained through our Customer Service Department.

Please visit our website at [www.jipsd.org](http://www.jipsd.org) for the updated **JIPSD Design and Construction Specifications** for design and construction procedures. If you have any questions please feel free to contact us at the District office at 843-762-5258.

Sincerely,

  
David J. Hoffman, Jr.  
Director of Wastewater Services

cc: Chris Seabolt, Fire Chief via email  
Customer Service Department via email

*Please note: This letter expires six months from the date of issuance.*

Terrace

JAMES ISLAND PUBLIC SERVICE DISTRICT  
WASTEWATER COLLECTION DEPT.  
-INSPECTORS REPORT-

PERMIT NO. 2584 INSPECTION REQUESTED FOR 11/10/19 80 AM  
PM

WORK INSPECTED 11/10 19 80 AM  
PM

WORK IS (APPROVED) (DISAPPROVED) IF DISAPPROVED EXPLAIN \_\_\_\_\_  
OK

DATE OF APPROVAL 11/10/80

[Signature]  
INSPECTOR

SEWER MAIN: SIDE OF STREET - NORTH EASE SOUTH WEST

DISTANCE FROM STREET Caseement DEPTH TO TOP \_\_\_\_\_

SIZE 8" KIND OF PIPE DUC

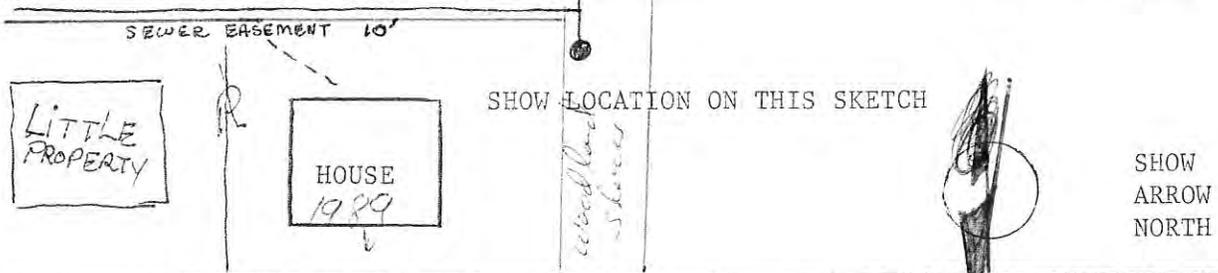
LOCATION OF TAP 23' from south fence; 40' from west property line

STREET LATERAL AT PROPERTY LINE:

DEPTH TO TOP 4" 6" SIZE 4" KIND OF PIPE DUC-35

HOUSE LATERAL:

SIZE 4" SLOPE 1/4 KIND OF PIPE DUC-40



Maybank STREET NAME Hay

343-3-208  
3430300208  
3430300208

COMMENTS: S.S.  
CO-NO 28912  
Coastal / Plumber

NOTE: THIS REPORT MUST ACCOMPANY SEWER TAP PERMIT

INSPECTOR

**Appendix E**  
**Land Use Table**

Please refer to the CN uses below as modified as the allowable uses for the 1.49 acre East Tract Maybank/ Woodland Shores PD

**CHAPTER 6 | USE REGULATIONS**

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## **CHAPTER 6 | USE REGULATIONS**

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### **ARTICLE 6.1 USE TABLE**

Principal uses shall be allowed within the base zoning districts of this Ordinance in accordance with Table 6.1.1.

### **ARTICLE 6.2 DEFINITIONS**

All of the types of uses listed in the Table 6.1-1 are defined in Chapter 12.

### **ARTICLE 6.3 USE TYPES**

This Article explains how to interpret Table 6.1-1, Use Table. The top of Table 6.1-1 contains the Zoning Districts and left side of the table contains the use types. Under the hierarchy established by this Ordinance, the RM district is the least intensive base zoning district, while the I district is the most intensive base zoning district. The uses listed in Table 6.1-1 are permitted or not permitted in each Zoning District according to the letter coding described in Sections 6.3.1 through 6.3.5 below.

