

Development Guidelines

Johns Island Junction
PD-22C
John's Island, South Carolina

November 2009

Prepared By:
Bennett Hofford Construction Company, Inc.
17 Lockwood Drive
Charleston, South Carolina 29401

I. PURPOSE & INTENT

It is the purpose and intent of these guidelines to set forth the objectives and minimum design standards of the development plan for the Junction Property also known as Planned Development District PD-22C.

II. DEVELOPMENT OBJECTIVES

Continuing development of Johns Island will generate demands for commercial facilities, and residential housing, and this proposed project is set at an important intersection on the island. This project includes four parcels for commercial and residential use to allow development of a commercial village with convenience retail and other supportive commercial office uses, and development of integrated residential units. The total acreage of the site is 47.56 acres.

South TMS# 202-00-00-073	31.627 acres
South TMS# 202-00-00-174	2.597 acres
North TMS# 215-00-00-086	6.875 acres
<u>North TMS# 215-00-00-008</u>	<u>6.311 acres + .154 acres Wetlands</u>
Highland	47.410 acres
Wetlands	.154 acres
 Total Site Acreage	 47.564 Acres

The major objectives of this development include the following:

1. Development of a commercial village to offer a wide variety of retail and service facilities to serve the island residents and resort guests.
2. Development of other supportive commercial office uses related to the commercial village uses.
3. Development of residential units integrated with the commercial facilities and designed to orient to existing vegetation and proposed lakes to create a pleasing mixed-used project that enables an attractive place to live, work and shop.

4. Enhancement of the Bohicket Road corridor with facilities that help preserve the natural landscape character with planted buffer zones, screened parking areas and careful architectural design.
5. Foster economic development through creating local employment opportunities: retail sales & service, food & beverage, professional services, business services
6. Traffic relief from a localized mixed-use facility offering services that preclude driving longer distances to and from the islands.

III. LAND USE

The general land uses permitted within the Junction Property development shall be as follows:

1. Commercial Village of retail/office uses and Parking.
2. Multi-Family & Single Family Attached Residential.
3. Utility and Sewage Treatment Facilities or Sewage Treatment Systems or Major or Minor Sewage Utility Services.

The Commercial Village will include a total maximum of 128,300 square feet of gross lease area. The layout and design of the commercial space will preserve and enhance the rural setting of Johns Island. The Village is designed of multiple buildings of varying sizes allowing for the integration of commercial retail and general office uses resulting in a functional, human scale pedestrian friendly development. The layout of the Commercial Village buildings is intended for maximum commercial exposure to the surrounding roads as well as internal private roads for safe vehicular circulation and interconnectivity of the residential component.

There will be a total of 101 units of multi-family and/or single family attached residential allowed for the PD. Single Family Attached Dwellings shall meet the design standards of Article 6.4.2 of the Charleston County ordinance as outlined in Appendix 'A' of this document. The blended gross density (the total number of dwelling units in the entire PD divided by the entire gross acreage of the PD) of the PD is 2.12 DU/AC as proposed. In order to deliver the appropriate residential needs of this area of Johns Island,

the final product mix will be determined at time of development of the residential phase.

Permitted uses in the residential areas shall include those uses allowed by right**** under the M8 Residential District with the addition of Decentralized Sewage Treatment Systems, Septic Drain Fields, Resource Extraction, Parks and Recreation, Shared-Off Premises Signs, and Home Occupations (in accordance with Article 6.5.9).

Permitted uses for the commercial village shall include those uses allowed by right**** as listed in the Charleston County Zoning Ordinance in the “Community Commercial” (CC) District, with the addition of: Decentralized Sewage Treatment Systems, Septic Drain Fields, Resource Extraction, Restaurant & Bar Alcohol Sales, Retirement Housing, Retirement Housing-Limited, Parks and Recreation, and Shared-Off Premises Signs as defined and described in Section XV of this Planned Development. Permitted uses shall exclude the following:

- Transitional Housing
- Cemeteries or Crematories
- Funeral Services
- Health Care Laboratories
- Hospitals
- Outpatient Facilities for Chemically Dependent or Addicted Persons
- Rehabilitation Facilities
- Residential Treatment Facility for Children of Adolescents
- Fast Food Restaurants*
- Concrete Contractor
- Excavation Contractors
- Masonry or Stone Contractors
- Parking Garages
- All Rental / Leasing Service Uses**
- Boat Yards
- Repair Service, Commercial
- All Non-Store Retailer Uses
- Liquefied Petroleum Gas (Bottled Gas) Dealers
- Home Improvement Centers
- Pawn Shop
- Warehouse Clubs or Superstores
- Gas Stations***

Truck Stop
 All Vehicle Sales Uses
 Heavy Duty Truck or Commercial Vehicle Dealers
 Manufactured (Mobile) Home Dealers
 Vehicle Parts, Accessories or Tire Stores
 Vehicle Storage
 All Wholesale Sales
 All Manufacturing and Production Uses
 Freight Forwarding Facilities, including Truck Terminals,
 Marine Terminals, or Packing and Crating Facilities

*Fast Food Restaurants must be located within another structure, and if located as an end unit, it may have a drive-thru

**Except for accessory sale of light tool/construction equipment and Consumer Goods Rental Service

***Except as an accessory to a General Store

****All Special Exception uses are allowed if they meet the approval criteria requirements of Article 3.6, Special Exceptions, of the Charleston County Zoning and Land Development Regulations. The only uses exempt from the special exception process include Resource Extraction for site improvements directly associated with the development, Restaurant & Bar Alcohol Sales, Parks & Recreation, Retirement Housing and Retirement Housing-Limited.

All above references to uses are as outlined in Chapter 6, Use Regulations, and defined in Chapter 12, Definitions, of the Charleston County ordinance as outlined in Appendix 'A' of this document.

IV. SETBACK & HEIGHT REQUIREMENTS & DIMENSIONAL STANDARDS

Commercial Village	Maximum/Gross Lease Area: 128,300 Square Feet
Minimum Lot Area	4,000 Square Feet (sf)
Minimum Lot Width	15 Feet

Minimum Setbacks*	
Front/Side Street	25 Feet
Interior Side	None
Rear	None
Buffer	(Included in Setbacks)
Maximum Building (Floor Area) Coverage	35 % of Lot
Maximum Height*	3 Stories / 45 Feet from BFE
Maximum Single Building Heated Square Feet	34,800 Square Feet (sf)

* Subject to the current applicable fire code of St John's Fire District and Charleston County Regulations and as outlined in the National Fire Protection Association's (NFPA) 1141, Standard for Fire Protection in Planned Building Groups.

Residential	Maximum Units: 101
Minimum Lot Width	12 Feet
Minimum Setbacks*	
Front/Street Side	15 Feet
Interior Side	0/5 Feet (1)
Rear	10 Feet
Buffer	(Included in Setbacks)
Maximum Building Coverage	50 % of Lot
Maximum Height*	3 Stories / 45 Feet from BFE

(1) Zero lot line homes may be built with no setback on one side of the property, but must have at least 14 feet of separation between buildings.

* Subject to the current applicable fire code of St John's Fire District and Charleston County Regulations and as outlined in the National Fire Protection Association's (NFPA) 1141, Standard for Fire Protection in Planned Building Groups.

Development in the Commercial village and Residential areas shall comply with Chapter 9, Development Standards, of the Charleston County ordinance as outlined in Appendix 'A' of this document.

V. OFF-STREET PARKING & LOADING REQUIREMENTS

The number of off-street parking spaces and dimensions to comply with the standards outlined in the table listed in section 9.3.6 of the Charleston County Zoning ordinance, as outlined in Appendix 'A' of this document

VI. SITE PLANS

Detailed site plans for individual phases shall be prepared in accordance with the adopted master plan and comply with Article 3.7 Site Plan Review requirements and procedures of the current Charleston County Zoning and Land Development Regulations.

VII. SCREENING, BUFFERS & LANDSCAPING

- a. Screening shall be provided along the Bohicket, Betsy Kerrison Parkway, and River Road frontage for the commercial village areas and in interior areas so as to buffer any adjoining residential development. The minimum buffers will be Thirty Five Feet (35') on Bohicket Road and Betsy Kerrison Parkway, and Fifty Feet (50') on River Road. Buffer requirements shall apply to any future platted or proposed right-of-ways. Existing vegetation will be preserved wherever possible for screening; in the event the existing natural vegetation of the site does not provide sufficient intended screening, additional landscape planting will be added where necessary per the planting standards listed in Section 9.5.4 of the Charleston County ordinance as outlined in Appendix 'A' of this document. The 'S5' planting standards will be the minimum required.
- b. All efforts will be taken to preserve and enhance the natural buffers and compliment the natural surroundings of the Johns Island community. In keeping with the Johns Island Community Planning Workshop, buffer plantings of trees, shrubs and native grasses shall be chosen to compliment the architecture and enhance view corridors. Planting of native vegetation will be strongly encouraged. The use of exotic decorative plants will be discouraged and invasive plants will be avoided all together. The existing ecology of the subject area will be studied and an appropriate variety of native plant material will be selected to meet the standards of the buffer planting, as determined by the Planning Director.

- c. The landscape design for the development shall comply with Article 9.6 of the Charleston County ordinance as outlined in Appendix 'A' of this document.

VIII. STREETS & PARKING

All streets and parking areas shall be constructed in accordance to 'Article A' of the ordinance, as outlined in Appendix 'A' of this document. The development will coordinate and comply with the (SCDOT) South Carolina Department of Transportation design standards and requirements, as well as meet all SCDOT mitigation listed in the development's referenced traffic study.

A Traffic Impact and Access Study for the proposed development has been completed and is referenced in the Supporting Documents section.

- a. As shown in Table 3 (Level of Service Summary – Off-Site Study Area Intersection), under existing 2008 traffic volume conditions, the signalized Betsy Kerrison/River Road study area intersection operates at very good service levels during both AM and PM peak-hour time periods. With the addition of traffic related to the proposed development, acceptable operating levels are projected to be maintained at the signalized intersection under a future 2013 Build conditions. The project has no negative operational impact to the intersection under future year analysis scenarios.
- b. As shown in Table 4 (Level of Service Summary – Site Access Intersections), all proposed site access drives can be constructed in a manner to allow for acceptable operations with minimal mitigation following all SCDOT design standards. All access points must be approved by SCDOT.

The development's interconnectivity will also reduce the number of external trips generated by providing services within a walk-able distance to residences. The development will coordinate the pedestrian and motor traffic circulation to decrease potential conflicts and increase safety creating a usable live/work community. All businesses and residential uses will be connected with a series of sidewalks, crosswalks and trails throughout the development.

In the exhibits section of this document there is a plan showing the location of proposed roads (see Exhibit 'D'). All proposed roads will be Private, will be labeled on all plats as such, and will be privately owned, managed and maintained by the development's P.O.A.(s).

In the event the location of the proposed 'Cross Island Parkway' is decided, and conflicts with proposed development plans, prior to providing development plans for the Site Plan Review process, the plans shall comply with all newly required setbacks and buffers.

IX. STORM DRAINAGE

All storm drainage systems shall be constructed in accordance with the South Carolina Ocean & Coastal Resource Management guidelines, as well as comply with Article 9.12 Drainage Design of the Charleston County ordinance, as outlined in Appendix 'A' of this document. A master storm water drainage plan for the entire development site will be prepared, submitted and approved prior to construction of the first phase in accordance with Article 3.7 Site Plan Review requirements and procedures of the Charleston County Zoning and Land Development Regulations. All drainage and pond maintenance shall be the responsibility of the P.O.A.(s). The drainage design shall comply with the current regulations at the time of development.

X. WATER & SANITARY SEWER SYSTEMS

Water service will be provided by St. John's Water Company, Inc. Sanitary sewer service will be provided as approved by the South Carolina Department of Health and Environmental Control (DHEC) and consistent with the recommendations of Charleston County, as the 208 Designated Management Agency*. The proposed wastewater treatment system utilizes advanced drip technology through a series of dispersed drain fields throughout the development. The drain fields are capable of secondary use as open 'green space' for recreational uses (See Supporting Documents for additional proposed system information).

* The developer, Bennett Hofford Construction Co, has agreed to work cooperatively with the County on a more regional approach to wastewater services for the southern part of Johns Island. It is willing to transfer ownership and/or management of the wastewater system it builds to a

public provider, if requested by the County and it is also willing to connect its wastewater system to a larger system, if one is built.

Once BCD COG passes the Minor Amendment to the 208 Water Quality Management Plan, the developer will seek the necessary approvals from SC DHEC for the construction of the wastewater system for which SC DHEC has given technical approval. The SC DHEC permitting process requires the developer to provide financial protections for the continued economic viability of the system. SC DHEC regulations require that the system be managed by a licensed operator.

XI. UTILITIES

All new and/or relocated utilities will be placed underground.

XII. PHASING

While this section provides a general outline of possible phases, these are conceptual. The actual progression of phasing may combine or substitute phases due to market forces or construction necessities. Please see Exhibit 'E', which illustrates what areas are contained in the phases referred to in this section. This project may be built in phases as follows:

Phase	Type	Acres in Phase	Open Space Acres	Open Space %	Dwelling Units	Proposed Commercial Sqft/ Phase
1	Commercial	6.13	2.70	12%	N/A	31,600
2	Commercial	3.46	1.06	6%	N/A	15,600
3	Commercial	6.85	1.90	9%	N/A	34,800
4	Commercial	7.20	2.50	11%	N/A	24,700
5	Commercial	6.14	3.12	14%	N/A	21,600
6	Residential	17.78	10.58	48%	101	N/A
Totals		47.56	21.86	100%	101	128,300

XIII. OUTBUILDINGS & ACCESSORY STRUCTURES AND USES

Accessory structures and uses shall comply with Article 6.5 and Article 6.6 of the Charleston County ordinance, as outlined in Appendix 'A' of this document.

XIV. PUBLIC SERVICES

Fire and police services shall be provided by the local governmental entity. The development shall meet all applicable building and fire codes as adopted by Charleston County Council.

XV. SIGNAGE

Design and placement of signage for the project will be in accordance with Article 9.11 Signs of the Charleston County Zoning Ordinance as outlined in appendix 'A' of this document. Signs shall be located in the general locations depicted on the Master Signage Plan submitted with this Planned Development. A detailed Master Signage Plan will be submitted for each phase of development and will meet the following provisions:

- a. All development signage, including lighting, shall be designed to compliment the rural architecture and enhance the overall aesthetics of the site. All development signage shall be constructed of materials which are equal in quality, appearance, and complimentary to create a harmony of style. No animated or portable signs shall be allowed. No internally lit, LED, or florescent outdoor signs shall be allowed. No off-premises billboard style signs shall be allowed.
- b. Shared Frontage Signs
Off-premises Shared free standing signs shall be used within the Planned Development for the purpose of minimizing the total number of free standing signs along the major road frontages. The shared signs shall allow residential development and non-residential development located on separate parcels within the PD to advertise on multiple shared signs and tenants may occupy more than one shared sign. One shared sign shall be allowed at each development entrance along Bohicket and River Roads, and Betsy Kerrison Parkway. The shared frontage signs will be monument style with a maximum height of twelve (12) feet, and a maximum of eight (8) tenants may be identified on each shared frontage sign. Each sign face shall not exceed one hundred twenty (120) square feet, and up to twenty (20) square feet of each sign face may be allowed to depict the development name and/or development identifying graphic.
- c. Shared Internal Identification Signs

Shared Off-Premises Internal Identification Signs shall be used along the internal access easement within the development for the purpose of identifying any residential development and non-residential development at their shared parking lot entrance locations. All shared internal identification signs shall be of monument or pedestal style with a maximum height of six (6) feet and a maximum sign face area of fifty (50) square feet, and up to fifteen (15) square feet of each sign face may be allowed to depict the development name and/or development identifying graphic.

XVI. COMMON OPEN SPACE

The planned development will provide common open space intended for beautification and enjoyment in each phase of development, and will be accessible to the residents or the general public utilizing the commercial village. The space is intended for outdoor recreational and leisure uses, such as but not limited to seating areas, walking & biking trails, and playing fields. The common open space shall comply with the standards required in Section 4.27.7 of the Charleston County ordinance, as outlined in Appendix 'A' of this document.

The common open space areas of the development are detailed on Exhibit 'C' in the exhibits section of the proposal. The common open space shall be owned and managed by a Property Owner's Association(s) or other similar legal entity formed for such purpose. A letter of commitment to this fact shall be required. The conveyance of title shall include restrictive covenants that restrict these areas to open space and recreational uses and will be recorded with the plat. The P.O.A.(s) will be reviewed by the Charleston County legal staff and approved only after meeting their legal requirements of Charleston County.

XVII. ARCHITECTURAL & LIGHTING DESIGN REQUIRMENTS

The Architectural design for the development shall comply with Article 9.6 of the Charleston County ordinance as outlined in Appendix 'A' of this document. The architectural style of the development is to compliment and enhance the rural Lowcountry setting of the Johns Island community. All structures within the development shall utilize this architectural theme and shall be designed to an appropriate scale of surrounding structures to create a harmonious whole. In keeping with the Johns Island Community Planning

Workshop, proportion, form and exterior elements, such as roof pitches, overhangs, colors and materials shall be consistent with Sea Island vernacular and building height shall not exceed three stories. Photos of example rural architectural styles are in the Exhibit section of this document (Exhibits N. – S.).

- a. Metal siding buildings shall be prohibited
- b. All structures shall have a brick, masonry or wooden appearance with earth tones.
- c. A minimum of 30% of front or street facades shall be a covered porch, overhang or similar structure.
- d. A maximum of 30% of each side of each building may have a glass façade.

The Lighting design shall comply with Article 9.6.4.c of Charleston County ordinance as outlined in Appendix ‘A’ of this document. Lighting shall have a maximum pole height of twenty five feet (25’) and a Master Lighting Plan must be submitted for each phase of the development.

XVIII. TREE PROTECTION & PRESERVATION

Tree protection and preservation shall meet all the requirements of Article 9.4 and Article 8.8 of the Charleston County ordinance as outlined in Appendix ‘A’ of this document. A tree and topographic survey is provided in the exhibits section of this PD document (See Exhibit ‘F’) as well as a separate grand tree plan (See Exhibit ‘G’).

The site is mostly open old planting fields, with most of the trees restricted to the northern parcel flanking River Road (TMS# 215-00-00-008) and the eastern back side of the largest parcel (TMS# 202-00-00-07) that buffers the adjacent residential area. There is a mix of various sized indigenous trees, with some being designated as Grand Trees (over 24” in DBH) on the property. The site plan was designed to preserve and incorporate as many of the Grand Trees as possible into the overall experience of the development. Unfortunately, there are seven (7) trees identified as needing to be removed (See Exhibit ‘G’). Only 1 Live Oak is identified due to potential root damage resulting from intended paving located near the tree base. The development will make every effort to save as many of the Grand Trees as possible.

XIX. AREAS DESIGNATED FOR FUTURE USE

All areas not intended for immediate improvement or development or designated for future expansion shall remain in a natural state until such time as development permits are approved.

XX. STATEMENT OF INCLUSION

All matters not governed or outlined in this document or as outlined in Appendix 'A' of this document, shall be governed by the Charleston County Zoning and Land Development Regulations.

XXI. STATEMENT OF AGREEMENT

The owner and applicant agrees to proceed with the proposed development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County Comprehensive Plan, and with such conditions as may be attached to any rezoning to the applicable PD district.

XXII. VARIANCES

The provisions of Article 3.10, Variances, of the Charleston County Zoning and Land Development Regulations shall not apply to the planned development and all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with this Article and all other sections of the ordinance.

NOTE: The Charleston County ordinance referenced in this document as Appendix 'A' is defined as the Charleston County Zoning and Land Development Regulations (July 18, 2006) and the amendments passed on March 4th, 2008. This is the ordinance passed by Charleston County Council at the time the PD is adopted. The articles that are used and referenced in this PD document are located in Appendix 'A' of this document. If not present in Appendix 'A', the articles default to the current articles in place at the time the PD is adopted.



LOCATION MAP
NOT TO SCALE

NOTE: THIS IS A CONCEPT PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS, AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

TREE LEGEND

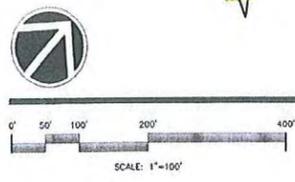
BG	-	BLACK GUM
CH	-	CHERRY
DW	-	DOGWOOD
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H	-	HICKORY
LO	-	LIVE OAK
MA	-	MAPLE
MAG	-	MAGNOLIA
O	-	OAK
P	-	PINE
RO	-	RED OAK
WO	-	WATER OAK
WL	-	WILLOW
*	-	DAMAGED
/	-	LEANING

LEGEND

---	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
---	BOUNDARY LINE & CORNER SET (5/8" REBAR)
---	ADJACENT BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE (AS DESCRIBED)
---	CENTERLINE
---	OVERHEAD POWER LINE
---	POWER POLE
---	UTILITY POLE
---	TRANSFORMER
---	CABLE PEDESTAL
---	CABLE BOX
---	CABLE VAULT
---	TELEPHONE MARKER
---	FIBER OPTICS MARKER
---	GUY POLE
---	IRRIGATION VALVE
---	WATER VALVE



- Commercial / Retail
- Residential
- Office / Flex



JOHNS ISLAND JUNCTION - SITE PLAN CONCEPT

CHARLESTON COUNTY, SOUTH CAROLINA
2 . 22 . 2008

HLA INC
LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
29 Leinbach Drive, A2, Charleston SC 29407-6988 tel 843.763.1166 fax 843.763.1909

FINAL
PD-22C

BENNETT HOFFORD
CONSTRUCTION COMPANY, INC.

November 18th, 2009

Ms. Andrea Pietras
Charleston County Planning Department
4045 Bridge View Drive, Suite A-314
North Charleston, SC 29405

Re: PD-22C

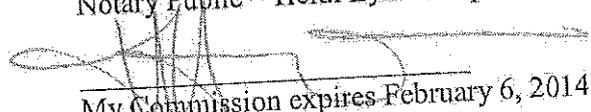
Dear Ms. Pietras;

Please accept this letter as notification that we desire and intend to change the name of the Planned Development on Johns Island known as PD-22C, also known as 'Johns Island Junction', to 'South Island Market'.

Sincerely,
Bennett Hofford Construction Co., Inc.


John H. Hofford
President

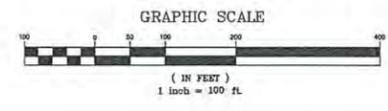
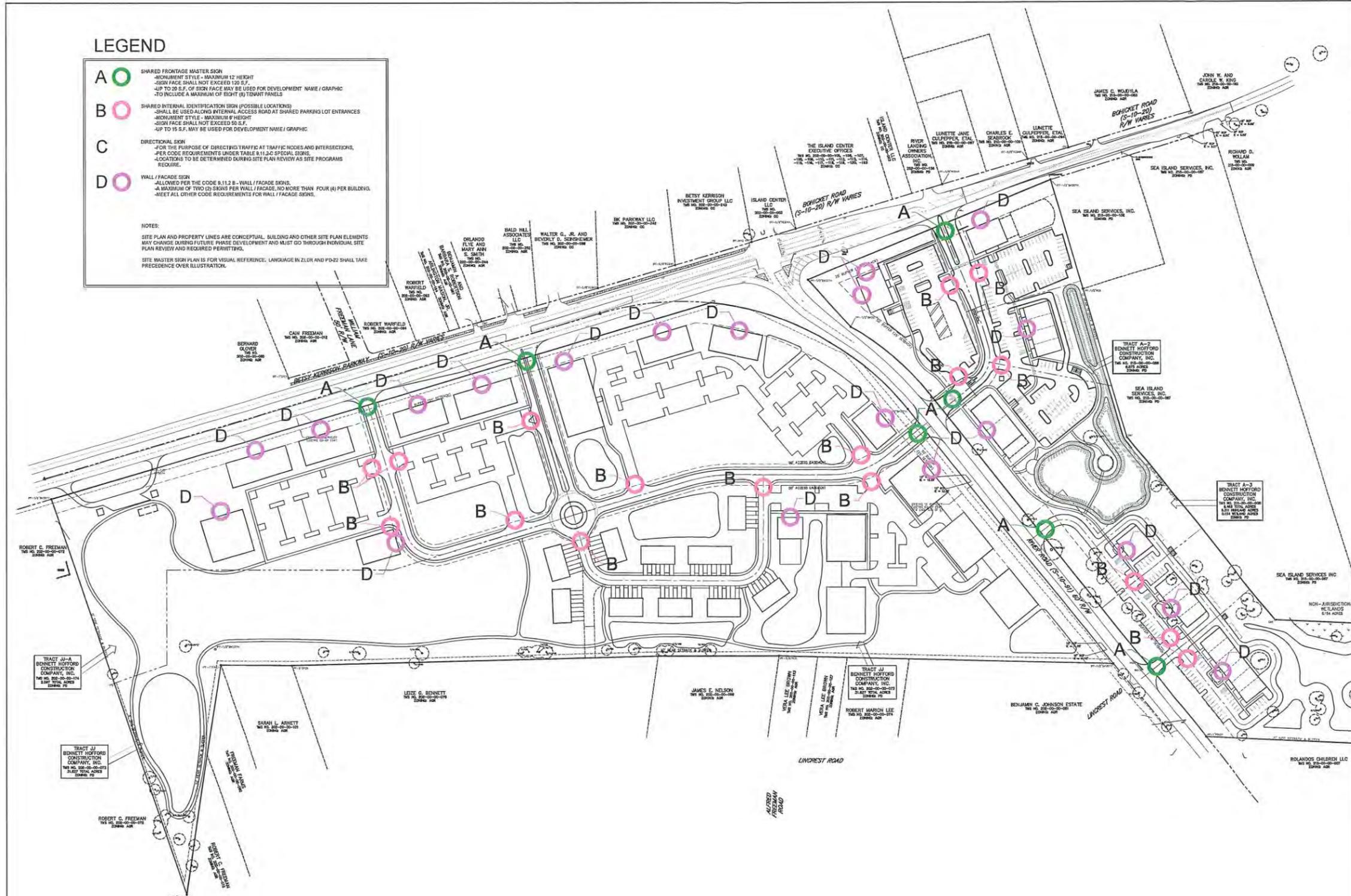
State of South Carolina, County of Charleston
Subscribed and Sworn to before me
This 18th day of November, 2009
Notary Public ~ Heidi Lynn Hoepfner


My Commission expires February 6, 2014

NOTARY PUBLIC FOR SOUTH CAROLINA
MY COMMISSION EXPIRES FEBRUARY 6, 2014

LEGEND

- A**  SHARED FRONTAGE MASTER SIGN
-MONUMENT STYLE - MAXIMUM 12' HEIGHT
-SIGN FACE SHALL NOT EXCEED 120 S.F.
-UP TO 20 S.F. OF SIGN FACE MAY BE USED FOR DEVELOPMENT NAME / GRAPHIC
-TO INCLUDE A MAXIMUM OF EIGHT (8) TOWNT VEHICLES
 - B**  SHARED INTERNAL IDENTIFICATION SIGN (POSSIBLE LOCATIONS)
-SHALL BE USED ALONG INTERNAL ACCESS ROAD AT SHARED PARKING LOT ENTRANCES
-MONUMENT STYLE - MAXIMUM 6' HEIGHT
-SIGN FACE SHALL NOT EXCEED 50 S.F.
-UP TO 15 S.F. MAY BE USED FOR DEVELOPMENT NAME / GRAPHIC
 - C**  DIRECTIONAL SIGN
-FOR THE PURPOSE OF DIRECTING TRAFFIC AT TRAFFIC NODES AND INTERSECTIONS,
-PER CODE REQUIREMENTS UNDER TABLE 9.11.03 SPECIAL SIGNS.
-LOCATIONS TO BE DETERMINED DURING SITE PLAN REVIEW AS SITE PROGRAMS REQUIRE.
 - D**  WALL / FACADE SIGN
-ALLOWED PER THE CODE 9.11.2 B - WALL / FACADE SIGNS.
-A MAXIMUM OF TWO (2) SIGNS PER WALL / FACADE, NO MORE THAN FOUR (4) PER BUILDING.
-MEET ALL OTHER CODE REQUIREMENTS FOR WALL / FACADE SIGNS.
- NOTES:**
SITE PLAN AND PROPERTY LINES ARE CONCEPTUAL. BUILDING AND OTHER SITE PLAN ELEMENTS MAY CHANGE DURING FUTURE PHASE DEVELOPMENT AND MUST GO THROUGH INDIVIDUAL SITE PLAN REVIEW AND REQUIRED PERMITTING.
SITE MASTER SIGN PLAN IS FOR VISUAL REFERENCE. LANGUAGE IN ZLOR AND PD-22 SHALL TAKE PRECEDENCE OVER ILLUSTRATION.



HILANC LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING
HILA, Inc.
29 Leinbach Drive, A2
Charleston, SC 29407-6988
tel 843.763.1166
fax 843.763.1909
www.hilanc.com



SITE MASTER SIGNAGE
SOUTH ISLAND MARKET
CHARLESTON COUNTY, SOUTH CAROLINA

PROJECT	05165.00
DATE:	08/19/2009
SCALE:	1"=100'
DESIGN:	KRV
DRAWN:	KRV
CHECK:	
DWG:	
REVISIONS	
SHEET	1 of 1



LOCATION MAP
NOT TO SCALE

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TREE LEGEND

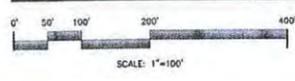
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---	CABLE VAULT
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---	FIBER OPTICS MARKER
---	GUY POLE
---	IRRIGATION VALVE
---	WATER VALVE



- Commercial / Retail
- Residential
- Office / Flex



JOHNS ISLAND JUNCTION - SITE PLAN CONCEPT

CHARLESTON COUNTY, SOUTH CAROLINA
2.22.2008



LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

29 Leinbach Drive, A2, Charleston SC 29407-6988 tel 843.763.1166 fax 843.763.1909



JOHNS ISLAND, SC
LOCATION MAP
NOT TO SCALE

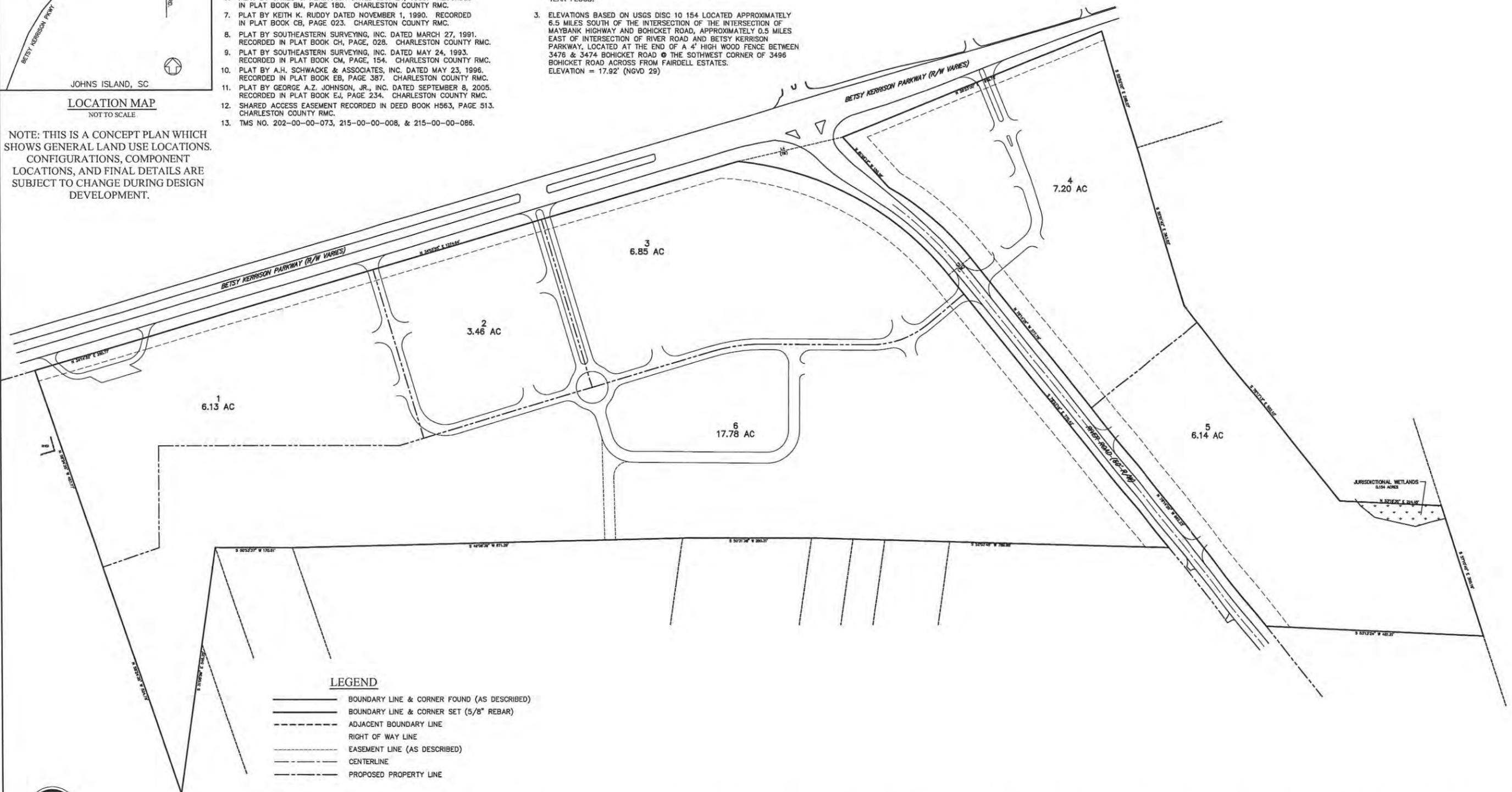
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REFERENCES

1. PLAT BY E.M. SEABROOK JR., INC. DATED NOVEMBER 13, 1972. RECORDED IN PLAT BOOK AB, PAGE 087. CHARLESTON COUNTY RMC.
2. PLAT BY DAVIS & FLOYD ENGINEERS, INC. DATED APRIL 1974. RECORDED IN PLAT BOOK AE, PAGE 125. CHARLESTON COUNTY RMC.
3. PLAT BY W.L. GAILLARD DATED DECEMBER 11, 1980. RECORDED IN PLAT BOOK T, PAGE 122. CHARLESTON COUNTY RMC.
4. PLAT BY W.L. STEPHENS DATED FEBRUARY 14, 1983. RECORDED IN PLAT BOOK AX, PAGE 121. CHARLESTON COUNTY RMC.
5. PLAT BY ROBERT L. FRANK DATED NOVEMBER 29, 1983. RECORDED IN PLAT BOOK BB, PAGE 017. CHARLESTON COUNTY RMC.
6. PLAT BY JAMES G. PENNINGTON DATED MAY 24, 1985. RECORDED IN PLAT BOOK BM, PAGE 180. CHARLESTON COUNTY RMC.
7. PLAT BY KEITH K. RUDDY DATED NOVEMBER 1, 1990. RECORDED IN PLAT BOOK CB, PAGE 023. CHARLESTON COUNTY RMC.
8. PLAT BY SOUTHEASTERN SURVEYING, INC. DATED MARCH 27, 1991. RECORDED IN PLAT BOOK CH, PAGE, 028. CHARLESTON COUNTY RMC.
9. PLAT BY SOUTHEASTERN SURVEYING, INC. DATED MAY 24, 1993. RECORDED IN PLAT BOOK CM, PAGE, 154. CHARLESTON COUNTY RMC.
10. PLAT BY A.H. SCHWACKE & ASSOCIATES, INC. DATED MAY 23, 1996. RECORDED IN PLAT BOOK EB, PAGE 387. CHARLESTON COUNTY RMC.
11. PLAT BY GEORGE A.Z. JOHNSON, JR., INC. DATED SEPTEMBER 8, 2005. RECORDED IN PLAT BOOK EJ, PAGE 234. CHARLESTON COUNTY RMC.
12. SHARED ACCESS EASEMENT RECORDED IN DEED BOOK H563, PAGE 513. CHARLESTON COUNTY RMC.
13. TMS NO. 202-00-00-073, 215-00-00-008, & 215-00-00-086.

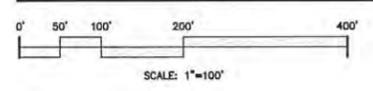
NOTES

1. AREA DETERMINED BY THE COORDINATE METHOD.
2. PROPERTIES ARE LOCATED IN FLOOD ZONE X & SHADED X AS PER FEMA FLOOD INSURANCE RATE MAP NUMBER 45019C0645J, COMMUNITY PANEL 455413 0645 J. EFFECTIVE NOVEMBER 17, 2004. FLOOD ZONE X HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN. FLOOD ZONE X(SHADED) HAS BEEN DETERMINED TO BE AN AREA OF 500-YEAR FLOOD; AREAS OF 100-YEAR FLOOD WITH AVG. DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100-YEAR FLOOD.
3. ELEVATIONS BASED ON USGS DISC 10 154 LOCATED APPROXIMATELY 6.5 MILES SOUTH OF THE INTERSECTION OF THE INTERSECTION OF MAYBANK HIGHWAY AND BOHICKET ROAD, APPROXIMATELY 0.5 MILES EAST OF INTERSECTION OF RIVER ROAD AND BETSY KERRISON PARKWAY, LOCATED AT THE END OF A 4' HIGH WOOD FENCE BETWEEN 3476 & 3474 BOHICKET ROAD @ THE SOUTHWEST CORNER OF 3496 BOHICKET ROAD ACROSS FROM FAIRDELL ESTATES. ELEVATION = 17.92' (NGVD 29)



LEGEND

———	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
———	BOUNDARY LINE & CORNER SET (5/8" REBAR)
- - - - -	ADJACENT BOUNDARY LINE
———	RIGHT OF WAY LINE
———	EASEMENT LINE (AS DESCRIBED)
———	CENTERLINE
———	PROPOSED PROPERTY LINE



JOHNS ISLAND JUNCTION - CONCEPTUAL LOT LINES & PHASING PLAN

CHARLESTON COUNTY, SOUTH CAROLINA
3. 11 . 2008



29 Leinbach Drive, A2, Charleston SC 29407-6988 tel 843.763.1166 fax 843.763.1909

LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING



LOCATION MAP
NOT TO SCALE

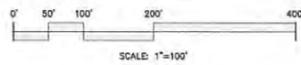
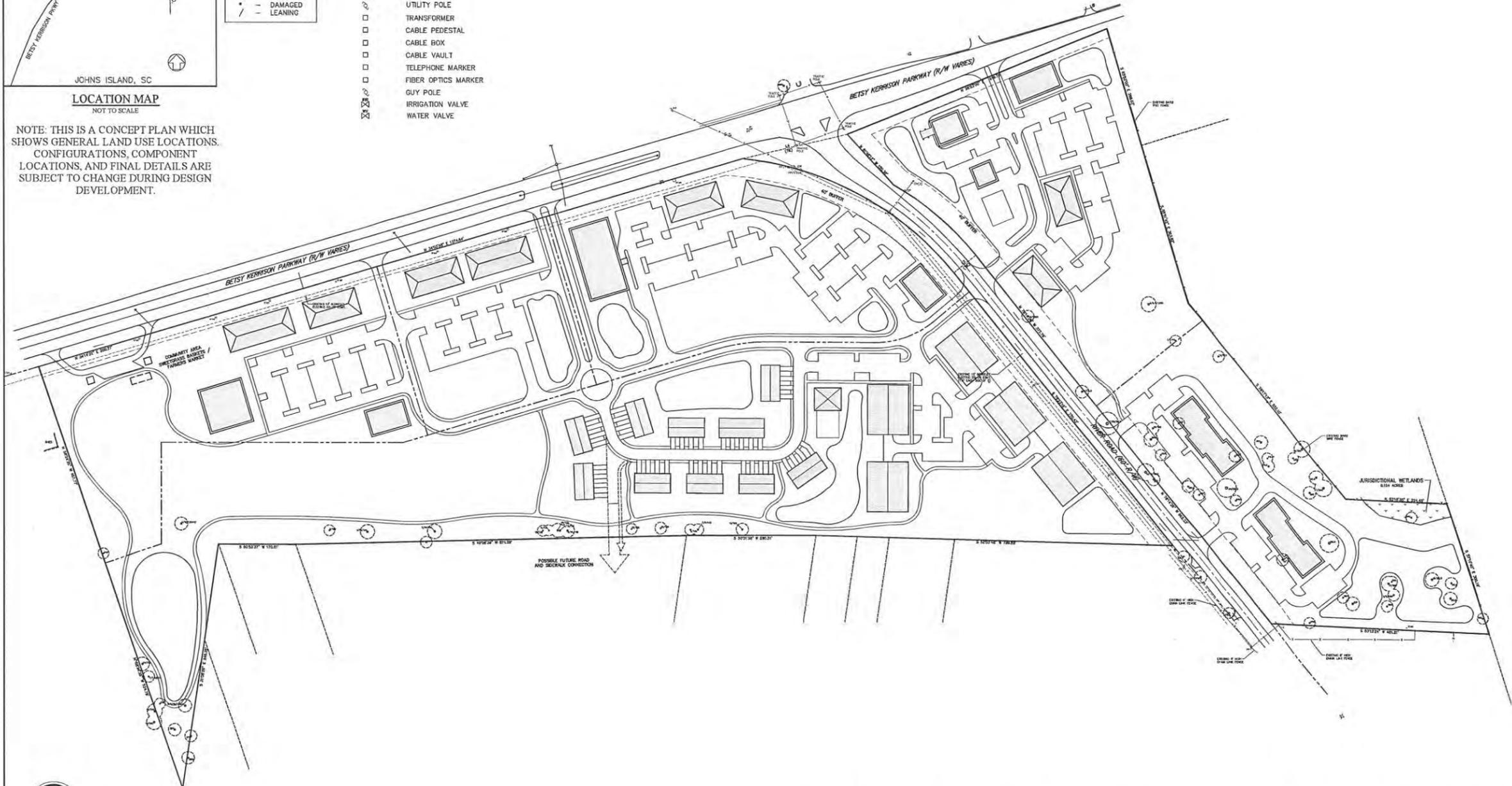
NOTE: THIS IS A CONCEPT PLAN WHICH SHOWS GENERAL LAND USE LOCATIONS, CONFIGURATIONS, COMPONENT LOCATIONS, AND FINAL DETAILS ARE SUBJECT TO CHANGE DURING DESIGN DEVELOPMENT.

TREE LEGEND

BG	-	BLACK GUM
CHY	-	CHERRY
DW	-	DOGWOOD
G	-	GUM
H	-	HICKORY
LO	-	LIVE OAK
MA	-	MAPLE
MAG	-	MAGNOLIA
O	-	OAK
P	-	PINE
RO	-	RED OAK
WO	-	WATER OAK
WL	-	WILLOW
*	-	DAMAGED
/	-	LEANING

LEGEND

---	BOUNDARY LINE & CORNER FOUND (AS DESCRIBED)
---	BOUNDARY LINE & CORNER SET (5/8" REBAR)
---	ADJACENT BOUNDARY LINE
---	RIGHT OF WAY LINE
---	EASEMENT LINE (AS DESCRIBED)
---	CENTERLINE
---	OVERHEAD POWER LINE
○	POWER POLE
○	UTILITY POLE
□	TRANSFORMER
□	CABLE PEDESTAL
□	CABLE BOX
□	CABLE VAULT
□	TELEPHONE MARKER
□	FIBER OPTICS MARKER
□	GUY POLE
□	IRRIGATION VALVE
□	WATER VALVE



JOHNS ISLAND JUNCTION - SITE PLAN CONCEPT

CHARLESTON COUNTY, SOUTH CAROLINA
3.11.2008 REV 9.4.2008



LAND PLANNING
LANDSCAPE ARCHITECTURE
CIVIL ENGINEERING
SURVEYING

29 Leinbach Drive, A2, Charleston SC 29407-6988 tel 843.763.1166 fax 843.763.1909

Appendix A

Charleston County Zoning and Land Development Regulation Articles that apply to this PD.