#### **§6.3.1 [A] USES ALLOWED BY RIGHT**

An "A" indicates that a use type is allowed by right in the respective zoning district, subject to compliance with all other applicable regulations of this Ordinance. A Use Allowed by Right is defined in Chapter 12 of this Ordinance as a principal use allowed without the requirement of a Special Exception.

#### **§6.3.2 [C] USES SUBJECT TO CONDITIONS**

A "C" indicates that a use type is allowed in the respective zoning district only if it complies with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

#### **§6.3.3 [S] SPECIAL EXCEPTION USES**

An "S" indicates that a use type is allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions and all other applicable regulations of this Ordinance. A cross-reference to the applicable conditions can be found in the "Condition" column of Table 6.1-1. The number provides a cross-reference to the use-specific conditions contained in this Chapter.

Any use that was legally established before April 21, 1999 without Special Exception approval and which after April 21, 1999 is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.

Any use that was legally established before April 21, 1999 with a Conditional Use Permit and which after April 21, 1999 is located in a zoning district that requires Special Exception approval for the subject use and which presently continues as an allowable use, shall not be considered a nonconforming use and shall not require a Special Exception. Such uses shall be deemed Uses Permitted by Right, as defined in Chapter 12 of this Ordinance.

**§6.3.4 [REDACTED] USES NOT ALLOWED ARE BLACKED OUT**

A blank cell indicates that a use type is not allowed in the respective zoning district, unless it is otherwise expressly allowed by other regulations of this Ordinance.

blacked out

**§6.3.5 NEW OR UNLISTED USES AND USE INTERPRETATION**

The Planning Director shall be authorized to make use determination whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance or may require that the use be process in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
<b>AGRICULTURAL USES</b>																				
<b>ANIMAL PRODUCTION</b>																				
Animal Aquaculture, including Finfish Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (in ponds)	A	A	A	A	C	C														§ 6.4.1
Apiculture (Bee Keeping)	A	A	A	A	A	A														
Horse or Other Animal Production	A	A	A	A	C	C	C													§ 6.4.1
Concentrated Animal Feeding Operations	S	S	S	S																
<b>CROP PRODUCTION</b>																				
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	A	C												§ 6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	A	S									A	A	A	A
Hydroponics	A	A	A	A	A	A														
Crop Production	A	A	A	A	A	A	A	A			A									
Wineries	C	C	C	C	C	C														§ 6.4.60
<b>FORESTRY AND LOGGING</b>																				
Bona Fide Forestry Operations	C	C	C	C	C	C	C													§ 6.4.23
Lumber Mills, Planing, or Saw Mills, including Chipping or Mulching	A	A	A	A	S															A
<b>STABLE</b>																				
Stable, Commercial	C	C	C	C	C															§ 6.4.20
Stable, Private	A	A	A	A	C	C	S	S												§ 6.4.20
<b>SUPPORT ACTIVITIES FOR AGRICULTURE USES</b>																				
Agricultural Processing	C	C	C	C	S															A § 6.4.1
Agricultural Sales or Services	A	A	A	A	C												A		A	A § 6.4.44
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.58
<b>RESIDENTIAL</b>																				
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S									
Duplex								S	A	A	S									
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C						C			§ 6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C	C	C															§ 6.4.9
Farm Labor Housing (Dormitory) (more than 10 residents)	S	S	S	S	S															§ 6.4.9

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
<b>Child Caring Institution</b> (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S	S								
<b>Group Care Home, Residential</b> (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S	S								
<b>Group Residential</b> , including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	S	S	S	S		S	S	S										
<b>Manufactured Housing Unit</b>	A	A	A	A	A	C	C	C	C	C	A	A								§ 6.4.24
<b>Manufactured Housing Unit, Replacement</b>	A	A	A	A	A	A	A	C	C	C	A	A								§ 6.4.24
<b>Manufactured Housing Park</b>												A								
<b>Multi-Family</b> , including Condominiums or Apartments									A	A								A		
<b>Retirement Housing</b>	S	S	S	S	S	S	S	S	A	A	S									
<b>Retirement Housing, Limited</b> (up to 10 residents)	S	S	S	S	S	S	S	S	A	A	S									§ 6.4.8
<b>Single family Attached, also known as Townhouses or Rowhouses</b>								S	C	C	S					C	C	C		§ 6.4.2
<b>Single Family Detached</b>	A	A	A	A	A	A	A	A	A	A	A	C	C	C		C	C	C	C	§ 6.4.25
<b>Affordable Dwelling Units</b>	S	S	C	C	C	C	C	C	A	A										§ 6.4.19
<b>Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)</b>	A	A	A	A	A	C	C	C												§ 6.4.24
<b>Transitional Housing</b> , including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses									S	S			S	S			S	A		
<b>CIVIC / INSTITUTIONAL</b>																				
<b>COURTS AND PUBLIC SAFETY</b>																				
<b>Court of Law</b>	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	
<b>Correctional Institutions</b>																			A	
<b>Parole Offices or Probation Offices</b>																			A	
<b>Safety Services</b> , including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	A	A	A	A	A	S	S	S	S		S	A	A	A	A	A	A	
<b>DAY CARE SERVICES</b>																				
<b>Adult Day Care Facilities</b>		C	C	C	C	C	S	S	S	S			S	S		A	A	A	A	§ 6.4.29
<b>Child Day Care Facilities</b> , including Group Day Care Home or Child Care Center		C	C	C	C	C	S	S	S	S	S		S	S		A	A	A	A	§ 6.4.29
<b>Family Day Care Home</b>	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	A	S	

TABLE 6.1-1	ZONING DISTRICTS																		Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC		I
<b>DEATH CARE SERVICES</b>																				
<b>Cemeteries or Crematories</b>	A	A	A	A	C	C	C	C	C	C	S		A	A		A	A	A	A	<del>§ 6.4.53</del>
<b>Funeral Services</b> , including Funeral Homes or Mortuaries													A	A		A		A	A	
<b>EDUCATIONAL SERVICES</b>																				
<b>Pre-school or Educational Nursery</b>		C	C	C	C	C	S	S	S	S	S		S	S	X	A	A	A	A	<del>§ 6.4.29</del>
<b>School, Primary</b>		S	S	S	A	A	A	A	A	A	S		A	A	X	A	A	A	A	
<b>School, Secondary</b>		S	S	S	A	A	A	A	A	A	S		A	A	X	A	A	A	A	
<b>College or University Facility</b>		S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	A	A	
<b>Business or Trade School</b>		S	S	S	S	S							S	S	S	S	S	A	A	
<b>Personal Improvement Education</b> , including Fine Arts Schools or Automobile Driving Schools		S	S	S	S	S							S	S	X	C	A	A	A	<del>§ 6.4.26</del>
<b>HEALTH CARE SERVICES</b>																				
<b>Medical Office or Outpatient Clinic</b> , including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities					S	S	S						A	A	A	A	A	A	A	
<b>Community Residential Care Facilities</b>					S	S			S	S			S			S		A		
<b>Convalescent Services</b> , including Nursing Homes					S	S	S	S	S	S	S		S	S		S		A		
<b>Counseling Services</b> , including Job Training or Placement Services					S	S							A	A	A	A	A	A	A	
<b>Intermediate Care Facility for the Mentally Retarded</b>					S	S			S	S			S			S		A		
<b>Public or Community Health Care Centers</b>					S	S	S						A	A				A		
<b>Health Care Laboratories</b> , including Medical Diagnostic or Dental Laboratories													A	A	A	A		A	A	
<b>Home Health Agencies</b>					S	S							A	A	A	A	A	A	A	
<b>Hospitals</b> , including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices													S	A	S	S		A	S	
<b>Outpatient Facilities for Chemically Dependent or Addicted Persons</b>													S			S		A		
<b>Rehabilitation Facilities</b>													S	A		A	A	A	A	
<b>Residential Treatment Facility for Children or Adolescents</b> (mental health treatment)					S	S			S	S			S			S		A		