**This appendix contains only the sections referenced in the Planned
Development document.**

**No other data regarding the Planned Development is contained in this
section.**

This appendix contains all or the applicable portions of:

Chapter 4 – Base Zoning Districts

Chapter 6 – Use Regulations

Chapter 8 – Subdivision Regulations

Chapter 9 – Development Standards

Chapter 12 – Definitions

Article A – Standard Specifications for the Design &

Construction of Roads & Drainage System

Chapter 4
Base Zoning Districts

CHAPTER 4 | BASE ZONING DISTRICTS**ARTICLE 4.1 GENERAL****§4.1.1 ESTABLISHMENT OF ZONING DISTRICTS**

The following base zoning districts are hereby established:

District Name		Comprehensive Plan Land Use Designation
RM	Resource Management	Resource Management [Agricultural]
AG-15	Agricultural Preservation	Agricultural Preservation (Agricultural)
AG-10	Agricultural Preservation	Agricultural Preservation [Agricultural]
AG-8	Agricultural Preservation	Agricultural Preservation [Agricultural] Rural Agricultural [Rural]
AGR	Agricultural/Residential	Agricultural Residential [Agricultural]
RR-3	Rural Residential	Rural Residential [Rural]
S-1	Special Management 1	Residential/Special Management (Suburban)
S-2	Special Management 2	Residential/Special Management (Suburban)
S-3	Special Management 3	Residential/Special Management (Suburban)
R-2	Single Family Residential 2	Single Family Residential (Suburban)
R-3	Single Family Residential 3	Single Family Residential (Suburban)
R-4	Single Family Residential 4	Single Family Residential (Suburban)
M-8	Mixed Style Residential 8	Mixed Style Residential (Suburban)
M-12	Mixed Style Residential 12	Mixed Style Residential (Suburban)
MHS	Low-Density Manufactured Housing Subdivision	Residential Low Density [Suburban]
MHP	Manufactured Housing Park	Residential Moderate Density [Suburban]
OR	Residential Office	Commercial [Suburban]
OG	General Office	Commercial [Suburban]
CN	Neighborhood Commercial	Commercial [Suburban]
CT	Commercial Transition	Commercial [Suburban]
CR	Rural Commercial	Commercial [Rural and Agricultural]
CC	Community Commercial	Commercial [Suburban]
I	Industrial	Industrial [Rural and Suburban]
PD	Planned Development	Planned Development (All areas of Plan)

§4.1.2 ZONING DISTRICT REFERENCES

References in this Ordinance to "nonresidential" zoning districts shall be construed as references to all base zoning districts beginning with the letters "O" (Office), "C" (Commercial) or "I" (Industrial). References to "residential" zoning districts shall be construed as references to all base zoning districts beginning with the letter "S", "R" and "M". References to "agricultural" zoning districts shall be construed as references to all base zoning districts beginning with the letter "A."

§4.1.3 ZONING DISTRICT HIERARCHY

Under the hierarchy established by this Ordinance, the RM district is the most restrictive base zoning district, while the I district is the least restrictive base zoning district. The table of Section 4.1.1 presents the districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

ARTICLE 4.2 MEASUREMENTS, COMPUTATIONS AND EXCEPTIONS**§4.2.1 DENSITY**

Density refers to the number of dwelling units per unit of land area. Density is calculated by dividing the number of dwelling units on a site by the gross area (in acres) of highland (including freshwater wetlands) of the site on which the dwelling units are located. The number of dwelling units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for varying or otherwise adjusting other density, intensity or dimensional standards of this Ordinance.

§4.2.2 LOT AREA**A. Measurement**

Lot area refers to the horizontal land area within lot lines, including freshwater wetlands.

B. Exceptions

No zoning permit, building permit or development approval may be issued for a lot that does not meet the minimum lot area requirements of this Ordinance except in the following cases:

1. Nonconforming lots may be used in accordance with the provisions contained in Chapter 10 of this Ordinance.
2. Utilities using land or an unoccupied building covering less than 1,000 square feet of site area shall be exempt from minimum lot area standards.

C. Absence of Sewer or Water

In the absence of public water or public sewer, no zoning permit or building permit shall be issued until the lot meets all applicable requirements of this Ordinance and the South Carolina Department of Health and Environmental Control (DHEC).

§4.2.3 SETBACKS

Setbacks refer to the unobstructed, unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this Section.

A. Exceptions to Setbacks

Every part of a required setback must be open and unobstructed from the ground to the sky except as set out in this subsection.

1. Trees, shrubbery or other landscape features may be located within any required setback.
2. Fences and walls may be located within any required setback, provided that in residential, office and commercial districts no fence, wall or hedge shall exceed:
 - a. Four feet in height when located within any front or street side setback;

- b. Eight feet in height when located in an interior side or rear setback.
3. Driveways may be located in front and street side setbacks.
4. Sidewalks may be located within any required setback.
5. Utility lines, wires and associated structures, such as power poles, may be located within any required setback.
6. Uncovered porches, uncovered steps to building entrances, uncovered patio decks and uncovered balconies may extend up to five feet into any required front, rear or street side setback.
7. Openwork fire balconies and fire escapes may extend up to five feet into any required side setback.
8. Sills, belt courses, cornices, buttresses, eaves and other architectural features may extend up to two feet into any required setback.
9. Chimneys and flues may extend up to two feet into any required setback.
10. Satellite dish antennas may be placed in required rear setbacks.
11. Mechanical equipment, including Heating Ventilation and Air Conditioning (HVAC) equipment, may be extended up to five feet into required side or rear setbacks in all zoning districts.

B. Contextual Setbacks

Notwithstanding the front setback requirements of the underlying zoning district, the front building line of any structure or addition to a structure may be as close to the street as the front building line of a structure located on any lot that is immediately adjacent to the subject lot. If the subject lot is located between two developed lots, the front building line of the structure that is set back further from the street shall apply to the subject lot.

C. Setback Reductions

Where the front, interior side and rear setbacks of the underlying zoning district reduces the buildable width of a lot to less than 40 feet, the Planning Director shall be authorized to reduce the required setbacks as much as necessary. However, no setback reduction granted by the Planning Department shall be for more than 15 feet.

D. Front Setbacks on Narrow Streets

Where a lot abuts a dedicated street (that has been accepted for street maintenance) with a right-of-way width of less than 50 feet, the required front setback shall be measured from a line measured 25 feet from the center of such right-of-way.

E. Setbacks on Corner and Double-Frontage Lots

On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street. The remaining lot lines will be subject to side setback standards. There is no rear lot line.

F. Reduction for Public Purpose

When an existing setback is reduced because of conveyance to a federal, state or local government for a public purpose and the remaining setback is at least 50 percent of the required minimum setback for the district in which it is located, then that remaining setback will be deemed to satisfy the minimum setback standards of this Ordinance.

§4.2.4 BUILDING HEIGHT

Building height refers to the vertical distance between the base flood elevation and: (1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; (2) the highest point of a mansard roof; or (3) the highest point of the coping of a flat roof.

**A. Fences or Walls**

In the case of fences or walls, height shall be measured from ground level on the higher side of the fence or wall.

B. Exceptions to Height Limits

Unless otherwise expressly stated, the height limitations of this Ordinance shall not apply to any of the following:

1. Farm buildings in any Agricultural zoning (A) district;
2. Electrical power transmission lines;
3. Belfries, cupolas, spires, domes, monuments, flagpoles, chimneys, radio/television receiving antennas or chimney flues; or
4. Bulkhead, elevator, water tank, or any other similar structure or necessary mechanical appurtenance extending above the roof of any building, if such structure does not occupy more than 33 1/3 percent of the area of the roof.

§4.2.5 BUILDING COVERAGE

Building coverage refers to the area 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 open porches, fire escapes, canopies and the first two feet of a roof overhang.

ARTICLE 4.15 M-8, MIXED STYLE RESIDENTIAL 8 DISTRICT

§4.15.1 DESCRIPTION

The M-8, Mixed Style Residential district implements the Mixed Style Residential (Suburban Area) policies of the *Comprehensive Plan*.

§4.15.2 USE REGULATIONS

Uses are allowed in the M-8 district in accordance with the Use Regulations of Chapter 6.

§4.15.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the M-8 district shall be subject to the following density, intensity and dimensional standards and shall provide proof to the Planning Director that the property will be served by public water and sewer:

M-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	8 dwelling units per acre
MINIMUM LOT WIDTH	12 feet
MINIMUM SETBACKS	
Front/Street Side	15 feet [1]
Interior Side	0/5 feet [2]
Rear	10 feet
OCRM Critical Line	35 feet
MAXIMUM BUILDING COVER	50% of lot
MAXIMUM HEIGHT	4 stories/50 feet

[1] Front/Street Side Setback reductions of 15 feet may be approved by the Planning Director when deemed compatible with existing development patterns or setbacks shown on approved plats.

[2] Zero lot line homes may be built with no setback on one side of the property, but must have at least 14 feet of separation between buildings.

§4.15.4 OTHER REGULATIONS

Development in the M-8 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

ARTICLE 4.24 CC, COMMUNITY COMMERCIAL DISTRICT

§4.24.1 DESCRIPTION

The CC, Community Commercial district implements the Commercial (Suburban Area) policies of the *Comprehensive Plan*.

§4.24.2 USE REGULATIONS

Uses are allowed in the CC district in accordance with the Use Regulations of Chapter 6.

§4.24.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All development in the CC district shall be subject to the following density, intensity and dimensional standards:

CC	
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MINIMUM LOT AREA	4,000 square feet
MINIMUM LOT WIDTH	15 feet
MINIMUM SETBACKS	
Front/Street Side	None
Interior Side	None
Rear	None
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	35% of lot
MAXIMUM HEIGHT	No Maximum

§4.24.4 OTHER REGULATIONS

Development in the CC district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9.

§4.24.5 RESIDENTIAL USES

Residential uses in the CC district shall be subject to the density/intensity and dimensional standards of the M-12 district (Article 4.16).

§4.26.1 MINIMUM LOT WIDTH (FT)

The minimum lot width (ft) is measured and maintained from the front lot line through the entire parcel to the OCRM Critical Line. All lots within a subdivision must meet the minimum lot width average. (Exception: Flag lots and lots served by cul-de-sacs).

- A. Reductions from minimum lot width requirements for parcels which abut an OCRM Critical Line may be permitted if the Planning Director determines that one of the following criteria has been met:
1. No more than three (3) waterfront lots are being created from the original parcel and that a reduction of no more than ten percent (10%) of lot width is required for any resulting lot; or
 2. Where two lots of record (lots existing prior to April 21, 1999) have been combined, the resulting lot may be subdivided into the original configuration shown on the previously approved, recorded plat of record, even if the original lots do not meet the minimum lot width requirement of this Section, provided that the subdivision meets all other requirements of this Ordinance.

ARTICLE 4.27 PD, PLANNED DEVELOPMENT DISTRICT
§4.27.1 DESCRIPTION

A "Planned Development," as defined by the South Carolina Government Comprehensive Planning Enabling Act of 1994, as amended, Code of Laws of South Carolina, Title 6, Chapter 29 (6-29-740) is a type of zoning district (PD) and a type of development plan. PD zoning districts are inextricably linked to Planned Development plans, in that no rights of development apply to a PD zoning designation other than those of the approved Planned Development plan.

Planned development provisions are intended to encourage innovative site planning for residential, commercial, institutional, and industrial developments within planned development districts. Planned development districts may provide for variations from other ordinances and the regulations of other established zoning districts concerning use, setbacks, lot size, density, bulk, and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare.

§4.27.2 FINDINGS

The County finds and determines that this Article is consistent with the following objectives of the *Comprehensive Plan*:

- A. Implement a farm and forest land and open space protection program (Objective FFL1);
- B. Provide families and youth with access to parks, recreation areas and facilities (Objective CD5);
- C. Encourage site design that will maintain as much of the development site as possible in natural open space where new development is proposed in rural and agricultural areas outside of existing settlements (Objective WR3, Policy 1);
- D. Implement a system of incentives that will encourage environmentally sensitive site planning that is responsive to the natural characteristics of the land.

New development should be encouraged that will retain buffers along rural and urban waterways, retain natural open space, and reduce impervious surfaces (Objective WR4, Policy 1);

- E. Promote a sufficient supply of a variety of housing units with access to facilities and services (Objective H1);
- F. Increase ownership of affordable housing through new construction, acquisition, and/or rehabilitation (Objective H5);
- G. Increase the housing alternatives for low and moderate income households (Objective H6); and
- H. Increase and preserve affordable housing development and reduce the number of households below the poverty level (Objective CD10).

§4.27.3 DEFINITIONS

In this Chapter, the following term shall have the following meanings unless a contrary meaning is required by the context or is specifically prescribed:

- A. Studio Unit: A dwelling unit that:
 1. Has only one combined living and sleeping room; or
 2. A living and sleeping room, along with a separate room that contains only kitchen facilities and also a separate room that contains only sanitary facilities.

§4.27.4 INTENT AND RESULTS

The PD, Planned Development, district regulations of this Article are intended to encourage achievement of the goals of the Charleston County *Comprehensive Plan* and to allow flexibility in development that will result in improved design, character, and quality of new mixed use developments and preserve natural and scenic features of open spaces. The following objectives may be attained through the use of the planned development process:

- A. A maximum choice in the types of environment available to the public by allowing a development that would not be possible under the strict application of the standards of this Ordinance that were designated primarily for development on individual lots;
- B. A greater freedom in selecting the means to provide access, light, open space and design amenities;
- C. Quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations and land use arrangements;
- D. A development pattern in harmony with the land use density, transportation facilities and community facilities objectives of the *Comprehensive Plan*;
- E. The permanent preservation of common open space, recreation areas and facilities;

- F. An efficient use of the land resulting in more economical networks of utilities, streets, schools, public grounds and buildings, and other facilities;
- G. A creative approach to the use of land and related physical facilities that results in better development and design and the construction of amenities; and
- H. A development pattern that incorporates adequate public safety and transportation-related measures in its design and compliments the developed properties in the vicinity and the natural features of the site.

§4.27.5 APPLICABILITY

There shall be no minimum site area requirement for a Planned Development as long as the Planned Development meets all requirements of Article 4.27 of this Ordinance.

§4.27.6 DEVELOPMENT STANDARDS

Development standards of the underlying zoning district pertaining to density, lot size, location, and arrangement of buildings and structures, lot dimensions, and landscaping may be altered in Planned Development Districts. The underlying standards of the zoning district may be altered only if the development will serve an overriding public interest and/or public safety concern. The development standards listed below, those in the approved Planned Development Stipulations, and any in the approved Planned Development Sketch Plan(s) shall apply.

A. Maximum Density

The maximum allowed density increase in a planned development may not exceed the maximum density as stated in Table 3.2.1 of the Charleston County *Comprehensive Plan*, as amended. Density and lot area calculations shall comply with the requirements contained in Article 4.2, Measurements, Computations and Exceptions. In order to achieve the maximum density, the following minimum amounts of common open space, as defined in this Ordinance, shall apply where applicable:

1. 0.2 acres of common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is required for parcels located in the Rural and Agricultural Areas; or
2. If the parcel is located in the Suburban Area, the following standards shall apply:
 - a. Where the underlying zoning district is Single Family Residential (R-2, R-3, or R-4) and all requirements of this Ordinance are met, a maximum density of not more than two times the maximum allowable density in the underlying zoning district may be permitted when 0.05 acres of common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is provided. A density bonus of up to 25% may be approved by County Council when affordable housing units are provided in accordance with the provisions of Section 4.27.8 of this Ordinance; and
 - b. Where the underlying zoning district is Mixed Style Residential (M-8 or M-12) and all requirements of this Ordinance are met, a maximum density of not more than two times the maximum allowable density in the underlying zoning district may be permitted when 0.05 acres of

common open space per dwelling unit plus ten percent (10%) of the land area designated for office, commercial, and/or industrial uses is provided. A density bonus may be approved by County Council when affordable housing units are provided in accordance with the provisions of Section 4.27.8 of this Ordinance.

B. Dimensional Standards

1. The Waterfront Development Standards of the base zoning district, as set forth in Article 4.26 of this Ordinance, shall be applied to all waterfront lots within the planned development.
2. Each lot located on the perimeter of the planned development shall maintain the rear yard setback requirements and any buffer requirements of the adjacent zoning district.

C. Architectural Standards

The Architectural Design Guidelines of Article 9.6 shall apply to all proposed planned developments. Modifications to the Architectural Design Guidelines may be proposed in a planned development request where the Planning Director determines that the architectural design of the proposed development is compatible with the architectural design of development on adjacent properties.

D. Lots to Abut Upon Common Open Space

Residential parcels shall maximize orientation towards common open space or similar areas.

E. Access

1. Streets within planned developments should connect to adjoining neighborhoods/developments. Cul-de-sacs, T-turnarounds, and dead-end streets are discouraged.
2. Areas between structures shall be covered by easements where necessary for access and to provide for maintenance and utility service.
3. Primary vehicular access to office, commercial, or industrial development shall be through limited access roads.

F. Commercial Areas

1. Commercial areas and adjacent residential, office, and industrial areas shall be directly connected through paved sidewalks, trails, or other pedestrian infrastructure.
2. Commercial areas shall be planned as groups having common parking areas and common ingress and egress points.

G. Industrial Areas

1. A minimum vegetated buffer of forty (40) feet shall be required where industrial uses abut residential uses.
2. All intervening spaces between the right-of-way line and project building

line and intervening spaces between buildings, drives, parking areas and improved areas shall be landscaped with trees and plantings and properly maintained at all times.

H. Areas Designated for Future Use

All areas designated for future expansion or not intended for immediate improvement or development shall remain in a natural state until such time as development permits are approved.

I. Signs

Specifications of size, type, height, setback, location, design, illumination, and number of signs shall be included in the planned development guidelines. Specifications shall be as restrictive or more restrictive than the standards set forth in this Ordinance.

J. Parking

Parking shall be provided in accordance with the standards set forth in Article 9.3 of this Ordinance. Modifications to the parking standards of Article 9.3 may be proposed in a planned development request where the Planning Director determines that the amount of parking requested and its location is sufficient for the use proposed.

K. Resource Areas

1. Planned developments shall protect any resources determined significant by the Planning Director including, but not limited to: agricultural soils and active farmland, buffer areas between active farmland and existing/planned future non-farm development, wetlands, mature trees, land adjacent to preserved farmland on neighboring properties, scenic views, water access and shoreline buffers, and habitat of species designated as of federal, state and local concern.
2. Planned developments shall comply with all provisions of Article 9.4, Tree Protection and Preservation, of this Ordinance.

§4.27.7 COMMON OPEN SPACE

A. Common open space area shall be located to preserve any significant resources. Where common open space is designated, the following standards shall apply:

1. The common open space area shall be detailed on each Sketch Plan and recorded with the Final Plat (as approved under Article 8.5 of this Ordinance) or separate instrument.
2. The proposed common open space shall be usable and appropriate to the size of the development and to the new residents of the planned development. The purpose of common open space is to permit areas, which could otherwise be developed into buildable lots or otherwise sold individually, to provide a significant amenity to the residents who will interact with the open space on a daily basis. It is not the purpose of common open space to permit open space for land that is otherwise unusable on a daily basis by residents. Common open space may include

unimproved land, landscaped areas, improved recreation areas, recreational buildings, and structures that are totally accessory to recreational uses, as well as freshwater wetland areas and water surfaces, all located within the development. Natural landscapes, such as wetlands, may also be considered as open space if preserved and meet the requirements of subsection C below. "Usable" means that the open space includes uses or facilities that are adaptable to recreational or leisure use and are accessible to the residents of the proposed development or the general public, such as seating areas, picnic shelter, community garden, pedestrian and bicycle trail access to a designated greenway, public square, swimming pools, playing fields, or a new playground. The use or facility must be approved by County Council in accordance with the approval and conveyance procedures below.

3. The total combined acreage of freshwater wetlands, detention ponds, and buffers to be used as open space shall not comprise more than forty percent (40%) of the open space requirement as stated in this Section.
4. Land designated as common open space shall not be occupied by streets, drives, parking areas, or structures, other than recreational structures.
5. All property owners in the planned development shall have access to the open space by means of a public or private street or walkway in an easement a minimum of 20 feet in width.
6. Common open space shall be provided within each phase of the planned development in sufficient amounts to serve the expected population of that phase.
7. The common open space shall be conveyed prior to recording the final plat, in accordance with one of the methods listed below. The applicant must have proof of commitment from the entity that will be responsible for the common open space prior to the Planning Commission Meeting for which the case is scheduled.
 - a. By dedication to the County as publicly-owned open space. Parks, open space, and recreation facilities proposed for dedication to the County must be acceptable to the Parks and Recreation Commission, Planning Commission, County Council, and other governmental entities with regard to the size, shape, location, improvement, environmental condition (i.e., the applicant may be required to provide an environmental assessment), and budgetary and maintenance terms; or
 - b. By leasing, conveying, or retaining title (including beneficial ownership) to a corporation, homeowner's association or other legal entity. The terms of such lease or other instrument of conveyance must restrict the use of the area to open space/recreational uses.

§4.27.8 AFFORDABLE DWELLING UNITS

- A. As an incentive to provide affordable dwelling units, County Council may approve a density bonus above the maximum allowable density provided for in

Section 4.27.6A. This density bonus is only applicable to properties located in the Suburban Area and shall only apply to affordable housing units (no market rate units may be included in the density bonus).

- B. Zoning permit fees for affordable dwelling units shall be reimbursed upon the request of the developer and certification that the dwelling units are affordable, as defined in Section 4.27.3A.
- C. If affordable dwelling units are provided within a planned development, the following requirements shall apply:
 - 1. Affordable dwelling units shall be provided within each phase of the planned development in sufficient amounts to serve the expected population of that phase;
 - 2. Affordable dwelling units shall be integrated throughout the development and not located in a single area of the development;
 - 3. Any studio dwelling unit provided under this Section must be a minimum of 500 square feet in floor area; and
 - 4. In no instance shall more than fifty percent (50%) of the affordable dwelling units be provided in the form of studio units.

§4.27.9 PLANNED DEVELOPMENT PROCEDURE

This procedure involves a pre-application conference, a community workshop and approval of a PD development plan and PD zoning map amendment.

- A. **Pre-Application Conference**

Before submitting a PD Development Plan for Planned Development, the applicant shall confer with the Planning Director and any other officials designated by the Planning Director. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures.
- B. **Community Workshop**

After the pre-application conference, it is recommended that the applicant hold one (1) or more community workshops. The purpose of a community workshop is to ensure early citizen participation in an informal forum, in conjunction with the development applications and to provide an applicant the opportunity to understand and try to mitigate any impacts an application may have on an affected community. A community workshop is not intended to produce complete consensus on all applications, but to encourage applicants to be good neighbors.
- C. **PD Development Plan**
 - 1. **Application**

After the required pre-application conference, a complete application for PD Development Plan approval must be submitted to the Planning Director on a form established by the Planning Director including an approved and recorded plat showing the current property lines of the property/properties to be included in the planned development, a current

recorded deed, and all applicable fees. If the proposed development is zoned R-2, R-3, or R-4 and would exceed the maximum density of the Residential Low Density Future Land Use Designation in the *Comprehensive Plan*, a *Comprehensive Plan Amendment* must be approved concurrently with a Planned Development application (see Article 3.2, *Comprehensive Plan Amendment*). County Council may waive the fees at their discretion. The PD Development Plan application shall include the requested Planned Development Stipulations and Sketch Plan. The Sketch Plan shall be drawn to scale.

- a. The following shall be included in the requested Planned Development Stipulations:
 - i. 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;
 - ii. A statement of objectives of the proposed development;
 - iii. 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;
 - iv. A table of proposed land uses including:
 - a. A table of proposed maximum and average residential densities for each residential use (The applicant may refer to the density ranges listed in the Charleston County *Comprehensive Plan* for residential densities);
 - b. The maximum total acreage of each residential use, including affordable dwelling units, if applicable;
 - c. The maximum allowable number of each type of residential unit requested, including affordable dwelling units, if applicable;
 - d. The maximum proposed floor area ratios (% of lot in relation to building floor area), and the maximum building/lot coverage for each non-residential use; and
 - e. All dimensional and lot standards requested, for each land use type designated.
 - v. A description of the affordable dwelling units, if applicable, including location, unit type, and cost analysis;
 - vi. An analysis of the impact of the proposed development on existing public facilities and services (e.g. roads and streets, water, sewer, etc.). Any proposed future improvements to these facilities and services to be made as part of the planned

- development shall also be included;
- vii. A traffic study that meets the requirements of Article 9.9 of this Ordinance for planned developments that contain (1) 50 or more dwelling units or (2) 5 or more acres of nonresidential development;
 - viii. A development schedule with a generalized phasing schedule, if appropriate. The phasing schedule shall include the number of dwelling units, total acreage of each residential use, total gross floor area of each non-residential use, percentage and acreage of common open space to be included in each phase, and percentage, number and acreage of affordable dwelling units to be included in each phase (if applicable);
 - ix. A statement indicating how any common open space/recreation areas will be owned or managed;
 - x. A statement indicating how all roads and alleys will be owned and maintained;
 - xi. A statement of inclusion and compliance with processes included in the Charleston County Zoning and Land Development Regulations that are not mentioned in the planned development stipulations;
 - xii. A statement of agreement to proceed with proposed development in accordance with the provisions of these zoning regulations, applicable provisions of the Charleston County *Comprehensive Plan*, and with such conditions as may be attached to any rezoning to the applicable PD district;
 - xiii. A statement that the provisions of Article 3.10, Variances, of this Ordinance shall not apply to the planned development and that all major changes to the planned development must be approved by County Council. Tree variances may be granted in accordance with this Article and all other sections of this Ordinance;
 - xiv. Letters of coordination from all agencies from which the applicant must either (1) obtain permits or (2) obtain services and/or facilities; and
 - xv. Any other information that the Planning Director determines is necessary to determine whether the application complies with the standards established in this Article.
- b. The following shall be included on the requested Sketch Plan. Multiple Sketch Plans may be submitted. Sketch Plans shall be drawn to scale.
- i. The general location and amount of land proposed for each land use including single family residential, multi-family

residential, institutional, office, commercial, industrial, common open space/recreation, street use, etc.;

- ii. Conceptual lot lines;
- iii. Pedestrian and motor traffic circulation;
- iv. Location, acreage, and type (freshwater or Critical Line/marsh) of all wetlands as they exist prior to development. The location and acreage of all freshwater wetlands to be developed upon shall be indicated;
- v. A tree survey to include all Grand trees (24 inches or greater) on residential lots of one acre or less and in road rights-of-way and easements. Significant trees shall be shown on residential lots greater than one acre. Tree surveys for non-residential uses shall conform with the standards of Section 9.4.3 of this Ordinance;
- vi. Architectural elevations for each type of residential and nonresidential unit;
- vii. The general location, size, and capacity of all existing and proposed water and sewer lines;
- viii. Areas to be included in each phase of development, including the location of all common open space areas and/or affordable housing units to be included in each phase;
- ix. The location of all construction entrances;
- x. A Landscaping Sketch Plan including the location and composition of all screening and buffering materials;
- xi. A Utility Sketch Plan with the location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including existing and proposed location of any easements or rights-of-way; and
- xii. Any other information that the Planning Director determines is necessary to determine whether the application complies with the standards established in this Article.

2. Public Hearing Notice

Newspaper, Neighbor, Parties in Interest, and Posted notice of the County Council's public hearing shall be provided in accordance with the requirements of Section 3.1.6 of this Ordinance.

3. Planning Director Review and Report

Once an application is deemed complete and to contain all information required herein by the Planning Director, the application will be scheduled for a Planning Commission meeting and the applicant and other interested parties will be notified in accordance with this Ordinance. The Planning Director shall prepare a staff report that reviews the PD Development Plan application.

4. Planning Commission Review and Recommendation

The Planning Commission shall review the proposed PD Development Plan and adopt a resolution, by majority vote of the entire membership, recommending that the County Council approve, approve with conditions or deny the proposed development plan. The Planning Commission's recommendation shall be based on the Approval Criteria of Section 4.27.9.C.6. The Planning Commission shall submit its recommendation to the County Council within 30 calendar days of the Planning Commission meeting at which the PD Development Plan was introduced.

At any time prior to action by the Planning Commission, the applicant may request that the Planning Commission enter mediation. When mediation is requested, the Planning Commission shall assign one of its members as a representative in mediation proceedings and the Planning Director shall represent the Planning Staff. A majority vote of the entire Planning Commission membership in a public meeting shall be required to accept any mediated settlement. An accepted mediated settlement cannot waive the standards of this Ordinance. Prior to beginning talks, applicable time limits for review and action on complete applications must be extended by mutual agreement of the applicant and Planning Commission.

5. County Council Hearing and Decision

After receiving the recommendation of the Planning commission, the County Council shall hold at least 1 public hearing, and any time after the close of the public hearing, take action to approve, approve with conditions or deny the proposed PD Development Plan based on the Approval Criteria of Section 4.27.9.C.6 of this Chapter. If the County Council takes action to approve the PD Development Plan, it may require time-frames for development of the entire Planned Development and its individual phases, if any. Within ten (10) working days of approval by County Council of a planned development, the applicant shall submit three (3) copies of the approved Planned Development Guidelines and Sketch Plan to the Planning Department. This plan shall contain all changes and conditions approved by Council. The approval of a planned development shall deem it to be a new zoning district with its own zoning designation.

6. Approval Criteria

Applications for PD Development Plan approval may be approved only if the County Council determines that the following criteria are met:

- a. The PD Development Plan complies with the standards contained in this Article;
- b. The development is consistent with the intent of the *Comprehensive Plan* and other adopted policy documents; and
- c. The County and other agencies will be able to provide necessary public services, facilities, and programs to serve the development proposed, at the time the property is developed.

§4.27.10 IDENTIFICATION OF ZONING MAPS

Approved PDs shall be indicated on the official zoning map.

§4.27.11 COMPLIANCE WITH OTHER REGULATIONS

Unless expressly stated in this Section or approved at the time of a Planned Development approval, all applicable standards of this Ordinance and other law shall apply to development within a Planned Development. Planned Developments may provide for variations from this Ordinance or other ordinances and the regulations of established zoning districts concerning use, setbacks, lot area, density, bulk and other requirements to accommodate flexibility in the arrangement of uses for the general purpose of promoting and protecting the public health, safety, and general welfare. All development, other than single family residential, shall comply with the Site Plan Review Requirements of this Ordinance.

§4.27.12 SUBDIVISION OF LAND LOCATED WITHIN APPROVED PLANNED DEVELOPMENTS

All subdivision of land located within approved planned developments shall be deemed a Major Subdivision, as defined in Section 8.3.3 of this Ordinance.

Chapter 6

Use Regulations

CHAPTER 6 | USE REGULATIONS

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CHAPTER 6 | USE REGULATIONS

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

§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.

§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.

§6.3.4 USES NOT ALLOWED

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.

§6.3.5 NEW OR UNLISTED USES AND USE INTERPRETATION

The Planning Director shall be authorized to make use determinations 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 processed in accordance with the Planned Development (PD) procedures of this Ordinance.

TABLE 6.1-1

ZONING DISTRICTS	ZONING DISTRICTS														Condition										
	RM	AG 15	AG 10	AG 8	AG R	RR3	RS1	S2	S3	R2	R3	R4	MB	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I	
AGRICULTURAL USES																									
ANIMAL PRODUCTION																									
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																				
Horse or Other Animal Production	A	A	A	A	C	C	C																		\$ 6.4.1
Concentrated Animal Feeding Operations	S	S	S	S																					
CROP PRODUCTION																									
Greenhouse Production or Food Crops Grown Under Cover	A	A	A	A	A	A	A	A	A	A	C	C													\$ 6.4.1
Horticultural Production or Commercial Nursery Operations	A	A	A	A	A	A	A	A	S	S															
Hydroponics	A	A	A	A	A																				
Crop Production	A	A	A	A	A	A	A	A	A	A	A	A													
FORESTRY AND LOGGING																									
Bona Fide Forestry Operations	C	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
STABLE																									
Stable	A	A	A	A	C	C	C	C	C	C	C	C													\$ 6.4.20
SUPPORT ACTIVITIES FOR AGRICULTURE USES																									
Agricultural Processing	C	C	C	C	S																				A \$ 6.4.1
Agricultural Sales or Services	A	A	A	A	C																				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	C	C	C	C	C	\$ 6.4.58
RESIDENTIAL																									
Congregate Living for the elderly (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	
Duplex																									
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C	C	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
Child Caring Institution (more than 20 children)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	

TABLE 6.1-1	ZONING DISTRICTS														Condition											
	RM	AG 15	AG 10	AG B	AG R	RR3	S1	S2	S3	R2	R3	R4	MB	M 12		MH S	MH P	OR	OS	CN	CR	CT	CC	I		
Group Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S										
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls	S	S	S	S	S	S				S	S	S	S	S												
Manufactured Housing Unit	A	A	A	A	A	C	C	C	C	C	C	C	C	C	A	A								\$ 6.4.24		
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	A	A	A	C	C	C	C	C	A	A								\$ 6.4.24		
Manufactured Housing Park															A											
Multi-Family, including Condominiums or Apartments													A	A									A			
Retirement Housing	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	S										
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A	S								\$ 6.4.8		
Single family Attached, also known as Townhouses or Rowhouses											S	S	C	C	S						C	C	C	\$ 6.4.2		
Single family Detached	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	C	A	C	\$ 6.4.25	
Affordable Dwelling Units	S	S	C	C	C	C	C	C	C	C	C	C	C	A	A									\$ 6.4.19		
Single family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	C	C	C	C	C	C	C												\$ 6.4.24		
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses													S	S			S	S	S							
CIVIC/INSTITUTIONAL																										
COURTS AND PUBLIC SAFETY																										
Court of Law	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
Correctional Institutions																									A	
Parole Offices or Probation Offices																									A	
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	A	A	A	A	A	A	A	A	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	
DAY CARE SERVICES																										
Adult Day Care Facilities		C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	\$ 6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center		C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	\$ 6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	A	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 B	AG R	AG P	RB3	S1	S2	S3	R2	R3	R4	MB		M 12	MH S	MH P	OR	OG	CN	OR	CT	CC	II	
DEATH CARE SERVICES																										
Cemeteries or Crematories	A	A	A	A	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	A	A	A	A	A	A	§ 6.4.53
Funeral Services, including Funeral Homes or Mortuaries																			A	A	A	A	A	A	A	
EDUCATIONAL SERVICES																										
Pre-school or Educational Nursery	C	C	C	C	C	C	C	C	S	S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	§ 6.4.29
School, Primary	S	S	S	A	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S			
School, Secondary	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S					S			
College or University Facility	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A
Business or Trade School	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	A
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C	C	A	A	A	§ 6.4.26
HEALTH CARE SERVICES																										
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities									S	S	S	S	S	S	S	S	S	S	A	A	A	A	A	A	A	
Community Residential Care Facilities									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Convalescent Services, including Nursing Homes									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Counseling Services, including Job Training or Placement Services									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Intermediate Care Facility for the Mentally Retarded									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Public or Community Health Care Centers									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Home Health Agencies									S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	A	
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices																			S	A	S	S	S	S	A	S
Outpatient Facilities for Chemically Dependent or Addicted Persons																				S	S	S	S	S	A	
Rehabilitation Facilities																				S	A	A	A	A	A	
Residential Treatment Facility for Children or Adolescents (mental health treatment)																				S	S	S	S	S	A	

TABLE 6.1-1

	ZONING DISTRICTS																Condition								
	RM	AG 15	AG 10	AG B	AG R	RR	S1	S2	S3	R2	R3	R4	MB	M 12	MH S	MH P		OR	OG	GN	CR	CT	CC	I	
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS																									
Historical Sites (Open to the Public)	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	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	A	A	A	A	A	A	A		
Museums																									
Nature Exhibition	C	C	C	C	C																	S	A	\$ 6.4.10	
Botanical Gardens	A	A	A	A	A																	S	A		
Zoos																						S	S		
POSTAL SERVICE																									
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	A	A	A	\$ 6.4.28	
RECREATION AND ENTERTAINMENT																									
Community Recreation, including Recreation Centers	A	A	A	A	A	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																				
Fishing or Hunting Lodge (Commercial)	A	A	A	A	A																	A			
Golf Courses or Country Clubs																								\$ 6.4.50	
Parks and Recreation	C	C	C	C	C	C	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		\$ 6.4.11	
Drive-In Theaters																						C		\$ 6.4.6	
Golf Driving Ranges																								\$ 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	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS																									
Business, Professional, Labor, or Political Organizations																						A	A	A	A
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities																						S	S	A	A
Religious Assembly	C	C	C	C	C	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	A	A

TABLE 6.1.1-1	ZONING DISTRICTS														Condition											
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	MB 12	M 12		MH S	MH P	OR	OG	CN	CR	CT	CG	I		
FINANCIAL SERVICES																										
Banks																		C	C	C	C	A	A	A	\$ 6.4.33	
Financial Services, including Loan or Lending Services, Savings and Loan Institutions, or Stock and Bond Brokers																		C	C	C	C	A	A	A	\$ 6.4.33	
FOOD SERVICES AND DRINKING PLACES																										
Bar or Lounge (Alcoholic Beverages), including Taverns, Cocktail Lounges, or Member Exclusive Bars or Lounges																				S	S	S	S	S	\$ 6.4.15	
Catering Service																			C	C	C	A	A	A	\$ 6.4.34	
Restaurant, Fast Food, including Snack or Nonalcoholic Beverage Bars																				C	C	C	C	C	\$ 6.4.15	
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants																									\$ 6.4.15	
Sexually Oriented Business																									\$ 6.4.18	
INFORMATION INDUSTRIES																										
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices																				S	S	S	A	A	A	
Communications Towers																				C	C	C	C	C	\$ 6.4.5	
Data Processing Services																				A	A	A	A	A		
Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers																				A	A	A	A	A		
OFFICES																										
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services																				C	C	C	A	A	A	\$ 6.4.35
Government Office																				C	C	C	A	A	A	\$ 6.4.35
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services																				C	C	C	A	A	A	\$ 6.4.35

TABLE 6.1-1

ZONING DISTRICTS	ZONING DISTRICTS														Condition										
	RM	AG 5	AG 10	AG 6	AG R	RR3	S1	S2	S3	R2	R3	R4	M8	M12		MH S	MH P	OR	OG	CN	CR	CT	CC	I	
OTHER NONRESIDENTIAL DEVELOPMENT																									
Convention Center or Visitors Bureaus																		S	S	S	A	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	A
Off-Premises Sign (e.g. Billboard)																									A
Special Trade Contractors (Offices/Storage)																					C	S	A	A	\$ 9.11.3
Building Equipment or other Machinery Installation Contractors																					C	S	A	A	\$ 6.4.36
Carpentry Contractors																					C	S	A	A	\$ 6.4.36
Concrete Contractors																					C	S	A	A	\$ 6.4.36
Drywall, Plastering, Acoustical or Insulation Contractors																					C	S	A	A	\$ 6.4.36
Electrical Contractors																					C	S	A	A	\$ 6.4.36
Excavation Contractors																					C	S	A	A	\$ 6.4.36
Masonry or Stone Contractors																					C	S	A	A	\$ 6.4.36
Painting or Wall Covering Contractors																					C	S	A	A	\$ 6.4.36
Plumbing, Heating or Air-Conditioning Contractors																					C	S	A	A	\$ 6.4.36
Roofing, Siding or Sheet Metal Contractors																					C	S	A	A	\$ 6.4.36
Tile, Marble, Terrazzo or Mosaic Contractors																					C	S	A	A	\$ 6.4.36

TABLE G-1-1

ZONING DISTRICTS	ZONING DISTRICTS																Condition							
	RM	AG 15	AG 10	AG 8	AG RR3	S1	S2	S3	R2	R3	R4	MB	M 12	MH S	MH P	OR		OG	CN	CR	CT	CC	I	
RETAIL SALES																								
Nonstore Retailers																								
Direct Selling Establishments																							A	A
Electronic Shopping or Mail-Order Houses																							A	A
Fuel (except liquefied petroleum gas) Dealers, including Heating Oil Dealers																							A	A
Liquefied Petroleum Gas (Bottled Gas) Dealers																								
Vending Machine Operators																							A	A
Building Materials or Garden Equipment and Supplies Retailers																							A	A
Hardware Stores																								
Home Improvement Centers																								
Garden Supplies Centers																								
Outdoor Power Equipment Stores																								
Paint, Varnish, or Wallpaper Stores																								
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops																								
Liquor, Beer, or Wine Sales																								
Retail Sales or Services, General																								
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																								
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods or Related Products Store																								
Convenience Stores																								
Drug Stores or Pharmacies																								
Duplicating or Quick Printing Services																								
Electronics, Appliance, or Related Products Store																								
Florist																								
Furniture, Cabinet, Home Furnishings, or Related Products Store																								
Pawn Shop																								
Private Postal or Mailing Service																								
Tobacconist																								
Sweetgrass Basket Stands																								

TABLE 6.1-1

	ZONING DISTRICTS															Condition													
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S8	F2	R6	R4	MB	M 12	MH S		MH P	OR	OG	CN	CR	CT	CC	I					
Warehouse Clubs or Superstores																								A	A				
Service Stations, Gasoline (with or without convenience stores)																				C	C				A	A	\$ 6.4.45		
Truck Stop																								A	A				
Vehicle Sales (new or used)																								A	A				
Automobile, or Light or Medium Duty Truck Dealers																								A	A				
Heavy Duty Truck or Commercial Vehicle Dealers																								A	A				
Manufactured (Mobile) Home Dealers																								A	A				
Motorcycle, Watercraft, or Recreational Vehicle Dealers																								A	A				
Vehicle Parts, Accessories or Tire Stores																						A		A	A				
RETAIL OR PERSONAL SERVICES																													
Consumer Convenience Service																									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	\$ 6.4.46
Tailors or Seamstresses																									C	C		A	\$ 6.4.46
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons																									C	C	C	A	\$ 6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios																									C	C	C	A	\$ 6.4.47
Tattoo Parlors																													\$ 6.4.59
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services																									C	C	C	A	\$ 6.4.48

TABLE 6.1-1

Zoning Districts	Zoning Districts														Condition									
	RM	AG 15	AG 10	AG B	AG R	AG RR3	SY	S2	S3	R2	R3	R4	MB	M 12		MH S	MH P	OR	OG	CN	CR	CT	CC	I
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C	C	C	C	S	S	C	S	S								C	C	A	A	A	A	A	\$ 6.4.4B
VEHICLE AND WATERCRAFT STORAGE																								
Vehicle Storage, including Bus Bams, Boat or RV Storage, or Impound Yards																								
Boat Ramps	C	C	C	C	C	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	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	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	S	S	S	S	S	S	S	Art. 5.3, \$5.3.5
WHOLESALE SALES																								
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																								A A
Computers or Electronic Products Wholesalers																					S			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

TABLE 6.1(1)	ZONING DISTRICTS														Condition									
	RM	AG 15	AG 10	AG 8	AG R	RR8	S1	S2	S3	R2	R3	R4	MB	M 12		MH S	MH P	OR	OG	CN	CR	CT	CC	I
Leather Products Wholesalers																								A
Machinery, Tools, or Construction Equipment Wholesalers																								A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																								A
Metal or Mineral (except Petroleum) Wholesalers																								A
Motor Vehicles (Commercial or Passenger) or Trailers Wholesalers, including Related Parts																								A
Paint, Varnish or Related Supplies Wholesalers																								A
Paper or Paper Products Wholesalers																								A
Petroleum Wholesalers																				S				A
Pharmaceutical Wholesalers																								A
Plastics or Rubber Products Wholesalers																								A
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																								A
Sign Wholesalers																								A
Tobacco or Related Products Wholesalers																								A
Toy or Artwork Wholesalers																								A
Watercraft (Commercial or Recreational) Wholesalers, including Related Parts																								A
Wood Products Wholesalers																								A
Other Miscellaneous Wholesale Sales																								S
INDUSTRIAL																								
INDUSTRIAL SERVICES																								
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

TABLE 6-1-1

MANUFACTURING AND PRODUCTION	ZONING DISTRICTS														Condition									
	RM	AG 15	AG 10	AG 8	AG R	RR3	S1	S2	S3	R2	R3	R4	MB 12	MH S		MH P	OR	OG	GN	CR	CT	CC	I	
Aircraft Manufacturing, including Related Parts																								A
Beverage or Related Products Manufacturing, including Alcoholic Beverages																								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																								A
Computers or Electronic Products Manufacturing																								A
Electrical Equipment, Appliances or Components Manufacturing																								A
Fabric or Apparel Manufacturing, including Textile Mills																								A
Food or Related Products Manufacturing																								A
Furniture, Cabinets or Related Products Manufacturing																								A
Class or Related Products Manufacturing																								A
Leather Products Manufacturing, including Tanneries																								A
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment																								A
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing																								A
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries																								A
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																								A

TABLE 6.11.1

	ZONING DISTRICTS																Condition											
	RM	AG 15	AG 10	AG B	AG R	AG RR3	S1	S2	S3	R2	R3	R4	M8	M12	M15	OR		OG	CN	CR	CT	CC	I					
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	A	§ 6.4.57	
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																										A		
Wood Products Manufacturing																								C	C	A	§ 6.4.57	
Other Miscellaneous Manufacturing and Production																								C	C	A	§ 6.4.57	
WAREHOUSE AND FREIGHT MOVEMENT																												
Warehouse and Distribution Facilities																										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	§ 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		

TABLE 6.1-1

OTHER USES	ZONING DISTRICTS														Condition								
	RM	AG 15	AG 10	AG 5	AG RR3	S1	S2	S3	R2	R3	R4	MB	M12	MH S		MH P	OR	OG	CN	CR	CT	CC	I
RECYCLING SERVICES																							
Recycling Center																							
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A
RESOURCE EXTRACTION/MINING																							
Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S
TRANSPORTATION																							
Aviation, including Private Air Strips	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	C
Railroad Facility																							A
Sightseeing Transportation, Land or Water	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.3
Taxi or Limousine Service																							
Urban Transit Systems																							A
Water Transportation, including Coastal or Inland Water Passenger Transportation			S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Art. 5.3

ARTICLE 6.4 USE CONDITIONS

The following use conditions shall apply to principal uses in any Zoning District where these uses are allowed as "Conditional Uses" or "Special Exceptions" as shown in Table 6.1-1.