S  
S  
S  
S

TABLE 6.1-1	ZONING DISTRICTS																		Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	
<b>MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS</b>																			
Historical Sites (Open to the Public)	C	C	C	C	C	C	C	A	A	A	A		A	A	A	A	A	A	§ 6.4.27
Libraries or Archives		A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A	
Museums					A	A	A	A	A	A	A		A	A	A	A	A	A	
Nature Exhibition	C	C	C	C	C												S	A	§ 6.4.10
Botanical Gardens	A	A	A	A	A												S	A	
Zoos			S	S	S												S	S	
<b>POSTAL SERVICE</b>																			
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C		A	A	A	A	A	A	§ 6.4.28
<b>RECREATION AND ENTERTAINMENT</b>																			
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A								A	A	A	A	A	A	
Fishing or Hunting Lodge (Commercial)	A	A	A	A												A			
Golf Courses or Country Clubs			C	C	C	C	C	C			C								§ 6.4.50
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C	§ 6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																	A	C	§ 6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas			C	C													C		§ 6.4.11
Drive-In Theaters																	C		§ 6.4.6 § 6.4.11
Golf Driving Ranges			S	S	S	S	S												§ 6.4.11
Outdoor Shooting Ranges	C	C	C	C															§ 6.4.11
Recreation or Vacation Camps	C	C	C	C	C														§ 6.4.11
Special Events (Commercial & Industrial)																C	C	C	Art. 6.7
Special Events (Residential & Agricultural)	S	S	S	S	S	S													Art. 6.7
<b>RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS</b>																			
Business, Professional, Labor, or Political Organizations													A	A	A	A	A	A	
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities			S	S	S	S	S	S	S	S	S		S	S		A	A	A	
Religious Assembly	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.13
Social Club or Lodge			S	S	S	S	S	S	S	S	S		S	S		A	A	A	

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
<b>UTILITIES AND WASTE-RELATED USES</b>																				
<b>Utility Service, Major</b>	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§6.4.21 §6.4.17
Electric or Gas Power Generation Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§6.4.21 §6.4.17
Utility Substation	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Electrical or Telephone Switching Facility	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Sewage Collector or Trunk Lines	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Sewage Disposal Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.17
Utility Pumping Station	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Water Mains	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Water or Sewage Treatment Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
Water Storage Tank	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.21
<b>Utility Service, Minor</b>	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.31
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.31
Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.31
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	§ 6.4.31
<b>Waste-Related Uses</b>																				S
Hazardous Waste Treatment or Disposal																				S
Nonhazardous Waste Treatment or Disposal																				S
Septic Tank Installation, Cleaning, or Related Services																		S	S	
Solid Waste Combustors or Incinerators, including Cogeneration Plants																				S
Solid Waste Disposal Facility (Public or Private)	C																			C § 6.4.51
Waste Collection Services																				S
Waste Transfer Facilities																				S
<b>COMMERCIAL</b>																				
<b>ACCOMMODATIONS</b>																				
<b>Bed and Breakfast Inns</b>	C	C	C	C	C	C	S	S	A	A	S		C	C	C	C	C	C		§ 6.4.4
<b>Hotels or Motels</b>														S			A		A	A
<b>Rooming or Boarding Houses</b>									A	A				S		A	A	A		
<b>RV (Recreational Vehicle) Parks or Campgrounds</b>	S	S	S	S	S															§ 6.4.12
<b>ANIMAL SERVICES</b>																				
<b>Kennel</b>	A	A	A	A	C	C	S											S		§ 6.4.54
<b>Pet Stores or Grooming Salons</b>																	C	S	A	A § 6.4.32