§6.4.1 ANIMAL PRODUCTION AND AGRICULTURAL PROCESSING USES

Animal production and agricultural processing uses shall be subject to the following standards.

- A. In order to be permitted by right, such uses must be located on a lot with a minimum area of five acres. On lots with an area of under five acres, such uses are allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance.
- B. The use shall be set back at least 100 feet from road rights-of-way and property lines bordering undeveloped parcels. A minimum 200-foot setback shall be required from property lines abutting developed parcels.
- C. A minimum 50-foot buffer shall be maintained and planted within the setback area along all interior property lines.
- D. Any outdoor lighting shall be oriented and arranged to minimize spillover lighting and glare on surrounding roads and properties.

§6.4.2 ATTACHED SINGLE FAMILY DWELLINGS

Attached Single family dwellings shall be subject to the following standards.

- A. **Number of Attached Units in a Single Structure**
In R-4 and more restrictive districts, no single structure may contain more than two attached single family dwellings. In all other districts, no single structure may contain more than eight attached single family dwellings.
- B. **Lot Area**
The minimum lot area for attached dwellings shall comply with the minimum lot area standards of the underlying zoning district. Where a common area is provided, minimum lot area requirements may be calculated as an average lot area by counting a proportionate amount of the common area in calculating the area of each lot.
- C. **Accessory Structures**
All accessory structures shall be located on the property of the Attached Single family Dwelling and for the private use of the property occupant(s). A minimum interior setback of three feet is required between an accessory structure and the interior lot lines, provided that an accessory structure may be located on one of the zero lot lines when constructed of a material finish matching the dwelling unit exterior or is the same height and materially a part of a fence or wall.
- D. **Design Standards**
 1. The front facade of an attached single family dwelling may not include more than 40 percent garage wall area.

2. The roof of each attached single family dwelling must be distinct from the other through either separation of roof pitches or direction, or other variation in roof design.
3. At least ten percent of the area of each facade that faces a street must be comprised of windows.

E. Other Requirements

Prior to development or redevelopment of attached housing on parcels in these districts, an applicant must complete site plan review and meet all standards of this Ordinance. Single family detached residences are exempt from this requirement.

§6.4.3 HAIR, NAIL OR SKIN CARE SERVICES

Hair, Nail or Skin Care Services shall be subject to the following standards:

- A. Hair, Nail or Skin Care Services shall be limited to a maximum of one chair in those districts in which they are allowed as a use subject to conditions, otherwise this use shall fall under the special exception (S) provisions of this Ordinance. There shall be no limit on the number of chairs in those zoning districts in which they are a use allowed by right (A).
- B. Where Hair, Nail and Skin Care Services are allowed as a use with conditions (C), this use shall have a maximum floor area of 5,000 square feet, otherwise this use shall fall under the special exception provisions of this Ordinance.
- C. Barber Shops, Beauty Salons, and Nail salons are allowed as a home occupation in all residential and agricultural districts with a maximum of one chair.

§6.4.4 BED AND BREAKFASTS

Bed and Breakfasts shall be subject to the following standards.

- A. The Bed and Breakfast must be residential in nature and comply with the Home Occupation regulations of Section 6.5.9 of this Chapter.
- B. No exterior alterations, other than those necessary to assure the safety of the structure, shall be made to any building for the purpose of providing a Bed and Breakfast.
- C. Bed and Breakfasts shall contain no more than ten guest rooms.
- D. There shall be an owner or innkeeper/manager residing on the premises.
- E. Meals may be served by the resident owner to paying guests staying at the Bed and Breakfast.
- F. Parking areas for bed and breakfast uses located in agricultural or residential zoning districts shall be screened from view of residential zoning districts and public rights-of-way by evergreen plant material that will provide opaque screening at the time of plant maturity.

§6.4.5 COMMUNICATIONS TOWERS**A. Purpose and Legislative Intent**

The Federal Telecommunications Act of 1996 affirmed Charleston County's authority concerning the placement, construction and modification of Wireless Telecommunications Facilities. The regulations of this Section are designed to site communications towers in Charleston County. It is the intent of these regulations to allow for the harmonious coexistence of communications towers and other land uses. It is also the intent of these regulations to reduce the overall negative impact of communications towers by:

1. Reducing the number of towers needed through a policy of encouraging co-location; and
2. If co-location is not feasible, encouraging the following:
 - a. The use of Stealth Tower Design, as defined in Section 6.4.5.C.1;
 - b. The clustering of towers ("tower farms");
 - c. The placement of towers away from roadways;
 - d. The provision of effective screening; and
 - e. The location of communications equipment on existing structures or within existing utility substations or uses.

B. Co-Location Exemption

Proposed communications equipment co-locating on existing towers and structures without adding to their height shall require only a Zoning Permit and shall not be subject to the requirements of this Section.

C. Stealth Tower Provision

1. For the purposes of this Section, the term "Stealth Tower" shall mean a communications tower designed to unobtrusively blend into its existing surrounding so as not to have the appearance of a communications tower. Examples of Stealth Towers include, but are not limited to, antenna tower alternative structures, architecturally screened roof-mounted antennas, building-mounted antennas painted to match the existing or proposed trees and landscaping, and antenna structures designed to look like light poles.
2. All proposed Stealth Tower designs must be approved by the Planning Director.
3. A complete zoning permit application for a Stealth Tower that meets all requirements of this Ordinance shall be approved.

D. Tower Abandonment

A tower that is not used for communication purposes for more than 120 days (with no new application on file for any communication user) is presumed to be out of service and the owner of such tower must notify the staff and remove the tower within 50 days. Towers which are not maintained by the owner according to the County Building Code shall be removed by the owner within 60 days. To assure the removal of towers which do not meet requirements for continued use or proper maintenance, a statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. Removal costs shall be charged to the tower owner. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.

E. Pre-Application Meeting

Prior to submitting a formal application for a Zoning Permit for Communications Tower the applicant is required to attend one or more pre-application meetings. The purpose of the pre-application meeting is to address key issues which will help to expedite the review and permitting process. The Planning Director may conduct a site visit at the pre-application meeting.

F. Zoning Permit Submittal Requirements

Prior to Zoning Permit approval, all applications for Communications Towers shall complete the Site Plan Review process as provided in Chapter 3 of this Ordinance. In addition to any Site Plan Review requirements, the application must contain the following items:

1. A site plan, drawn to engineer's scale, showing the location of the tower guy anchors (if any), existing or proposed buildings and structures or improvements, including parking, driveways or access roads, fences, and protected and Grand Trees affected by the proposed construction. If there are no Grand Trees affected, a surveyor's statement on the Site Plan must be shown. Adjacent land uses shall also be noted on the site plan, with precise measurements noted between the proposed tower and any residential structures on surrounding properties.
2. The Site Plan must show a vegetated buffer, either existing or installed, that provides an effective screen from public rights-of-way and adjacent property owners. If a buffer is to be installed, its placement on the site will vary in order to provide the most effective screening from public view. Required materials will be based on installation of a 25' buffer around the fenced area.
3. The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings. The applicant shall submit documentation justifying the total height of any Communications Towers, facility and/or antenna and the basis therefore. Additionally, color and material samples shall be provided.
4. The tower must be located no closer to a residential structure than a distance equal to 1 ½ feet for each 1 foot in height of the proposed tower plus 50 feet as measured from the center of the proposed tower. At a minimum, there must be a 150-foot distance between the proposed tower

- and a residential structure.
5. A 6 foot non-climbable fence must be placed around the tower (except for those designed in a manner compatible with Section 6.4.5.A.2, Stealth Exemption) and any associated building. Guy wires may be fenced separately.
 6. The proposed tower shall only be illuminated as required by the Federal Communications Commission or Federal Aviation Administration. Nighttime strobe lighting shall not be incorporated unless required by the Federal Communications Commission or Federal Aviation Administration. If lighting is required, the applicant shall provide a detailed plan for sufficient lighting that shall be as unobtrusive and inoffensive as permissible under State and Federal regulations, and an artist's rendering or other visual representation showing the effect of light emanating from the site on neighboring habitable structures within fifteen-hundred (1,500) feet of all property lines of the parcel on which the Communications Towers are located.
 7. Communications Towers shall contain a sign no larger than four (4) square feet to provide adequate notification to persons in the immediate area of the presence of an Antenna that has transmission capabilities. The sign shall contain the name(s) of the owner(s) and operator(s) of the antenna(s) as well as emergency phone number(s). The sign shall be located so as to be visible from the access point of the site. No other signage, including advertising, shall be permitted on any facilities, Antennas, Antenna supporting structures or Antenna Towers, unless required by law.
 8. The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties. The fall zone shall be determined by an engineer certified by the State of South Carolina in a letter which includes the engineer's signature and seal.
 9. Proposed towers may not be located within 1,000 feet of the center of an existing tower unless the applicant certifies that the existing tower does not meet the applicant's structural specifications and the applicant's technical design requirements, or that a co-location agreement could not be obtained at a reasonable market rate. In the event of the above situation, the clustering of new towers on the same parcel near existing towers is permitted.
 10. A copy of the tower's search ring.
 11. The Applicant shall supply the FAA study number for the proposed tower.
 12. For the purposes of co-location review and review of efforts at siting a tower on the same lot near an existing tower, the applicant shall submit satisfactory written evidence such as correspondence, agreements, contracts, etc., that alternative towers, buildings, or other structures are

not available or suitable for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, providing a location free of interference from other communication towers, or available at the prevailing market rate (as determined by staff communication with persons doing business within the industry). Additionally, the applicant shall build the proposed tower in such a manner as may allow other telecommunication users to co-locate.

13. The tower shall be designed with excess capacity for future needs.
14. A statement of financial responsibility shall be submitted for each tower over 100 feet and a performance bond for the amount of anticipated removal costs shall be posted for each tower over 150 feet. The bond must be renewed as necessary to ensure that it is maintained at all times during the existence of the tower.
15. The applicant shall furnish a Visual Impact Assessment which shall include:
 - a. A "Zone Visibility Map" which shall be provided in order to determine locations where the Tower may be seen.
 - b. Pictorial representations of "before and after" view from key viewpoints both inside and outside the County, including but not limited to major highways and roads; state and local parks; historic districts; preserves and historic sites normally open to the public; and from any other location where the site is visible to a large number of visitors, travelers or residents.
 - c. An assessment of the visual impact of the tower base, guy wires and accessory buildings from abutting and adjacent properties and streets.

G. Retention of Expert Assistance and Reimbursement by Applicant

1. The County may hire any consultant and/or expert necessary to assist the County in reviewing and evaluating the application, including the construction and modification of the site, once permitted, and any requests for recertification.
2. For towers proposed to be 100 feet or higher, the applicant shall deposit with the County funds sufficient to reimburse the County for all reasonable costs of the consultant and expert evaluation and consultation to the County in connection with the review of any application including the construction and modification of the site, once permitted. The initial deposit shall be \$5,000.00. The application will not be processed until receipt of this initial deposit. The County will maintain a separate account for all such funds. The County's consultants/experts shall invoice the County for all its services in reviewing the application, including the construction and modification the site, once permitted. If at any time during the process this account has a balance

less than \$1,000.00, the applicant shall immediately, upon notification by the County, replenish said account so that it has a balance of at least \$5,000.00. Such additional account funds shall be deposited with the County before any further action or consideration is taken on the application. In the event that the amount held in the account by the County is more than the amount of the actual invoicing at the conclusion of the project, the remaining balance shall be promptly refunded to the applicant. The applicant shall not be entitled to receive any interest earnings on unused funds.

3. The total amount of the funds needed as set forth in subsection 2 of this Section may vary with the scope and complexity of the project, the completeness of the application and other information as may be needed to complete the necessary review, analysis and inspection of any construction or modification.
4. Additional fees may be required if additional hearings before the board of Zoning Appeals are caused by or requested by the applicant.

H. Surrounding Property Owner Notification

1. In order to better inform the public, in the case of a new Communications Towers, the applicant shall hold a "balloon test" as follows: the applicant shall arrange to fly, or raise upon a temporary mast, a minimum of three (3) foot diameter brightly colored balloon at the maximum height of the proposed new tower. The dates (including a second date, in case of poor visibility on the initial date) shall be provided to the Planning Director ten (10) days after receipt of the complete application notice. The dates shall be set a minimum of fifteen (15) days prior to the Planning Director making a final decision on the Zoning Permit. The balloons shall be flown for ten (10) consecutive hours between 8:00 a.m. and 6:00 p.m.
2. Once the application is deemed complete by the Planning Director for a Communications Tower Zoning Permit, the Planning Department shall provide Parties in Interest, Neighbor, Posted and Newspaper Notice in accordance with the requirements of Section 3.1.6 of this Ordinance. The public notice shall include the dates of the balloon tests as provided by the applicant and the date the Planning Director must make a final decision on the Zoning Permit.

I. Time Limit for Staff Review

Upon receipt of an application deemed complete by the Planning Director for a Communications Tower Zoning Permit, the Planning Director shall have a maximum of 45 days to act on the application. The 45 days begins from the date the applicant is sent written notice of a complete application from the Planning Director. Failure to act on the application within 45 days will result in the applicant being granted a Zoning Permit.

J. Zoning Permit Approval Criteria

1. A complete zoning permit application for a Stealth Tower that meets all requirements of this Ordinance shall be approved.

2. Upon review of a complete application, no Zoning Permit shall be issued for a communications tower until the Planning Director determines that the proposed tower complies with the following criteria and standards:
 - a. That the location and height of the proposed tower will not substantially impact the character of property listed in or eligible for the National Register of Historic Places, other significant environmental, cultural or historical sites, officially designated scenic roads or rivers, and that the tower is designed to blend into the environment and minimize visual impact.
 - b. If a completely new tower is necessary, the applicant must provide written proof of attempts at co-location and siting a tower on the same lot near an existing tower were proven not feasible or practical.
 - c. That the applicant has pursued any available publicly owned sites and privately owned sites occupied by a compatible use, and if not utilized, that these sites are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements.
 - d. Staff shall review and approve the color and materials to be used for the proposed tower.
3. If the Planning Director finds a proposed communications tower will have a substantially negative impact on a surrounding area or adjoining property, the use shall fall under the Special Exception (S) provisions of this Ordinance.

In determining whether the use shall fall under the Special Exception (S) provisions, the Planning Director may consider one or more of the following items:

- a. The proposed use will be detrimental to adjacent land uses including historical sites;
- b. The proposed use will have a negative aesthetic visual impact;
- c. The proposed use will have an adverse affect on the environment (not including radio frequency emissions); and
- d. The proposed use is contrary to the public health, safety or welfare.

§6.4.6 DRIVE-IN THEATERS

Drive-in Theaters shall be subject to the following standards:

- A. A use for this purpose shall have a setback 200 feet from any agricultural, residential or office zoning district. Adult drive-in theaters are subject to Section 6.4.18 of this Chapter.

- B. Such use shall be located as to draw a minimum of vehicular traffic to and through local streets in nearby residential areas.
- C. The principal vehicular access for such use shall be on a major thoroughfare or collector street having a right-of-way at least 60 feet wide.
- D. Vehicular entrances and exits shall be provided separately and not less than 100 feet apart.
- E. Between the street entrance and the ticket gate there shall be an area for vehicles waiting to pass the gate. Said area shall have such capacity as will make it ordinarily unnecessary for entering vehicles to wait in the street.

§6.4.7 DWELLING GROUPS

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

- A. **Density/Intensity and Dimensional Standards**
Density/intensity and dimensional standards of the underlying zoning district shall apply. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required. This distance shall be measured from the closest protrusion of each structure. Where no building footprint is indicated, a maximum of a 100-foot by 100-foot area shall be shown for each dwelling to indicate the area where each dwelling is to be constructed.
- B. **Facing of Dwelling Units**
Each dwelling unit shall face (front) either a street, courtyard or outdoor living space.
- C. **Vehicle Access**
Each dwelling group shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.
- D. **Other Zoning Requirements**
Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance for the district in which located.

§6.4.8 RETIREMENT HOUSING, LIMITED

Small Site Retirement Housing shall be subject to the following standards:

- A. Such use shall be allowed only if reviewed and approved as a Special Exception in accordance with the procedures of this Ordinance.
- B. Only existing single family dwelling units may be used for such facilities.
- C. No more than ten residents shall be allowed within such facility.
- D. Medical services shall not be permitted on the premises.
- E. Small Site Retirement Housing will not include programs or treatment for individuals suffering from mental illness, drug addiction or alcoholism.

- F. Facilities shall comply with all applicable state regulations.

§6.4.9 FARM LABOR HOUSING

Farm Labor Housing shall be subject to the following standards:

- A. Such use shall be set back 100 feet from road rights-of-way and property lines bordering undeveloped parcels. A minimum 200-foot setback shall be required from property lines abutting developed parcels.
- B. A minimum 50-foot buffer shall be maintained and planted within the setback area along all interior lot lines.
- C. For Farm Labor Housing that is not dormitory style, the minimum lot area for such use as a use permitted by right shall be five acres. Such use shall be allowed as a Special Exception on parcels under five acres in area.
- D. Farm Labor Housing shall be used on a seasonal basis only, not as year-round housing.

§6.4.10 NATURE EXHIBITIONS

- A. Where nature exhibitions are of public ownership or listed in the National Registry of Natural Landmarks or registered as a Heritage Site with the South Carolina Heritage Trust in accordance with the provisions of Act #600 of the 1976 Acts and Joint Resolutions, either in public or private ownership, accessory uses to acquire maintenance revenue are permitted.
- B. Accessory uses are limited to the retail sale of gifts, novelties, souvenirs, food services, and bicycle, horse or boat rental for on-premises use.
- C. Accessory structures so used shall not exceed ten percent in size of the principal structures when the nature exhibit is housed, or 1,200 square feet for each acre when the nature exhibit is not enclosed.
- D. Parking requirements for each accessory use, in addition to the parking requirements for the principal use, shall comply with the parking requirements for the type of use as specified in the Off-Street Parking Schedule of Chapter 9 of this Ordinance.
- E. Signs advertising accessory uses shall be located on the premises and not visible from a public road.

§6.4.11 PARKS, RECREATION AND OUTDOOR RECREATION/ENTERTAINMENT

Any structure established in connection with such uses shall have a setback of not less than 100 feet from any property in an agricultural, residential or office zoning district, except where such property line abuts a street, in which case the front setback established for the district shall apply.

§6.4.12 RECREATIONAL VEHICLE PARKS

Recreational Vehicle Parks shall be subject to the following standards:

A. Location and Access

Recreational Vehicle Parks shall be located in a public park or with direct access to a state or federal numbered highway or an approved County road. No entrance to or exit from a Recreational Vehicle Park shall be through an agricultural, residential or office zoning district.

B. Site Conditions

Condition of soil, groundwater level, drainage and topography shall not create hazards to the property or the health or safety of the occupants. No portion of the site that is subject to unpredictable and/or sudden flooding, subsidence, or erosion shall be used for any purpose that would expose persons or property to hazards.

C. Spaces for Occupancy; Uses Permitted; Lengths Of Stay

Spaces in recreational vehicle parks may be used by recreation vehicles, as defined herein. Spaces shall be rented by the day, week, or month only, and no recreational vehicle shall remain in the same trailer park for more than six (6) months. The recreational vehicle park owner shall be responsible for maintaining records of all recreational vehicles and their lengths of stay and shall make these records available to the Planning Director for review upon request.

D. Site Planning and Required Improvements

Site Planning and Improvements shall provide for:

1. Facilities and amenities appropriate to the needs of the occupants;
2. Safe, comfortable, convenient and sanitary use by occupants under all weather conditions to be expected during periods of occupancy; and
3. Protection of occupants from adverse environmental influences, and where appropriate, protection of the neighborhood from potential adverse influences within the recreational vehicle park.

E. Relation of Spaces to Public Streets

No space shall be located so that any part intended for occupancy for sleeping purposes shall be within 50 feet of the right-of-way line of any major thoroughfare or collector street, or within 25 feet of the right-of-way line of any other street.

§6.4.13 RELIGIOUS ASSEMBLY

All religious assembly uses shall comply with the Site Plan Review requirements of this

Ordinance.

§6.4.14 RESOURCE EXTRACTION/MINING

All uses involving resource extraction shall complete the Site Plan Review process, which includes representatives from the Planning Department, Department of Public Works, South Carolina Department of Health and Environmental Control (SCDHEC), South Carolina Department of Transportation, State Historic Preservation Office, U.S. Army Corps of Engineers, Office of Ocean and Coastal Resource Management, and other departmental representatives deemed necessary by the Planning Director to address issues relevant to respective issues of the project. Before submitting an application for a Special Exception for a Resource Extraction use, the applicant shall show proof of application to the South Carolina Department of Health and Environmental Control (SCDHEC). Prior to Site Plan Review approval, the applicant shall receive Special Exception approval and approval from the SCDHEC. The Board of Zoning Appeals may, on a case-by-case basis, also require that the excavation area be screened, that a drainage plan be submitted and approved for the restoration of the site when excavation has been completed. When approval by the Board of Zoning Appeals has been granted to the applicant, the Planning Department will provide locator data by tax map data to the Environmental Health section of DHEC as well as to the Mosquito Abatement section of the Public Works Department.

§6.4.15 RESTAURANTS, BARS AND LOUNGES SERVING ALCOHOLIC BEVERAGES

All proposed bars, lounges and restaurants serving beer or alcoholic beverages located within 500 feet of the property line of a lot in a residential zoning district or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. Distances shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district.

§6.4.16 SELF-SERVICE STORAGE (MINI-WAREHOUSE) FACILITY

Self-Service Storage facilities shall be subject to the following standards.

A. Performance Standards

1. Front Setback

All structures, including the accessory manager's office/apartment, must be set back a minimum of 25 feet from the right-of-way or the district minimum setback, whichever is greater.

2. Side and Rear Buffers/Screening

- a. Where projects abut lots zoned office, commercial, or industrial, no side and rear setbacks are required.
- b. Where sites abut residentially zoned properties, buildings adjacent to the perimeter must face inward with their doors away from such areas.

3. Building Lengths and Access

To ensure ease of access for emergency vehicles, no building shall exceed 300 feet in length. Spaces between ends of buildings shall be at

least 30 feet.

4. Accessory Office/Apartment

One management office and/or accessory residence shall be permitted.

5. Parking and Circulation

a. Project entrances shall be 30 feet in width.

b. Roadway widths on interior drives shall be at least 24 feet in width where buildings face and open onto such drives on only one side. Where buildings face and open onto drives on both sides, widths of such drives shall be at least 34 feet.

c. Turning radii, whether provided at the terminus of interior drives or at points between buildings, shall be at least 30 feet to provide for the maneuverability of emergency vehicles.

6. Signs

Signs shall comply with the requirements contained in Chapter 9 of this Ordinance. Signs shall not be attached to or displayed on walls or fences used as required screening.

B. Operating Conditions

1. Commercial Activities

The manufacture or sale of any commercial commodity or the provision of any service from the premises is prohibited.

2. Commercial Repair Activities

Commercial repairs of autos, boats, motors, furniture, or other items on the premises is prohibited.

3. Storage of Flammable Substances

Storage of flammable chemical substances within the complex is prohibited.

4. Open Storage

Open storage of automobiles and boats is permitted only where such areas are screened to comply with Landscaping, Screening and Buffer requirements contained in Chapter 9 of this Ordinance.

§6.4.17 SEWAGE DISPOSAL FACILITIES

Sewage Disposal Facilities shall be subject to the following standards:

A. Sewage Disposal Facilities shall comply with the Site Plan Review requirements of this Ordinance; and

B. Any structure established in connection with such uses shall have a setback of not less than 50 feet from any property line.

3. In a structure:
 - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing.
 - b. Where, in order to participate in a class, a student must enroll at least three days in advance of the class.
 - c. Where no more than one nude model is on the premises at any one time.

V. Violations

Refer to provisions contained in Chapter 11, Violations, Penalties and Enforcement.

W. Severability

If any provision of this Chapter or its application to any circumstance is held by a court of competent jurisdiction to be invalid for any reason, this holding does not affect other provisions or applications of this Chapter which can be given effect without the invalid provision or application, and to this end, the provisions of this Chapter are severable.

§6.4.19 SINGLE FAMILY DETACHED AFFORDABLE HOUSING UNITS

To promote ownership or occupancy of affordable, quality housing by low-income households, property within the AG-8 or any AGR, RR-3, S-1, S-2, S-3, or R-4 zoning district may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this Section (see Section 6.4.19F below). The entity developing the subject parcel must construct new residential housing for the provision of affordable housing as certified by Charleston County. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-income. The following standards of this Section must also be met:

A. Single Family Detached Affordable Housing Units

Single family detached affordable housing units shall meet the low-moderate income standards as defined by the United States Department of Housing and Urban Development or the Low Income definition, which is a household income 80 percent or below the median household income for Charleston County.

B. Ownership

Single family detached affordable housing units shall be sold or rented to qualified low-moderate income households, as defined in Section 6.4.19A.

C. Density/Intensity and Dimensional Standards

1. The maximum density and minimum lot area standards listed in the following table shall apply to single family detached affordable housing units:

Zoning District	Maximum Density	Minimum Lot Area
AG-10	1 dwelling unit per 5 acres	1 acre
AG-8	3 dwelling units per acre	8,000 square feet
AGR and RR-3	3 dwelling units per acre	8,000 square feet
S-3	4 dwelling units per acre	8,000 square feet
R-4	6 dwelling units per acre	4,000 square feet

2. Single family detached affordable housing units in the AG-10 Zoning District shall comply with the dimensional standards of the underlying base zoning district, as contained in Chapter 4, Base Zoning Districts, where no standard is listed in the table above.
3. Single family detached affordable housing units in the AG-8, AGR, RR-3, S-3, and R-4 Zoning Districts shall comply with the dimensional standards of the R-4 Zoning District, as contained in Chapter 4, Base Zoning Districts, where no standard is listed in the table above.

D. Uses

1. Single family attached housing units and duplexes are allowed in the R-4 Zoning District if they meet all requirements of this Section.
2. Only single family detached affordable housing units are allowed in the AG-10, AG-8, AGR, RR-3, and S-3 Zoning Districts.

§6.4.20 STABLE

Boarding or riding stables shall require a minimum lot area of five acres. Riding areas and trails shall be limited to the subject parcel upon which the stable is located unless documentation is provided granting access onto other lands. Such documentation shall be provided through written and recorded documents.

§6.4.21 UTILITY SUBSTATIONS

Electricity regulating substations, gas pressure control stations, or similar utility substations shall be subject to the following standards:

- A. Utility Substations shall comply with the Site Plan Review requirements of this Ordinance;
- B. Any structure shall have a setback of not less than 25 feet from all property lines or the minimum setback of the underlying zoning district, whichever is greater; and
- C. The storage of vehicles and equipment on the premises shall be prohibited except in Community Commercial (CC) or Industrial (I) Zoning Districts.

§6.4.22 VEHICLE SERVICE, LIMITED

Vehicle Service, Limited shall be subject to the following standards:

- A. No outdoor storage of vehicles shall be permitted in conjunction with a limited vehicle service use; and

- B. In zoning districts subject to conditions (C), this use shall have a maximum floor area of 5,000 square feet, otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.23 BONA FIDE FORESTRY OPERATIONS

For this use to be allowed, the contiguous parcels must have five acres or more of forest land. Additionally, if a parcel is harvested of Grand Trees (excluding Live Oak species per section 9.4.1.B. 2.d.) zoning permits or development applications may not be submitted within five years of issuing permit for the harvest because, it shall be presumed that such harvest was done in anticipation of future development and is not considered a bona fide forestry activity as defined by this ordinance. Any person seeking to rebut this presumption shall have the burden of proving their claim by clear and convincing evidence.

"Bona fide forestry operations" shall mean that the property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Section 12-43-220, SC Department of Revenue Regulation 117-1780.1. and other applicable statutes, rules and regulations.

§6.4.24 MANUFACTURED HOUSING UNITS

A. Replacement in R-2, R-3, R-4, M-8, and M-12 Zoning Districts

The replacement of manufactured housing units shall be allowed by right in the R-2, R-3, R-4, M-8, and M-12 Districts if the Manufactured Housing Unit has been removed within 60 days of the receipt of the application by the Planning Director. If the Manufactured Housing Unit was removed prior to 60 days of the receipt of the application, this use must comply with the requirements and procedures of 6.4.24B and C of this Section.

B. Requirements in RR-3, S-1, S-2, S-3, R-2, R-3, R-4, M-8, and M-12 Zoning Districts

Manufactured housing units placed in RR-3, S-1, S-2, S-3, R-2, R-3, R-4, M-8, and M-12 Zoning Districts shall be skirted by: manufactured skirting, or other materials suitable for exterior use, including corrosion-resistant metal, fiberglass/plastic, wood/wood siding (both must be protected from the elements by water resistant solution/substance), decay resistant wood/pressure treated lumber, and masonry concrete. The enclosed crawl space under the manufactured housing unit must be ventilated. Skirting placed on manufactured housing units in any Federal Emergency Management Agency (FEMA) Flood Hazard Boundary Area must comply with any applicable FEMA requirements.

C. Placement in R-4, M-8, and M-12 Zoning Districts

Placement of a manufactured home within the R-4, M-8, and M-12 Zoning Districts is conditional upon determination by the Planning Director that:

1. The area within 300 feet of the parcel proposed for manufactured home placement is characterized either entirely of manufactured homes or a mix of site built and manufactured homes. (The mix shall contain a minimum number of manufactured homes equivalent to twenty-five percent (25%) of the number of existing principal residences located on parcels within 300 feet of the subject property); and

2. If the Planning Director determines that the area is not characterized either entirely of manufactured homes or by a mix of site built and manufactured homes, the use shall fall under the Special Exception procedures of this Ordinance.

§6.4.25 SINGLE FAMILY DETACHED DWELLING UNITS IN NON-RESIDENTIAL ZONING DISTRICTS

Single family detached dwelling units shall be allowed in all non-residential zoning districts subject to the following conditions:

- A. A maximum of one single family detached dwelling unit shall be allowed per zoning lot in non-residential zoning districts;
- B. Dwelling units for security or maintenance personnel as accessory structures, per Section 6.5.1C of this Ordinance, shall not be permitted on the same zoning lot as a single family detached dwelling unit; and
- C. The single family detached dwelling unit must meet all dimensional standards of the non-residential zoning district in which it is located.

§6.4.26 PERSONAL IMPROVEMENT EDUCATION

In zoning districts subject to conditions (C), personal improvement education shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.27 HISTORICAL SITE

In zoning districts subject to conditions (C), the operation of historical sites shall be restricted to the hours between 7:00 a.m. and 8:00 p.m., otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.28 POSTAL SERVICE, UNITED STATES

In zoning districts subject to conditions (C), any postal service facility shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.29 ADULT OR CHILD DAY CARE FACILITY

All adult or child day care facilities shall comply with the Site Plan Review procedures contained within this Ordinance.

§6.4.30 RECREATION OR ENTERTAINMENT, INDOOR

No indoor shooting ranges shall be allowed in the Commercial Transition (CT) zoning district.

§6.4.31 UTILITY SERVICE, MINOR

Minor Utility Service uses shall comply with the Limited Site Plan Review requirements of this Ordinance and shall obtain a clearing and grubbing permit prior to commencement of such activities.

Minor Utility Service shall be underground in the Commercial Transition (CT) zoning district.

§6.4.32 PET STORES OR GROOMING SALONS, SMALL ANIMAL BOARD, AND VETERINARY SERVICES

In the nonresidential zoning districts, pet stores, grooming salons, small animal boarding and veterinary services shall have a maximum floor area of 2,000 square feet or less; otherwise these uses shall fall under the special exception procedures of this Ordinance. In the agricultural and residential zoning districts, pet stores, grooming salons, small animal boarding and veterinary services shall have a maximum floor area of 1,500 square feet, otherwise these uses shall fall under the special exception procedures of this Ordinance.

§6.4.33 BANKS AND FINANCIAL SERVICES

In zoning districts subject to conditions (C), banks and financial services shall have a maximum floor area of 5,000 square feet or less; otherwise these uses shall fall under the special exception provisions of this Ordinance.

§6.4.34 CATERING SERVICE

- A. In zoning districts subject to conditions (C), a structure or structures used for catering services shall have a maximum floor area of 5,000 square feet.
- B. In zoning districts subject to Special Exception provisions (S), a structure or structures used for catering services shall have a maximum floor area of 2,000 square feet.
- C. On-site retail sales are prohibited.
- D. All catering service uses shall comply with the Site Plan Review requirements of this Ordinance.

§6.4.35 ADMINISTRATIVE OR BUSINESS OFFICE, GOVERNMENT OFFICE, AND PROFESSIONAL OFFICE

In zoning districts subject to conditions (C), administrative or business office, government offices, and professional offices shall have a maximum floor area of 5,000 square feet or less; otherwise these uses shall fall under the special exception provisions of this Ordinance.

§6.4.36 SPECIAL TRADE CONTRACTORS

Special Trade Contractors shall be subject to the following standards:

- A. This use excludes any tractor trailer containers in outside storage areas; and
- B. In zoning districts subject to conditions (C), this use shall have a maximum area of 5,000 square feet including the building and any outside storage, otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.37 PARKING LOTS

In the Commercial Transition (CT) zoning district, all parking lots shall have one canopy tree per six parking spaces and a maximum of fifteen spaces in a row between trees.

§6.4.38 CONSUMER GOODS RENTAL SERVICE

In zoning districts subject to conditions (C), consumer goods rental services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special

exception procedures of this Ordinance.

§6.4.39 BOAT YARD

If a boat yard provides dry stack or wet slip storage of watercraft or direct access to the water, this use shall be considered a Water-Dependent Use and subject to the Water-Dependent Use requirements contained in Chapter 5 of this Ordinance.

§6.4.40 REPAIR SERVICE, CONSUMER

Repair Service, Consumer shall be subject to the following standards:

- A. In zoning districts subject to conditions (C), consumer repair services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.
- B. In the Neighborhood Commercial (CN) zoning district, no outside storage will be allowed.

§6.4.41 LIQUIFIED PETROLEUM GAS DEALERS

The amount of storage for liquid petroleum gas dealers shall be limited to 40,000 gallons per site.

§6.4.42 BUILDING MATERIALS OR GARDEN EQUIPMENT AND SUPPLIES DEALERS

Building Materials or Garden Equipment and Supplies Dealers shall be subject to the following standards:

- A. This use excludes any tractor trailer containers in outside storage areas; and
- B. In zoning districts subject to conditions (C), this use shall have a maximum area of 5,000 square feet including the building and any outside storage, otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.43 FOOD SALES

In zoning districts subject to conditions (C), food sales shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.44 RETAIL SALES OR SERVICE, GENERAL

In zoning districts subject to conditions (C), retail sales or service, general shall have a maximum floor area of 5,000 square feet or less; otherwise the use shall fall under the special exception procedures of this Ordinance.

§6.4.45 SERVICE STATION, GASOLINE

In zoning districts subject to conditions (C), gasoline service stations shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.46 CONSUMER CONVENIENCE SERVICES

In zoning districts subject to conditions (C), consumer convenience services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special

exception procedures of this Ordinance.

§6.4.47 PERSONAL IMPROVEMENT SERVICES

In zoning districts subject to conditions (C), personal improvement services shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.48 SERVICES TO BUILDING OR DWELLINGS

A. Services to Buildings or Dwellings

In zoning districts subject to conditions (C), services to buildings or dwellings shall have a maximum floor area of 5,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

B. Landscaping Services

1. In zoning districts subject to conditions (C), a structure or structures used for landscaping services shall have a maximum floor area of 2,000 square feet; and
2. All landscaping service uses shall comply with the Site Plan Review requirements of this Ordinance.

§6.4.49 FREIGHT FORWARDING FACILITIES

In zoning districts subject to conditions (C), freight forwarding facilities shall have a maximum floor area of 10,000 square feet or less; otherwise this use shall fall under the special exception procedures of this Ordinance.

§6.4.50 GOLF COURSES

Golf courses shall be subject to the following standards and criteria:

- A. An impact analysis must be submitted that indicates the potential number of members, the characteristics of the golf course membership, a traffic impact analysis and a complete site analysis as detailed below:

1. Required Site Analysis

The layout of any golf course shall be determined after preparing the required site analysis. The detailed site analysis will be done in order to identify the site's most significant environmental, historic, cultural, and natural resources. The site analysis will include:

a. Vegetation

Characteristics of a vegetation survey related to land use will describe principal, predominant, and significant vegetation, by type, condition, age, use, and general or specific location. Features in the survey will include trees and shrubs, agricultural fields, treelines, native vegetation, orchards, groves, woodlots, pastures, wetlands, forests, and grasslands. The vegetation survey shall indicate any significantly large trees or endangered plant or animal species that may reside on the site and is protected by law.

- b. **Historical, Archaeological and Cultural Resources**
Historical resources located within the proposed golf course development must be identified on the plat. Sources such as the County of Charleston Historical Survey (1991), state registers, and federal registers such as the National Register of Historic Places shall be utilized in identifying these resources. The historical survey is important for noting structures and areas that must be protected as designated landmarks.
 - c. **Adjacent Land Use Patterns**
Land use on adjacent properties shall be identified. Features such as, but not limited to, roads, rice dams, traditional settlement areas, cemeteries, clusters of structures, parks, marinas, and logging areas shall be shown.
 - d. **Hydrography**
All water features including streams and sensitive areas on the site, such as wetlands and riparian corridors, must be located. The purpose of locating these features is to limit disturbance of soil and vegetation that affect water quality features. Hydrography shall be used to determine where water required wetland buffers and other requirements such as drainage easements will be located. Wetland buffers of 50 feet are required on all saltwater marshes, and 35 feet on all protected freshwater wetlands. All water bodies - rivers, streams, drainage channels, marshes or wetland, floodplains and aquifers must be inventoried or identified.
 - e. **Wildlife Habitat Areas**
The purpose of identifying wildlife areas is to assess the ecological conditions of the landscape and to provide continuation of these habitat areas. Features of this survey shall include the presence of any threatened or endangered species, natural areas vital to wildlife species, habitat areas that are connected to larger undisturbed natural habitat (connected habitat system). Through this method the study will develop key points or areas that should be left undeveloped, then define those areas most suitable for development.
- B. Within the RM, AG, AGR, RR-3, S-1, S-2, S-3, R-2, R-3, and R-4 Zoning Districts, only Audubon International "Signature Program" golf courses will be allowed.
 - C. Potential sites should be selected which allow the golf course to be routed in such a way as to minimize the need to alter, create or remove existing native landscapes, trees, and vegetation, and which provide opportunities for restoration/enhancement of valuable habitat.
 - D. Sites which have Archaeologically or Geologically significant and sensitive or critical habitat or environmental features shall be identified and either relocated or preserved through careful golf course design. Permanent open space easements or other techniques may be used, as appropriate, to effect

preservation. The site design shall identify areas for restoration, replanting, and enhancement of riparian and littoral habitat to re-establish wildlife migration corridors and lineages between fragmented habitat areas. Protection and planned restoration/enhancements for such areas during construction and ongoing operation must be ensured. Native habitats and communities of special value to threatened/endangered species shall be preserved to the greatest extent possible, consistent with State and Federal regulation.

- E. Each site selected [as a] golf course development will likely have a variety of habitat types present. These habitat types must be identified and provisions made for routing of the course or relocation of the species.
- F. The site plan should protect drainage systems that support retained vegetation. Ponds shall be developed which mimic conditions in terms of both aesthetics and habitat.
- G. Structures and buildings should be located such that impacts to habitats and significant natural areas are avoided.
- H. Design and Construction Standards

1. Marshes, Creeks and Wetlands

- a. The golf course design must attempt to minimize the number of marsh, creek or wetland crossings. Marsh, creek or wetland crossings must be designed in such a way to minimize erosion and harmful effects of significant habitat and migration corridors.
- b. Bridges must minimize alteration of the marsh, creek or wetland environment.
- c. Design must create and restore riparian habitat, especially in previously degraded habitat areas, and must reduce the impact of alterations necessitated by design and construction of the course.
- d. The course design must employ vegetated buffer strips of sufficient width to mitigate impacts to riparian corridors and other significant habitat which may result from surface drainage of the golf course, cart paths, and other developed areas. In certain circumstances where riparian vegetation has been degraded or does not exist, turf grass and rough areas may be located in closer proximity to the marshes, creeks and wetlands.
- e. Cart paths must be graded such that runoff from them generally does not flow directly into any marsh, creek or wetland.
- f. Construction fencing/siltation barriers must be utilized during the construction phase where needed to protect habitat and marsh, creek or wetland areas.

2. Trees

- a. The selected site must not be heavily forested (with more than 60 percent tree canopy coverage).
- b. The design of the course and related facilities must maximize the preservation of clusters or significant stands of trees, particularly grand trees, and otherwise preserve "interior" habitat areas.
- c. Irrigation systems shall be designated to avoid impacting existing oaks or other sensitive vegetation.
- d. If required by the Planning Director, a certified professional arborist, botanist, or forester shall be employed by the applicant to evaluate the status of the trees and related habitats on the site and provide direction for restoration and/or enhancement of impacted trees.
- e. Cart paths within the drip lines of trees slated for preservation must be grated in such a way as to not damage or stress the tree.
- f. Barriers (curbs, fencing, vegetation, etc.) should be established to discourage cart and pedestrian travel off paths located within or adjacent to sensitive habitat.

3. Water Quality

- a. Lined artificial storage ponds must not be located in prime groundwater recharge areas.
- b. Turf grass species and landscaping around buildings should be selected which are drought resistant or tolerant and which are suited for any special site characteristics or soil conditions.
- c. State-of-the-art irrigation systems with site meteorological monitoring capability should be used to minimize water use.
- d. If on-site wells or ponds are to be used as the irrigation water source, analysis will be required to determine the safe yield in order to prevent aquifer, off-site wells and/or marsh, creek or wetland depletion. The developer will be held responsible for any negative impact on water supplies to adjacent or nearby properties.
- e. Paved areas should be limited in order to minimize impermeable surfaces, and thereby reduce surface runoff.
- f. The project should employ established best management practices pursuant to the Non-Point Source Program guidelines to control non-point source (stormwater) runoff pollution. For example: impervious liners for detention/retention ponds and water hazards to protect ground and surface water quality; buffer strips, oil/grease separators or other recommended techniques for parking area drainage systems; grease traps and other recommended

technologies for facilities such as golf cart maintenance or wash areas to prevent untreated runoff from entering the natural aquatic environmental berms, vegetative strips, grease traps, or other recommended technologies in parking areas for drainage controls to minimize pollution to nearby riparian areas and surface waters.

- g. The overall drainage system should be designed to insure that there is no increase in the velocity or amount of off-site flows during major storm events.

4. Archaeology

- a. The design of the course must preserve significant archaeological areas and/or historical features present on the site.
- b. Significant archaeological sites must be staked, flagged, or fenced off to insure their protection.

5. Noise

- a. Where possible, clubhouse facilities and other noise-generating uses and facilities should be located away from neighbors who might be impacted.
- b. Roads must be sited such that traffic noise is minimized for adjacent areas.

6. Growth-Inducing Impacts

- a. The project should not provide infrastructure improvements that would be capable of serving new development other than the proposed project.
- b. The project should not stimulate economic expansion or growth (e.g. major changes in tax revenue base, employment expansion, etc.) other than that necessary to serve the proposed project.
- c. The project should not establish a precedent for significant change in current *Comprehensive Plan* policy.
- d. In cases where the golf course developer owns lands adjacent to the project site, a plan for the potential development of those adjacent lands should be submitted for evaluation.
- e. Deed restrictions, open space easements, or other appropriate techniques must be used to mitigate or prevent growth-inducing impacts inside the development.

I. Notification

Upon the receipt of a complete application for a golf course, the Planning Department shall notify neighbors within a 300-foot radius, parties in interest

and place notification in the newspaper within ten (10) days. All notifications shall be done in accordance with the provisions contained in Chapter 3 of this Ordinance.

- J. **Time Limit for Staff Review**
Upon the receipt of a complete application for a golf course, the Planning Department shall have a maximum of 45 days to act on the application. Staff's failure to act on the application within 45 days will result in the applicant being granted a Zoning Permit.

§6.4.51 SOLID WASTE LANDFILL

Solid Waste Landfills shall comply with all of the requirements contained in the South Carolina Solid Waste Policy and Management Act of 1991, as amended.

§6.4.52 CONTAINER STORAGE FACILITIES

- A. Facilities for or including container storage (whether temporary or permanent), shall be subject to the following additional standards:
1. Uses shall be separated from any adjoining uses or public or private rights-of-way, excluding points of ingress or egress, by way of one of the following:
 - a. A suitably landscaped earthen berm sufficient to screen neighboring or nearby property from the facility; and in no event less than eight (8) feet in height above finished grade; or
 - b. A solid concrete, brick or masonry wall of not less than ten (10) feet in height above finished grade and completely screened from view from public rights-of-way by way of a vegetative buffer; or
 - c. A minimum vegetative buffer depth of two hundred (200) feet along the boundaries adjacent to any property zoned Residential (R) and a minimum vegetative buffer depth of fifty (50) feet otherwise. This buffer shall be located within the required setback as described in Section 6.4.52.3.b.
 2. Container yard light fixtures installed after January 1, 2005, shall be a type that minimizes fugitive light scatter and shall be directed into the container yard away from neighborhoods. In addition, yard light fixtures installed after January 1, 2005, shall not be visible above the tree line from adjacent residential neighborhoods.
 3. Storage within a container yard shall be restricted by the following:
 - a. Container stacking may be permitted, where appropriate, pursuant to an approved container stacking plan. Such plan shall, at a minimum, include a site plan showing the location of all abutting streets and sidewalks, all internal travel-ways, a stagger stacking schedule, and the proposed maximum stacking heights. A suitable stacking plan shall feature a slope not exceeding a rise/run of $\frac{1}{2}$,

shall include a perimeter setback of not less than thirty (30) feet from the nearest stored container, the nearest sidewalk edge, or right-of-way edge, and shall indicate how the stacking plan meets all other requirements of this Ordinance; and

- b. Container and chassis storage is not permitted within three-hundred fifty (350) feet of the boundary adjacent to any property zoned Residential (R) and within fifty (50) feet otherwise. In addition, containers stacked in the yard shall not be visible above the tree line from adjacent residential neighborhoods. Structures may be allowed in the area beyond the required buffer where container and chassis storage is prohibited, provided that proposed structures meet all requirements of this Ordinance and receive Site Plan Review Approval.
4. In those instances which proposed container storage facilities are viewed by the Planning Director as having a substantially negative impact on a surrounding area(s) or adjoining property(ies), based on the facility's location, proposed use, permitted use, or actual use of the property, the Planning Director shall bring the matter to the next available meeting of the Board of Zoning Appeals for hearing and decision, pursuant to Article 3.13.

B. Amortization Provided

Any facility involved in, or location used for, the purposes provided within Section 6.4.52 and not zoned Industrial (I) as of November 20, 2001 shall cease operations no later than November 20, 2004. Any facilities engaged in stacked storage as of November 20, 2001, shall come into compliance with Section 6.4.52 by November 20, 2004, and shall be bound by the three (3) year general amortization schedule provided for herein above.

§6.4.53 CEMETERIES

Cemeteries require a minimum five-acre lot area, a minimum 25-foot landscaped buffer from adjacent properties, and completion of the Site Plan Review process. Non-commercial, family cemeteries shall be allowed. Cemeteries on the same lot as or on a lot adjacent to a religious facility shall be allowed as a use of right.

§6.4.54 KENNEL

A minimum of a five-acre lot, and a minimum of a 100-foot screened and landscaped buffer from all adjacent properties is required.

§6.4.55 RECYCLING COLLECTION, DROP-OFF

Facilities providing recycling collection drop-off centers shall comply with the Site Plan Review procedures contained within this Ordinance.

§6.4.56 AIRPORTS, HELIPORTS AND OTHER AIRCRAFT LANDING/TAKEOFF FACILITIES

Facilities providing landing and/or takeoff areas, service, hanger, or storage for aircraft, helicopters, lighter than air aircraft, hot-air balloons, or other similar craft, must comply with the Planned Development Procedures contained within this Ordinance.

§6.4.57 SPECIALIZED MANUFACTURING

- A. In zoning districts subject to condition (C), a structure or structures used for specialized manufacturing shall have a maximum floor area of 2,000 square feet and shall have no more than five (5) non-resident employees.
- B. All activities related to the specialized manufacturing use shall be confined to a structure that is entirely enclosed.
- C. On-site retail sales are prohibited.
- D. All specialized manufacturing uses shall comply with the Site Plan Review requirements of this Ordinance.

§6.4.58 SWEETGRASS BASKET STANDS

Vehicle parking for sweetgrass basket stands shall be located entirely out of all travel lanes with a minimum of two (2) feet of clearance between the edge of the travel lane and any parked vehicle or sweetgrass basket stand.

§6.4.59 TATTOO FACILITIES

- A. Tattoo facilities shall be prohibited within 1,000 feet of a church, school, or playground. This distance shall be the shortest route of the ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground;
- B. All proposed tattoo facilities located within 1,000 feet of a property line of a lot in a residential zoning district, or a lot containing a residential use shall require review and approval in accordance with the Special Exception procedures of this Ordinance. The distance shall be measured from the nearest property line of the subject parcel to the nearest property line of a lot containing a residential use or located in a residential zoning district;
- C. All proposed tattoo facilities may only provide tattooing and may not engage in any other retail business including, but not limited to, the sale of goods or performing any form of body piercing other than tattooing;
- D. All proposed tattoo facilities shall comply with all regulatory requirements of the State of South Carolina;
- E. Tattoo facility uses shall comply with the Site Plan Review requirements of this Ordinance and all other applicable provisions of this Ordinance and all other applicable laws, rules, and regulations; and
- F. When the provisions of this Ordinance require that Neighbor Notice be provided, the requirements of Section 3.1.6.B.3 shall apply with the exception that all property owners within 1,000 feet of the subject property shall be included in the Neighbor Notice.

ARTICLE 6.5 ACCESSORY USES AND STRUCTURES**§6.5.1 ACCESSORY USES AND STRUCTURES ALLOWED**

Permitted uses and approved Special Exception uses shall be deemed to include accessory uses and structures that are necessarily and customarily associated with, and appropriate, incidental, and subordinate to the allowed principal use. Accessory uses and structures shall be subject to the same regulations as apply to principal uses and structures in each zoning district, unless otherwise expressly stated.

A. Agricultural

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

1. Applicability

This Section applies to any Permanent Storage Unit, as defined in subsection B.

2. Definitions

For purposes of this Section the following definitions apply:

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

3. Location

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

4. Permitting

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

5. Screening

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

6. Building Design**a. Applicability**

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

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

7. Existing Permanent Storage Units

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

B. Residential

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

1. Fences and walls;
2. Garages, carports and off-street parking areas;
3. Gate houses and guard houses;
4. Home occupations, subject to Section 6.5.9;
5. Playhouses, patios, cabanas, porches, gazebos and incidental household storage buildings;
6. Radio and television receiving antennas;
7. Recreational and play facilities for the use of residents;
8. Solar collectors, subject to Section 6.5.4;
9. Tennis courts, swimming pools and hot tubs;
10. Accessory Dwelling Units, subject to Section 6.5.7;
11. Barns and farming-related structures even if the subject parcel does not contain a primary structures or use, provided that no agricultural or farm-related structure on a parcel of one acre or less in an R-2, R-3, R-4, M-8, or M-12 district shall exceed 250 square feet in area;
12. The selling of sweetgrass baskets is allowed as an accessory use in all Agricultural Zoning Districts and in RR-3, S-1, S-2, S-3, R-2, R-3, and R-4 Zoning Districts; and
13. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use of the property, subject to compliance with any standards contained within this Ordinance.

C. Commercial and Industrial

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

1. One dwelling unit for security or maintenance personnel;
2. Fences and walls;
3. Gates and guard houses;
4. Off-street parking areas (which may be located on a separate parcel pursuant to the requirements contained in Chapter 9);
5. Radio and television receiving antennas and support structures;

6. Recreation areas and facilities for the use of employees;
7. Cafeterias, dining halls and similar food services when operated exclusively for the convenience of employees, clients, or visitors to the principal use;
8. Day care facilities when operated exclusively for the convenience of employees of the principal use;
9. Gift shops, news stands and similar commercial activities operated exclusively for the convenience of employees, clients, or visitors to the principal use;
10. Solar Collectors, subject to Section 6.5.4; and
11. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any standards contained within this Ordinance.

D. Institutional and Civic

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

1. Refreshment stands and food and beverage sales located in uses involving public assembly;
2. Cafeterias, dining halls and similar food services when operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;
3. Gift shops, news stands and similar commercial activities operated primarily for the convenience of employees, residents, clients, patients or visitors to the principal use;
4. Recreation areas and facilities for the use of employees;
5. Solar Collectors, subject to Section 6.5.4 of this Chapter; and
6. Other necessary and customary uses determined by the Planning Director to be appropriate, incidental and subordinate to the principal use on the lot, subject to compliance with any standards contained within this Ordinance.

§6.5.2 TIME ESTABLISHMENT

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

§6.5.3 ACCESSORY STRUCTURES IN RESIDENTIAL, OR, AND CT ZONING DISTRICTS

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

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

§6.5.4 SOLAR COLLECTORS

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

- A. Roof-mounted residential building Solar Collectors located on front or side building roofs visible from the public right-of-way shall not extend above the peak of the roof plane where it is mounted, and no portion of any such Solar Collector shall extend more than 24 inches as measured perpendicularly to the roof at the point where it is mounted.
- B. Roof-mounted residential building Solar Collectors located on the rear or interior side building roofs shall not extend above the peak of the roof plane where it is mounted and no portion of any such Solar Collector shall extend more than four feet as measured perpendicularly to the roof at the point where it is mounted.

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

§6.5.5 ACCESSORY STORAGE OF MAJOR RECREATIONAL EQUIPMENT

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

§6.5.6 ACCESSORY RETAIL SALES AND PERSONAL SERVICES

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

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

§6.5.7 ACCESSORY DWELLING UNITS

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

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

§6.5.8 MANUFACTURED HOUSING UNITS

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

§6.5.9 HOME OCCUPATIONS

- A. **General**

Some types of work can be conducted at home with little or no effect on the surrounding neighborhood. The home occupation regulations of this Section are intended to permit residents to engage in home occupations, while ensuring that home occupations will not be a detriment to the character and livability of the surrounding area. The regulations require that home occupations (an accessory use) remain subordinate to the principal residential use of the property and that the viability of the residential use is maintained. Zoning Permits shall be required for all home occupations.
- B. **Where Allowed**

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

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

D. Prohibited Uses

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

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

Restaurants and food service establishments are not allowed as home occupations. Food service for Bed and Breakfasts shall be allowed under this Ordinance.
- 3. Employee Dispatch Centers**

Dispatch centers, where employees come to the site to be dispatched to other locations, are not allowed as home occupations.
- 4. Animal Care or Boarding**

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

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

Funeral homes and funeral service activities are not allowed as home occupations.
- 7. Barber Shops, Beauty Shops and Nail Salons**

Barber and Beauty Shops with more than one chair are not allowed as a home occupation.
- 8. Dancing Schools**

Dancing schools are not allowed as home occupations.

- E. Employees**
Only one full-time or one part-time employee, who is not a full-time resident of the home where the home occupation is located, is allowed. The home occupation may have other employees who are not working at the residence, but work at other off-site locations, if applicable. For the purpose of this provision, the term "nonresident employee" includes an employee, business partner, co-owner, or other person affiliated with the home occupation, who does not live at the site, but who visits the site as a part of the home occupation.
- F. Resident Operator**
The operator of a home occupation shall be a full-time resident of the dwelling unit.
- G. Customers**
Customers may visit the site of a home occupation only during the hours of 8:00 a.m. to 8:00 p.m., with no more than an average of one customer or client per hour being allowed.
- H. Floor Area**
No more than 25 percent of the total floor area of the dwelling unit may be used to house a home occupation, except that Bed and Breakfasts allowed by this Ordinance are exempt from this provision. Up to 1,000 square feet of an accessory structure, such as a garage, may be used for a home occupation.
- I. Outdoor Activities**
All activities and storage areas associated with home occupations must be conducted in completely enclosed structures.
- J. Exterior Appearance**
There shall be no visible evidence of the conduct of a home occupation when viewed from the street right-of-way or from an adjacent lot. Signs for a home occupation are expressly prohibited. There may be no change in the exterior appearance of the dwelling unit that houses a home occupation or the site upon which it is conducted that will make the dwelling appear less residential in nature or function. Examples of such prohibited alterations include construction of parking lots, paving of required setbacks, adding additional entrances to the dwelling unit or adding signs or commercial-like exterior lighting.
- K. Operational Impacts**
No home occupation or equipment used in conjunction with a home occupation may cause odor, vibration, noise, electrical interference or fluctuation in voltage that is perceptible beyond the lot line of the lot upon which the home occupation is conducted. No hazardous substances may be used or stored in conjunction with a home occupation.
- L. Trucks**
Not more than one truck, truck cab, or van used in conjunction with a home occupation may be parked at the site of the home occupation in any S-1, S-2,

S-3, R-2, R-3, R-4, M-8, M-12, MHS, or MHP Zoning District. No semi-truck trailers shall be allowed in these zoning districts.

1. The following requirements shall apply to the unincorporated area of Charleston County lying within the boundaries of the North Charleston District:
 - a. Not more than one commercial vehicle, heavy commercial vehicle, or truck cab, used in conjunction with a home occupation, in combination with one heavy commercial trailer used in conjunction with a home occupation may be parked at the site of the home occupation unless:
 - i. The property on which the home occupation is located is $\frac{1}{2}$ acre or greater in size; and
 - ii. All heavy commercial vehicles, truck cabs, and heavy commercial trailers used in conjunction with the home occupation are completely screened from view from surrounding residences when parked at the site of the home occupation. (Commercial vehicles are not subject to the requirement of Section 6.5.9.L.1.a.ii).
 - b. Any variation from the standards of subsection 1, above, shall require Special Exception approval, per Article 3.6 of this Ordinance.

M. Deliveries

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

N. Sales

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

§6.5.10 ANIMALS

- A. The keeping of household pets shall be allowed as an accessory use in all zoning districts in which residential dwelling units are permitted.
- B. The keeping of exotic or wild animals shall not be allowed as an accessory use and shall only be allowed if approved as a Special Exception in accordance with the procedures contained in Chapter 3 of this Ordinance.

§6.5.11 VEHICLE SALES

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

§6.5.12 STORAGE AND REPAIR OF INOPERABLE MOTOR VEHICLES

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

§6.5.13 TEMPORARY PORTABLE STORAGE UNITS

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

- A. If the temporary portable storage unit is located on a lot with a non-residential use or zoning district designation for a period exceeding fifteen (15) days, the Limited Site Plan Review procedures of Article 3.7 of this Ordinance shall apply;
- B. The maximum size of a temporary portable storage unit shall not exceed 160 square feet of indoor storage;
- C. A maximum of 160 square feet of indoor temporary portable storage shall be permitted per zoning lot in residential zoning districts;
- D. Temporary portable storage units are allowed for a period not to exceed a total of sixty (60) days in one calendar year. Temporary Zoning Permits shall be required for temporary portable storage units that remain on a property for a time period exceeding fifteen (15) consecutive days;
- E. Temporary portable storage units shall not be placed in any right-of-way, retention area, septic field, easement, or on public property and shall not create a site obstruction for any vehicular or pedestrian traffic;
- F. Temporary portable storage units shall conform to the accessory structure requirements contained in this Ordinance;

- G. The maximum area of a temporary portable storage unit dedicated to signage shall be limited to 27 square feet per side or 58 square feet total;
- H. Temporary portable storage units shall be kept in good condition, free from evidence of deterioration, weathering, mildew, discoloration, rust, ripping, tearing, or other holes or breaks;
- I. Temporary portable storage units shall not be used for the storage of hazardous or flammable substances, live animals, or human habitation;
- J. All vendors providing service related to the transportation of household goods and/or rental/delivery of portable storage containers shall be in compliance with the State of South Carolina's Regulatory Laws and licensing requirements through the Public Service Commission. Proof that the liability insurance of the company owning the temporary portable storage unit is equal to the minimum amount required by the Public Service Commission shall be required at the time of permitting; and
- K. The regulations listed above in Section 6.5.13 shall not apply to temporary storage units that are:
 1. Placed for construction purposes and in conjunction with building permits, which may exceed the permitted time period, as long as the building permit remains active with continuous construction; and
 2. Placed during any period of declared emergency by Federal, State or Local official action.

ARTICLE 6.6 TEMPORARY USES

§6.6.1 ACCESSORY USES AND STRUCTURES ALLOWED

The Planning Director shall be authorized to approve the temporary placement and use of a manufactured housing unit as an accessory dwelling unit in accordance with the following standards:

- A. Administrative Permit approval shall be required in accordance with the procedure contained in Chapter 3 of this Ordinance.
- B. The Administrative Permit shall be restricted to the temporary use of a manufactured housing unit for residential purposes on the same zoning lot with a single family detached residential dwelling or a manufactured housing unit, or on an individual abutting zoning lot. The following criteria shall be utilized to determine the need for the temporary variance:
 1. The person who will occupy the manufactured housing unit is a relative by blood or marriage.
 2. The accommodations (manufactured housing unit) proposed are of a temporary nature which can be easily removed after expiration of the permit.

3. The physical and/or mental conditions of the person who will occupy the manufactured housing unit shall be certified by a physician.
 4. Written approval of all abutting landowners shall be required.
 5. The proposed manufactured housing unit installation shall meet South Carolina Department of Health and Environmental Control (DHEC) standards and have their written approval.
- C. The Planning Director may revoke or terminate the Administrative Permit at the request of the initiating applicant or upon finding that permit conditions are being violated. The temporary accommodations, together with any associated services, shall be removed from the premises within 30 days after notice of termination.
- D. Administrative permits for such use shall be valid for a maximum of one year, with renewal subject to the provisions contained within Chapter 3 of this Ordinance.

§6.6.2 TEMPORARY SALES

- A. Auctions or garage sales of second-hand merchandise which has been used on the premises may be conducted on a zoning lot where permitted as an accessory use elsewhere in these regulations. Such sales may be conducted only once in a calendar year from the same zoning lot.
- B. The sale of Christmas trees, fireworks and turkey shoots are authorized where permitted as an accessory use and shall not exceed a total time period of 60 days during a one year period. This time period shall commence from the first date that such uses, individually or collectively, are approved or established, whichever is first.
- C. Other temporary sales of merchandise shall be permitted as a temporary, accessory use to an approved principal use (such as in an off-street parking lot), provided that the maximum term for such permit shall not exceed ten (10) consecutive days, and no more than four such permits may be issued per lot, per calendar year.

§6.6.3 SALE OF INDIGENOUS PRODUCE

A temporary Administrative Permit may be issued for a period not to exceed six months each year, allowing the sale of produce grown in Charleston County at temporary locations by Charleston County residents. The Planning Director will issue a Temporary Agricultural Sales Permit for a lot of record after being satisfied that the sale of indigenous produce is occurring out of the road right-of-way, that there are not traffic safety problems caused by the sale, that at least two cars can be safely parked near the vendor, and that the vendor has obtained the permission of the property owner prior to selling the indigenous produce. The purpose of this provision is to ensure pedestrian and vehicle safety at roadside stands. Site plan review will be performed by the Planning Department. Temporary hookup of electricity may be allowed during the six-month period of time that the permit is in effect each year. Temporary Agricultural Sales Permits are to be issued by the Planning Director, and are not renewable or transferable. A Temporary Agricultural Sales Permit for a lot of record shall only be permitted one time per year.

No permits of any nature are necessary for roadside stands selling sweetgrass baskets or indigenous produce that are produced or grown on the property where the roadside stand is located.

§6.6.4 ASSEMBLY USES AND PARKING FOR SPECIAL EVENTS

Temporary public assembly use and events of public interest, such as cultural events, circuses, outdoor concerts and parking for special events, shall require a Temporary Administrative Permit from the Planning Director. Such permit shall not be issued for periods in excess of ten (10) consecutive days, and no more than five such permits may be issued per lot, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity. Any temporary event utilizing 25 acres of land area or more shall require Special Exception approval in accordance with the procedures contained in Chapter 3 of this Ordinance.

§6.6.5 CONSTRUCTION FACILITIES

- A. Accessory construction facilities shall be permitted to establish an operations base in any zoning district upon obtaining Special Exception approval after it is determined that such construction facilities area incidental to an necessary for such construction or installation within a three-mile radius of the operations base.
- B. Each such permit shall specify the location of the proposed facility and define the area and boundaries thereon to be served. The permit shall be granted for not more than one year and upon proper application be extended a similar period of time for the same site. Upon termination of the permit, all materials used in the construction or installation shall be removed from the premises.
- C. Ingress and egress from such facilities shall be only from major arterials or collector streets which give rise to the least traffic through residential areas.
- D. Included in accessory construction facilities are temporary batching plants for asphaltic or Portland cement concrete, temporary buildings, field storage of materials and/or equipment.

Chapter 8
Subdivision Regulations

CHAPTER 8 | SUBDIVISION REGULATIONS

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CHAPTER 8 | SUBDIVISION REGULATIONS**ARTICLE 8.1 GENERAL****§8.1.1 PURPOSE**

The public health, safety, economy, good order, appearance, convenience, morals and general welfare require the harmonious, orderly, and progressive development of land within Charleston County. In furtherance of this general intent, the Subdivision Regulations are authorized for the following purposes, among others:

- A. To implement the goals, objectives and policies of the Charleston County *Comprehensive Plan*;
- B. To facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements;
- C. To assure the provision of needed public open spaces and building sites in new land developments through the dedication or reservation of land for recreational, educational, environmental, transportation, and other public purposes;
- D. To assure, in general, the wise and timely development of new areas and redevelopment of previously developed areas in harmony with the adopted or amended *Comprehensive Plan* for Charleston County and any adopted or amended municipal *Comprehensive Plan* within or adjacent to the County;
- E. To implement land use policies that will preserve agricultural uses of land and the rural character of unincorporated Charleston County;
- F. To identify, protect and preserve scenic, historic, and ecologically sensitive areas;
- G. To prevent overcrowding of land, avoiding undue concentration of population, and lessening congestion in the streets;
- H. To regulate the density and distribution of populations and the uses of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, conservation, airports and approaches thereto, water supply, sanitation, protection against floods, public activities, and other purposes; and
- I. To ensure protection from fire, flood, and other dangers, and furthering the public welfare in any other regard specified by a local governing body.

§8.1.2 APPLICABILITY

Unless expressly exempted, no subdivision shall be made, platted, or recorded for any purpose nor shall parcels resulting from such subdivisions be sold, unless such subdivision meets all applicable standards of this Ordinance and has been approved in accordance with the

procedures of this Ordinance.

- A. All lots shown on plats whether subdivided or not, shall have the Planning Commission Stamp of either approval or exemption on said plat; the Register of Mesne Conveyance shall not record any plat without such stamp. The plat for an individual lot exempted by virtue of pre-existence must be accompanied by a surveyor's statement on the plat that the lot is a single, individual lot, and not newly created.
- B. Parcels that were recorded by deed or plat prior to the adoption of the County's original Subdivision Regulations on January 1, 1955, will receive automatic approval under a Grandfather Clause, provided the parcel involved is still in the same size and shape as when recorded prior to 1955 and is properly platted in accordance with present standards. The recorded information must be provided and attested to by the surveyor or attorney involved.
- C. Preliminary Plats submitted for approval shall expire two years from the date of preliminary approval if all conditions for preliminary plat approval have not been met. The Planning Director shall be authorized to grant a one-time extension of this time frame if a written request is submitted by the applicant prior to the expiration date. The time period of the extension shall not exceed one year.
- D. Upon submission of a Subdivision application, no additional Subdivision applications shall be accepted for the subject property until the original application has been withdrawn or the Decision-Making Body has rendered its final decision and all applicable time limits on refilling have expired.

§8.1.3 EXEMPTIONS

A. Procedures

The following shall be exempt from the Subdivision Plat Procedures, if the Planning Director determines that all engineering and survey standards of this Ordinance have been met:

1. The combination or re-combination of portions of previously platted lots where the total number of lots is not increased. When the plat is finalized, it shall be submitted to the Planning Director for recording. Deeds and plats shall be recorded simultaneously.
2. The public acquisition of land for right-of-way or drainage easements or any lot or parcel created therefrom.
3. Contiguous properties that are to be divided for the purpose of exchanging or trading parcels of land. When the plat is finalized, it shall be submitted to the Planning Director for recording. Deeds and plats shall be recorded simultaneously.
4. A parcel of land that is proposed to be used as the site for a utility substation, power line easements or right-of-way, pumping station, pressure regulating station, electricity regulating substation, gas pressure control station, or similar facilities.

5. The combination or recombination of entire lots of record where no new street or change in existing streets is involved.
6. The division of land into parcels of five acres or more, where no new street or easement is involved. Plats of these exceptions must be received as information by the Planning Director, which fact shall be indicated on the plats.

B. Standards

Lots created and recorded prior to August 15, 1971, shall be exempt from compliance with the standards of this Chapter, provided that the subject property:

1. Was or is surveyed and platted in accordance with prescribed standards;
2. Has the approval of the South Carolina Department of Health and Environmental control (DHEC); and
3. Contains no drainage ways or easements needed to drain surrounding properties, as determined by the Public Works Director.

§8.1.4 CHARLESTON COUNTY ROAD CONSTRUCTION STANDARDS

The regulations and standards of this Chapter are intended to supplement the Charleston County Road Construction Standards, as amended, in Appendix A of this Ordinance, which shall be considered the minimum design standards for roads and drainage systems in Charleston County. (Note: Road and drainage systems not meeting the Standard Specifications for Local Governments' Road and Street Construction will not be eligible for maintenance from the State "C" or donor County funds.)

§8.1.5 RELATIONSHIP TO DEVELOPMENT REVIEW PROCEDURES OF ARTICLE 3.1

The "General" procedural requirements and standards of Article 3.1 of this Ordinance shall apply to the subdivision plat procedures of this Chapter.

§8.1.6 SURVEY COMPLIANCE

All Land Surveys in the County shall be in accord with the land use designated for the proposed subdivision of property and the criteria specified in Urban Land Surveys as promulgated by the South Carolina Code of Regulations, 1991, Chapter 49, Article 3, R.400-490, as amended, and described as the "Minimum Standards Manual for the Practice of Land Surveying in South Carolina."

ARTICLE 8.2 PRE-APPLICATION INFORMATION

§8.2.1 PRE-APPLICATION CONFERENCE

Pre-Application Conferences offer an opportunity for Planning, Public Works and other affected agencies to familiarize applicants with applicable procedures, submittal requirements, development standards, and other pertinent matters before finalizing the development proposal or laying out the proposed subdivision. Applicants requesting Minor Subdivisions are suggested to schedule a pre-application process before submittal of an application. Applicants for Major

Subdivisions are required to have a pre-application conference before submittal of an application. Applicants shall be responsible for scheduling pre-application conferences with the Planning Director who shall be responsible for contacting the Public Works Director and other affected agencies.

ARTICLE 8.3 MINOR AND MAJOR SUBDIVISIONS

§8.3.1 MINOR SUBDIVISION

A Minor Subdivision is a division of any tract of land into ten (10) or fewer lots, provided that:

- A. No public street right-of-way dedications are involved;
- B. The Public Works Director does not require a Preliminary Plat for a drainage easement;
- C. The lots meet South Carolina Department of Health and Environmental Control (DHEC) requirements for sewage disposal systems. Systems that are determined by DHEC to be properly functioning or "grandfathered" must comply with DHEC regulations as a condition of minor subdivision approval;
- D. Off-site sewage disposal systems must be approved by DHEC and an off-site utility easement must be shown along with all lots served by the off-site system if public sewer is accessible and is provided to each lot;
- E. No new or residual parcels will be created that do not comply with all applicable requirements of this Ordinance; and
- F. The tract to be subdivided is not located within an approved planned development or an area that is subject to an application for planned development approval by the landowner. All such subdivisions are considered Major Subdivisions.
- G. Non-Buildable Lots
 1. For the purpose of this subsection, non-buildable lots are lots that meet all requirements of this Ordinance, with the exception of water and/or sewer availability requirements;
 2. For all non-buildable lots, all new parcels being created less than five (5) acres in size shall meet the minimum lot size and comply with applicable requirements of this Ordinance;
 3. Non-buildable lots may be approved by the Planning Commission as a Minor Subdivision ten (10) lots or less without certification by DHEC for on-site waste disposal systems and water or where public water and sewer is not available;
 4. The property owner(s) shall sign the "Certification of Non-Evaluation." This certification statement shall be placed on the plat and signed by the property owner(s);

5. The property owner(s) shall have a deed prepared by an attorney for each non-buildable lot less than five (5) acres in size explaining the "Certification of Non-Evaluation" to be recorded with the plat;
6. The "Certification of Non-Evaluation" for water and sewer availability shall be used in conjunction with Minor Subdivision (development) plats when no evaluation regarding the availability of public water/sewer or on-site septic systems and water have been approved; and
7. The following certification shall be placed on the plat and deed and signed by the property owners:

"The Property owner(s) of record hereby acknowledge(s) that the surveyed parcel(s) and/or tract remainder has not been approved to determine the availability of on-site waste disposal systems or provisions of public water/sewer services. Recordation of this plat and deed shall not be an implied or expressed consent of Charleston County that the lots or other land divisions shown hereon are capable of being serviced by on-site waste disposal or public water/sewer systems. Unless otherwise stated hereon, all surveyed parcels and/or tract remainders have not been reviewed for on-site waste disposal systems or public water/sewer services."

Property Owner(s) Signature _____
Date _____

§8.3.2 MINOR SUBDIVISION PROCESS

Applications for Minor Subdivisions shall be submitted to the Planning Director on forms available in the Planning Department. There is one required step in the Minor Subdivision process which is Final Plat review and approval. Generally, Minor Subdivisions are reviewed in the Planning Department and approved by the Planning Director. However, the Planning Director may send Minor Subdivision applications to the Planning Commission for approval in order to determine whether or not the proposed subdivision is consistent with the goals and objectives of the *Comprehensive Plan*. Applicants for Minor Subdivisions are strongly encouraged to schedule and attend a Pre-Application Conference prior to filing a minor subdivision.

§8.3.3 MAJOR SUBDIVISION

- A. Any land division that is not a Minor Subdivision shall be processed as a "Major Subdivision." All Major Subdivision applicants are required to attend a Pre-Application Conference.
- B. Subdivision Roads and Utilities
A Zoning Permit is required for grading, drainage, or the construction of roads and utilities in a subdivision.

§8.3.4 MAJOR SUBDIVISION PROCESS

Applicants for Major Subdivisions are required to schedule and attend a Pre-Application Conference prior to filing a Major Subdivision application. After the Pre-Application Conference, there are three required steps in the process: (1) Preliminary Plat review and approval; (2) Final

Plat review and approval; and (3) Letters of Coordination. Each step of the process shall be completed before initiating the next step. Applications for Major Subdivisions shall be submitted to the Planning Director and shall include a completed application form (available from the Planning Department). Additional components for consideration of a Major Subdivision that are necessary at the Pre-Application Conference are:

- A. A plat, or survey of the subject property, if available, or a tax map that identifies the subject property; and
- B. A Concept Plan that includes the following information:
 - 1. The proposed means of access to a public road;
 - 2. Surrounding land uses;
 - 3. All adjacent roads;
 - 4. A preliminary map and analysis of natural resources present on the subject property and surrounding property; and
 - 5. A conceptual layout of the proposed subdivision, which shall be overlaid on the preliminary site analysis and which shall show streets, drainage, lots, parks and other facilities located to protect natural resource areas.

[Commentary: Approval from other local, state or federal agencies may be necessary in the development of land in Charleston County, particularly in regard to environmental concerns. Pre-application conferences should be held with these agencies, including the South Carolina Department of Health and Environmental Control, Coastal Resources Management, U.S. Army Corps of Engineers and the U.S. Fish & Wildlife Service.]

§8.3.5 REQUIRED TREE PROTECTION FOR MINOR AND MAJOR SUBDIVISIONS

Trees shall be protected in accordance with Chapter 9 of this Ordinance.

§8.3.6 LETTERS OF COORDINATION FOR MAJOR AND MINOR SUBDIVISIONS

Letters of coordination are required that acknowledge that the County and other agencies will be able to provide necessary public services, facilities and programs to service the development proposed, at the time the subdivision plat is processed.

ARTICLE 8.4 PRELIMINARY PLAT

§8.4.1 APPLICABILITY

Preliminary Plats shall be required for all Major Subdivisions.

§8.4.2 APPLICATION

A. Requirements

The following shall be submitted:

- 1. Completed applications for Preliminary Plat approval shall be submitted to the Planning Director on forms available in the Planning Department. Ten (10) copies of the Preliminary Plat shall be filed with the application.

2. Preliminary Plats shall be drawn to engineer's scale no smaller than one inch equals 200 feet. Where large areas are being platted, they may be drawn on one or more sheets, 22 inches by 34 inches in size. For small areas being platted, a scale of one inch equals 100 feet shall be used.
3. Even if the applicant intends to subdivide only a portion of a parcel or tract of land initially, the Preliminary Plat shall show a proposed street and lot layout, drainage plan and other requirements for the entire parcel or tract of land in which such portion is contained; except that the Planning Director, with the recommendation of the Public Works Director, may waive this requirement on a finding that such a complete layout is not necessary to carry out the purposes of these regulations.
4. The following information shall be required on each plat:
 - a. 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.
 - b. References to a known point or points such as street intersections and railroad crossings shall be shown.
 - c. 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.)
 - d. The names of adjacent land owners and streets where known or available shall be given (with the tax parcel numbers), and all intersecting boundaries or property lines shall be shown.
 - e. Proposed divisions to be created shall be shown, including building envelopes 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.).
 - f. 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.

- g. 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.
- h. General drainage features, including proposed drainage easements and detention/retention basins. Also the proposed direction of drainage on each street, ditch and lot shall be indicated by the use of arrows and proposed street names.
- i. The location of required landscape buffers as specified in Chapter 9 of this Ordinance, which shall not be located within drainage easements unless expressly approved by the Public Works Director.
- j. Jurisdictional wetlands, with the date of certification, on lots of five acres or less in size and within all publicly dedicated rights-of-way and easements.
- k. A notation shall be made on the plat clearly indicating the applicable OCRM Critical Line buffers and setbacks.
- l. 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.
- m. Tree Surveys of all Grand Trees are required within access easements, drainage easements, and rights-of-way.

- n. 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.
 - o. 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.
 - p. 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.
5. Accompanying Data
- a. The Preliminary Plat shall be accompanied by a statement as to the availability of and specific indication of the distance to and location of the nearest public water supply and public sanitary sewers.
 - b. The Preliminary Plat shall be accompanied by a statement indicating what provisions are to be made for water supply and sewage disposal.
 - c. Proposed subdivisions encompassing 100 or more acres of land area shall provide a master plan showing the general layout of future development of the entire tract and on adjacent lands that are under common ownership or control. This master plan shall provide a generalized description and plan that addresses the following future development considerations: traffic circulation, drainage, environmental preservation, utility placement, land use, density and any areas that are to remain undeveloped.
 - d. The engineer and/or surveyor who prepared the Preliminary Plat shall affix their seal(s), name(s), and South Carolina Registration Number(s). Only engineers or surveyors registered in the State of South Carolina shall attest and fix their seal on the Preliminary Plat.

[Commentary—For the purpose of Preliminary Plat applications, a complete application means one that includes all required information and fees and that addresses the findings of the inspection report and has received all approvals from other agencies that are a prerequisite to Preliminary Plat approval.]

§8.4.3 PLANNING DIRECTOR—REVIEW AND REPORT

Upon receipt of a complete application for Preliminary Plat approval, the Planning Director shall have 30 calendar days to (1) review the proposed Preliminary Plat; (2) compile a staff report on the proposed plat (which includes the comments and recommendations of the Public Works Director and other affected agencies); and (3) forward the report and any recommendations to the Planning Commission.

§8.4.4 PLANNING COMMISSION—REVIEW AND DECISION

Within 30 calendar days of receipt of a report from the Planning Director, the Planning Commission shall review the proposed Preliminary Plat and act to approve, approve with conditions, or deny the Preliminary Plat based on whether it complies with all applicable requirements of this Ordinance and the adopted Charleston County *Comprehensive Plan*.

§8.4.5 EFFECT OF PRELIMINARY PLAT APPROVAL

Approval of a Preliminary Plat shall constitute general acceptance of the overall planning concepts for the proposed subdivision and is a prerequisite for the filing of a Final Plat application.

§8.4.6 LAPSE OF PRELIMINARY PLAT APPROVAL

An approved Preliminary Plat shall lapse and be of no further force and effect if a Final Plat for the subdivision (or a phase of the subdivision) has not been approved within two years of the date of approval of the Preliminary Plat. If the subdivision is to be developed in phases, a phasing plan, including a timetable for development of the entire subdivision, shall be approved as part of the Preliminary Plat approval. No final plats shall be accepted and no construction shall be allowed for any phase not approved as part of the Preliminary Plat.

§8.4.7 APPEALS OF PLANNING DIRECTOR'S PRELIMINARY PLAT DECISION

Any Party in Interest in a Preliminary Plat decision of the Planning Director regarding a complete or incomplete application may appeal the decision to the Planning Commission by filing an appeal with the Planning Director within 30 calendar days of the date of the decision.

A. Appeal Powers

In exercising its appeal power the Planning Commission may reverse or affirm, wholly or partly, or may modify the decision on appeal. In acting upon the appeal the Planning Commission shall be authorized only to determine whether the decision of the Planning Director was made in error. The Planning Commission shall not be authorized to approve modifications or waivers of Ordinance standards through the appeal process. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter it may remand the matter to the Planning Director with directions to obtain such evidence and to reconsider the decision in light of such evidence.

B. Consideration of Evidence

The decision of the Planning Commission shall be a matter of record; it shall consider only the same application, plans, and related project materials that were the subject of the original decision and only the issues raised by the appeal.

C. Burden of Persuasion of Error

In acting on the appeal, the Planning Commission shall grant to the decision of the Planning Director a presumption of correctness, placing the burden of persuasion of error on the appellant.

D. Approval Criteria

An appeal shall be sustained only if the Planning Commission finds that the decision of the Planning Director was in error.

E. Vote Required

A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than one-half of its total membership. At least two-thirds of the members present and voting shall be required to reverse a final plat decision of the Planning Director.

[Commentary—Appeals of Planning Director and other subdivision-related administrative decisions [including decisions to reject applications as incomplete], shall be processed in accordance with Article 3.14 described in Chapter 3.]

§8.4.8 APPEALS OF PLANNING COMMISSION PRELIMINARY PLAT DECISION

Any party in interest in a Preliminary Plat decision of the Planning Commission or any officer, board, or bureau of the County may appeal the Planning Commission decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after actual written notice of the Planning Commission's decision.

§8.4.9 CONSTRUCTION PLANS

After approval of a Preliminary Plat and before commencing any work within the proposed subdivision (including land clearing and grading), road and drainage plans prepared by an engineer registered in the State of South Carolina shall be submitted to the Public Works Director for review and approval in accordance with the Charleston County Road Construction Standards in Appendix A of this Ordinance.

§8.4.10 INSPECTIONS

- A. Subdivision plats that are submitted for review are field inspected by Planning and Public Works staff to ensure compliance with any applicable Ordinance requirements and County standards.
- B. Prior to submitting a Preliminary Plat where no public sewer is provided to any proposed lot, the applicant shall contact a representative of South Carolina Department of Health and Environmental Control (DHEC) and arrange for a test of the soil on any proposed lot. DHEC staff will inspect the proposed lot(s) in order to identify areas that meet minimum septic system requirements required by the State of South Carolina. The results of this test shall be submitted by the applicant at the time of the Preliminary Plat application.
- C. Where subdivision streets and/or drainageways are being constructed, the Public Works Director or the authorized representative will make periodic visits to the site as indicated in Charleston County Road Construction Standards, Appendix A, to ensure construction compliance with County-approved road and drainage plans. The Public Works Director's or the authorized representative's certification that all roads and drainage systems have been constructed in compliance with the plans is required prior to final approval of the development. This approval is only necessary for public subdivisions.