TABLE 6.1-1	ZONING DISTRICTS																		Condition			
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC		I		
<b>Small Animal Boarding</b> (enclosed building)	A	A	A	A	C	C	C									C	S	A	A	§ 6.4.32		
Veterinary Services	A	A	A	A	S	S								C	C	C	A	A	A	§ 6.4.32		
<b>FINANCIAL SERVICES</b>																						
<b>Banks</b>														C	C	C	C		A	A	§ 6.4.33	
<b>Financial Services</b>														C	C	C	C		A	A	§ 6.4.33	
<b>Short-term Lenders</b>																		C	C		§ 6.4.61	
<b>FOOD SERVICES AND DRINKING PLACES</b>																						
<b>Bar or Lounge</b> (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or Member Exclusive Bars or Lounges																		S	S	S	S	§6.4.15
<b>Catering Service</b>		S	S	S	S	S	S	S	S	S	S	S		C	C	X	C	A	A	A	<del>§ 6.4.34</del>	
<b>Restaurant, Fast Food</b> , including Snack or Nonalcoholic Beverage Bars																		C	C	C	C	§ 6.4.15
<b>Restaurant, General</b> , including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants, <b>Juice bar and Smoothie</b>														C	X	C	C	C	C	C	<del>§ 6.4.15</del>	
<b>Sexually Oriented Business</b>																				C	§ 6.4.18	
<b>INFORMATION INDUSTRIES</b>																						
<b>Communication Services</b> , including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices															S	S	S	S	A	A		
<b>Communications Towers</b>	C	C	C	C										C		C		C	C		§ 6.4.5	
<b>Data Processing Services</b>														A	A	A	A	A	A			
<b>Publishing Industries</b> , including Newspaper, Periodical, Book, Database, or Software Publishers														A	A	A	A	A	A			
<b>OFFICES</b>																						
<b>Administrative or Business Office</b> , including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services														C	C	X	C	A	A	A	§ 6.4.35	
<b>Government Office</b>														C	C	X	C	A	A	A	<del>§ 6.4.35</del>	
<b>Professional Office</b> , including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services														C	C	X	C	A	A	A	§ 6.4.35	

Restaurant, General uses that include the accessory sale of alcohol for on-site and off-site consumption are allowed by-right.

A - as ancillary to restaurant use

A- As defined and restricted in the PD Text

A

A

A

TABLE 6.1-1	ZONING DISTRICTS																	Condition		
	RM	AG 15	AG 10	AG 8	AG R	RR3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT		CC	I
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>																				
Convention Center or Visitors Bureaus													S	S			A	A	A	A
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction																			A	
Office/Warehouse Complex																	S	A	A	
Billboard																			A	§ 9.11.5
Special Trade Contractors (Offices/Storage)																	C	S	A	§ 6.4.36
Building Equipment or other Machinery Installation Contractors																	C	S	A	§ 6.4.36
Carpentry Contractors																	C	S	A	§ 6.4.36
Concrete Contractors																	C	S	A	§ 6.4.36
Drywall, Plastering, Acoustical or Insulation Contractors																	C	S	A	§ 6.4.36
Electrical Contractors																	C	S	A	§ 6.4.36
Excavation Contractors																	C	S	A	§ 6.4.36
Masonry or Stone Contractors																	C	S	A	§ 6.4.36
Painting or Wall Covering Contractors																	C	S	A	§ 6.4.36
Plumbing, Heating or Air-Conditioning Contractors																	C	S	A	§ 6.4.36
Roofing, Siding or Sheet Metal Contractors																	C	S	A	§ 6.4.36
Tile, Marble, Terrazzo or Mosaic Contractors																	C	S	A	§ 6.4.36
<b>PARKING, COMMERCIAL</b>																				
Parking Lots																	A		A	§ 6.4.37
Parking Garages																	A		A	
<b>RENTAL AND LEASING SERVICES</b>																				
Charter Boat or other Recreational Watercraft Rental Services			C	C	C												S		A	Art. 5.3
Commercial or Industrial Machinery or Equipment Rental or Leasing																			A	
Construction Tools or Equipment Rental																		A	A	
Consumer Goods Rental Centers																	A	A	A	