§8.4.11 CONDITIONAL PLAT APPROVAL

- A. Prior to approval of a Final Plat, the developer shall install all required public improvements or post an approved financial guarantee of performance, in

accordance with the requirements of this Ordinance. If financial guarantees are posted, the Planning Director shall be authorized to grant conditional plat approval on plats that involve two (2) or more guaranteed public improvements, with final approval contingent upon completion and acceptance of all required improvements. No Certificates of Occupancy shall be issued until all required improvements have been installed and accepted, and the Final Plat has been recorded by the Charleston County Register of Mesne Conveyance. Conditional Plat approval shall be valid for a period not to exceed two years from the date Conditional Plat Approval is granted.

- B. Where plats are submitted under an approved financial guarantee for Conditional approval the following three (3) notes shall be placed on the plat;
1. Approval of this plat does not authorize occupancy;
 2. Duration of approval shall be limited to two (2) years; and
 3. The approval of this plat in no way obligates the County of Charleston to accept for continued maintenance any of the roads or easements shown hereon.
- C. The duration of the financial guarantee for a conditional plat shall be no longer than twenty-four (24) months unless extended by the Planning Commission. No later than two (2) months before the expiration, the applicant shall notify the County that the applicant has completed the final plat or is securing a replacement bond to be issued within 30 days of expiration of the original bond. If no action is taken by the applicant, the County shall execute the provisions of the performance bond.

ARTICLE 8.5 FINAL PLATS

§8.5.1 APPLICABILITY

Final Plats shall be required for all Subdivisions.

§8.5.2 APPLICATION

A. Final Plat Applications Requirements:

1. Applications for Final Plat approval shall be submitted to Planning Director on forms available in the Planning Department. Ten (10) copies of the Final Plat shall be filed with the application.
2. Written certification from the design engineer that the subdivision's road and drainage infrastructure and any other required improvements have been constructed in accordance with the approved plans.
3. The Final Plat shall be drawn in ink on a material specified by the Register of Mesne Conveyance for recording, on sheets 22 inches by 34 inches in size, and at an engineer's scale of one inch equals 100 feet or larger. Where necessary the plat may be on several sheets accompanied

by an index sheet or key map insert showing the entire subdivision. Where necessary, the size of the plat may be adjusted to a smaller scale than 1"=100' with the approval of the Planning Director.

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 land owners and streets where known or available shall be given (with the tax parcel 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 ID 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 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 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 Coastal Resource Management (OCRM) Critical Line with signed approval statement on the final plat.
8. At the 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.
9. Freshwater Wetlands/Waterways on lots of five acres or less in size.
10. High land acreage and low land acreage (Freshwater Wetlands or acreage below the Office of 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.
12. Tree Surveys of all Grand Trees are required within access easements, drainage easements, and rights-of-way.
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.

C. Accompanying Data

1. A certificate of title or a sworn affidavit establishing the ownership of the land to be recorded. If any change in ownership occurs subsequent to the date of the certificate of title or affidavit and prior to the granting of final approval, a new certificate of title or sworn affidavit establishing the ownership of the land shall be submitted to the Planning Director.
2. In subdivisions where existing public water and public sewer systems have been extended and/or a new system installed, a certification of inspection and associated operating permits from the South Carolina Department of Health and Environmental Control (DHEC) shall be submitted.
3. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with State law.
4. Should the Landowner/Developer decide to utilize Article A.2, Private Road Standards, of Appendix A, the following five (5) notes shall be placed on the plat:
 - a. Any future subdivision of this parcel, or road construction or extension of the existing roads shown hereon shall require

compliance with the Charleston County Ordinances. Before Charleston County will consider acceptance of any dedication of roads into the County road system, the property owner(s) shall construct the roads to County of Charleston Road Construction Standards;

- b. It is hereby expressly understood by the property owner, developer or any subsequent purchaser of any lots shown on the plat that the County of Charleston is not responsible for the maintenance of the streets, roads, common areas, drainage systems and any other municipal services which include, but are not limited to, garbage disposal, public sewage, fire protection or emergency medical service;
 - c. Be aware that the County of Charleston is not responsible for drainage and flooding problems relevant to the real property, and that emergency vehicles may have difficulty accessing the property;
 - d. No public funds shall be used for the maintenance of the roads shown on the plat; and
 - e. This approval in no way obligates the County of Charleston to maintain the 50 foot right-of-way until it has been constructed to County standards and accepted for maintenance by Charleston County Council.
5. Letters of Coordination
Letters of Coordination are required which acknowledge that the County and other agencies will be able to provide necessary public services, facilities, and programs to service the development proposed, at the time the subdivision plat is processed.

D. Certification of Approval

When the Planning Director has approved the plat, a certificate noting such approval and carrying the signature of the Planning Director shall be placed on the original drawing of said plat.

§8.5.3 PLANNING DIRECTOR—REVIEW AND DECISION

Within 45 days of receipt of a complete Final Plat application, the Planning Director shall review the proposed Final Plat and the reports from the Public Works Director and other affected agencies and act to approve, approve with conditions or deny the Final Plat, based on whether it complies with the approved Preliminary Plat, all applicable requirements of this Ordinance, and the purposes and intent of Article 1.5.

§8.5.4 ACCEPTANCE OF DEDICATIONS

Approval of a Final Plat shall not constitute acceptance of any public improvements. Such acceptance will require County Council acceptance of dedication.

Documents or instruments granting easements within the area to be dedicated must provide that:

- A. Future relocation or replacement costs of any encroachments, including, but

not limited to utilities, due to maintenance or construction of public improvements, is to be borne solely by the easement holder/utility company; and

- B. The County will not be responsible for costs relating to future relocation or replacement of utilities or other encroachments made necessary by maintenance and/or construction of public improvements; and
- C. All expenses pertaining to said relocation shall be paid for by the easement holder/utility company; and
- D. Relocation shall be completed within 90 days from receipt of written request by the County or as otherwise agreed to by the County.

§8.5.5 RECORDING

Approved Final Plats shall be recorded by the Planning Director with the Register of Mesne Conveyance within 30 days of final approval. Notice to the applicant shall be sent within a reasonable time following the date of the recording with the Register of Mesne Conveyance.

§8.5.6 APPEALS OF PLANNING DIRECTOR'S FINAL PLAT DECISION

Any person with a substantial interest in a Final Plat decision of the Planning Director may appeal the decision to the Planning Commission by filing an appeal with the Planning Director within 30 calendar days after the actual notice of the decision.

A. Appeal Powers

In exercising the appeal power, the Planning Commission may reverse or affirm, wholly or partly, or may modify the decision being appealed. In acting upon the appeal, the Planning Commission shall be authorized only to determine whether the decision of the Planning Director was made in error. The Planning Commission shall not be authorized to approve modifications or waivers of Ordinance standards through the appeal process. If the Planning Commission determines that it is necessary to obtain additional evidence in order to resolve the matter, it may remand the matter to the Planning Director, with directions to obtain such evidence and to reconsider the decision in light of such evidence.

B. Consideration of Evidence

The Planning Commission's decision shall be on the record; it shall consider only the same application, plans, and related project materials that were the subject of the original decision and only the issues raised by the appeal.

- C. Burden of Persuasion or Error**
In acting on the appeal, the Planning Commission shall grant to the Planning Director's decision a presumption of correctness, placing the burden of persuasion of error on the appellant.
- D. Approval Criteria**
An appeal shall be sustained only if the Planning Commission finds that the Planning Director erred.
- E. Vote Required**
A quorum of the Planning Commission shall be achieved when the number of members in attendance equals more than one-half of the total membership of the Planning Commission. At least two-thirds of the members present and voting shall be required to reverse a final plat decision of the Planning Director.

[Commentary—Appeals of Planning Director and other subdivision-related administrative decisions (including decisions to reject applications as incomplete), shall be processed in accordance with Article 3.14 described in Chapter 3.]

§8.5.7 APPEALS OF PLANNING COMMISSION'S DECISION

- A.** Any person with a substantial interest in a Final Plat (appeal) decision of the Planning Commission may appeal the Planning Commission decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within 30 calendar days after actual notice of the Planning Commission's decision.
- B.** At any time prior to appeal of a Planning Commission decision on a Final Plat (appeal) decision, the applicant may request that the Planning Commission enter mediation. When mediation is requested, the Planning Commission shall assign one of its members as a representative in mediation proceedings. A vote of the Planning Commission in a public meeting shall be required to accept any mediated settlement. An accepted mediated settlement cannot waive the standards of this Ordinance. Prior to beginning talks, applicable time limits for review and action on complete applications must be extended by mutual agreement of the applicant and Planning Commission.

ARTICLE 8.6 MARKERS

§8.6.1 PLACEMENT

A marker shall be set on the right-of-way line at the ends of the block for every block length of street. When blocks occur that have a curve or curves in them, markers shall be set on both sides of the street at the ends of tangents. Markers shall also be set on right-of-way lines (on each side of the centerline) at angle points when curves are not used. All interior lot corners shall be marked. The location and type of markers used shall be indicated on the Final Plat.

§8.6.2 TIMING

Markers shall be installed prior to the submission of and approval of the Final Plat.

ARTICLE 8.7 LOTS**§8.7.1 LAYOUT AND DESIGN GENERALLY**

Lots shall be laid out and designed to provide buildable area on each lot, while complying with all other standards and requirements of this Ordinance.

§8.7.2 SIZE

- A. Lots shall comply with the lot area standards of the underlying zoning district and all other applicable standards of this Ordinance.
- B. Depth of residential lots shall not exceed five times the width of the lot (a 1:5 ratio).
- C. The Planning Director may allow the lot width to depth ratio of 1:5 to be exceeded when any of the following conditions occur:
 - 1. When attached dwellings are proposed;
 - 2. Where additional depth is provided for marsh frontage lots when the lot width depth ratio is met and the property line is extended into the marsh or the property is bisected by or fronts on freshwater wetlands;
 - 3. A Minor Subdivision of a parent tract, provided the following requirements are met:
 - a. The minimum lot frontage for each lot is not less than 250 feet;
 - b. In no case shall the average lot width be less than 250 feet with the minimum lot width at any one point less than 200 feet;
 - c. The property to be subdivided is located in an RM, AG-15, AG-10 or AG-8 Zoning District; or
 - 4. All of the following criteria are met:
 - a. The parcel meets all their requirements of this Ordinance;
 - b. The parcel is a lot of record;
 - c. The parcel is in a rural or agricultural zoning district;
 - d. The parcel is greater than 1 acre in size; and
 - e. The applicant has submitted to staff a complete subdivision application and approval from SCDHEC for water and wastewater compliance prior to applying for this exemption.
- D. Prescribed lot width requirements shall be for at least two-thirds of the depth of the lot.

§8.7.3 ACCESS

- A. Double-frontage lots shall be avoided except where essential to provide separation of residential development from major roadways or to overcome specific disadvantages of topography and orientation. An easement with a minimum width of ten feet may be required to restrict access from the major street or other area.
- B. All lots shall be provided with a means of access in conformance with the standards and specifications of this Ordinance.
- C. All flag lots, cul-de-sac lots and privately accessed lots shall comply with the International Fire Code, as adopted by County Council.

§8.7.4 FLAG LOTS

The Planning Director shall be authorized to allow the use of flag lots only when the Planning Director determines that such lot configurations are necessary to address development constraints that are present on the site (e.g., lot width or wetland issues).

A. Permitted Use of Flag Lots

Flag lots may be authorized when the Planning Director determines that they will:

- 1. Facilitate subdivision of a long narrow parcel that has sufficient area but insufficient width to be otherwise subdivided.
- 2. Eliminate multiple access points to collector or arterial roads.
- 3. Allow reasonable development when the buildable area of a parcel is restricted due to the presence of a natural resource or the irregular shape of a parcel.

B. Prohibited Use of Flag Lots

- 1. Flag lots shall not be used to avoid the development of streets otherwise required by this Ordinance when the effect of such flag lots would be to increase the number of access points (driveways) on a publicly dedicated road right-of-way.
- 2. Flag lots may be denied when an adjoining parcel also has sufficient area but insufficient width to otherwise be subdivided. In such cases, platting can be accomplished by land owners of adjoining parcels joining together to provide a full width right-of-way and road section.

C. Standards For Flag Lots

- 1. Flag lots shall take direct access to streets that comply with this Ordinance.

2. The area within the flagpole portion of a flag lot shall not be counted as lot area for the purpose of meeting the minimum lot area requirements of this Ordinance.
3. The flagpole portion of a flag lot shall have a minimum width of 20 feet for its entire depth, and the depth or length of the flagpole shall not exceed 450 feet.
4. As a condition of approval for a flag lot, an encroachment permit must be obtained from the appropriate agency governing access, and an Access Easement Agreement for shared access between the owner of the flag lot and the lot from which the flag lot was created is recorded in the Office of the Charleston County Register of Mesne Conveyance.
5. Dwelling groups on flag lots shall meet the requirements of this Ordinance.

ARTICLE 8.8 TREE PRESERVATION

§8.8.1 TREE SURVEYS

Tree surveys shall comply with the following:

- A. Lots within subdivisions shall be laid out and designed to provide a buildable area on each lot that does not require the removal of Grand Trees.
- B. Tree protection standards are described in Chapter 9 of this Ordinance.
- C. 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.
- D. Tree Surveys of all Grand Trees are required within access easements, drainage easements, and rights-of-way.

ARTICLE 8.9 TREES, SHRUBS, AND PAVEMENT**§8.9.1 MINIMUM OFFSET OF TREES AND SHRUBS FROM ROAD PAVEMENT**

- A. Trees and shrubs shall be set back from street and road pavement in accordance with the following minimum requirements:

Roadside Feature	Speed (MPH)	Offset from Edge of Pavement (feet)	
		Canopy Trees	Understory Trees/Shrubs
Guiderail	All	5*	3*
Barrier Curb	40 and less	5*	3*
	45 to 50	8*	5*
	55 and greater	12*	5*
Open Shoulder	40 and less	10	5
	45 to 50	15	7
	55 and greater	20	10

*Tree limbs hanging below 15 feet in height shall be trimmed so that they do not encroach beyond the back of the curb. Minimum overhead clearance of 14 feet should be maintained for safe passage. When a barrier curb or guide rail exists, offset is measured from the face of the curb or guide rail to the face of the tree at ground level.

- B. Understory trees may be located two feet from the edge of pavement with the approval of the Planning Director and Public Works Director.

ARTICLE 8.10 PEDESTRIAN WAYS**§8.10.1 WHERE REQUIRED**

Pedestrian ways shall be provided in all major subdivisions within the Urban and Suburban Areas of the County. If development characteristics warrant, the Planning Director may waive this requirement for any portion of the proposed subdivision. Requests for such waivers shall be submitted along with written justification to the Planning Director for approval.

§8.10.2 PLACEMENT

Paved pedestrian ways within publicly dedicated rights-of-way shall conform to the construction details for paved sidewalks contained in Charleston County Road 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 Planning Director.

§8.10.3 TIMING OF SIDEWALK INSTALLATION

The installation of required sidewalks within proposed publicly dedicated rights-of-way can be postponed until after the Final Plat has been recorded, provided the following criteria have been met:

- A. The other required road and drainage system improvements have been completed and accepted;
- B. All final plat conditions and stipulations have been finalized;
- C. An approved Financial Guarantee is posted of an amount sufficient to guarantee completion of the required sidewalk improvements (150 percent (150%) of the actual cost, verified by the Directors of the Public Works and Planning Departments and certified by the subdivision project engineer, a minimum of \$10,000) within a time period not to exceed two (2) years; and
- D. The subdivision Developer must be issued an encroachment permit for construction of the entire subdivision sidewalk system within the proposed right-of-way.

The subdivision's required two (2) year maintenance guarantee period will start once the entire sidewalk system has been completed and approved. The construction of the sidewalk on each individual lot must be completed prior to issuing the Certificates of Occupancy.

ARTICLE 8.11 STREET NAMES AND STREET SIGNS

§8.11.1 STREET NAMES

Street names proposed by the applicant must be placed on reserve with the Planning Department prior to submitting a plat. See Article 3.15, Addressing and Street Names.

§8.11.2 STREET SIGNS

Installation and maintenance of street signs on private roads or easements are the responsibility of the applicant, developer, Home Owners Association, or property owners in accordance with the Charleston County Road Construction Standards in Appendix A of this Ordinance, MUTCD Standards, and with Chapter 4; and Article VII of the Charleston County Code of Ordinances, as amended.

ARTICLE 8.12 UNDERGROUND UTILITIES AND SERVICES

All electrical, telephone, cable television and similar distribution lines providing service to a development site should be installed underground.

ARTICLE 8.13 WATER SUPPLY AND SEWAGE DISPOSAL

In accordance with South Carolina Department of Health and Environmental Control (DHEC) regulations, all subdivisions shall be served by approved public water and sewer systems, if accessible for connection, or if in the opinion of DHEC, the public's health and the environment would best be protected by the installation of such systems. Where public sewer is not available, all new lots must meet minimum soil requirements established by DHEC. This provision shall not be interpreted to require that subdivisions be annexed in order to obtain public water or sewer service.

ARTICLE 8.14 FINANCIAL GUARANTEES (SURETY)**§8.14.1 PERFORMANCE GUARANTEES**

- A. In lieu of completing the required subdivision improvements of this Chapter, a financial guarantee in the form of a no-contest, irrevocable bank letter of credit, or performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety, subject to County attorney approval of the guarantee to determine that the interests of Charleston County are fully protected.
- B. The applicant shall submit to the appropriate governmental agency a detailed itemized unit cost estimate for the proposed public improvements to be included in the financial guarantee. Performance Guarantees are for Public Improvements only; Public Roads, Public Water and Public Sewer. (Example: public roads constructed to County Road Standards dedicated to the public and accepted into the road system by Charleston County Council, or a public water system approved and accepted by another public entity). Charleston County will only accept a Financial Guarantee (Surety) for two (2) or more of the above public improvements. The amount of the financial guarantee shall be verified by the appropriate governmental agency that exercises operational control (Commissioners of Public Works for public water, Commissioners of the appropriate Public Service Districts for street name signs and public sewer, and the Public Works Director for all other public improvements covered in this Chapter). The amount shall be sufficient to guarantee completion of the required improvement (125 percent of the actual cost of the improvements with a minimum of \$10,000) within a time period specified by the government agencies, not to exceed two years. The governmental agencies determining the amount of financial guarantee shall provide a letter to the Planning Director (copy to the applicant) setting forth the amount of bond, conditions of acceptance and the period covered. The Planning Director will inform all interested governmental agencies, particularly the County Building Inspection Director.
- C. Upon completion of the improvements as required by this Chapter, written notice thereof shall be given by the applicant to the bond holder, who shall cause an inspection of the improvements to be made. The bond holder will, within 30 days of the date of notice, authorize in writing the release of the security given, provided improvements have been completed in accordance with the required specifications. Should the improvements not be completed in accordance with the required specifications by the date originally stipulated in writing by the bond holder, the funds derived from said bond will be used by the bond holder to complete the improvements according to required specifications, at the earliest reasonable time. Where it appears that the bond was insufficient to finance the required improvements after the applicant has defaulted, County Council will assess the individual applicant the cost of the improvements over and above the surety amount.
- D. In no instance will the bond issuer or bond holder be authorized to extend for the applicant the completion date originally stipulated.

- E. Pro-rated refunds based on a percentage of overall completion shall not be authorized, with the exception of an irrevocable bank letter of credit.
- F. In lieu of completed subdivision improvements, the decision-making body may accept the written guarantee of a governmental agency to complete required improvements within 90 days of the date of such acceptance by County Council. Failure to complete required improvements within the 90-day period shall void any subdivision approvals received by the applicant.
- G. The acceptance of performance bonds in lieu of completed performance is made possible only by the introduction of effective occupancy control. This control will be coordinated with final approvals so as to ensure that all conditions covered by one or more bonds are completely fulfilled, except as specified in the Charleston County Building Code, before an occupancy permit can be issued by the County Building Inspection Director.

§8.14.2 MAINTENANCE GUARANTEES

Street and stormwater management/drainage systems that are to be dedicated to Charleston County for public maintenance shall be under warranty for all defects and failures for a period of two years. Prior to Final Plat approval, the developer shall provide written verification of financial responsibility for the correction of any defects and/or failures in those related improvements that will be dedicated to the county. The warranty shall be in an amount of at least ten percent of the construction costs. The cost amounts shall be verified by the Public Works Director. The warranty shall be effective for a period of two years from the date of acceptance by the County Council. The financial warranty shall be in the form of a no-contest, irrevocable bank letter of credit, a performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety. Payment is subject to County Attorney approval of the guarantee to determine that the interests of Charleston County are protected. The Public Works Director shall maintain surveillance over the system and provide written notification to the developer if repair work is required during the warranty period. The Public Works Director shall identify defects not considered to be a public safety issue and notify the developer of such defects. The developer shall then have 30 days to prepare a schedule of corrective actions and begin such corrective actions. If not completed within the approved schedule, the Public Works Director shall make the repairs and bill the bonding company. Public safety defects shall be addressed immediately by the Public Works Director, with reimbursement from the bonding company.

Chapter 9
Development Standards

CHAPTER 9 | DEVELOPMENT STANDARDS

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CHAPTER 9 | DEVELOPMENT STANDARDS**ARTICLE 9.1 PURPOSE AND INTENT**

The purpose of the regulations contained in this Chapter is to protect the public health, safety, and general welfare; to promote harmonious and orderly development; and to foster civic beauty by improving the appearance, character and economic value of civic, commercial and industrial development within the unincorporated areas. The Development Standards are authorized for the following purposes, among others:

- A. Implement the goals, objectives, and policies of the County of Charleston *Comprehensive Plan*;
- B. Facilitate safe transportation, access, vehicular circulation, and parking;
- C. Assure the protection and preservation of natural resources, such as trees and wetlands;
- D. Implement the use of vegetated buffers in order to mitigate the effects of incompatible adjacent uses, to provide transition between neighboring properties and streets, to moderate climatic effects, and to minimize noise and glare;
- E. Implement basic architectural standards, right-of-way buffer standards, and sign standards that will promote attractive, well-designed development, foster balanced streetscapes, and reduce visual clutter along major roadways, thus enhancing safe traffic flow; and
- F. Insure protection from fire, flood and other dangers, and furthering the public welfare in any regard specified by a local governing body.

ARTICLE 9.2 APPLICABILITY

Unless expressly stated, the articles in this Chapter apply to development occurring on property within unincorporated Charleston County.

ARTICLE 9.3 OFF-STREET PARKING AND LOADING**§9.3.1 GENERAL****A. Applicability****1. New Development**

The off-street parking and loading standards of this Article apply to any new building constructed and to any new use established.

2. Expansions and Alterations

The off-street parking and loading standards of this Article apply when an existing structure or use is expanded or enlarged. Additional off-street parking and loading spaces will be required only to serve the enlarged or expanded area, not the entire building or use, provided that in all cases

the number of off-street parking and loading spaces provided for the entire use (preexisting + expansion) must equal at least 75 percent of minimum ratio established in Off-Street Parking Schedule "A" of this Article.

B. Timing of Installation

Required parking spaces and drives shall be ready for use and approved by the Planning Director prior to issuance of a Certificate of Occupancy.

C. Reduction Below Minimums

The Planning Director shall be authorized to reduce the number of required parking spaces by no more than 10 percent (10%) when more than ten (10) spaces are required with the following conditions:

1. The site can support the minimum required number of parking spaces and meet all development standards in this Ordinance including buffers and landscaping requirements; or
2. The reduction is necessary to meet the Tree Protection and Preservation regulations contained in Article 9.4 of this Ordinance.

This allowable reduction excludes medical offices and restaurant uses. Any change in use that increases applicable off-street parking or loading requirements will be deemed a violation of this Ordinance unless parking and loading spaces are provided in accordance with the provisions of this Article.

§9.3.2 OFF-STREET PARKING SCHEDULE A

Unless otherwise expressly allowed, off-street parking spaces shall be provided in accordance with the following table.

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
RESIDENTIAL	
Congregate Living	1 per 3 beds
Farm Labor Housing (Dormitory)	0.5 per bed
Adult/Child Group Home or Residential Care Facility	1 per 3 beds, plus 1 per employee in single shift
Multi-Family	1.5 per 1-bedroom unit; 2 per 2-bedroom unit; 2.5 per 3-bedroom and larger units
Retirement Housing	0.75 per 1-bedroom unit; 1 per 2-bedroom unit; 1.5 per 3-bedroom and larger units
Single Family: Detached and attached, including dwelling groups, duplexes and manufactured housing units.	2 per dwelling unit
CIVIC/INSTITUTIONAL	
Cemetery	1 per full time employee
Court of Law	1 per employee plus 1 per every 3 seats of seating available to the public in the courtroom
College or University Facility	1 per 100 square feet classroom plus 1 per 300 square feet office/administrative plus 1 per 3 beds
Community Recreation	1 per 250 square feet of gross floor area
Convalescent Services	1 per 5 beds
Historical Sites, Libraries, Archives or Museums	1 per 300 square feet
Adult or Child Day Care Facilities	1 per employee plus 1 per 5 children/adults
Counseling Service	1 per 150 square feet
Hospital	1 per 2 beds plus 1 per 300 square feet of floor area of administrative and medical offices
Nature Exhibition or Botanical Gardens	1 per employee in single shift plus 2 spaces per acre
Parks & Recreation	1 per 5,000 square feet of land area plus outdoor recreation requirements
Postal Service, United States	1 per 150 square feet of floor area
Railroad Freight Depot	1 per 2,400 square feet
Recycling Collection, Drop-Off	1 per recycle collection container
Public Assembly: Including Conference Centers, Concert Halls, Religious Assemblies, Professional, Labor or Political Organizations and Social Clubs or Lodges	1 per 5 fixed seats or 1 per every three (3) persons in structures with non-fixed seating of the maximum occupancy load as established by building code. The number of spaces required may be reduced a maximum of 50% if the assembly area is located within 500 feet of any public or commercial parking lot where sufficient spaces are available by parking agreement.
Intermediate Care Facility for the Mentally Retarded	1 per bed plus 1 per employee in single shift

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Health Care Related Services: Including Home Health Agency, Laboratory, Outpatient Services and Rehabilitation facilities	1 per 200 square feet of gross floor area with a minimum of 4 spaces
Safety Services	1 per 2 employees
Pre-School or Educational Nursery	1 space per 6 students for which the facility is licensed plus 1 per employee
School, Primary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.)
School, Secondary	1 space for each vehicle owned and operated by the school plus two per employee (including faculty, administrative, etc.) plus 1 per 8 students
Personal Improvement Education	1 per every 3 students plus 1 per employee
Utility Service, Major	1 space per employee plus 1 per stored vehicle
Utility Service, Minor	None
Zoo	10 plus 1 per employee in single shift
COMMERCIAL	
Agricultural Sales/Service	1 per 500 square feet of floor area plus 4 per acre outdoor sales/display/storage area
Pet Stores, Grooming Salons, or Small Animal Boarding	1 per 300 square feet of floor area
Bar or Lounge	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Bed and Breakfast	1 per guest room
Rooming or Boarding House	1 per guest room
Business or Trade School	1 per 100 square feet classroom plus 1 per 300 square feet business/administrative office
Communication: Including data processing and publishing services	1 per 300 square feet of floor area
Heavy Construction Service, General Contractor, or Special Trade Contractors	1 per 400 square feet indoor floor area plus 4 spaces per acre outdoor storage/display/sales area
Convenience Store	1 per 200 square feet of floor area
Charter Boat or Other Recreational Watercraft Rental Services	1 per rental boat or watercraft plus 1 per employee
Construction Tools, Commercial or Industrial Equipment Rental	1 per 250 square feet of floor area not including storage areas
Heavy Duty Truck or Commercial Vehicle Rental or Leasing	1 per rental vehicle plus 1 per employee in single shift
Banks and Financial Services	1 per 300 square feet of floor area, also see drive-thru requirements
Food Sales and Grocery Stores	1 per 175 square feet
Funeral Services	1 per 4 seats or 1 per employee, whichever is greater

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Hair, Nail or Skin Care Service	2 per employee or work station, whichever is greater
Hotel-Motel	1 per room plus spaces as required for associated restaurants, bars, and offices
Kennel	1 plus 1 per employee
Liquor Sales, Beer or Wine Sales	1 per 200 square feet of floor area
Marina	1 space per 200 sq. ft. of office area plus 1 per 3 wet slips and 1 per 5 dry stack storage
Boat Yard	1 per employee
Office, Medical	1 per 150 square feet of floor area
Outpatient Clinic	1 per 200 square feet of floor area with a minimum of 4 spaces
Office, Business/Professional/Administrative	1 per 300 square feet of floor area
Office, Resort Real Estate	1 per 200 square feet of floor area
Office, Parole or Probation	1 per employee plus 1 per 200 square feet of floor area
Office/Warehouse Complex	1 per employee in shift plus 1 per 2000 square feet of office space
Convention Center or Visitors Bureau	4 per 1000 square feet of floor area
Parking, Lot or Garage	1 per employee
Pawn Shop	1 per 200 square feet of floor area
Personal Improvement Service	1 per 200 square feet of floor area
Recreational Vehicle Park or Campground	1 per employee plus 1 per recreational vehicle and camp site
Recreation and Entertainment, Indoor	1 per 3 seats or 1 per 200 square feet of floor area, whichever is greater
Recreation and Entertainment, Outdoor	1 per 200 square feet of public activity area plus, Swimming Pool-1 per 200 square feet of water surface area Tennis-2 spaces per court Basketball- 5 spaces per court Athletic Field- 15 spaces per diamond or field
Fishing or Hunting Guide Service	5 per employee
Fishing or Hunting Lodge (Commercial)	1 per visitor plus 1 per 5 members
Recreation or Vacation Camp	1 per employee plus 1 per camp vehicle or camp site
Golf Courses or Country Clubs	1 per employee plus 4 per golf green, plus 1 per 4 seats for accessory restaurant or bar use
Repair Service, Consumer	1 per 300 square feet of floor area
Catering Service	1 per 400 square feet of floor area

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
Restaurant, Fast Food	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, Fast Food (no inside seating)	1 per employee plus 1 per 200 square feet outdoor seating area+vehicle stacking spaces per Article 9.3.8
Restaurant, General	1 per 75 square feet indoor seating area plus 1 per 200 square feet outdoor seating area
Retail Sales+Service, General	1 per 300 square feet indoor floor area+5 spaces per acre outdoor storage/display/sales area
Shopping Center (mixed retail, office, food sales, restaurant)	1 space per 200 square feet
Nonstore Retailers	1 per employee plus 2 spaces for deliveries
Building Materials or Garden Equipment and Supplies Retailers	1 per 200 square feet of floor area not including storage plus 1 per employee
Services to Buildings and Dwellings	1 per employee plus 1 space for deliveries
Scrap and Salvage Service	1 per employee plus 2 per acre
Self-Service Storage/Mini Warehouse	3 spaces plus 1 space per employee and 1 space per 100 units
Gasoline Service Station	1 per 200 square feet of gross floor area plus vehicle stacking spaces per Article 9.3.8
Truck Stop	1 per employee plus truck space parking plus any parking required in this table when restaurant or motel is included.
Stable (Boarding or Commercial for Hire)	1 per 2 stalls
Vehicle Repair, Consumer	2 per employee or service bay
Vehicle Sales or Vehicle Rental or Leasing	1 per 2,500 square feet of display, 1 per 250 square feet indoor enclosed floor space
Vehicle Parts, Accessories or Tire Stores	1 per 300 square feet of floor area (10 space minimum)
Vehicle Storage	1 per 2 employees
Veterinary Services	3 spaces per each veterinarian or allied professional
INDUSTRIAL	
Repair Service, Commercial	1 per 400 square feet office area plus 1 per 2 employees
Dry Cleaning Plant, Carpet Cleaning Plant or Commercial Laundry	1 per employee plus 1 per 3 washing/drying machines if provided for customer use
Photo Finishing Laboratory	1 per 200 square feet of floor area
Manufacturing and Production	1 per 400 square feet of office area plus 1 per 2 employees
Warehouse and Distribution Facilities	1 per 300 square feet office area plus 1 per 600 square feet for 1 st 12,000 square feet warehouse/storage area plus 1 per 900 square feet for remaining warehouse/storage area (over 12,000 square feet)
Wholesale Sales	1 per 600 square feet for 1 st 12,000 square feet+1 per 900 square feet for remaining area (over 12,000 square feet)

USE TABLE	NUMBER OF OFF-STREET PARKING SPACES REQUIRED (MINIMUM)
AGRICULTURAL AND OTHER USES	
Animal Production	None
Aviation	1 space per 5 aircraft tie down or storage plus 1 space per 4 seats in waiting room areas
Sightseeing Transportation, Land or Water	1 per 2 seats of sightseeing vehicle
Taxi or Limousine Service	1 per employee plus one per vehicle that provides service
Urban Transit Service	1 per 100 square feet of public waiting area plus 1 per two employees and 1 per transit vehicle
Water Transportation	1 per two seats of transportation vehicle plus 1 per employee
Communications Towers	None
Crop Production	None
Agricultural Processing	1 per employee
Roadside Stands	3 per stand
Horticulture, Greenhouse or Hydroponics Production	1 per employee
Commercial Timber Operations	None
Lumber Mills, Planing or Saw Mills	1 per employee plus 1 per commercial vehicle plus 1 per 400 square feet of floor area
Recycling Center or Waste Related Use	1 per employee
Resource Extraction	1 per 2 employees

§9.3.3 RULES FOR COMPUTING PARKING AND LOADING REQUIREMENTS

The following rules apply when computing off-street parking and loading requirements:

- A. **Multiple Uses**
Lots containing more than one use must provide parking and loading in an amount equal to the total of the requirements for all uses.
- B. **Fractions**
When measurements of the number of required spaces result in a fractional number, any fraction of one-half or less will be rounded down to the next lower whole number and any fraction of more than one-half will be rounded up to the next higher whole number.
- C. **Area Measurements**
Unless otherwise expressly stated, all square-footage-based parking and loading standards must be computed on the basis of gross floor area. Storage areas or common areas incidental to the principle use shall be exempt from this measurement when the following conditions are met:

1. The storage area or common area is a minimum of two hundred fifty (250) square feet; and
2. The applicant has provided documentation that such areas will not be used as space for employees, customers, or residents.

D. Occupancy-Based Standards

For the purpose of computing parking requirements based on employees, students, residents or occupants, calculations shall be based on the largest number of persons working on any single shift, the maximum enrollment or the maximum fire-rated capacity, whichever is applicable and whichever results in the greater number of spaces.

E. Unlisted Uses

Upon receiving a development application for a use not specifically listed in an off-street parking schedule, the Planning Director shall apply the off-street parking standard specified for the listed use that is deemed most similar to the proposed use or require parking spaces in accordance with a parking study prepared by the applicant.

§9.3.4 LOCATION OF REQUIRED PARKING

A. On-Site Parking

1. Except as expressly stated in this Section, all required off-street parking spaces must be located on the same lot as the principal use and shall be arranged and laid out so as to ensure that no parked or maneuvering vehicle will encroach upon a sidewalk, public right-of-way or property line.
2. Parking lots in Office (O) and Commercial (C) districts containing more than ten parking spaces shall be located to the side or rear of the principal structure's front facade or within a courtyard surrounded by a structure on at least three sides.

B. Off-Site Parking

A maximum of 50% of off-street parking spaces may be located on a separate lot from the lot on which the principal use is located if the off-site parking complies with the all of following standards. If any one of the following standards cannot be met, Special Exception approval shall be required:

1. Off-site parking may not be used to satisfy the off-street parking standards for residential uses (except for guest parking), restaurants, convenience stores or other convenience-oriented uses. Required parking spaces reserved for persons with disabilities shall not be located off site.
2. No off-site parking space may be located more than 600 feet from the primary entrance of the use served, unless shuttle bus service is provided to the remote parking area. Off-site parking spaces may not be separated from the use that it serves they serve by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian

- walkway is provided, or other traffic control or shuttle bus service is provided to the remote parking area.
3. Parking spaces located off site in accordance with this Section shall be considered accessory to the primary use, regardless of the fact that such accessory use is not located on the same parcel as the principal use.
 4. Off-site parking areas serving uses located in Nonresidential zoning districts must be located in non-residential zoning districts. Off-site parking areas serving uses located in Residential or Agricultural zoning districts may be located in Residential, Agricultural or Nonresidential zoning districts.
 5. In the event that an off-site parking area is not under the same ownership as the principal use served, a written agreement will be required. An attested copy of the agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department. Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit, building permit or Certificate of Occupancy for any use to be served by the off-site parking area. An off-site parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.
 6. Shared parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.

C. Shared Parking

1. Uses with different operating hours or peak business periods may share off-street parking spaces if the shared parking complies with the all of following standards. If any one of the following standards cannot be met, Special Exception approval shall be required.
2. Shared parking spaces must be located within 600 feet of the primary entrance of the use served, unless shuttle bus service is provided to the shared parking area. Shared parking may not be separated from the use that it serves by a street right-of-way with a width of more than 80 feet, unless a grade-separated pedestrian walkway is provided, or other traffic control or shuttle bus service is provided to the parking area.
3. Shared parking areas serving uses located in Nonresidential zoning districts must be located in non-residential zoning districts. Shared parking areas serving uses located in Residential or Agricultural zoning districts may be located in Residential, Agricultural or Nonresidential zoning districts.
4. Those wishing to use shared parking as a means of satisfying off-street parking requirements must submit a shared parking analysis to the Planning Director that clearly demonstrates the feasibility of shared parking. The study must be provided in a form established by the

Planning Director and made available to the public. It must address, at a minimum, the size and type of the proposed development, the composition of tenants, the anticipated rate of parking turnover and the anticipated peak parking and traffic loads for all uses that will be sharing off-street parking spaces.

5. A shared parking plan will be enforced through written agreement among all owners of record. An attested copy of the agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department. Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a building permit or Certificate of Occupancy for any use to be served by the off-site parking area. A shared parking agreement may be revoked only if all required off-street parking spaces will be provided in accordance with this Article.
6. Shared parking areas must be connected by a continuous network of sidewalks and pedestrian crosswalks.

§9.3.5 ACCESSIBLE PARKING FOR PHYSICALLY DISABLED PERSONS

The parking standards of this Article are intended to ensure compliance with the Americans with Disabilities Act (ADA). A portion of the total number of required off-street parking spaces in each off-street parking area shall be specifically designated, located and reserved for use by persons with physical disabilities.

A. Number of Spaces

The minimum number of accessible spaces to be provided shall be a portion of the total number of off-street parking spaces required, as determined from the following schedule. Parking spaces reserved for persons with disabilities shall be counted toward fulfilling off-street parking standards.

Total Parking Spaces Provided	Minimum Number of Accessible Spaces	Minimum Number of Van-Accessible Spaces	Minimum Number of Car-Accessible Spaces
1—25	1	1	0
26—50	2	1	1
51—75	3	1	2
76—100	4	1	3
101—150	5	1	4
151—200	6	1	5
201—300	7	1	6
301—400	8	1	7
401—500	9	2	7
501—1,000	2% of total spaces	1 out of every 8 accessible spaces	7 out of every 8 accessible spaces
Over 1,000	20 + 1 per each 100 spaces over 1,000		

B. Minimum Dimensions

All parking spaces reserved for persons with disabilities shall comply with the parking space dimension standards of this Section, provided that access aisles shall be provided immediately abutting such spaces, as follows:

1. Car-accessible spaces shall have at least a five-foot-wide access aisle located abutting the designated parking space.
2. Van-accessible spaces shall have at least an eight-foot-wide access aisle located abutting the designated parking space.

§9.3.6 PARKING SPACE AND PARKING LOT DESIGN

A. Parking Lot Design

Dead end type of parking layouts that cause or contribute to poor vehicular circulation will not be allowed unless all other site configurations and parking options of the required number of parking spaces have been exhausted.

B. Aisle Widths and Parking Space Dimensions

Drive aisle widths and parking space dimensions shall comply with the standards in the following table. Twenty percent (20%) of the minimum number of required parking for a development may utilize compact and sub-compact vehicle parking dimensions. These dimensions shall be a minimum of 7 feet 6 inches x 15 feet (7'6" x 15') and clearly marked for compact vehicles only.

x°	Stall Width A	Stall Depth B	Aisle Width C	Skew Width D
60°	8' 0"	19'7"	19'0"	9'3"
	8' 6"	18'0"	18' 0"	9' 10"
	9' 0"	17' 0"	17' 0" *One Way	10' 5"
45°	8' 0"	18'5"	12'0"	11'4"
	8' 6"	18'8"	11'0"	12'0"
	9' 0"	19' 1"	11'0" *One Way	12'9"
30°	8' 0"	15' 11"	11'0"	16' 0"
	8'6"	16'5"	10'0"	17'0"
	9'0"	16' 10"	9' 0" *One Way	18' 0"
0°	8' 0"	22' 0"	11' 0"	N/A
	8' 6"	22' 0"	11' 6"	(PARALLEL)
	9' 0"	23' 0"	12' 0" *One Way	
90°	8' 0"	18' 0"	28' to 32'	N/A
	8' 6"	18'0"	25' to 29'	
	9' 0"	18' 0"	23' to 27' *Two Way	

Note: Two Way drive aisles shall always require a minimum width of 23 feet.

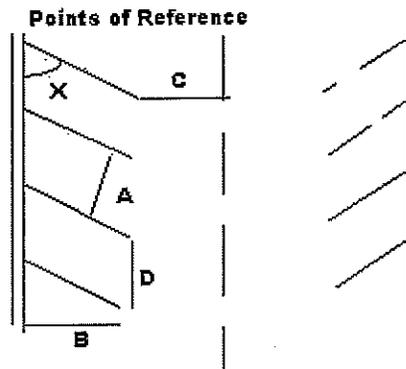


Figure 2

C. **Parking Lot Landscaping**
See Article 9.5 of this Chapter.

D. **Markings and Surface Treatment**

1. In paved parking areas, each off-street parking space shall be identified by surface markings at least four inches in width. Markings shall be visible at all times. Such markings shall be arranged to provide for orderly and safe loading, unloading, parking and storage of vehicles. In unpaved parking lots, all parking spaces must have a curb stop (minimum height of four inches) to delineate the location of the space and to prevent the encroachment of parking onto adjoining properties, rights-of-way, or landscaped areas.

2. One-Way and Two-Way accesses into required parking facilities shall be identified by directional arrows.
3. Unpaved parking lots must have an all weather surface such as gravel, slag or other pervious surface, not including asphalt shingles. Entrance and exit drives serving unpaved parking lots accessed from a paved street must be paved from the edge of the street pavement to a distance of 20 feet into the property. No more than 120 percent of the required number of off-street parking spaces may be paved and no more than 70 percent of all developable land within parcels may be paved, unless approved by the Planning Director.

E. Access

1. Required parking spaces shall not have direct access to a street or highway. Access to required parking spaces shall be provided by on-site driveways. Off-street parking spaces shall be accessible without backing into or otherwise reentering a public right-of-way.
2. Parking lot entrance and exit drive curb cuts will not be more than 30 feet in width. Entrances or exits which include a median strip to separate traffic flow in opposite directions may be expanded to 60 feet. Curb cuts shall be allowed in accordance with the following table:

LENGTH OF FRONTAGE	MAXIMUM NUMBER OF DRIVEWAYS
250 feet or less	1*
251 feet to 1,500 feet	2
1,500 feet or more	3

* On frontages of 250 feet or less, a pair of one-way driveways may be substituted only if the internal circulation on the site is compatible with the one-way driveways and wrong-way movements on the driveways are rendered impossible or extremely difficult for motorists. Refer to the South Carolina Department of Transportation's Access and Roadside Management Standards Manual for recommended spacing of driveways based on speed of traffic.