TABLE 6.1-1	ZONING DISTRICTS																			Condition										
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I											
<b>Consumer Goods Rental Service</b> , including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items																					X	C	A	A	<del>§ 6.4.38</del>	A				
<b>Heavy Duty Truck or Commercial Vehicle Rental or Leasing</b>																								A	A					
<b>Self-Service Storage / Mini Warehouses</b>																						C		A	A	§ 6.4.16				
<b>Vehicle Rental or Leasing</b> , including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles																						A		A	A					
<b>REPAIR AND MAINTENANCE SERVICES</b>																														
<b>Boat Yard</b>		C	C	C	C	S																		C	C	§ 6.4.39 Art. 5.3				
<b>Repair Service, Consumer</b> , including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops																								X	C		A	A	<del>§ 6.4.40</del>	A - no outside storage
<b>Repair Service, Commercial</b> , including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																									S	S	A	A		
<b>Vehicle Repair, Consumer</b> , including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops																									S	C	A	A	§ 6.4.22	
<b>Vehicle Service, Limited</b> , including Automotive Oil Change or Lubrication Shops, or Car Washes																									C	C	A	A	§ 6.4.22	
<b>RETAIL SALES</b>																														
<b>Nonstore Retailers</b>																										A	A			
Direct Selling Establishments																										A	A			
Electronic Shopping or Mail-Order Houses																										A	A			
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers																											A			
Liquefied Petroleum Gas (Bottled Gas) Dealers																											A	A	§ 6.4.41	
Vending Machine Operators																											A	A		

TABLE 6.1-1	ZONING DISTRICTS																			Condition							
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I								
<b>Building Materials or Garden Equipment and Supplies Retailers</b>																					C	C	A	§ 6.4.42			
Hardware Stores																					C	C	C	A	§ 6.4.42		
Home Improvement Centers																							A				
Garden Supplies Centers																						C	A	§ 6.4.42			
Outdoor Power Equipment Stores																						C	A	§ 6.4.42			
Paint, Varnish, or Wallpaper Stores																					C	C	A	§ 6.4.42			
<b>Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops</b>																					C	C	A	A	§ 6.4.43		
<b>Liquor, Beer, or Wine Sales</b>																					S	S	S				
<b>Retail Sales or Services, General</b>																					X	C	A	A	<del>§ 6.4.44</del>		
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																					X	C	A	A	<del>§ 6.4.44</del>		
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store																					X	C	A	A	<del>§ 6.4.44</del>		
Convenience Stores																						A	A				
Drug Stores or Pharmacies																					X	C	A	A	<del>§ 6.4.44</del>		
Duplicating or Quick Printing Services																					C	C	C	A	A	§ 6.4.44	
Electronics, Appliance, or Related Products Store																					C	C	A	A	§ 6.4.44		
Florist																					C	C	A	A	§ 6.4.44		
Furniture, Cabinet, Home Furnishings, or Related Products Store																					X	C	A	A	<del>§ 6.4.44</del>		
Pawn Shop																							A	A	A	§ 6.4.44	
Private Postal or Mailing Service																					C	C	C	A	A	A	§ 6.4.44
Tobacconist																					C	C	A	A	§ 6.4.44		
<b>Sweetgrass Basket Stands</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.58				
Warehouse Clubs or Superstores																							A	A			
<b>Service Stations, Gasoline (with or without convenience stores)</b>																						C	A	A	§ 6.4.45		
<b>Truck Stop</b>																							A	A			
<b>Vehicle Sales (new or used)</b>																							A	A			
Automobile, or Light or Medium Duty Truck Dealers																							A	A			
Heavy Duty Truck or Commercial Vehicle Dealers																							A	A			