3. Entrance and exit drives shall be located at least 100 feet from the edge of the right-of-way of any street intersection. If the subject lot has less than 100 feet of frontage, the Planning Director shall be authorized to alter these requirements. Suitable provisions will be made to prevent ingress or egress at other than designated entrance or exit drives.
4. The Planning Director shall be authorized to require that access to dwelling units comply with the International Fire Code, as adopted by County Council.
5. Shared access between parcels may be allowed with written agreement among all owners of record. An attested copy of the access agreement between the owners of record must be submitted to the Planning Director for recording on forms made available in the Planning Department.

Recording of the agreement with the Register of Mesne Conveyance must take place before issuance of a zoning permit or certificate of occupancy for any use to be served by shared access. Any shared access must meet all dimensional requirements of this Ordinance and any applicable SCDOT requirements.

§9.3.7 USE OF REQUIRED PARKING SPACES

Required off-street parking areas shall be used solely for the parking of licensed, motor vehicles in operating condition. Required spaces may not be used for the display of goods for sale or lease, for motor vehicle repair or service work of any kind, or for long-term storage of vehicles, boats, motor homes, campers, manufactured housing units, or building materials.

§9.3.8 Vehicle Stacking Areas

A. Minimum Number of Spaces

Off-street stacking spaces shall be provided as follows:

Activity Type	Minimum Spaces	Measured From
Bank teller lane	3	Teller Window
Automated teller machine	2	ATM
Restaurant drive-through	5	Order Box
Restaurant drive-through	4	Order Box to Pick-Up Window
Car wash stall, automatic	4	Entrance
Car wash stall, self-service	3	Entrance
Dry Clean Service	3	Pick up Window
Gasoline pump island	2	Pump Island
Other	Determined by Planning Director	

B. Parking Area Design and Layout

Required stacking spaces are subject to the following design and layout standards:

- Stacking spaces must be a minimum of eight feet by 20 feet in size.
- Stacking spaces may not impede on or off-site traffic movements or movements into or out of off-street parking spaces.
- Stacking spaces must be separated from other internal driveways by raised medians if deemed necessary by the Director of Public Works for traffic movement and safety.
- The Planning Director may require pick-up and drop-off loop drives with sufficient vehicle stacking lanes to prevent vehicle backups into internal

travel lanes and parking lots for school uses, adult and child day care facility uses, public assembly uses, and conference facility uses.

§9.3.9 OFF-STREET LOADING

A. Spaces Required

For every retail sales, service, wholesaling, warehousing, or manufacturing establishment and each bus or truck terminal, there shall be provided sufficient space to accommodate the maximum number of trucks that will be loading, unloading, or standing at any one time.

B. Size of Space

Each off-street loading space shall be of a size commensurate with the buildings to be accommodated. In no case shall required off-street loading space encroach upon off-street parking space required under this Article.

C. Location

All required off-street loading spaces shall be located on the same lot as the building which they are intended to serve.

D. Entrances and Exits

Off-street loading entrance and exit drives shall be located at least 25 feet from any street intersection.

E. Loading Spaces Adjacent to Sidewalks

Where a loading space is adjacent to a public sidewalk or other public pedestrian way, it shall be so located, arranged, and improved with curbs or other barriers, as to provide adequate protection for pedestrians.

F. Maneuvering Areas

All off-street loading spaces shall be provided with adequate off-street maneuvering areas.

G. Landscaping, Buffers and Screening

See Article 9.5 of this Chapter.

§9.3.10 PEDESTRIAN WAYS

A. Where Required

1. Paved pedestrian ways shall be provided in all non-residential development within the Urban and Suburban Areas of the County; and
2. Paved pedestrian ways shall link surrounding roadways with the front entrance and shall provide pedestrian linkages between the proposed development and uses on adjoining lots.

B. Placement

Paved pedestrian ways within publicly dedicated right-of-ways shall conform to the construction details for paved sidewalks contained in Charleston County Road Construction Standards, Appendix A. Alternative surface walkways may

be used outside of right-of-ways when deemed appropriate to surrounding development characteristics by the Planning Director.

ARTICLE 9.4 TREE PROTECTION AND PRESERVATION

§9.4.1 GENERAL

A. Findings

Trees are an essential natural resource, an invaluable economic resource, and a priceless aesthetic resource. Trees play a critical role in purifying air and water, providing wildlife habitat, and enhancing natural drainage of stormwater and sediment control. They also help conserve energy by providing shade and shield against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape. The Tree Protection and Preservation regulations of this Article are intended to enhance the health, safety and welfare of Charleston County citizens.

B. Applicability and Exemptions

1. Applicability

The provisions of this Article in their entirety shall apply to all real property in unincorporated Charleston County, except as otherwise expressly exempted.

2. Exemptions

- a. Single family detached residential lots of record shall be exempt from all provisions in this Article except for the Grand Tree documentation, protection and replacement provisions. This exemption does not include applications for Major or Minor Subdivisions for which landscape buffers may be required per Section 9.5.4.
- b. The Planning Director shall be authorized to modify or reduce the standards of this Article for commercial nursery operations.
- c. This Article shall not restrict public utilities and electric suppliers from maintaining safe clearance around existing utility lines, and existing easements in accordance with applicable state laws. Siting and construction of future gas, telephone, communications, electrical lines or other easements shall not be exempt from the provisions of this Article.
- d. Removal of trees for the purpose of conducting "bona fide forestry operations" shall be exempt from the provisions of this Article except for removal of Live Oak species of Grand trees.
- e. Removal of trees for the purpose of establishing bona fide agricultural uses, as specified in Section 3.8.2A of this Ordinance, shall be exempt from the provisions of this Article except for the

Grand Tree documentation, protection and replacement provisions.

- f. Removal of trees for the purposes of maintaining safe clearance for aircraft as required by federal law or the establishment of facilities exclusively dedicated to aviation operations are exempt from this Article.
- g. Removal of trees on properties in the Industrial Zoning District is permitted pursuant to the following conditions:
 - i. Tree removal cannot occur prior to site plan approval;
 - ii. This exemption shall not apply to Live Oak species of Grand Trees or any protected trees within required buffers and parking lots; and
 - iii. Mitigation of removed trees, as stated in this Section, is required. Staff shall approve the mitigation of such trees in accordance with Section 9.4.6 of this Ordinance.

3. Partial Exemptions for SCDOT and CCPW

The South Carolina Department of Transportation (SCDOT) and Charleston County Public Works (CCPW) shall be exempt from the provisions of this Article except the following:

- a. All trees species measuring 6 inches or greater DBH located in rights-of-way along Scenic Highways as designated in this Ordinance shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5B and 9.4.6.
- b. Grand Tree Live Oak species in all present and future rights-of-way shall be protected and require a variance from the Charleston County Board of Zoning Appeals for removal per Article 9.4.5.B and 9.4.6.
- c. All Grand Trees other than Live Oak species not located on a Scenic Highway are protected but may be permitted to be removed administratively when mitigated per Article 9.4.6.

C. DEFINITION OF "TREE REMOVAL"

For the purpose of this Article, the term "tree removal" shall include, but not be limited to, damage inflicted to the root system by machinery; girdling; storage of materials and soil compaction, changing the natural grade above or below the root system or around the trunk; damage inflicted on the tree permitting fungus infection or pest infestation; excessive pruning; excessive thinning; paving with concrete, asphalt or other impervious material within such proximity as to be harmful to the tree; or any act of malicious damage to a tree. Excessive pruning or thinning shall be pruning or thinning that exceeds more than 25 percent of the leaf surface on both the lateral branch and the overall foliage of a mature tree that is pruned within a growing season. Additionally, one-half of

the foliage of a mature tree is to remain evenly distributed in the lower two thirds of the crown and individual limbs upon completion of any pruning.

D. MEASUREMENTS AND DEFINITIONS

1. Diameter Breast Height

Diameter Breast Height is used for measuring all trees greater than 12-inch caliper. The Diameter Breast Height (DBH) of a tree is the total diameter, in inches, of a tree trunk or trunks measured 4½ feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a measuring tape designed specifically to calculate diameter. A standard measuring tape may be used to measure diameter when the circumference is divided by 3.14. If a tree trunk splits at ground level and the trunks do not share a common base (separated by earth at natural grade), then each trunk shall be measured as a separate tree. If a multi-trunk tree splits below the 4.5 foot mark and the trunks share a common base, all trunks shall be measured separately, added together, and count as one tree. Any trunk measuring less than 8 inches DBH is not included in the calculation.

2. Caliper

Caliper is the diameter of a tree trunk measured six inches above the ground on trees with calipers of four inches or less. For trees between four-inch and 12-inch caliper, the trunk is measured 12 inches above the ground.

3. Grand Tree

Any tree measuring 24 inches or greater diameter breast height (DBH) except pines. All Grand Trees are prohibited from removal unless a Grand Tree Removal Permit is issued.

4. Protected Trees

Any tree on a parcel with a diameter breast height of eight inches or greater prior to development and all trees within required buffers or required landscape areas. Limited removal is allowed only when specified by the provisions of this Ordinance.

§9.4.2 ADMINISTRATION

A. Zoning Permit Required

1. Tree Removal

Removal of required trees is prohibited prior to the issuance of a Zoning Permit by the Planning Director. Zoning Permits will be issued only after a tree plan is approved by the Planning Director, as outlined below.

2. Excess Canopy (Limb) Removal

- a. Removal of three or more limbs with an individual diameter of six inches or greater shall require a Zoning Permit.

- b. Removal of any size limbs which contribute to more than one hundred continuous linear feet of canopy over public roadways shall require Variance approval from the Board of Zoning Appeals. This requirement shall not preclude the SCDOT, CCPW or other entities from maintaining height clearances of 14' or less and width clearances within designated travel ways and from removing unprotected trees along right-of-ways for road widening projects.

B. Documentation

Tree plans, prepared by a licensed registered surveyor, civil engineer or landscape architect shall be required on all non-exempt parcels before any zoning permits are issued.

§9.4.3 TREE PLANS AND SURVEYS

A. General

Tree plans of the same scale as, and superimposed on, a development site plan or preliminary plat shall include location, number, size (DBH), and species with a scaled graphic representation of each Grand Tree, canopy size and shape, and the trunk location. All required tree surveys shall include the name, phone number, address, signature, and seal of a licensed surveyor, landscape architect, or civil engineer registered in the State of South Carolina. The survey shall include all trees to be protected or preserved, and those scheduled to be removed, including dead and damaged trees. In cases where a previously approved recorded plat is utilized for the purpose of tree plans the name, address, phone number, signature and seal of the licensed landscape architect, civil engineer, forester or surveyor, registered in the State of South Carolina shall be provided. A scaled infrared or high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Planning Director determines that it would provide the same information as a tree plan. However, all Grand Trees within 40 feet of proposed construction and land disturbance areas and trees within required buffers must be surveyed and mapped.

B. Major and Minor Subdivision Preliminary Plats

Refer to Section 8.4.2.A.4 Preliminary Plat Application in the Subdivision Regulations of Chapter 8 of this Ordinance.

C. Commercial, Industrial and Multi-Family Parcels

1. All tree surveys must show the location, number, size and species of all trees 8 inches or greater DBH (Diameter Breast Height) including those scheduled to be removed.
2. When there are trees 8 inches or greater DBH, documentation of this fact shall be provided from a registered surveyor, engineer or landscape architect.

[Commentary: Assistance in tree identification and condition should be provided by a forester or qualified arborist.]

D. Single Family Detached Residential Parcels

1. Single family detached residential parcels shall show all Grand Trees within the area of construction and land disturbance and in conjunction with the subdivision regulations of this Ordinance at the time a zoning or building permit application is made.

§9.4.4 REQUIRED TREE PROTECTION**A. General**

All Grand Trees and any other trees required to remain on a site as outlined in this Ordinance must be protected during construction and development of the parcel. Tree protection must be shown on all development plans prior to site plan approval. A site inspection of the tree barricades must be scheduled by the applicant with the Planning Department for approval prior to the issuance of permits or the start of development activities.

Prior to issuance of a zoning permit, a pre-construction planning conference for tree preservation is required on site with the Planning Director's representative, the applicants, and any parties deemed appropriate for the purpose of determining if there is a need for additional tree protection techniques and for designating placement of tree barricades, construction employee parking, temporary construction office and dumpsters.

B. Tree Protection During Development and Construction

Protective barricades shall be placed around all required trees in or near development areas on all zoning parcels, prior to the start of development activities. These barricades, constructed of wood or plastic fencing or other approved materials shall be erected in accordance with standards by the Planning Director and placed beneath the canopy drip line or one and one-half feet times the DBH of the tree. Other protective devices or construction techniques may be used as approved by the Planning Director. The barricades shall remain in place until development activities are complete. The area within the protective barricade shall remain free of all building materials, dirt, fill, or other construction debris, vehicles, and development activities. All required trees are also subject to the provisions of Section 9.5.6 of this Chapter and subject to the enforcement criteria of Chapter 11.

C. Partial Exception for Limited Clearing

Limited clearing and grubbing may be authorized by the Planning Director prior to the installation of protective tree barricades on sites that exhibit unusually heavy undergrowth where access to the interior of the site and its protected trees would be otherwise highly impractical. Limited clearing shall be for the express purpose of accessing the property and protected trees to erect the required tree protection and silt fencing. For the purposes of this Article, limited clearing shall be clearing done with hand tools, push or walk behind equipment or lightweight bush-hog type equipment designed specifically for brush and undergrowth clearing that is not capable of removing vegetation greater than 3 inches in diameter. Under no circumstances will metal tracked bulldozers, loaders, or similar rider/operator types of equipment be allowed on the site until the protective barricades are erected and a zoning permit is issued.

- D. Separation of Trees from Pavement, Grading and Structures**
Paved areas shall be separated from trees by a minimum distance of the drip line or one and one-half feet times the DBH or as modified by the Planning Director as deemed necessary to protect the root system of the tree. Paved areas shall not constitute more than 25 percent of the protected area beneath a tree. Any paving, grading, trenching, or filling within the remaining 75 percent of the protected area must be approved by the Planning Director and may require specific construction techniques be used in order to preserve the health of the tree. Refer to Chapter 9 exhibits for examples. When grading and construction within the protected area of a tree has been approved, all damaged roots shall be severed clean and inspected by the County Landscape Architect or Inspector prior to the receipt of a Zoning Permit.
- E. Quantity and Location of Trees to be Protected**
Before the issuance of a Zoning Permit for Commercial, Industrial, Multi-Family, and Civic/Institutional uses, the following number of trees with a diameter breast height of 8 inches or greater shall be preserved and protected in accordance with the provisions of Section 9.4.4.B of this Ordinance. All trees located within required buffers as outlined in Article 9.5 shall be protected.
1. 20 trees per acre; or
 2. Any number of trees with a combined diameter breast height of at least 160 inches per acre.
 3. Required drainage improvements such as detention and retention ponds and wetlands may be subtracted from the area used to calculate tree preservation requirements.

§9.4.5 TREE REMOVAL

- A. Generally**
Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Planning Director:
1. Trees are not required to be retained by the provisions of this Article.
 2. Trees are diseased, dead or dying (as determined by the Planning Director or a qualified arborist);
 3. Trees pose an imminent safety hazard to nearby buildings, or pedestrian or vehicular traffic (as determined by the Planning Director or a qualified arborist); or
 4. Removal of required trees has been approved by the Board of Zoning Appeals.
- B. Variances**
Grand Trees and protected trees that do not meet the above criteria may be removed only where approved by the Board of Zoning Appeals, and shall be

replaced according to a schedule determined by the Board. The Planning Director will make recommendations to the Board concerning the number, species, DBH or caliper, and placement of such trees.

C. Emergency Provisions

In the event that a tree poses a serious and imminent threat to public safety due to death, disease or damage resulting from emergencies including, but not limited to, fires, flooding, storms, and natural disasters, the Planning Director may waive requirements of this Article. Documentation must later be submitted for review outlining the threat to public safety which initiated the removal. Documentation must include any written findings by a qualified arborist and photographs supporting the tree removal emergency. The Planning Director may require replacement of required trees that are removed where it is determined that death or disease resulted from negligence.

D. Violations and Penalties

Violations and penalties are specified in Chapter 11 of this Ordinance.

§9.4.6 TREE REPLACEMENT

A. Generally

Tree replacement shall be required accompanying development on all non-exempt properties in the manner described below:

1. When replacement canopy trees are required in fulfillment of the requirements of this Article, they shall be no smaller than two and one-half-inch caliper.
2. The Planning Director or Board of Zoning Appeals is empowered to require trees of larger caliper as determined appropriate for site-specific conditions and the circumstances, lawful or illegal, under which removal occurred.

B. Wooded Site with 160 Inches per Acre or More DBH

When trees of 8 inches DBH or greater have been removed in violation of this Ordinance, replacement trees shall be planted in the same general area according to a replacement schedule approved by the Planning Director.

C. Sites with Less Than 160 Inches per Acre Combined DBH

When lots lack a sufficient number of trees to meet the requirement for DBH/number of trees per acre, all trees six inches DBH or greater shall be preserved and protected in accordance with Section 9.4.4.B of this Chapter during development and must equal no less than 40 inches per acre combined DBH. On lots with less than 40 inches per acre combined DBH, additional trees shall be planted on the lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Planning Director.

D. Previously Cleared Sites

Where sites were completely cleared of trees prior to adoption of this Article or have been cleared subsequently for activities exempted from this Article,

replacement trees shall be planted, the combined caliper of which equals or exceeds 40 inches per acre. Replacement schedules, including number, species, caliper and placement shall be approved by the Planning Director.

E. Tree Fund

The Tree Fund is a fund established to receive monies exacted from tree removal violation fines to include, but not be limited to, removal, damage, destruction, or as defined in Section 9.4.1.C of this Chapter, and as a form of mitigation when planting of the required trees is determined to be detrimental to the overall health of existing trees or impractical for the intended site design. The Planning Director shall impose a Tree Mitigation fee based on the current market retail value of two- to three-inch caliper trees installed to the American Association of Nurserymen Standards. If the applicant disagrees with the amount of the Tree Mitigation fee imposed, they may file appeal with the Board of Zoning Appeals in accordance with the provisions contained in this Ordinance. All Tree Mitigation fees collected shall be paid to the County Treasurer and placed in an account established exclusively for public beautification through the planting of trees in Charleston County.

F. Bankruptcy or Abandonment of Site

When trees have been removed through an approved mitigation program and the project will not be completed for any reason (i.e., bankruptcy, abandonment, change in ownership, etc.), the owners of the subject property are responsible for the mitigation of the removed trees as outlined and agreed or subject to Section 9.4.6E of this Chapter.

§9.4.7

INSPECTIONS AND FINAL APPROVAL

- A. The Planning Director shall periodically visit development sites prior to completion to monitor compliance with the tree plan approved for a project.
- B. Prior to issuance of a Certificate of Occupancy for a completed structure by the Director of Building Services, the Planning Director shall issue a statement of approval attesting to the developer's compliance with the site plan approved for the project (including landscaping, parking, drainage, etc.). The Director of Building Services shall withhold certificates of occupancy pending verification of compliance. It is the responsibility of the owner or agent to contact the Planning Director regarding the compliance inspection. Such inspections will occur within five working days of contact. Failure to obtain a Certificate of Occupancy prior to occupying or using the building for its intended purpose will result in ticketing and fines. However, the Planning Director shall approve a delayed schedule for planting materials (provided by the applicant's contractor) when the immediate planting schedule would impair the health of the plants. When a delayed planting schedule is approved, the applicant shall provide a bond equivalent to one and one-half times the projected cost of the planting materials. This is designed to include severe weather, such as droughts, heat waves, and floods.
- C. Within three years of the issuance of the Certificate of Occupancy, the Planning Director shall perform a site inspection to verify the health of trees which were retained to meet the requirements of this Article and which may have suffered

damage due to insufficient protective measures during development.

- D. Each required tree that is determined by the Planning Director to be diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of proof of the extent of the disease or injury shall rest with the applicant, who must provide documentation from a qualified arborist. Any tree damaged during or as a result of construction shall be repaired to the satisfaction of the Planning Director and in accordance with accepted ANSI A300 or International Society of Arboriculture practices. Tree damage must be repaired prior to issuance of a Certificate of Occupancy.
- E. The owners of a non-exempt property or properties shall be responsible for the maintenance of all required trees. No department or agent of the County of Charleston is in any way responsible for the maintenance of required trees on private property.

ARTICLE 9.5 LANDSCAPING, SCREENING AND BUFFERS

§9.5.1 APPLICABILITY

Unless expressly exempted, the landscaping, screening and buffering standards of this Article shall apply to all new non-residential development and all new major roadways that serve Residential Major Subdivisions (ten or more lots). Minor Subdivisions (those with fewer than ten lots) may be required to provide landscaping, screening or buffering on major roadways when the Planning Director determines that such landscaping, screening or buffering is necessary to ensure that the purposes of this Ordinance are met. When modifications or additions are being made to an existing non-residential building or site, the standards of this Article shall apply to those portions of the subject parcel that are directly affected by the proposed improvements, as determined by the Planning Director, provided that when modifications or additions are proposed that would increase the number of parking spaces, the area of vehicular use areas or gross floor area of buildings by more than 25 percent (above existing), then the entire parcel shall be brought into compliance with all applicable standards of this Article. Before calculating the percentage of area for re-development and improvement, any proposed demolition of structures and parking is subtracted from the existing gross floor area of buildings and number of parking spaces.

§9.5.2 EXHIBITS

Drawings included as exhibits at the end of this Chapter are meant to compliment the language of the Ordinance. In the event of a conflict with the text of the Ordinance, the text shall apply.

§9.5.3 PARKING, LOADING AND VEHICULAR USE AREA LANDSCAPING

A. Parking, Loading and Vehicular Area Perimeters

Unless otherwise expressly stated, perimeter landscaping shall be required around the outer perimeter of all off-street, surface parking, loading and vehicular use areas. Parking areas for the exclusive use of single family or agricultural uses shall be exempt from these requirements. Any off-street parking, loading or vehicular use area that will be entirely screened from view by an intervening building or structure or by a buffer provided to satisfy the standards of this Chapter shall also be exempt from these (parking, loading and vehicular use Area) perimeter landscaping requirements.

1. A perimeter landscape area at least eight feet in depth shall be provided at the perimeter of all off-street parking, loading and vehicular use areas, except where permitted driveway openings are to be provided. Where drainage or other utility easements exist along property lines, the perimeter landscape area shall be located adjacent to the easement.
2. Required perimeter landscape areas shall be planted in accordance with the following minimum standards:
 - c. One canopy tree shall be provided for each 50 linear feet of parking, loading or vehicular use area perimeter. These trees may be used to satisfy the interior parking lot landscaping requirements.
 - d. A hedge or other landscape material of at least three feet in height (at maturity) shall be planted within the perimeter landscape area to provide a continuous landscape element, or a combination of trees, hedge, other durable landscape material or approved wall, fence or earth berm may be used to form the continuous landscape element;
 - e. All portions of the perimeter landscape area not planted with shrubs or trees or covered by a wall or fence barrier shall be planted in grass or ground cover; and
 - f. Parked vehicles may overhang a landscaped area if curbing or wheel stops are installed to prevent any damage to plants within the required perimeter landscape area. Landscaping, walls, fences and earth berms will be so located as to prevent their damage and/or destruction by overhanging vehicles.

B. Interior Areas

The following interior parking lot landscaping requirements shall apply to all parking lots except those exclusively serving single family residential or agricultural uses.

1. A minimum of one landscape island shall be provided for each ten parking spaces within an off-street parking area. Required landscape islands shall have a minimum of 325 square feet, variably dependent upon the species of the canopy tree proposed by the designer. Each parking lot bay must terminate with a tree island.
2. Each required landscaping island shall contain at least one canopy tree and there shall be no more than ten parking spaces in a row between tree islands. Interior parking landscape islands that separate double loaded parking bays shall be a minimum of nine feet wide. Canopy trees planted in these islands must be planted in line with the parking stripes (between vehicles) and may be used to satisfy the parking lot tree requirements, however, all parking lot bays must terminate with a tree island. Example shown in Chapter 9 exhibits.
3. Curbs, wheel stops or other approved protective barriers shall be installed

around all required landscape islands, as approved by the Planning Director.

4. Landscaping provided to meet the right-of-way buffer standards of Section 9.5.4 of this Chapter may not be used to satisfy interior parking lot landscaping requirements. Canopy trees provided to meet perimeter adjacent use buffer landscaping requirements may be counted to satisfy interior parking lot landscaping requirements.

§9.5.4

LANDSCAPE BUFFERS

A. Right-of-Way Buffers

1. Applicability

Right-of-way buffers shall be required adjacent to road rights-of-way for all uses except for the following: agricultural and residential uses existing on or prior to November 20, 2001. Minor Subdivisions may not have to comply with the requirements of this Section if the Planning Director determines that compliance is not necessary to satisfy the purposes of this Ordinance.

2. Buffer Reductions

The Planning Director shall be authorized to reduce the depth of a required right-of-way buffer by up to one-third its depth if the following circumstances exist:

- a. The parcel is located on a corner lot with required right-of-way buffers of 35 feet or more; or
- b. The area of all required buffers, including Land Use Buffers and Tree Protection Areas, exceeds 30 percent of the site.

3. Buffer Types by Roadway

Landscape buffers shall be required along roadways in accordance with the following table. Streets and roads not indicated in the table shall comply with the S2 buffer requirements. Section 9.5.4 of this Chapter describes buffer types and planting requirements.

4. Development Within Buffer Areas

- a. No development may occur within required buffer areas; with the exception of sidewalks and permitted drives and signs;
- b. All buffer areas shall accommodate required plant material within the buffer;
- c. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in a natural manner; and

- d. Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.

ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Abbapoola Road	S4	Magwood Road	S3
Ashley Hall Road	S1	Main Road (Limehouse Bridge to Maybank Hwy.)	S5
Hwy. 61/Ashley River Road (Saint Andrews Boulevard to Sam Rittenberg Boulevard)	S1	Main Road (Bees Ferry Road to Limehouse Bridge)	S4
Hwy. 61/Ashley River Road (Sam Rittenberg Boulevard to Mark Clark Expressway)	S2	Manse Road	S4
Hwy. 61/Ashley River Road (Mark Clark Expressway to Church Creek)	S3	Mark Clark Expressway	S5
Hwy. 61/Ashley River Road (Church Creek to Muirfield Parkway/MacLaura Hall Ave.) [1]	S5	Mary Ann Point Road	S3
Hwy. 61/Ashley River Road (Muirfield Parkway/ MacLaura Hall Avenue intersection to Charleston County Line)[1]	S6	Mathis Ferry Road [1]	S4
Bears Bluff Road	S5	Maybank Highway Corridor Overlay District	[2]
Bees Ferry Road	S4	Maybank Highway [James Island]	S1
Belvedere Road	S4	Maybank Hwy (Main Road to Rockville)	S5
Betsy Kerrison Parkway [1]	S5	Meeting Street	S1
Bohicket Road [1]	S5	Murraywood Road	S4
Botany Bay Road	S4	Old Georgetown Road	S4
Brownswood Road	S4	Liberia Road	S4
Abbapoola Road	S4	Old Georgetown Road in the "Loop" area (designated on the Mount Pleasant Overlay map)	S1
Cane Slash Road	S4	Old Jacksonville Road	S4
Chisolm Road	S4	Old Pond Road	S4
Chuck Dawley Boulevard	S1	Old Towne Road	S1
Coleman Boulevard	S1	Orange Grove Road	S1
Doar Road	S4	Orleans Road	S1
Dorchester Road	S1	Parkers Ferry Road	S4
Eddingsville Beach Road	S4	Patton Avenue/Fickling Hill Road	S4
Edenvale Road	S4	Peters Point Road	S4

ROADWAY	BUFFER TYPE	ROADWAY	BUFFER TYPE
Fordham Road	S1	Pine Landing Road	S4
Fort Johnson Road [1]	S3	Plow Ground Road	S4
Hamlin Road	S3	Raccoon Island Road	S4
Harborview Road	S1	Rifle Range Road	S3
Highway 162	S4	River Road [1]	S5
Highway 165	S4	Riverland Drive [1]	S4
Highway 17 (Hwy. 41 to County Line)	S5	Rivers Avenue	S1
Highway 17 (east of Isle of Palms Connector to Hwy. 41, not including Old Georgetown Hwy "Loop" Area)	S4	Rutledge Road	S4
Highway 17 in the Old Georgetown Road "Loop" area (as designated on the Mount Pleasant Overlay map)	S1	Saint Andrews Boulevard	S1
Highway 17 (west of the Isle of Palms Connector including bypass)	S1	Savannah Highway [Bees Ferry Rd. to County Line] otherwise S2	S3
Highway 174 (Highway 164 to Edisto Beach) [1]	S5	Seewee Road	S4
Highway 174 (Highway 17 to Highway 164)	S3	South Santee Road	S4
Highway 41	S4	Steamboat Landing Road (Jenkins Hill Rd to Steamboat Creek)	S4
Highway 45	S4	Tibwin Road	S4
Humbert Road	S3	Toogoodoo Road	S4
James Island Bridge/Highway 61 Connector	S3	Venning Road	S3
James Island Expressway	S4	Wappoo Road	S1
Liberia Road	S4	Wescott Road	S4
Long Point Road (SPA Wando Terminal to I-526)	S1	Willtown Road	S4
Long Point Road (Outside of MP-O district) [1]	S4		

[1] Denotes Scenic Road designation that shall require protection under the provisions of this Ordinance of all trees 6 inches or greater in diameter breast height (DBH) which are located within rights-of-way.

[2] S6 for industrial use; S5 all other uses.

5. Buffer Depth and Planting Standards

STANDARD	BUFFER TYPE					
	S1	S2	S3	S4	S5	S6
MIN. BUFFER DEPTH (ft from right-of-way)[1]	15	20	35	50	75	100
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet)[2][3]						
Canopy Trees[4]	2	2	4	6	9	12
Understory Trees (at least 50 percent evergreen]	3	4	6	9	12	15
Shrubs	25	30	40	50	60	75
Street Trees (may be counted toward canopy tree req.)[5]	2	2	2	2	2	NA

All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.

[1] Buffers may be traversed by permitted driveways and pedestrian ways.

[2] The retention of natural buffers shall be required along all road or street rights-of-way of S3 designation or greater. The Planning Director shall be authorized to waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

[3] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.

[4] When existing overhead utility lines are located such that they may pose interference with required canopy trees, Palmetto trees may be substituted to fulfill the canopy tree requirements. These trees are to be planted at a ratio of three Palmetto trees to one canopy tree and are to be planted in groupings of three.

[5] Street trees are trees planted in rights-of-way for the purpose of fulfilling these requirements. Any planting in rights-of-way must be approved by party(ies) authorized to grant encroachment.

Note: The Planning Director shall be authorized to require the installation of berms within required buffers where deemed necessary to protect the visual quality of a road corridor or ensure land use compatibility.

B. Land Use Buffers

1. Applicability

Land use buffers shall be provided in accordance with the standards of this Section, provided that the Planning Director shall be authorized to modify or waive buffer or landscape planting requirements if it is determined that:

- a. Buffers will not serve any useful purpose due to the fact that fences, walls, berms, or landscaping of at least equivalent height, opacity, and maintenance already exist on the adjacent parcel;
- b. Buffers will not serve any useful purpose due to the location of uses, vehicles, buildings, structures, or storage, loading, display or service areas; or

- c. The area of required buffers would exceed 25 percent of the site proposed for development.

When landscape buffer requirements are modified or waived, the Planning Director may require that additional plant material be added within remaining buffers or elsewhere on the site.

2. Exemptions

Single family development on individual lots shall be exempt from the land use buffer requirements of this Section.

3. Determination of Required Buffers

The following procedure shall be used in determining which of the buffer types in the Land Use Buffer Table (Section 9.5.4.B.4) of this Chapter apply:

- a. Determine the type of use proposed for the site that is being developed. This is the "Proposed Use" (Column 1);
- b. Determine the residential use type that exists on the adjacent parcel (if residential) or the zoning district classification that applies to the adjacent parcel. This is the "Adjacent Site's Use or Zoning";
- c. Identify the type of landscape buffer required along the developing site's boundary (A, B, C, D, E, or F);
- d. Refer to Section 9.5.4.B.5 of this Chapter to identify the buffer depth and landscaping standards for the required buffer type.

4. Land Use Buffer Table

Land Use Buffers shall be provided along side and rear yards in accordance with the following minimum requirements:

Proposed Use	Use or Zoning of Adjacent Site											
	Residential Type			Zoning District								Agricultural Use
	1	2	3	R [1]	OR	OG	CN	GT	CR	CC	I	
Residential Type 1	-	A	B	-	A	B	B	B	B	C	D	F
Residential Type 2	A	-	A	-	A	B	B	B	B	C	D	F
Residential Type 3	B	A	-	-	A	A	B	B	B	C	D	F
Civic/Institutional	B	B	A	A	-	-	-	-	-	-	-	-
Commercial Type 1	B	B	B	B	-	-	-	-	-	-	-	-
Commercial Type 2	C	C	C	C	C	B	B	-	-	-	-	-
Industrial Type 1	E	E	D	D	D	D	C	C	C	B	-	-
Industrial Type 2	F	F	F	F	E	E	D	C	C	C	A	-

[1] Applies to undeveloped (vacant) R and AGR zoned property.

Residential Use Types: Type 1 = Single family Detached; Type 2 = Duplex and Single family Attached; Type 3 = Multi-Family and all other residential use types, including manufactured housing parks.

Commercial Use Types: Type 1 = Any commercial use allowed by right in an OR, OG or CN district; Type 2 = all other commercial uses that are allowed in commercial (c) zoning districts (commercial uses are those listed in the "Commercial" rows of Use Table 6.1-(1))

Industrial Use Types: Type 1 = Any industrial or commercial use that is first allowed in an industrial (I) zoning district; Type 2 = Waste-Related uses, Resource Extraction uses and Recycling Centers.

5. Buffer Depth and Landscaping Standards

Standard	Buffer Type					
	A	B	C	D	E	F
MINIMUM BUFFER DEPTH (feet from property line)	10	15	25	40	60	100
MINIMUM LAND USE BUFFER LANDSCAPING (Plants per 100 linear feet)[1][2]						
Canopy Trees	2	3	3	5	7	9
Understory Trees (at least 50 percent evergreen)	3	4	4	7	9	11
Shrubs	20	20	25	30	40	50

[1] The Planning Director shall be authorized to require the installation of fences, walls or berms within required buffers where deemed necessary to ensure land use compatibility or otherwise protect the visual quality of an area.

[2] All trees with a diameter breast height (DBH) of 8 inches or greater within buffers shall be preserved.

C. General**1. Location of Buffers**

Buffers shall be located along the perimeter of a lot or parcel and shall extend to the boundary of the lot parcel. They shall not be located on any portion of public right-of-way. Where drainage or other utility easements exist along property lines, required landscape buffers shall be located adjacent to the easement and may be reduced in width by the width of the easement, but in no case shall the buffer width be less than ten feet. Required buffers shall be noted on all plats, plans and permit requests submitted for review and approval under this Ordinance.

2. Use of Buffers

The Planning Director shall be authorized to allow on-premises signs, fences, walls, berms, mailboxes, access to community boat ramps, permitted driveways, and sidewalks within required buffers. Other improvements may be allowed within buffers if the Planning Director determines that such improvements will not detract from the intended purpose and function of the buffer or have any adverse affect on adjacent property.

§9.5.5 Landscape Plans

Landscape and Planting Plans submitted to meet the requirements of the Ordinance are to be drawn to the same scale as the Site Plan depicting proposed shrubs and trees at maturity. It is strongly encouraged that all Landscape Plans be prepared by a licensed registered Landscape Architect or Landscape Designer familiar with the growth habits and characteristics of plant material available in the Charleston area. Landscape Plans shall be prepared by a licensed, registered Landscape Architect whenever the area of land disturbance or development activity exceeds one acre or when the total area of proposed building footprint exceeds 5,000 square feet.

§9.5.6 Landscape Material Standards

Landscape and plant material used to satisfy the standards of this Ordinance shall comply with the minimum standards of this Section.

A. Plant Material**1. Existing Plant Material**

Vegetation and plant material that exists on a parcel prior to its development may be used to satisfy the landscaping standards of this Section provided that it meets the size and locational requirements of this Article.

2. Size

Unless otherwise expressly stated, all plant materials used to satisfy the requirements of this Ordinance shall meet the following minimum size standards:

PLANT TYPE	MINIMUM SIZE
Canopy Tree	2 1/2 inches caliper and 12 feet in height
Understory/Ornamental Tree	8 feet (height)
Evergreen/Conifer Tree	5 feet (height)
Shrubs	3 gallon and 18" to 24" in height or spread

Note: At least 50 percent of required understory trees shall be evergreens. Any plant material that grows to an ultimate height of less than 18 inches shall be considered a groundcover and cannot be used to fulfill any of the shrub requirements of this Ordinance.

3. Species

Species of plant material used to satisfy the requirements of this Section shall be indigenous to the Charleston County area or are cultivated to survive in the climate of this area. No single plant species shall represent more than 40 percent of total landscape plantings, except for projects whose landscape requirements for canopy trees are lower than ten.

4. Quality

Plants installed to satisfy the requirements of this Section shall meet or exceed the plant quality standards of the most recent edition of American Standard for Nursery Stock, published by the American Association of Nurserymen. Plants shall be nursery-grown and balled and burlapped or container-grown.

5. Additional Landscape Treatment

All required landscape areas, including drainageways and detention/retention ponds, and buffers not dedicated to trees, shrubs or preservation of existing vegetation shall be landscaped with grass, ground cover, or other landscape treatment, not including sand, rock or pavement. All grass areas are to be installed using proper and accepted landscape methods to assure germination and erosion control.

B. Berms and Landscape Structures

Berms and landscape structures shall comply with the following minimum standards.

1. Fences and Walls

Fences and walls used as a screen shall be at least 95 percent opaque, with a minimum height of six feet.

2. Berms

Earthen berms shall have a minimum height of three feet, with a slope not to exceed 3:1, variable dependent upon the plant materials and soil type used. The toe of any berm shall be located at least three feet from the ultimate right-of-way or property line

§9.5.7 Installation, Maintenance and Replacement**A. Installation**

All landscaping shall be installed according to American Association of Nurserymen Standards and sound nursery practices in a manner designed to encourage vigorous growth. Sites for plant material shall be prepared or improved in accordance with American Association of Nurserymen Standards for soil preparation and drainage. Subsurface drainage shall be provided where berms, elevated planting areas or other suitable means for providing proper drainage do not exist.

B. Irrigation

The Planning Director shall be authorized to require the installation of automatic irrigation (sprinkler) systems when deemed necessary to ensure plant survival and proper growth.

C. Maintenance and Replacement

Required trees, shrubs, walls and other landscape features shall be considered as elements of the project in the same manner as parking, building materials and other details are elements of the plan. The land owner, or successors in interest, shall be jointly and severally responsible for the following:

1. Regular maintenance of all landscaping in good condition and in a way that presents a healthy, neat, and orderly appearance. All landscaping shall be maintained free from disease, pests, weeds and litter. This maintenance shall include weeding, watering, fertilizing, pruning, mowing, edging, mulching or other maintenance, as needed and in accordance with acceptable horticultural practices, including ANSI standards for Tree Care Operations and American Association of Nurserymen Standards;
2. The repair or replacement of required landscape structures (e.g., fences) to a structurally sound condition;
3. The regular maintenance, repair, or replacement, where necessary, of any landscaping required by this Section; and
4. Continuous maintenance of the site as a whole

When replacement of trees, plant material or other landscape features is required, such replacement shall be accomplished within one growing season, one year or such time-frame as required by the Planning Director, whichever is shorter.

ARTICLE 9.6 ARCHITECTURAL AND LANDSCAPE DESIGN STANDARDS**§9.6.1 PURPOSE**

The purpose of these standards is to promote attractive, well-designed development that is built to human scale; to promote and protect the appearance, character and economic value of new development; to encourage creativity in new development (as opposed to homogeneity or "look-alike" projects); and to foster attractive streetscapes and pedestrian environments, while accommodating safe vehicular movement and access.

§9.6.2 APPLICABILITY

These standards shall apply to all developments that are subject to Site Plan Review. (See Article 3.7)

§9.6.3 ARCHITECTURAL DESIGN GUIDELINES

The intent of the Architectural Design Guidelines is to assure respect for the character, integrity, and quality of the built and natural environments of the county; it is not intended to stifle innovative architecture. The following criteria shall be used in evaluating applications:

A. General Design

1. Single, large building masses shall be avoided. Structures with walls of more than 1,500 square feet should incorporate fascias, canopies, arcades, building setbacks of three feet or more or other multidimensional design features to break up large wall surfaces on their street facing elevations. Wall surfaces shall be visually divided by such features into areas of 750 square feet or less.
2. All elevations of a structure shall be in harmony, one with another, in terms of scale, proportion, detail, material, color, and high design quality.
3. The side and rear elevations of buildings shall be as visually attractive as the front elevation, especially where those side or rear elevations are most often viewed by the public. Rooflines and architectural detailing shall present a consistency in quality design.
4. All structures within a proposed development, including gasoline canopies, shall utilize a uniform architectural theme and shall be designed to create a harmonious whole. It is not to be inferred that buildings must look alike to achieve a harmony of style. Harmony of style can be created through property considerations of scale, proportion, detail, materials, color, site planning, and landscaping.
5. The scale of buildings and accessory structures (including canopies) shall be appropriate to the scale of structures located in the surrounding area. Canopies designed as domineering or overpowering architectural features are strongly discouraged.
6. Long, monotonous facade design, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line, shall not be permitted.

7. The architectural design and material finish of buildings, signage, gasoline pump canopies, and other necessary structures shall be compatible with one another and with adjacent and surrounding structures where such structures are substantially in compliance with these requirements.
8. Structures which are of symbolic design for reasons of advertising shall not be permitted. A symbol or symbols attached to a building shall not be allowed unless it is secondary in appearance to the structure and landscape, and is an aesthetic asset to the building and surrounding area.
9. The location and dimension of wall signs shall be indicated upon the architectural elevations of proposed structures and shall maintain compatibility with the architectural features of the structure.

B. Building Materials

1. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement-based acrylic coating shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.
2. Unpainted or bare metal panels, regardless of depth or thickness, shall be prohibited as an exterior building material.
3. Corrugated or sheet metal, except stainless steel, copper, or galvanized metal shall be prohibited as an exterior building material along any building elevation visible from public rights-of-way.
4. Mirrored glass with a reflectance greater than 40 percent shall be prohibited from covering more than 40 percent of the exterior walls of any building.
5. Materials shall express their function clearly and honestly and shall not appear as materials which are foreign to the character of the rest of the building.
6. Any building exterior elevation shall consist of architectural materials which are equal in quality, appearance, and detail to all other exterior elevations of the same structure. Nothing in this Section shall preclude the use of different materials on different exterior elevations of the same structure so long as those materials maintain the architectural unity and integrity of the entire structure.
7. Shingles, metal standing seam, tile, or other roofing materials with similar appropriate texture and appearance shall be utilized. Flat roofs will not be discouraged where they are appropriate to the design theme of a structure.

C. Building Color

1. Color shades shall be used to unify the development.
2. Color combinations of paints shall be complimentary complementary. In no case shall garish colors be permitted. In general, no more than three different colors per building shall be allowed.

D. Multiple-Building Developments

Each individual building within a development shall feature predominant characteristics including, but not limited to, consistent rooflines, use of compatible proportions in building mass and outdoor spaces, complementary relationships to the street, similar window and door patterns, and the use of complementary building materials in terms of color, shades, and textures. Monotony of identically designed multiple building projects shall be avoided. Variation of detail, form, and siting shall be used to provide visual interest. The use of different textures, shadow lines and contrasting shapes may also be used to provide visual interest.

E. Building Orientation

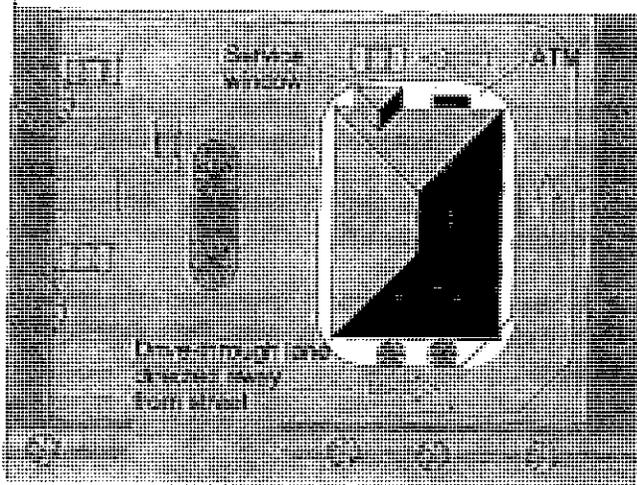
1. To the maximum extent feasible, primary facades and entries should face the adjacent street. Except in industrial districts, a main entrance shall face the adjacent street or a connecting walkway with a direct pedestrian connection to the street without requiring pedestrians to walk through parking lots or cross driveways.
2. Where it is reasonably practical, proposed structures shall not impede scenic rural views from the main road, from existing structures, or from natural settings.
3. Structures shall be oriented so that loading areas are in no manner visible from Residential districts, from existing rights-of-way or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural scheme of the project and/or are appropriately landscaped.
4. All corner developments shall have buildings located close to the corner with majority of parking to the side and rear.
5. All buildings shall be sited so that a direct relationship with the primary street is established. The architecture, landscaping and building siting must work in concert to create a unified appearance.
6. Gas Stations.
Buildings shall be sited so that gasoline pump dispensers are located to the side of the building or located behind the buildings so that the building is between the pumps and the primary street frontage. If located on a

corner lot, the building would have to be situated in the corner of the lot at the intersection.

F. Mechanical Equipment and Trash Receptacle Screening

Locations of all mechanical equipment and dumpsters shall be shown on all site plans. All mechanical equipment and trash receptacles shall be shielded and screened from public view. Mechanical equipment shall be shielded with walls, fencing or landscaping that screens the equipment entirely. Dumpsters shall be screened with a minimum 6-foot opaque fence or wall on all four sides and located toward the side or rear of the principle structure.

- G.** All order boxes, menu stands, pickup windows, service/teller windows, and required vehicle stacking associated with drive thru services shall be located to the side or rear of buildings. For the purpose of this Section, the side or rear shall mean the area behind a projected line running parallel from the front (street facing) side(s) of the structure to the side property lines. This concept is depicted in the graphic below:



§9.6.4 LANDSCAPING DESIGN GUIDELINES

The purpose and intent of Landscaping Design Guidelines is to reduce the visibility of paved areas from adjacent properties and streets, moderate climatic effects, minimize noise and glare, and enhance public safety by defining spaces to influence traffic movement. Landscaping will 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 shall be required between buildings and sidewalks, and parking lots and driveways. The scale of the proposed landscaping shall be in proportion to the building.
2. Landscaping does not only include trees and plantings but also paving, 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 compliment [complement] the whole.

3. All utility lines in the suburban areas such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters should be shown on the site plan. The necessity for utility connections, meter boxes, and the like, should be recognized and integrated with the architectural elements of the site plan. All properties shall comply with the County's Right-of-Way Management Ordinance where applicable.
4. Ease of pedestrian access between proposed developments and adjacent developments shall be a required consideration in the development of a proposed project's site and circulation plans.

B. Parking/Drives

1. Parking areas and driveways shall be paved with material which is appropriate to the comprehensive design scheme of the project and to the intensity of use to which parking areas and driveways will be subject.
2. Buildings shall be sited so that the majority of parking is located to the side and rear of the building. The placement of the major portion of a proposed development's parking area to the rear of a main structure's corridor facade, or within a courtyard surrounded on three sides by a proposed structure, is strongly encouraged. The rationale for this guideline is to promote good proportional spatial definition for the corridors to be accomplished through a reduction in the distance required for a building's setback.
3. Drive-through access shall be integrally designed with the building and not dominate the design. Only single lane drive-throughs are allowed. Multi-lane drive-throughs are only allowed for banks (or similar financial institutions), post offices or utilities.

C. Site Lighting

Site lighting shall be from a concealed light source fixture and shall not interfere with the vision of vehicular traffic. A lighting plan with photo-metrics shall be stamped and signed by a registered professional engineer and comply with the following criteria:

1. Maximum average foot-candles shall not exceed 5 foot candles as depicted on photometric plans with a maximum not to exceed 12 foot candles close to light sources. Maximum foot candles under gasoline canopies and outdoor sales lots shall not exceed 30 foot candles.
2. All exterior lights shall be arranged and installed so that the direct or reflected illumination does not exceed one-half foot candle above the

background measured at the lot line of any adjoining residential or agricultural parcel and public right-of-way.

3. Lighting shall enhance the overall aesthetics of the site.
4. Security lighting shall be provided, particularly at pedestrian walkways.
5. Lighting shall be integrated with architectural design of the buildings.
6. Light sources (light bulbs) shall not be visible. They shall be shielded to reflect down onto the ground and not out onto the streets or neighboring property.

ARTICLE 9.7 WETLANDS, WATERWAYS AND OCRM CRITICAL LINE

§9.7.1 WETLAND BUFFERS AND SETBACKS

A. Intent

The buffer standards of this Article are intended to provide a natural vegetated area between the furthestmost projection of a structure, parking or driveway area, or any other building elements, and all saltwater wetlands, waterways and OCRM (saltwater) critical lines. The purpose of these required buffers is to provide a visual, spatial, and ecological transition zone between development and the County's saltwater wetlands and waterways, and to protect water quality and wildlife habitat.

B. Wetland, Waterway and OCRM Critical Line Buffer Depth and Setbacks

1. Standards

The following minimum wetland/waterway buffers/setbacks shall be required:

Minimum Buffers/Setbacks (feet)	RM	AG-15	AG-10	AG-8	AGR	RR-3	S-1	S-2	S-3	R-2	R-3	R-4	M-8	M-12
OCRM Critical Line Buffer	35	35	35	35	35	35	35	15	15	15	15	15	15	15
Setback from OCRM Critical Line	50	50	50	50	50	50	50	35	35	35	35	35	35	35

Minimum Buffers/Setbacks (feet)	MHS	MHP	OR	OG	CT	CN	CR	CC	I
OCRM Critical Line Buffer	15	15	35	35	35	35	35	35	35
Setback from OCRM Critical Line	35	35	50	50	50	50	50	50	50

2. Reduction of OCRM Critical Line Setbacks

The Planning Director shall be authorized to reduce OCRM Critical Line setbacks to a distance not less than the buffer depth, when deemed

necessary by the Director to accommodate reasonable development of the parcel and when it is determined by the Director that the setback reduction will not have a significant adverse impact on public health or safety.

3. Reduction of Buffers and Setbacks on Parcels Created Prior to April 21, 1999

When the application of buffer/setback requirements contained within this Ordinance render a parcel that existed prior to April 21, 1999, unbuildable, the Planning Director shall be authorized to reduce front, side and rear yard buffers/setbacks as necessary to make a parcel buildable. The Planning Director cannot reduce any front and/or rear yard buffer in an amount which would result in the placement of a structure closer to either the front or rear property line than any structure on an adjacent property. Any further reduction in any required buffer shall be made by appeal to the Board of Zoning Appeals.

C. Measurement

Required OCRM critical line buffers and setbacks shall be measured from the OCRM critical line, whether the critical line or wetland/waterway is located on, adjacent to, or near the subject parcel.

D. Lot Width

The minimum lot width standards of the underlying zoning district shall apply at the required buffer or setback line.

§9.7.2 PROHIBITED ACTIVITIES

The following activities are specifically prohibited in a buffer area:

- A. Removal excavation, or disturbance of the soil, except for minimal disturbance associated with the planting of shrubs or trees for landscaping;
- B. Grassed lawns requiring regular maintenance such as herbicides; pesticides, fertilizers and frequent mowing;
- C. Gardens, fences, or structures, except for permitted crossings;
- D. Paved or other impervious surfaces; and
- E. Destruction or addition of plant life which would alter the existing pattern of vegetation.

ARTICLE 9.8 HISTORIC PRESERVATION**§9.8.1 INTENT**

The standards of this Section are intended to safeguard the integrity of historic structures, sites, and their context, and to protect public views of these resources along public rights-of-way.

§9.8.2 APPLICABILITY

The standards of this Section shall apply to all sites (existing and future) listed on the National Register of Historic Places.

§9.8.3 DEMOLITION

No demolition of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance.

§9.8.4 MOVING

No relocation of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance. Relocation should not be considered, except as a final alternative to demolition.

§9.8.5 NEW CONSTRUCTION; EXTERIOR ALTERATIONS

No new construction located on a historic structure or site or significant exterior alteration of a historic structure or site may occur until a Special Exception has been approved in accordance with the provisions of this Ordinance. The applicant must demonstrate that all proposed renovations are consistent with the National Register of Historic Places (NRHP) such that the structure shall remain listed on the NRHP following the completion of the proposed new construction and exterior alterations.

§9.8.6 NEARBY DEVELOPMENT

Subdivision plats for multi-family, manufactured housing park, office, commercial, or industrial development or residential subdivisions proposed to be located within 300 feet of a historic structure or site should be reviewed to determine their impact on the historic site. The Planning Director shall require that potential negative impacts be minimized through the location of vehicular access points, screening/buffering and other site design tools.

ARTICLE 9.9 TRAFFIC IMPACT STUDIES**§9.9.1 APPLICABILITY**

A traffic impact study shall be required with applications for zoning map amendments, preliminary plats and planned developments that are projected to generate 100 or more peak hour vehicle trips, based on trip generation rates from the latest edition of the Institute of Transportation Engineers Trip Generation manual. The Planning or Public Works Director shall also be authorized to require traffic impact studies when it is determined that a proposed development is likely to have a significant impact on transportation capacity, transportation levels of service or traffic safety in the vicinity of the proposed development.

§9.9.2 STUDY SCOPE

When a traffic impact study is required, the type and scope of the study shall be determined during a scoping meeting with the Planning and Public Works Directors. The meeting may also involve representatives of or request assessments from other agencies and departments. The elements to be determined during the scoping session shall include:

- A. Type of Study**
The possible types of reports include: a letter report, full traffic impact analysis report or special report (e.g., sight distance survey).
- B. Definition of Impact Area**
The points of access and key streets and intersections that may be affected by development of the subject tract constitute the impact area. Traffic recorder and turning movement assessment locations shall be determined.
- C. Period of Analysis**
Periods of analysis may include: daily traffic, a.m., p.m. or weekend peak hour.
- D. Analysis Scenarios**
Scenarios for analysis include: existing conditions, opening year conditions with and without development, and 10 years after opening with and without development.
- E. Process**
Process for determining trip generation and distribution including: trip generation category, diversion assumptions and distribution assumptions.
- F. Growth Rate Assumption**
The rate of growth assumed in background traffic assumptions.
- G. Pipeline Development**
Developments in the area that have been approved or are under review.

§9.9.3 TRAFFIC STUDY ELEMENTS

A letter report or special report shall include those elements agreed upon in the scoping meeting. A full traffic impact study shall include the following elements:

- A. Existing Condition Survey**
 - 1. Street System Description**
The street system shall be described including geometric features, lane usage, traffic control, signage, sight distances and adjacent uses and curb cuts.
 - 2. Traffic Volumes**
Existing traffic volumes shall be provided for the impact area including both AADT (Average Annual Daily Traffic) and "Design" peak hour volumes. AADT may be derived from current counts of the South Carolina Department of Transportation (if available) and peak hour volumes shall be done from field counts. Data shall be adjusted for daily and seasonal

variations. Turning movement counts for the peak hour shall be provided for critical intersections. Peak hour periods shall be as determined at the scoping meeting.

3. Capacity Analysis

Existing capacity of signalized and unsignalized intersections.

4. Other

Other items may be required at the discretion of the Public Works Director depending upon the type and scale of the project. These may include but are not limited to: queue length analysis, pedestrian counts, accident data, traffic speeds (both 50th and 85th percentile), and stopping sight distances.

B. Future without Development

Capacity analysis is to be provided for opening year and plus ten-year for key intersections (and roadway segments where appropriate) without the development but including any planned developments. The analysis shall be based upon the Highway Capacity Manual or other methodologies approved in advance by the Public Works Director.

C. Future with Development

1. Projections of the daily and peak hour traffic generation of the project shall be made using the latest edition of the Institute of Transportation Engineers Trip Generation manual unless the Public Works Director determines that locally derived data will provide more accurate forecasts. Data from similar facilities may be used where the information is not available from the Institute of Transportation Engineers.
2. The projected trips shall be distributed onto the road network as agreed in the scoping meeting.
3. Capacity analysis for opening year and plus ten-year for key intersections (and roadway segments where appropriate).
4. Special analysis as may be required to determine warrants for signalization, minimum safe sight distances, gap analysis, turning radius requirements, queue length analysis, turning lane length analysis, curb cut locations or similar requirements.

D. Mitigation Plan

Where the analysis indicates that the project will create deficiencies in the impact area, improvements shall be recommended which shall include projected cost estimates. The design of improvements shall be in accordance with specifications of the Public Works Director and, where appropriate, the South Carolina Department of Transportation. Where a Decision-Making Body determines that a mitigation plan is not adequate to address the traffic impacts of the project, it may serve as a basis for denial of the rezoning, preliminary plat or planned development request.

E. Consultants

The Public Works Director may require that a mutually agreed upon independent consultant be hired by the County to perform required traffic impact studies or to review all or part of a study prepared by the applicant's consultants. The Public Works Director is authorized to administer the contracts for such consultants.

1. The Public Works Director shall determine the scope of services to be performed by the independent consultant and receive a cost estimate of such services.
2. The applicant shall provide an amount equal to the estimate to the Public Works Director, who will deposit the amount in an escrow or special account set up for this purpose. Any funds not used for the independent consultant shall be returned to the applicant in a timely manner without interest.
3. The Public Works Director may require additional fees for the independent review if: the Decision-Making Body expands the scope of the required review; the applicant substantially amends the application; additional meetings involving the consultants are requested by the applicant; the consultant's appearance is requested at Planning Commission or County Council meetings beyond what was initially anticipated; or the consultant's attendance is required at meetings with regional, state, or federal agencies or boards which were not anticipated in the earlier scope of services.

ARTICLE 9.10 VISION CLEARANCE**§9.10.1 MAJOR ROADWAYS**

Corner lots on major roadways shall have no structure or obstruction that obscures travel vision from 30 inches to ten feet above ground level in a triangular area formed by measuring from the point of intersection of the front and side lot lines a distance of 40 feet along the lot lines and connecting the points to form a triangle.

§9.10.2 COLLECTOR STREETS

On Collector Streets, the triangular area formed by measuring from the point of intersection of the front and side lot lines is 30 feet.

§9.10.3 SUB-COLLECTOR STREETS

On Sub-Collector Streets, the triangular area formed by measuring from the point of intersection of the front and side lot lines is 20 feet.

§9.10.4 PRIVATE DRIVES AND PRIVATE LANES

On private driveways of commercial or industrial activities, the triangular area formed by measuring from the point of intersection of the drive edge is 15 feet.

ARTICLE 9.11 SIGNS**§9.11.1 GENERAL PROVISIONS****A. Purpose**

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

B. Administration and Enforcement**1. Non-Commercial Copy**

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

2. Building and Electrical Code Standards

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

3. Permit Required

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

4. Fees

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

5. Permits

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

6. Documentation of Signs

Upon request, the owner of any existing sign shall provide the Charleston County Planning Director with evidence that documents the size, location and date of construction of all existing signs on the premises.

C. Prohibited Signs

The following signs shall be prohibited:

1. Flashing Sign;
2. Pennants, Streamers, and other Animated Signs;
3. Signs Imitating Traffic Devices (Signal);
4. Signs Imitating Traffic Signs;
5. Signs in Marshes;
6. Signs in Right-of-Way;
7. Snipe Sign;
8. Vehicle Sign;
9. Roof Sign;
10. Banners; and
11. Sandwich Signs.

D. House Numbers

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

E. Illumination

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

F. Signs in Disrepair

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

G. Abandoned Signs

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

H. Signs Interfering with Vehicular Vision

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

intersection of any street, highway or road with a railroad track. Signs determined by the Planning Director to be in violation shall be removed or relocated immediately upon notice.

§9.11.2 ON-PREMISES SIGNS

A. Free-Standing Signs

1. Maximum size, height, width, length, number of sign faces, number of signs per establishment and required minimum height and setbacks are based upon establishment size and shall conform with Table 9.11.2-A.
2. A maximum of one reader board shall be allowed per zoning lot for single or multi-tenant structures containing office, commercial, or industrial uses if attached to permanent free-standing signs. The area of the reader board shall be included in the site's total sign area allowance.
3. All new free-standing signs are to be designed as monument signs, pedestal style signs or pole mounted signs.
4. All pedestal style signs shall have a pole skirt.
5. The predominate materials used for free-standing signs, excluding copy material or materials not visible from the public right-of-way, must incorporate the following:
 - a. If the predominate building materials colors and design elements on the principal building conform to Section 9.6.3B. of this Ordinance, the exterior sign materials must compliment those found on the principal structure as reviewed and approved through the site plan review process. Materials, design and color of the sign do not need to be the same as those found on the principle structure to be considered complimentary.
6. Signs that are located in parking lots (such as directional signs) may be internally lit when constructed with routed letters or an opaque background.
7. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
8. When calculating the sign area of a "monument sign", "pedestal sign", or "pole sign", the internal structural framework supporting the sign or other solid structural features (not containing copy or any graphic, word, symbol, insignia, text sample, model, device, or combination thereof which is primarily intended to advertise, identify or notify, exclusive of a frame or border) shall not be used in the calculation of the maximum area of the sign. Signs may be mounted on a base or foundation that will not be included in the square footage; however, the base for monument signs must be as wide as the sign.

B. Wall/Facade Signs

1. A maximum of two signs shall be allowed per wall/facade, with a maximum of four per building. Total area of all signs shall not exceed square footage of Table 9.11.2-B.
2. Maximum size of wall/facade signs is dependent upon building frontage and setback, in accordance with Table 9.11.2-B.
3. The hanging or attachment of objects is not permitted unless they are shown on the drawings approved for sign construction and meet all the requirements of this Ordinance.
4. Awning Signs
 - a. The use of awnings for the purpose of providing signage will be considered a wall sign. The awning signage must meet all dimensional and intensity standards applicable to wall signs in this Article.
 - b. For purposes of the subsection, an awning sign is a sign used for the purpose of providing signage and must be located above a display window or entryway.
 - c. Text or graphic shall be limited to the face of an awning.

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

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

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

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

TABLE 9.11.2-B WALL/FACADE SIGNS

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

C. Special Signs

1. Maximum size, number, and height of special signs shall conform with Table 9.11.2-C.
2. Temporary Signs
 - a. **Size, Number and Height**
Maximum size, number and height of temporary signs shall conform with Table 9.11.2-C.
 - b. **Types**
Commercial and Non-Commercial Temporary Signs of the following varieties are permitted:
 - i. Banners are permitted only in the Savannah Highway/St. Andrews Boulevard Overlay District.
 - ii. Portable signs are permitted in accordance with standards of the National Electrical Code and anchoring provisions of the Standard Building Code.
 - c. **Duration**
 - i. Non-Commercial Temporary Signs shall be allowed for a maximum of 30 days per event.
 - ii. Commercial signs temporary [Temporary Signs] shall be allowed for a maximum of 30 days, starting with the opening of a business.

D. Real Estate Signs

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

E. Flags Used As Signs

1. A permit shall be required for the installation of all flag poles or flag display devices erected on lots zoned for multi-family, office, commercial,

or industrial use or occupied by a multi-family, office, commercial, or industrial use.

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

**TABLE 9.11.2-C
SPECIAL SIGNS**

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

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

§9.11.3 OFF-PREMISES SIGNS

- A. Outdoor Advertising of America Standards**
All Off-Premises Signs shall be constructed in compliance with Outdoor Advertising of America Standards.

B. Location and Setbacks

1. Off-Premises Signs shall be allowed in those zoning districts indicated in Chapter 6.
2. Permitted sizes, maximum height, minimum setbacks and location criteria shall be as indicated in Table 9.11.3-A of this Chapter.

C. Orientation

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

D. Compatible Size Signs

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

E. Nonconforming Signs

Refer to Chapter 10, Nonconformities.

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

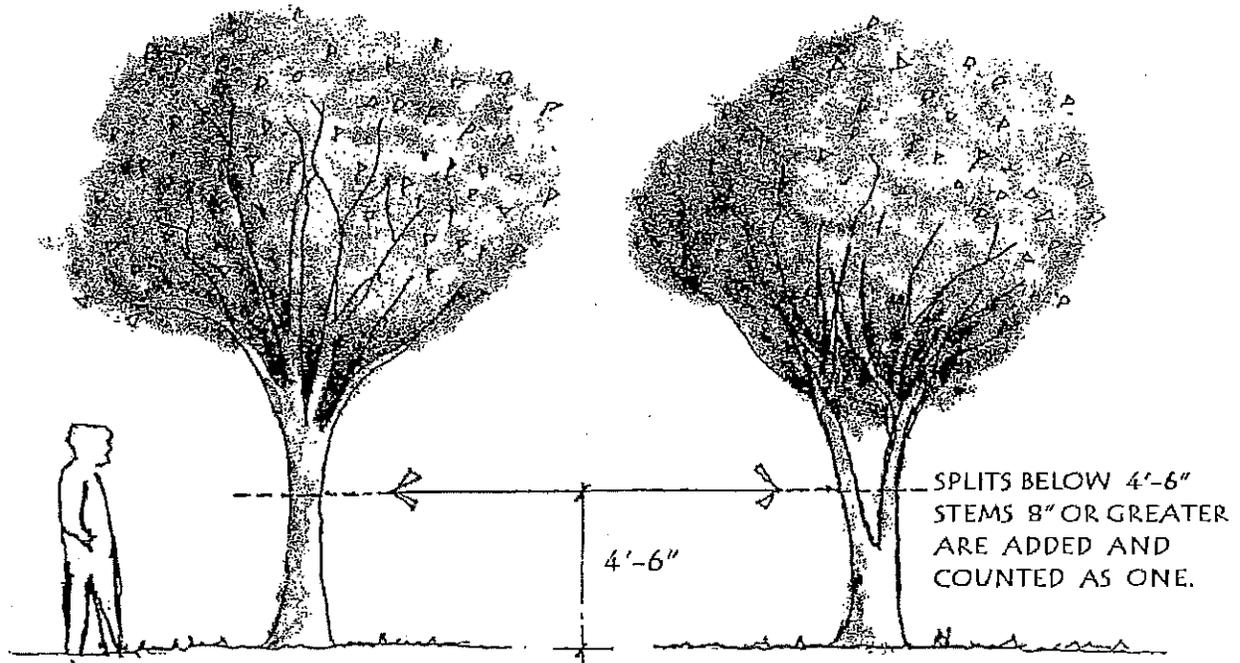
Maximum Length	48 ft.
Maximum Width	14 ft.
Maximum Area	672 sq. ft.
Maximum Height	40 ft.
Minimum Setback (front/side)	25/20 ft.
Location Criteria	1,000 ft.
Minimum distance to nearest off-premises sign	
Minimum distance to nearest on-premises sign	500 ft.

ARTICLE 9.12 DRAINAGE DESIGN

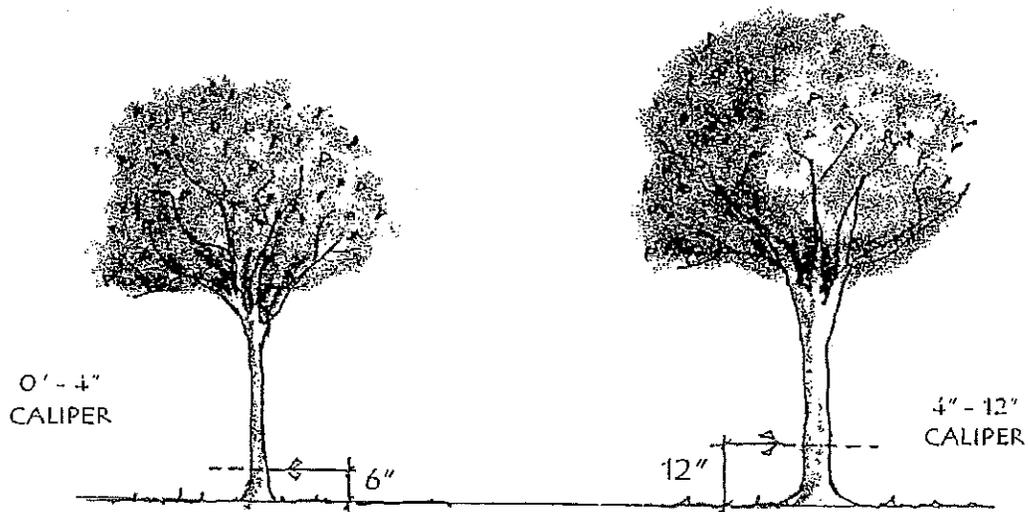
Refer to the Charleston County Stormwater Management Ordinance # 1518 approved on August 14, 2007 and found in Appendix B of this Ordinance.

CHAPTER 9 EXHIBITS

Note: The following exhibits are for illustration purposes only. In case of any difference of meaning or implication between the text of this Ordinance and any heading, drawing, table, figure, or illustration, the text shall control.



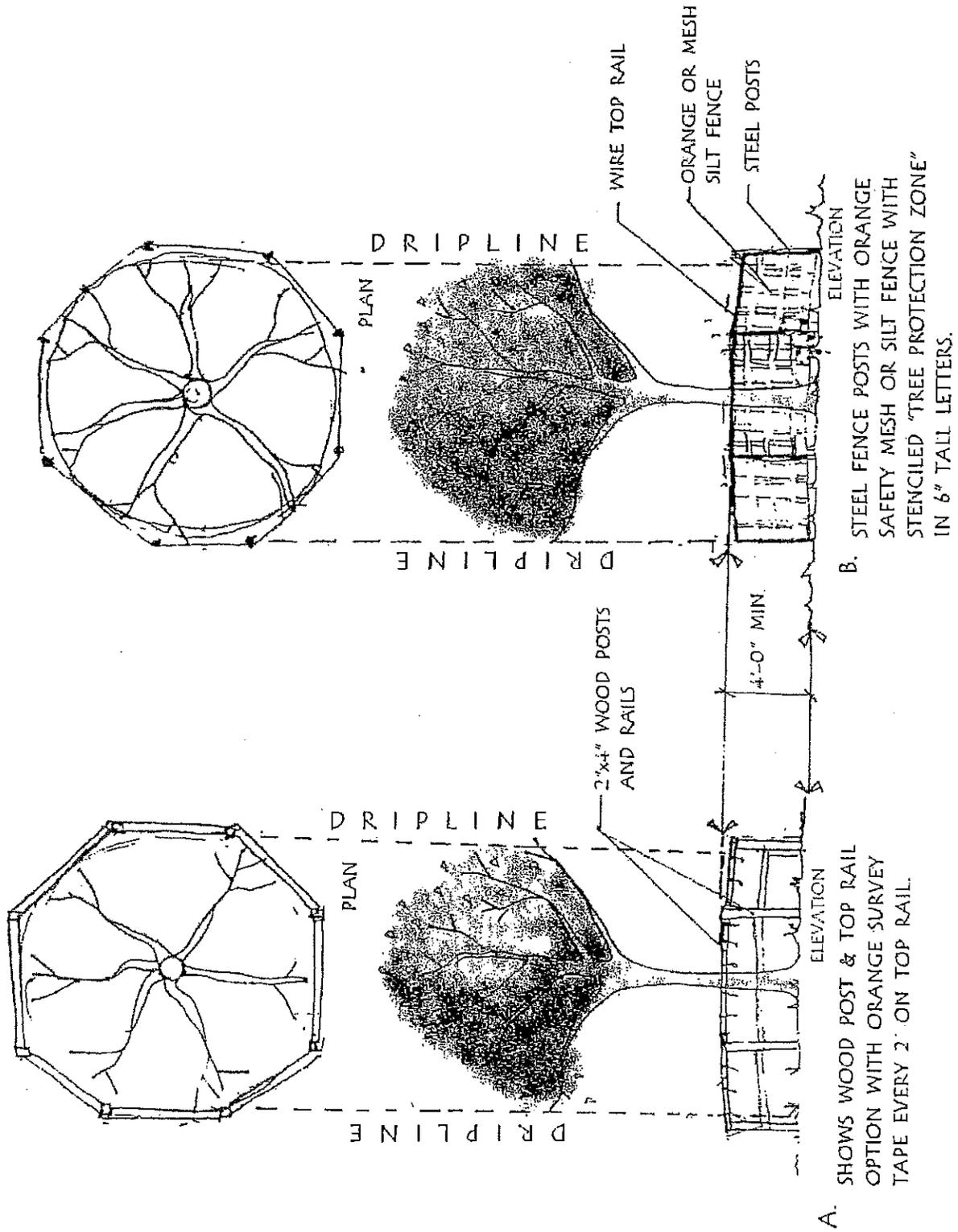
DBH DIAMETER BREAST HEIGHT FOR TREES GREATER THAN 12" CALIPER.



CALIPER MEASUREMENT FOR TREES LESS THAN 12" IN CALIPER.

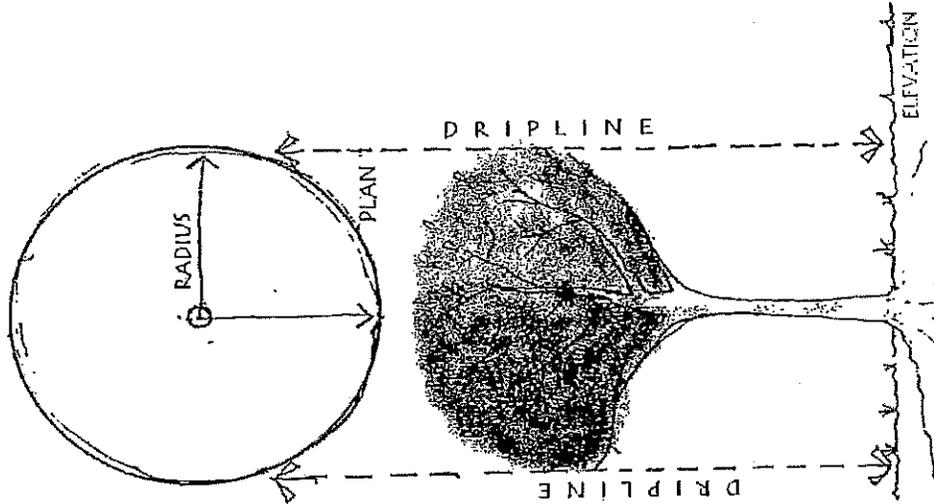
TREE MEASUREMENT METHODS

ILLUSTRATION FOR 9.4.1. D



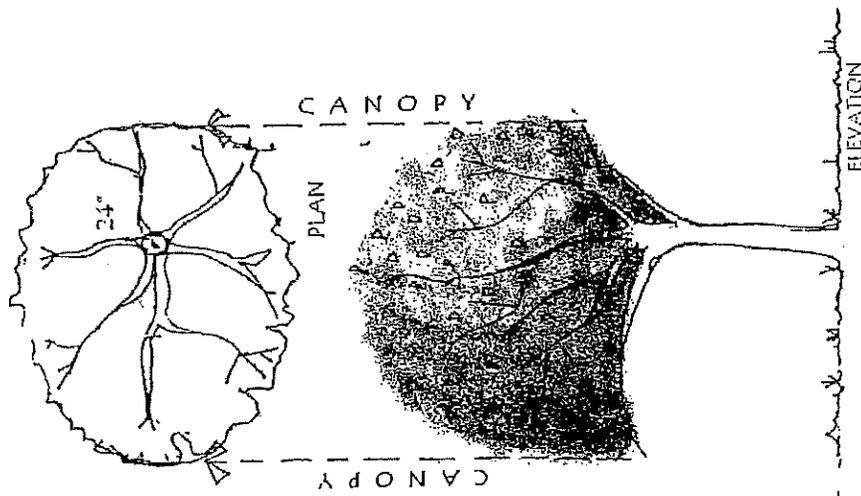
TREE PROTECTION OPTIONS

ILLUSTRATION FOR 9.4.4 B



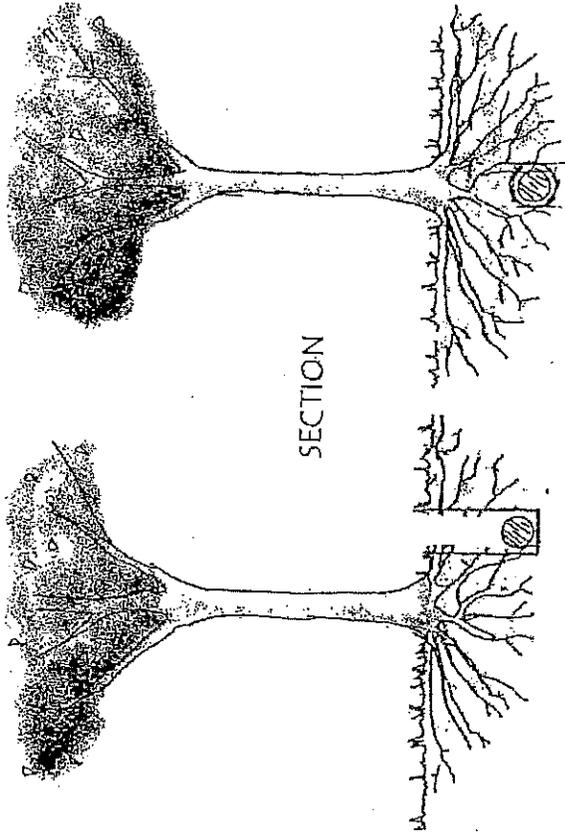
DRIPLINE OF A TREE
RADIUS LINE FROM THE TRUNK TO
THE OUTER EDGE OF THE CANOPY

ILLUSTRATION FOR 9.4.4 B

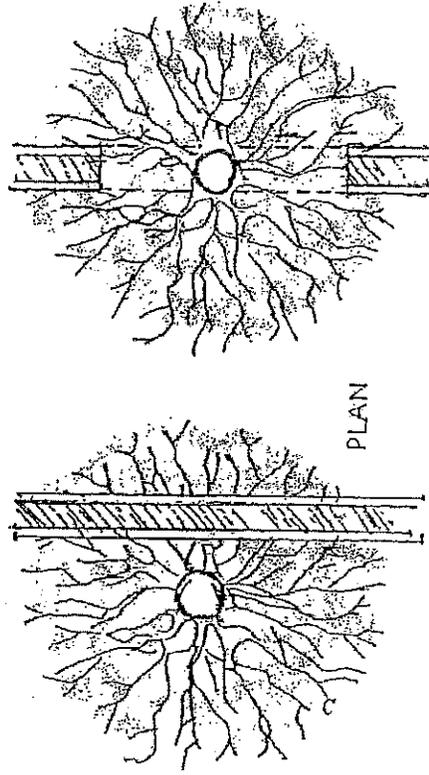


ACCURATE SCALED GRAPHIC
REPRESENTATION OF TREE CANOPY
AND TREE TRUNK FOR SURVEYS.

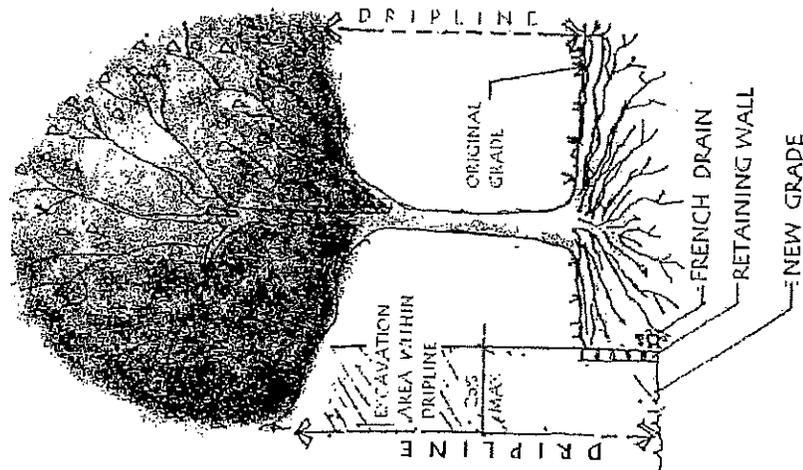
ILLUSTRATION FOR 9.4.3 A



A. NOT ACCEPTABLE B. ACCEPTABLE

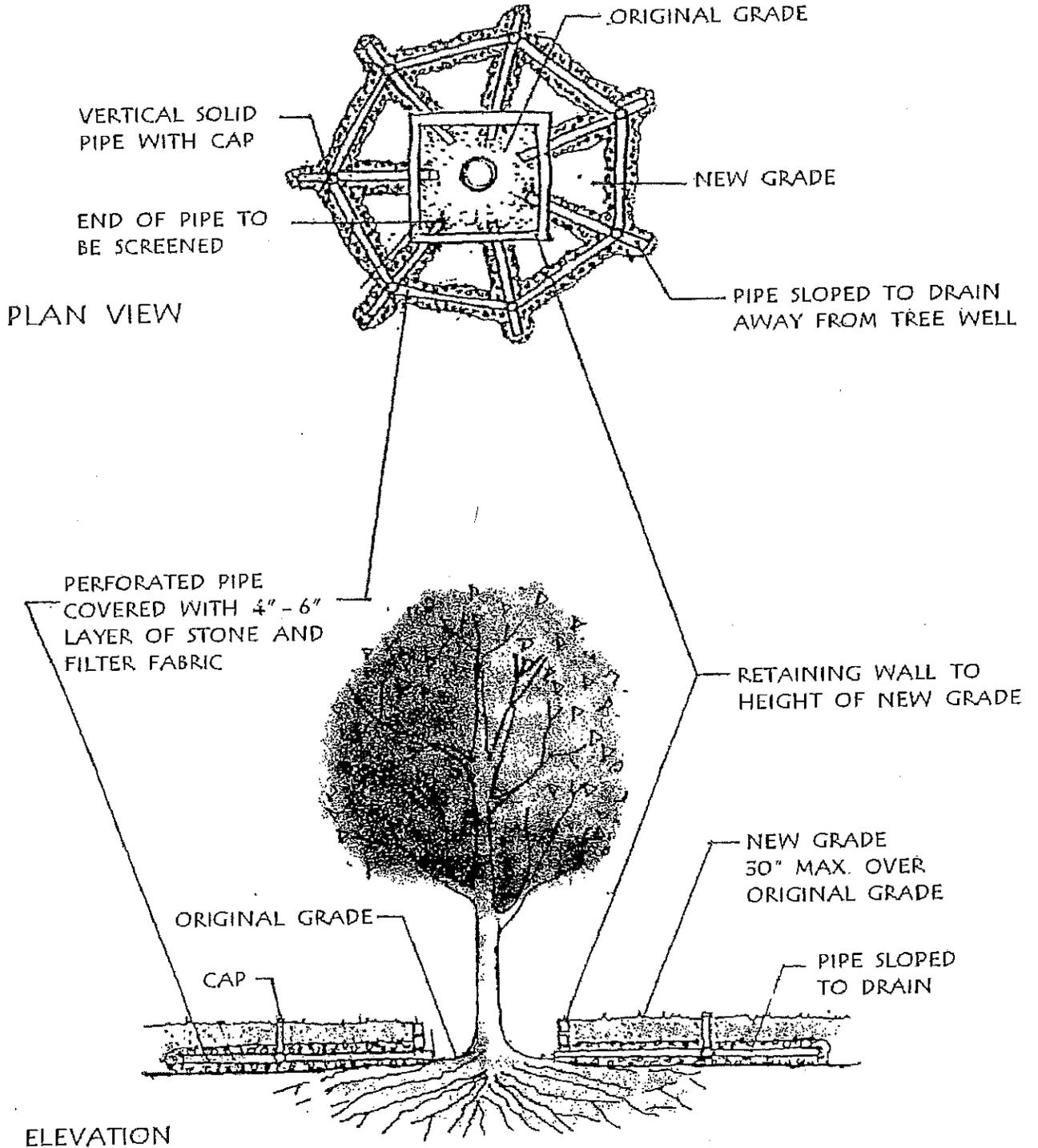


A. THIS TYPE OF TRENCHING WILL KILL THE TREE. B. TUNNELING UNDER THE TREE WILL PRESERVE THE IMPORTANT FEEDER ROOTS.



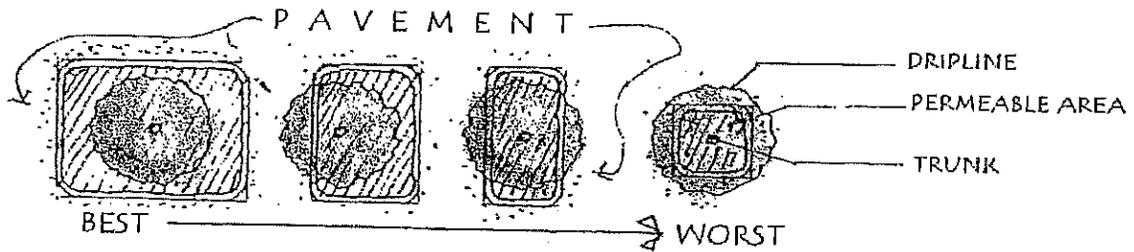
EXCAVATION WITHIN DRIPLINE

ILLUSTRATION FOR 9.4.4 D

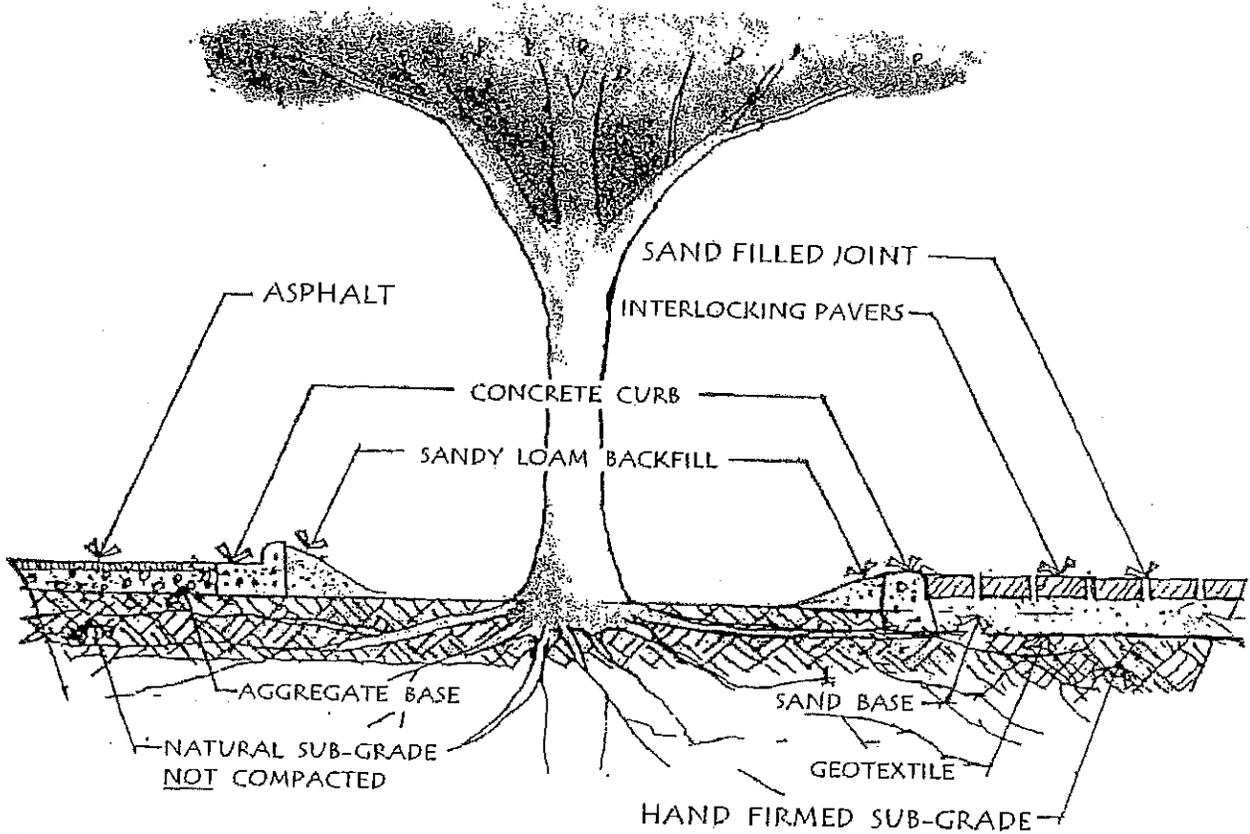


TREE PROTECTION FROM FILL

ILLUSTRATION FOR 9.4.4 D



THE MORE PERMEABLE SURFACE OUTSIDE THE DRIPLINE, THE LESS IMPACT THERE IS TO THE TREE.