No Liquor Stores

A

A

A

A

A

TABLE 6.1-1	ZONING DISTRICTS																			Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I		
Manufactured (Mobile) Home Dealers																				A	A
Motorcycle, Watercraft, or Recreational Vehicle Dealers																				A	A
Vehicle Parts, Accessories or Tire Stores																	A		A	A	
<b>RETAIL OR PERSONAL SERVICES</b>																					
<b>Consumer Convenience Service</b>																C	C	A	A		§ 6.4.46
Automated Bank / Teller Machines																C	C		A		§ 6.4.46
Drycleaners or Coin-Operated Laundries																C	C		A		§ 6.4.46
Drycleaning or Laundry Pick-up Service Stations																C	C		A		§ 6.4.46
Locksmith																C	C		A		§ 6.4.46
One-Hour Photo Finishing																C	C	A	A		§ 6.4.46
Tailors or Seamstresses																C	C	A	A		§ 6.4.46
<b>Hair, Nail, or Skin Care Services</b> , including Barber Shops or Beauty Salons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	<del>C</del>	A	A	A	A		<del>§ 6.4.43</del> A
<b>Personal Improvement Service</b> , including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios														C	C	<del>C</del>	C	A	A	A	<del>§ 6.4.47</del> A
<b>Tattoo Parlors</b>																		S	C		§ 6.4.59
<b>Services to Buildings or Dwellings</b> , including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services														C	C	C	C	A	A	A	§ 6.4.48
<b>Landscaping and Horticultural Services</b> to commercial, industrial, or institutional buildings, and residences	C	C	C	C	S	S	S						C	C			A	A	A	A	§ 6.4.48
<b>VEHICLE AND WATERCRAFT STORAGE</b>																					
<b>Vehicle Storage</b> , including Bus Barns, Boat or RV Storage																			A	A	
Impound Yard																				A	
Towing Facility																				A	
Boat Ramps	C	C	C	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		Art. 5.3, §5.3.4
Community Dock	S	S	S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S		Art. 5.3, §5.3.3
Commercial Dock			S	S	S	S	S	S	S	S	S	S	S	S		S	S	S	S		Art. 5.3, §5.3.6
Marina				S	S	S	S	S	S	S			S	S		S	S	S	S		Art. 5.3, §5.3.5

TABLE 6.1-1	ZONING DISTRICTS																			Condition		
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I			
<b>WHOLESALE SALES</b>																						
Aircraft Wholesalers, including Related Parts																				A	A	
Beverage or Related Products Wholesalers, including Alcoholic Beverages																					A	A
Book, Periodical, or Newspaper Wholesalers																					A	A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																					A	A
Clay or Related Products Wholesalers																	S				A	A
Computers or Electronic Products Wholesalers																					A	A
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel or other Related Materials																	S				A	A
Electrical Equipment, Appliances or Components Wholesalers																					A	A
Fabric or Apparel Wholesalers																					A	A
Farm Supplies or Equipment Wholesalers																					A	A
Flower, Nursery Stock or Florists Supplies Wholesalers	A	A	A	A													S				A	A
Food or Related Products Wholesalers																					A	A
Furniture, Cabinets, or Related Products Wholesalers																					A	A
Glass or Related Products Wholesalers																					A	A
Leather Products Wholesalers																					A	A
Machinery, Tools, or Construction Equipment Wholesalers																					A	A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																					A	A
Metal or Mineral (except Petroleum) Wholesalers																					A	A
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts																					A	A
Paint, Varnish or Related Supplies Wholesalers																					A	A
Paper or Paper Products Wholesalers																					A	A
Petroleum Wholesalers																	S				A	A

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
Pharmaceutical Wholesalers																			A	A
Plastics or Rubber Products Wholesalers																			A	A
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																			A	A
Sign Wholesalers																			A	A
Tobacco or Related Products Wholesalers																			A	A
Toy or Artwork Wholesalers																			A	A
Watercraft (Commercial or Recreational) Wholesalers, including Related Parts																			A	A
Wood Products Wholesalers																			A	A
Other Miscellaneous Wholesale Sales																			S	A
<b>INDUSTRIAL</b>																				
<b>INDUSTRIAL SERVICES</b>																				
Drycleaning or Carpet Cleaning Plants																				A
Laundries, Commercial																				A
Photo Finishing Laboratories																				A
Research and Development Laboratories																				A
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities																				S
<b>MANUFACTURING AND PRODUCTION</b>																				
Aircraft Manufacturing, including Related Parts																				A
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs																				A
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing																				A
Chemical Manufacturing, including Pharmaceutical Products, Chemical Fertilizers or Pesticides																				S
Clay or Related Products Manufacturing			C	C	C												C	C	C	A § 6.4.57
Computers or Electronic Products Manufacturing																			C	A § 6.4.57

TABLE 6.1-1	ZONING DISTRICTS																			Condition
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC	I	
Electrical Equipment, Appliances or Components Manufacturing																		C	A	§ 6.4.57
Fabric or Apparel Manufacturing, including Textile Mills																			A	
Food or Related Products Manufacturing																			A	
Furniture, Cabinets or Related Products Manufacturing			C	C	C											C	C	C	A	§ 6.4.57
Glass or Related Products Manufacturing																		C	A	§ 6.4.57
Leather Products Manufacturing, including Tanneries																			A	
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment																		C	A	§ 6.4.57
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing																			A	
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries																			A	
Microbrewery																		C	C	§6.4.62
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts																			A	
Paint, Varnish or Related Supplies Manufacturing																			A	
Plastics or Rubber Products Manufacturing																			A	
Printing Press Production or Lithography																		C	A	§ 6.4.57
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items																		C	A	§ 6.4.57
Pulp or Paper Mills																			S	
Rendering Plants																			S	
Sign Manufacturing																			A	
Slaughter House and Meat Packing																			S	
Stone or Shell Products Manufacturing																		C	S	§ 6.4.57
Tobacco Products Manufacturing																			A	
Toy or Artwork Manufacturing			C	C	C											C	C	C	A	§ 6.4.57
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																			A	
Wood Products Manufacturing			C	C	C											C	C	C	A	§ 6.4.57
Other Miscellaneous Manufacturing and Production			C	C	C											C	C	C	A	§ 6.4.57

TABLE 6.1-1	ZONING DISTRICTS																		Condition	
	RM	AG 15	AG 10	AG 8	AG R	RR 3	S3	R4	M8	M 12	MH S	MH P	OR	OG	CN	CR	CT	CC		I
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>																				
<b>Warehouse and Distribution Facilities</b>																				A
Cold Storage Plants																				A
Freight Container Storage Yards, excluding Fuel Storage Facilities																				C § 6.4.52
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																		C	C	§ 6.4.49
Fuel Storage Facilities, excluding Nuclear Fuels																				A
Household Moving Storage																				A
Grain Terminals and Elevators																				A
Parcel Services																				A
Retail Store Warehouses																				A
Stockpiling of Sand, Gravel, or other Aggregate Materials																				A
Storage of Weapons or Ammunition																				S
<b>OTHER USES</b>																				
<b>RECYCLING SERVICES</b>																				
<b>Recycling Center</b>																				A
<b>Recycling Collection, Drop-Off</b>	C	C	C	C	C	C	C	C	C	C	C	C	C	C			C	C	C	A §6.4.55
<b>RESOURCE EXTRACTION/MINING</b>																				
<b>Resource Extraction/Mining</b> , including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S														S § 6.4.14
<b>TRANSPORTATION</b>																				
<b>Aviation</b> , including Private Air Strips	S	S	S	S																C §6.4.56
<b>Railroad Facility</b>																				A
<b>Sightseeing Transportation, Land or Water</b>	S	S	S	S													A	A	A	Art. 5.3
<b>Taxi or Limousine Service</b>																	A	A	A	
<b>Urban Transit Systems</b>																				A
<b>Water Transportat</b> ion, including Coastal or Inland Water Passenger Transportation			S	S		S											A	A	A	Art. 5.3