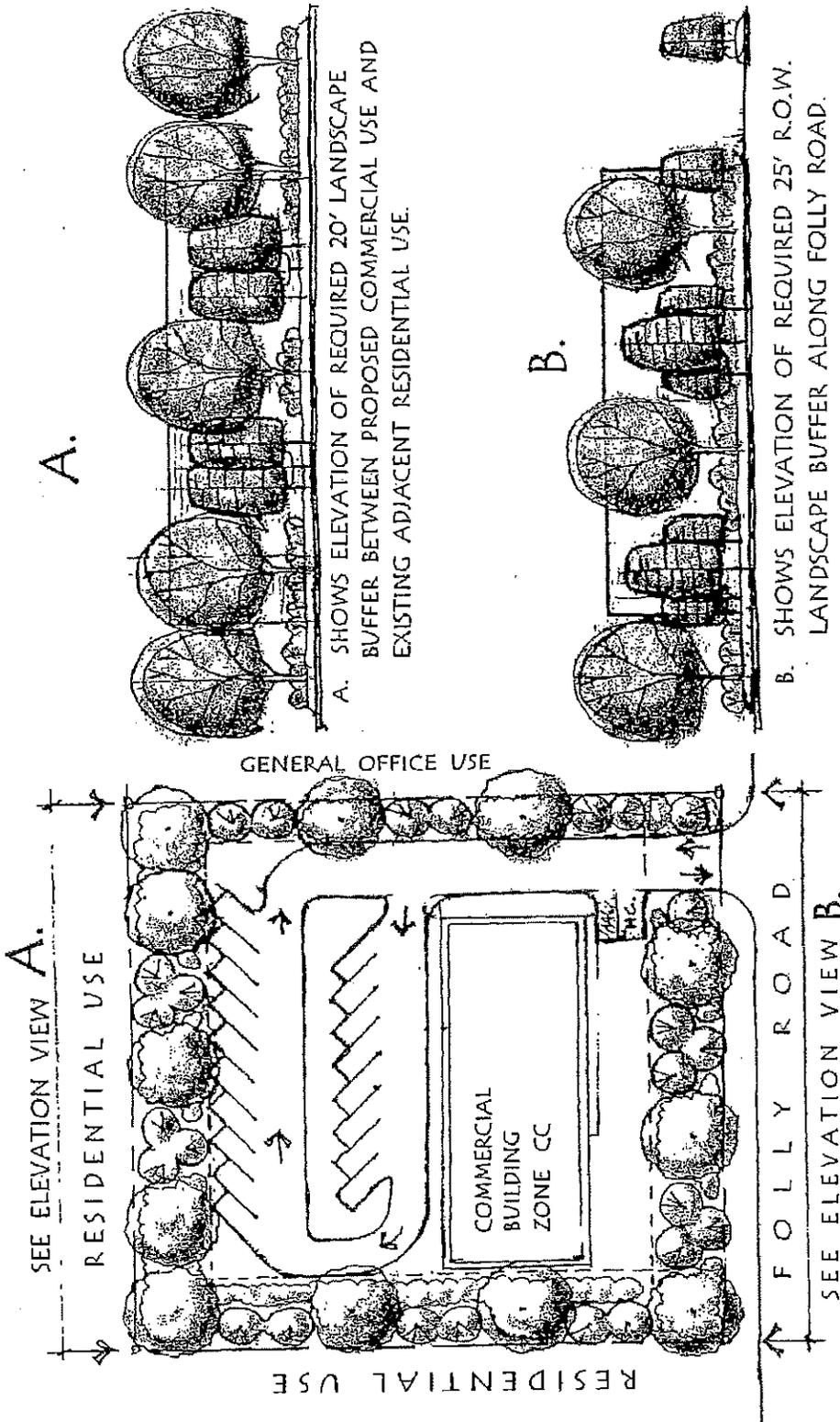


"NO DIG" PAVEMENT METHOD

BRICK OR INTERLOCKING PAVERS FOR PERVIOUS PAVING

PAVEMENT METHODS UNDER DRIPLINE

ILLUSTRATION FOR 9.4.4 D



A.

A. SHOWS ELEVATION OF REQUIRED 20' LANDSCAPE BUFFER BETWEEN PROPOSED COMMERCIAL USE AND EXISTING ADJACENT RESIDENTIAL USE.

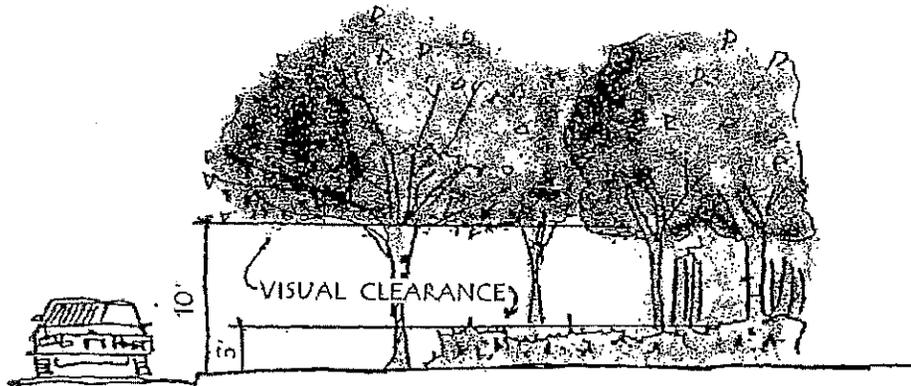
B.

B. SHOWS ELEVATION OF REQUIRED 25' R.O.W. LANDSCAPE BUFFER ALONG FOLLY ROAD.

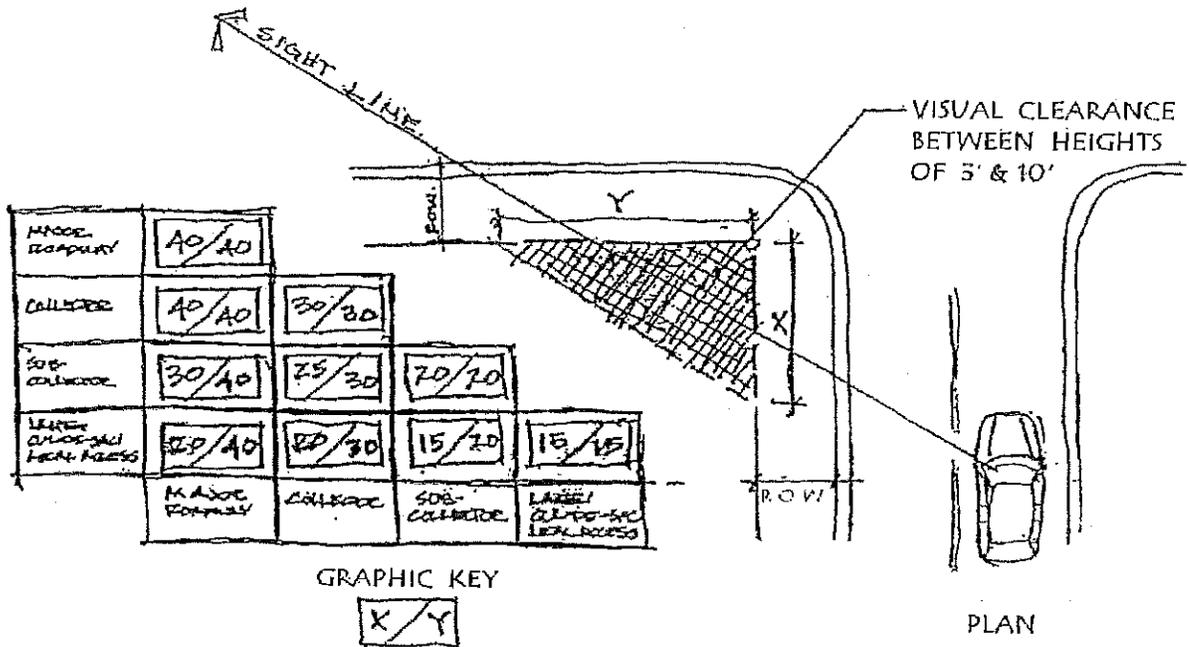
LANDSCAPE BUFFERS

- NOTES
1. THIS EXAMPLE SHOWS THE REQUIRED PARKING IN "SIDE OR REAR" OF BUILDING WHEN THERE ARE 10 OR MORE SPACES.
 2. DIFFERENT ADJACENT USE REQUIRE DIFFERENT SIZE LANDSCAPE BUFFERS RANGING FROM 0 TO 100. SEE THE LAND USE BUFFER TABLE AND LANDSCAPE STANDARDS FOR BUFFER DEPTH AND PLANT MATERIAL REQUIREMENTS.

ILLUSTRATION FOR ARTICLE 9.5



ELEVATION



NOTE: SITE TRIANGLES ARE SUBJECT TO SCDOT APPROVAL AND MAY NEED ADJUSTMENTS FOR ROAD HORIZONTAL AND VERTICAL CURVATURE

SITE TRIANGLE STANDARDS

ILLUSTRATION FOR ARTICLE 9.10

Chapter 12

Definitions

CHAPTER 12 | DEFINITIONS

ARTICLE 12.1 TERMS AND USES DEFINED

TERM	DEFINITION
Abandoned Sign	See "Sign, Abandoned" for definition.
Accessory	A use, structure, or part of a structure customarily incidental and subordinate to the principal use of a zoning lot or of a structure. An accessory use is located on the same zoning lot as the principal use, except in the cases of off-street parking, temporary manufactured housing parks, temporary real estate sales office and temporary construction facilities.
Accessory Dwelling Unit	A dwelling unit, with no more than 800 square feet of gross floor area in all residential Zoning Districts, except that in the AG-8, AG-10, AG-15 and RM Zoning Districts the maximum gross square footage of floor area is no more than 1,500 square feet, that has been added to, onto, or created within, a single family house. This definition includes garage apartments.
Active Recreation Area	Any park and recreational facility that is not dependant upon a specific environmental or natural resource, which is developed with recreation and support facilities such as playgrounds, golf courses, bicycle trails, baseball or softball fields, football or soccer fields, basketball courts, swimming pools, clubhouses, equestrian facilities, and tennis courts.
Addition	A structure added to the original structure at some time after the completion of the original, or an extension, alteration, or increase in floor area or height of a building or structure.
Administrative and Business Office	The use of a building or a portion of a building for the provision of executive, management, or administrative services.
Administrative Decision	Any order, requirement, decision, or determination by the Charleston County Planning Director or their designee relating to the administration or enforcement of the Charleston County Zoning and Land Development Regulations.
Adult Oriented Business	Definitions provided in Section 6.4.18C.
Adult Day Care Facility	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) for adults 18 years of age or older, which offers in a group setting a program of individual and group activities and therapies. The program is directed toward providing community-based day care services for those adults in need of a supportive setting. The program shall provide a minimum of four and a maximum of 14 hours of operation a day. (See S.C. DHEC Regulation 61-75, Standards for Licensing—Day Care Facilities for Adults)

TERM	DEFINITION
Affordable Housing	In the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent (28%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent (30%) of the annual household income for a household earning no more than eighty percent (80%) of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.
Agriculture	The use of the land for agricultural purposes, including farming, dairying, pasturage, apiculture, horticulture, floriculture, viticulture, and animal and poultry husbandry, and the accessory uses of packing, treating, or storing of produce; provided, however, that the operation of any such accessory uses shall be secondary to that of the principal agriculture use.
Agricultural Processing	The preliminary processing and packaging of agricultural products, such as a packing shed. Agricultural processing shall not include slaughterhouses, butcheries, tanneries or rendering plants.
Agricultural Sales and Service	An establishment engaged in the retail or wholesale sale from the premises of feed, grain, fertilizers, pesticides and similar goods.
Alley	A minor vehicular way used primarily for access to the side or rear of properties.
Alteration, Structural	Any change in the supporting members of a building or structure, such as bearing walls, columns, beams, or girders, or in the dimensional or configurations of the roof or exterior walls. Structural alterations shall not include the application of exterior siding to an existing building for the purpose of beautifying and modernizing.
Ambient Air Quality Standard	An acceptable concentration of an air pollutant in a community.
Animal	Any live or dead dog, cat, nonhuman primate, guinea pig, hamster, rabbit, or any other warm blooded animal, which is being used, or is intended for use, for research, teaching, testing, experimentation, or exhibition purposes, or as a pet. This term excludes: Birds, rats of genus Rattus and mice of the genus Mus bred for use in research, and horses not used for research purposes and other farm animals, such as, but not limited to livestock or poultry, used or intended for use as food or fiber, or livestock or poultry used or intended for use for improving animal nutrition, breeding, management, or production efficiency, or for improving the quality of food or fiber. With respect to a dog, the term means all dogs, including those used for hunting, security, or breeding purposes.

TERM	DEFINITION
Animal Aquaculture	Land devoted to the hatching, raising, and breeding of fish, shrimp or other aquatic animals for commercial purposes. Animal aquaculture shall include those accessory uses and activities customarily associated with this type of operation, as determined by the Planning Director.
Animal, Exotic	Any animal not identified in the definition of "animal" that is native to a foreign country or of foreign origin or character, is not native to the United States, or was introduced from abroad. This term specifically includes animals such as, but not limited to, lions, tigers, leopards, elephants, camels, antelope, anteaters, kangaroos, water buffalo, and species of foreign domestic cattle, such as Ankole, Gayal, and Yak.
Animal Production	The raising of animals on pasture land or production of animal products on an agricultural or commercial basis. Animal Production shall include those accessory uses and activities customarily associated with this type of operation, as determined by the Planning Director. Animal Production shall not include concentrated animal feeding operations, slaughterhouses or butchereries.
Animated Sign	See "Sign, Animated" for definition.
Application, Complete	An application for development review and approval that: (1) has been submitted in the required format; (2) includes all information required by this Ordinance to be submitted for the subject application type; and (3) is accompanied by the required fee.
Arborist, Certified	A person certified by the International Society of Arboriculture.
Arterial Street	See "Street, Arterial" for definition.
Attached Single Family (Dwelling Unit)	See "Single Family, Attached" for definition.
Aviation	Airports, landing fields, aircraft parking and service facilities, and related facilities for operation, service, fueling, repair, storage, charter, sales, and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Aviation also includes facilities for loading, unloading, and interchange of passengers, baggage, and incidental freight or package express between modes of transportation.
Banner	A strip of cloth containing a message or advertisement.
Bar (or Lounge)	A use engaged in the preparation and retail sale of alcoholic beverages for consumption on the premises, where 25 percent or more of the gross receipts are for sale of alcohol. This use includes taverns, cocktail lounges, and any member exclusive bars or lounges.
Barn	A farm building used for storing farm products or sheltering livestock. This term excludes any residential use or non-agricultural use.

TERM	DEFINITION
Base Course	A layer or layers of specified or selected material of designated thickness or rate of application placed on a subbase or subgrade to comprise a component of the pavement structure to support the pavement or subsequent layer of construction.
Bed and Breakfast	A portion of an owner-occupied dwelling unit or detached accessory structure offering transient lodging, with or without breakfast, to paying guests on an overnight basis, usually staying less than seven days.
Berm	A man-made landscape feature generally consisting of a linear mound of soil. Temporary soil stockpiles and retaining walls shall not be considered a berm.
Boarding House	See "Rooming House" for definition.
Boat Ramp	Boat ramps provide access to the water for the launching and retrieving of watercraft. Boat ramps may be located at marinas, public access points, or at community and commercial docks subject to the applicable regulations.
Boat Slip	A docking space alongside a pier, wharf or mooring dolphins in which a waterborne boat may be moored. For purposes of this Ordinance and in the absence of an authorized quantity of boat slips by state or federal regulating agencies, a boat slip shall be considered a minimum length of 25 feet for side mooring and 15 feet for stern moorings.
Boat Yard	A land-based operation primarily for the repair and service of boats, including any incidental storage of boats in the process of being repaired. This term does not include boat building. If dry stack storage for watercraft or any type of water access is provided, the facility would be considered a Water-Dependent Use (Article 5.3). (DHEC: a facility where boats are repaired).
Botanical Garden	A place, generally open to the public for a fee, where a wide variety of plants are cultivated for scientific, educational, or ornamental purposes.
Bridge	A structure, including supports, erected over a depression or an obstruction, as water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.
Buffer, Landscape	A vegetated area of varying width (ranging from five to 100 feet) designed exclusively to provide screening between adjoining properties, rights-of-way, parking lots and structures, as described throughout Article 9.5.
Buffer, Wetland	An area of varying width (ranging from 15 to 35 feet), providing a visual, spatial, and ecological transition zone between the OCRM Critical Line and land development, as described in Article 9.7. The wetland buffer is designed to protect water quality and wildlife habitat.

TERM	DEFINITION
Building	Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, plant, process, equipment, goods, or materials of any kind. When a portion thereof is completely separated from every other portion by a dividing wall (or firewall when applicable) without openings, then each such portion shall be deemed to be a separate building.
Building Code	The building code of Charleston County.
Building Cover	The proportion, expressed as a percentage, of the area of a Zoning lot covered by all buildings located thereon, including the area covered by all overhanging roofs.
Building Height	The vertical distance between the base flood elevation, or ground level if the structure is not in a Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA), and: (1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; or 2) the highest point of a mansard roof; or (3) the highest point of the coping of a flat roof.
Building Permit	An official document or certificate issued under the Charleston County Building Code for any carpentry, masonry, roofing, or related construction or repair. A building permit is not required for construction under \$1,000.00, unless the construction or repair involves a structural modification or work done by a contractor.
Building, Principal	A building in which is conducted the principal use of the zoning lot on which it is situated. In a Residential District, any dwelling shall be deemed to be a principal building.
Business (or Trade) School	A use providing education or training in business, commerce, language, or other similar activity or occupational pursuit, and not otherwise defined as a home occupation, college, or university.
Canopy Tree	A tree, with a diameter of at least two and one-half inches (as measured six inches above grade) at the time of planting, which will grow to a minimum height of 50 feet at maturity.
Caretaker	An individual or family who resides on premises as an accessory use for the purpose of maintaining, protecting, or operating a permitted principal use on the premises.
Catering Service	An establishment that prepares and provides food and related services to off-premises locations.
Causeway	An earthen structure with at least one side adjacent to a depression, wetland, or marsh that supports a road for carrying traffic or other moving loads.
Cemetery	Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

TERM	DEFINITION
Center Line of Street	The line surveyed and monumented as the center line of the street; or if such center line has not been surveyed, it shall be the line running midway between the curbs or ditches of such street.
Certificate of Nonconformity	A certificate issued by the Charleston County Planning Department to any sexually oriented business which is operating at the time of the enactment of the regulations of Article [Section] 6.4.18 and is not in compliance with one or more of its provisions.
Child Day Care Facility	A facility or dwelling unit that regularly (more than twice a week, for more than four hours, but less than 24 hours) provides child day care for seven or more children. This definition includes "Child Care Centers" and "Group Day Care Homes," which are licensed by the South Carolina Department of Social Services (DSS).
Child Caring Institution	A facility licensed by the South Carolina Department of Social Services (DSS) with one or more staffed residences and with a total population of 20 or more children who are in care apart from their parents, relatives, or guardians on a continuing full-time basis for protection and guidance.
Churches and other Places of Worship	Same as definition for "Religious Assembly."
Charter Boat (or other Recreational Watercraft) Rental	A land-based operation primarily for the rental or leasing of boats or other recreational watercraft. Any operation that is associated with a marina or provides direct water access shall be considered a Water-Dependent Use (Article 5.3).
Civic Organization	See "Social Organization" for definition.
Collector Street	See "Street, Collector" for definition.
College or University Facility	An educational institution that offers courses of general or specialized study leading to a degree.
Commercial Nursery Operations	See "Horticultural Production" for definition.
Commercial Repair Service	See "Repair Service, Commercial" for definition.
Commercial Timber Operations	Tracts of five acres or more devoted to the production of marketable forest products through generally accepted silvicultural practices including, but not limited to, harvesting, site preparation and regeneration.
Common Open Space	Land dedicated to the public or designated by the development plan for the use, benefit, and enjoyment of all residents of the development.
Communication Service	An establishment primarily engaged in the provision of broadcasting and other information relay services accomplished through the use of electronic and telephonic mechanisms, but excludes those classified as major utility facilities.

TERM	DEFINITION
Communications Tower	A tower of any size that supports communication equipment, transmission or reception, and is utilized by commercial, governmental, or other public or quasi-public users. This does not include communication towers for amateur radio operators licensed by the Federal Communications Commission which are exempt from local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.
Community Health Care Center	See "Public Health Care Center" for definition.
Community Recreation	A recreational facility that is the principal use of a parcel of land and that is for use by residents and guests of the following: a particular Residential Development, Planned Development, church, private primary or secondary educational facility, community affiliated non-profit organization. Community Recreation can include both indoor and outdoor facilities.
Community Recreation Center	A public or quasi-public building designed for and used as a social, recreation, and cultural center. As a part of such recreation centers, there may be included craft rooms, music rooms, game rooms, meeting rooms, auditoriums, swimming pools, and kitchen facilities. Kitchen facilities and dining areas shall be used for special events only.
Community Residential Care Facility	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) which offers room and board and provides a degree of personal assistance for a period of time in excess of 24 consecutive hours for ten or more persons, 18 years old or older, unrelated to the operator. Included in this definition is any facility (other than a hospital), which offers a beneficial or protected environment specifically for the mentally ill, drug addicted or alcoholic, or provides or purports to provide any specific procedure or process for the cure or improvement of that disease or condition. A Community Residential Care Facility with 9 or fewer residents shall be considered a "family." (See S.C. DHEC Standard for Licensing, Regulation 61-84-Community Residential Care Facility)
Community Roads	Roads that serve one or more families and usually have no dedicated rights-of-way or drainage. These roads generally have a dirt surface, are not maintained on a regular basis, and are not in the state or county road system.
Complete Application	See "Application, Complete" for definition.
Concentrated Animal Feeding Operation	A confined area or facility within which the property is not grazed or cropped annually, and which is used and maintained for the purposes of engaging in the business of the reception and feeding of: more than 50 beef or dairy cattle; more than 50 horses; more than 150 hogs, sheep or goats; more than 1,000 or more birds, such as turkeys, chickens, ducks or geese; or more than 1,000 small animals, such as guinea pigs, rabbits, and minks. This term shall also include commercial feed lots.

TERM	DEFINITION
Conditional Use Permit	A permit formerly issued by the Charleston County Planning Department authorizing a particular use in a specified location within a zoning district, upon demonstrating that such use complies with all the conditions and standards specified by the zoning Ordinance. Conditional use permit is a term used in the Charleston County Zoning Ordinance prior to April 21, 1999.
Congregate Living	A residential facility providing 24-hour supervision and assisted living for no more than 15 elderly residents (age 60 or older), not needing regular medical attention.
Construction Permit	A series of permits required by Charleston County Building Services that may include building, electrical, plumbing, HVAC (Heating, Ventilating and Air Conditioning), or gas permits.
Consumer Convenience Service	An establishment providing services, primarily to individuals, of a frequent or recurrent nature.
Consumer Goods Rental Service	An establishment, with 5,000 square feet or less of gross floor area, primarily engaged in the rental or leasing of new or used products to the general public, excluding vehicle or watercraft rentals.
Consumer Goods Rental Center	An establishment, with greater than 5,000 square feet of gross floor area, primarily engaged in the rental or leasing of new or used products to the general public, excluding vehicle or watercraft rentals.
Consumer Repair Service	See "Repair Service, Consumer" for definition.
Consumer Vehicle Repair	See "Vehicle Repair, Consumer" for definition.
Convalescent Service	A use providing bed care and in-patient services for persons requiring regular medical attention, but excluding a facility providing surgical or emergency medical services. This term excludes facilities providing care for alcoholism, drug addiction, mental disease, or communicable disease. Typical uses include nursing homes.
Convenience Store	Establishments primarily engaged in the provision of frequently or recurrently needed goods for household consumption, such as prepackaged food and beverages, newspapers, and limited household supplies, to customers who generally purchase only a few items. Convenience stores shall not include fuel pumps or the selling of fuel for motor vehicles.
Convention Center	A formal meeting place where the building or rooms are rented or leased to the members, representatives, or delegates of a particular group. These centers can usually accommodate large groups.
Corner Lot	See "Lot, Corner" for definition.
Correctional Institution	A facility providing judicially required detention or incarceration of people.
Country Club	Land area and buildings containing golf courses, recreational facilities, a clubhouse, and other customary accessory uses, open only to members and their guests.
Courtyard	An open unoccupied space, other than a yard, on the same Zoning lot with a building, unobstructed from floor or ground level to the sky.

TERM	DEFINITION
Counseling Service	An establishment providing counseling, guidance, or similar services to persons requiring rehabilitative or vocational assistance. This term includes job training and placement services.
Crop Production	The raising and harvesting of tree crops, row crops, or field crops on an agricultural or commercial basis. Crop production shall include those accessory uses and activities customarily associated with these types of agricultural operations, as determined by the Planning Director. This definition excludes any agricultural uses that are more specifically defined in this Ordinance.
Cul-de-Sac	The turnaround area at the end of a dead-end street or an egress.
Cultural Event	Land use of a temporary nature to display objects or events of a community and cultural interest in one or more of the arts and sciences, such as Civil War re-enactments.
Culvert	Any structure not classified as a bridge which provides an opening under any roadway, including pipe culverts, and any structure so named in the plans.
Curb	A stone, concrete or other improved boundary marking the edge of a road or other paved area.
Data Processing Services	Establishments primarily involved in the compiling, storage, and maintenance of documents, records, and other types of information in digital form utilizing a main frame computer.
Decibel (Db)	A unit which describes the sound pressure level or intensity of sound. A sound level meter is calibrated in decibels.
Decision-Making Body	The entity that is authorized to finally approve or deny an application or permit as required under this Ordinance.
Dedication	The action of a property owner or developer to transfer an interest in property to the County or other service provider. The approval of a subdivision plat by County Council is deemed to effect an acceptance by the county of a proposed dedication of a street, easement or other ground shown on the plat.
Density/Intensity and Dimensional Standards	Provisions of this Ordinance controlling the size and shape of zoning lots and the location and bulk of structures thereon. Such regulations include those relating to density, lot area, lot width, setbacks, buffers; building cover, height, and open space.

TERM	DEFINITION
Derelict Manufactured Home	A manufactured home that is not connected to electricity or not connected to a source of safe potable water supply sufficient for normal residential needs, or both; not connected to a Department of Health and Environmental Control approved wastewater disposal system; or unoccupied for a period of at least thirty days and for which there is clear and convincing evidence that the occupant does not intend to return on a temporary or permanent basis; and that is damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that it creates a hazard to the health safety of the occupants, the persons using the manufactured home, or the public.
Design Professional	An individual or firm appropriately licensed and registered in the State of South Carolina.
Detached Single Family (Dwelling Unit)	See "Single Family, Detached" for definition.
Detention	The temporary holding back of stormwater and releasing it at a controlled rate.
Developer	The legal or beneficial owner of a lot or of any land proposed for development; or the holder of an option or contract to purchase, or any other person having an enforceable contractual interest in such land.
Development	The changing of land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.
Diameter Breast Height (DBH)	The total diameter, in inches, of a tree trunk or trunks measured at a point four and one-half feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.
Dock	A structure extending into or upon a waterway, marshland or other natural water feature.
Dock, Commercial	A docking facility used for commercial purposes. A commercial dock is not necessarily a marina, a boat yard or a dry storage facility. All commercial docks shall be considered a Water-Dependent Use (Article 5.3).
Dock, Community	Any docking facility that provides access for more than four families (greater than or equal to 5 watercraft slips and less than or equal to 10 watercraft slips) and is not a marina. All community docks shall be considered a Water-Dependent Use (Article 5.3).
Dock, Joint Use	Any private dock intended for the use of two to four families. Joint use docks shall be exempt from the requirements of this Ordinance.
Dock, Private	A private dock intended for the use of one family. Private docks shall be exempt from the requirements of this Ordinance.
Double-Frontage Lot	See "Lot, Double-Frontage" for definition.

TERM	DEFINITION
Drainage Easement	See "Easement, Drainage" for definition.
Drip Line	An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.
Dry Stack Storage for Watercraft	A facility for storing boats out of water. This is principally a land operation, where boats are dry stored or "stacked" until such time as they are transferred to the water for use. Any type of dry stack storage facility for watercraft will be considered a Water-Dependent Use (Article 5.3).
Dumpster	An accessory use of a property where trash or recyclable material containers, or any other type of waste or refuse container is stored.
Duplex	Two single family dwelling units contained within a single building, other than a manufactured housing unit.
Dwelling (Dwelling Unit)	A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities.
Dwelling Group	Two or more principal structures, each a single dwelling unit (not including manufactured housing units), that are located on the same Zoning lot. This definition does not refer to accessory dwellings units, such as garage apartments or guest houses.
Dwelling, Multi-Family	A building containing three or more dwelling units, including residential condominiums and apartments.
Earth Roads	Those in which the traveled roadway is constructed of compacted earth material creating an earthen driving surface.
Easement	A privilege or right of use, access or enjoyment granted on, above, under or across a particular tract of land by the landowner to another person.
Easement, Drainage	The right of access of stormwater runoff from the adjacent natural drainage basin into the drainageway within the drainage easement.
Educational Nursery	See "Pre-School" for definition.
Enlargement	An increase in the size of an existing structure or use, including physical size of the property, building, parking, or other improvements. Enlargement would also include the addition of other structures or uses on the lot.
Exotic Animal	See "Animal, Exotic" for definition.
Facade	The entire building wall, fascia, windows, doors, canopy and on any complete elevation.
Family	An individual, or two or more persons related by blood or marriage living together; or a group of not more than six individuals, including live-in servants, not related by blood or marriage but living together as a single housekeeping unit. Residents of Community Residential Care Facilities licensed by the South Carolina Department of Health and Environmental Control (DHEC) for nine or fewer individuals shall be considered a family.

TERM	DEFINITION
Family Day Care Home	An occupied residence in which child day care is provided on more than two days a week for periods of less than 24 hours, but more than four hours, for no more than six children, including those children living in the home and children received for day care who are related to the resident caregiver. Family day care homes are licensed by the South Carolina Department of Social Services (DSS). (See S.C. Code of Laws, 1976, as amended, Section § 20-7-2700).
Family, Immediate	The property owner's or property owner's spouse's, parents, children, grandparents, grandchildren, nieces, nephews, aunts or uncles.
Farm	A parcel of land five acres or more that is used for one or more of the following: the tilling of the land, the raising of crops, fruits, and vegetables, and the raising and keeping of animals and plants.
Farm Labor Housing, Dormitory	A structure designed or constructed as accommodations for transient farm workers for more than ten unrelated persons, which is not designed as an apartment building with individual attached units.
Farm Labor Housing	A building or structure which is designed or constructed as a place of residence for up to ten unrelated, transient farm workers living as a single housekeeping unit.
Fast Food Restaurant	See "Restaurant, Fast Food" for definition.
Fence (or Wall)	A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.
Financial Guarantee	Surety intended to ensure that all improvements, facilities, or work required by this Ordinance will be completed, restored or maintained in compliance with this Ordinance. (See Article 8.14)
Financial Service	An establishment primarily engaged in the provision of financial and banking services.
Flag	A piece of fabric or other flexible material, usually rectangular and of distinctive design which is used as a symbol, such as for a nation, state, locality, or corporation.
Flag Lot	See "Lot, Flag" for definition.
Flashing Sign	See "Sign, Flashing" for definition.

TERM	DEFINITION
Floor Area	The sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of the exterior walls or from the center lines of walls separating two buildings, computed as follows: (1) floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space, such as counters, racks, or closets; (2) any basement floor area devoted to the production or processing of goods or to business or professional offices. Floor area shall not include space devoted primarily to storage purposes (except as otherwise noted herein), off-street parking or loading facilities, including ramps, and maneuvering space, or basement floor area, other than area devoted to retailing activities, the production or processing of goods, or business or professional offices.
Florist	A commercial activity offering for sale cut flowers, ornamental plants, floral arrangements, real or artificial, and related accessories including cards, figurines, and indoor ornamental fixtures.
Food Sales	An establishment primarily engaged in the retail sale of food for home consumption. These establishments may include the sale of beer and wine in unopened containers for off-premise[s] consumption where the sale of products other than beer and wine comprise at least 51 percent of the gross sales of the establishment, and at least 51 percent of the total display or shelf space is devoted to products other than beer and wine.
Forestry Operations, Bona Fide	"Bona fide forestry operations" shall mean that the property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Section 12-43-220, SC Department of Revenue Regulation 117-1780.1., and other applicable statutes, rules and regulations.
Free-Standing Sign	See "Sign, Free-standing" for definition.
Freight Forwarding Facility	A building or area in which freight brought by truck, air, or ship is assembled and/or stored for routing or reshipment. This facility does not include permanent or long-term accessory storage of goods, but may include storage areas for trucks and repair of trucks associated with the facility. This definition includes truck terminals, marine terminals, and packing and crating facilities.
Freshwater Wetlands	See "Wetlands, Freshwater" for definition.
Front Lot Line	See "Lot Line, Front" for definition.
Front Setback	See "Setback, Front" for definition.
Funeral Service	An establishment engaged in undertaking services such as preparing the human or animal dead for burial and arranging and managing funerals.

TERM	DEFINITION
Garage (Private)	An accessory structure or space on a lot with a dwelling unit devoted to or designed for the storage of automobiles and small (one-half-ton capacity or less) trucks and not used for business purposes or occupancy.
Garage Apartment	A single dwelling unit located over a private detached garage and containing square footage no greater than that of the garage.
Garden Supplies Center	A commercial activity offering for sale indoor or outdoor plants, garden fixtures, packaged plant food, or pesticides, garden tools, manually or power operated with associated parts and accessories. Not included is farm equipment elsewhere provided for in this Ordinance.
Gasoline Service Station	Any premises used primarily for the retail sale of fuel for automobiles, light and medium trucks, motorcycles, recreational vehicles, and other consumer motor vehicles. Gasoline service stations may include light maintenance such as engine tune-ups, lubrication, minor repairs, and carburetor cleaning, but shall not include heavy vehicle maintenance activities such as engine overhauls, automobile painting, and body fender work. This term may also include the sale of motor vehicle accessories, or used tires taken in trade on the premises, but does not include vehicle, moving truck, or trailer sales or rental.
General Contractor	An establishment that has the ability to furnish a variety of building materials and provide multiple construction services at a specified price.
Golf Course	A tract of land laid out for at least nine holes for playing the game of golf and improved with tees, greens, fairways, and hazards, and that may include a clubhouse and shelter.
Government Office	Federal, state, county or city offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.

TERM	DEFINITION
Grade	<p>For the purpose of determining building height:</p> <ol style="list-style-type: none"> 1. For buildings adjoining one street only, it is the elevation of the sidewalk directly opposite the center of that wall which adjoins the street; in such case where the average elevation of the finished ground surface adjacent to the exterior walls of the building is lower than the elevation of the sidewalk grade, or where there is no sidewalk grade, or where there are no sidewalks, the grade shall be the average elevation of the ground on the lowest side adjacent to the exterior walls of the building. 2. For buildings adjoining more than one street, it is the elevation of the sidewalk directly opposite the center of the wall adjoining the street having the lowest sidewalk elevation. 3. For buildings having no wall adjoining the street, it is the average level of the finished ground surface adjacent to the exterior walls of the building. 4. All walls which are approximately parallel to and not more than 25 feet from a front lot line shall be considered as adjoining the street. In alleys, the surface of the paving shall be considered to be the sidewalk elevation. Where the elevation of the sidewalk or alley paving has not been established, the Public Works Director shall determine such elevation for the purpose of this Ordinance.
Grand Tree	Any tree with a diameter breast height of 24 inches or greater, with the exception of pine tree species.
Greenhouse	A partially or fully enclosed structure which is used for the growth of plants.
Greenhouse Production	Ornamental plants or food crops grown for wholesale sale within an enclosed structure or under cover.
Ground Cover	Low-growing plant material less than 18 inches in height.
Group Care Home, Residential	A staffed residence, licensed by the South Carolina Department of Social Services (DSS), with a population of fewer than 20 children who are in care apart from their parents, relatives, or guardians on a full-time basis. Group Care Homes are classified by different levels of care ranging from independent to assisted living.
Group Residential	The residential use of a site, on a weekly or longer basis, for occupancy by groups of more than six persons not defined as a family, such as fraternity or sorority houses, dormitories, or residence halls. This term does not include rooming or boarding houses.
Health Care Laboratory	A facility primarily involved in the testing, diagnosis, or observation of medical or dental samples collected at health care facilities. The samples are generally sent to the laboratory from off-premises facilities.

TERM	DEFINITION
Heavy Commercial Trailer	A trailer vehicle used for any commercial purpose and having more than four (4) tires and which is greater than fifteen (15) feet in overall length. Examples of heavy trailers include, but shall not be limited to "container chassis", "dump bodies", "reefers", and other trailers commonly utilized within the commercial shipping industry.
Heavy Commercial Vehicle	A Class 4, 5, 6, 7, 8, 9, 10, 11, 12, and 13 Vehicle as defined by the Federal Highway Administration (FHWA). For the purposes of this Ordinance, this definition does not include 6-wheel pickup trucks, motor homes, campers, or recreational vehicles.
Heavy Construction Services	Services involved in road, bridge, building, or other infrastructure construction.
Height (of Signs)	The vertical distance measured from ground level at the base of the sign structure to the highest point of sign structure.
Historic Site	A structure or place of outstanding historical and cultural significance and designated as such by Charleston County, the State of South Carolina, or the National Register of Historic Places.
Home Occupation	An accessory use of a dwelling unit or its accessory structure for gainful employment.
Home Health Agencies	A public, nonprofit, or proprietary organization licensed by the South Carolina Department of Health and Environmental Control (DHEC) which furnishes or offers to furnish home health services. These services include part-time or intermittent skilled nursing care, as ordered by a physician and provided by or under the supervision of a registered nurse, and at least one other therapeutic service. The majority of home health services are furnished on a visiting basis in a place of temporary or permanent residence used as the individual's home. (See S.C. DHEC Regulation 61-77, Standards for Licensing Home Health Agencies)
Home Improvement Center	A facility with over 5,000 square feet of floor area engaged in the retail sale of various basic hardware lines, such as tools, builders' hardware, paint and glass, housewares and household appliances, and garden supplies. Facilities under 5,000 square feet shall be considered a "hardware store."
Homeowners' (or Property Owners') Association	A formally constituted non-profit association or corporation made up of the property owners and/or residents of a fixed area. The Homeowners' or property owners' association may take responsibility for costs and upkeep of common open space or facilities, or enforce certain covenants and restrictions.

TERM	DEFINITION
Horticultural Production	Land used to grow horticultural and floricultural specialties (such as flowers, shrubs, or trees intended for ornamental or landscaping purposes) for wholesale or retail sale in order to be transplanted to a different location. Retail sales shall not comprise more than 25 percent of gross sales. This definition excludes crop and greenhouse production that have been identified elsewhere in this Ordinance.
Horticulture and Landscaping Services	This activity shall include landscaping, tree trimming, tree removal, and other similar services together with associated equipment and machinery directed toward the care of trees, plants, or lawns.
Hospital	A licensed facility primarily providing in-patient medical, surgical, or psychiatric care for a period exceeding 24 hours. Hospital facilities may also include out-patient services and the following types of accessory activities: out-patient diagnostic and treatment centers, rehabilitation facilities, offices, laboratories, teaching facilities, meeting areas, cafeterias, maintenance, and parking facilities. This definition includes General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric and Substance Abuse Hospitals or Hospices. (See S.C. Department of Health and Environmental Control Regulation 61-16, Standards for Licensing—Hospital and General Infirmaries, and Regulation 61-78, Standards for Licensing—Hospices.)
Hotel-Motel	A building or portion thereof, or a group of buildings, which provides sleeping accommodations, with or without meal service, for transients on a daily or weekly basis, whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist cabin, tourist court, or tourist home.
Household	Same as definition for "Family."
Household Pet	See "Pet, Household" for definition.
Hydroponics	Land used to produce, for wholesale sale, plants grown in nutrient-enriched water, where no soil is used.
Illuminated Sign	See "Sign, Illuminated" for definition.
Immediate Family	See "Family, Immediate" for definition.
Indigenous Produce	Fresh fruit, vegetables, and agronomic crops (crops such as field corn, soybean, wheat, and oats) grown in, or [which] are characteristic of Charleston County. This term specifically excludes livestock, animals, or seafood.
Indoor Recreation and Entertainment	See "Recreation and Entertainment, Indoor" for definition.
Inoperable Vehicle	Any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the County or which does not meet the requirements for operation upon the public streets, including a current motor vehicle registration.
Interior Lot Line	See "Lot Line, Interior" for definition.
Interior Lot	See "Lot, Interior" for definition.
Interior Setback	See "Setback, Interior" for definition.

TERM	DEFINITION
Intermediate Care Facility for the Mentally Retarded	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) that serves four or more mentally retarded persons or persons with related conditions. This facility provides health or rehabilitative services on a regular basis to individuals whose mental and physical conditions require services including room, board, and active treatment for their mental retardation or related conditions. (See S.C. DHEC Regulation 61-13, Standards for Licensing-habilitation Centers for the Mentally Retarded or Persons with Related Conditions)
Junk Yard	See "Salvage Yard" for definition.
Kennel	A facility that provides boarding for three or more dogs, cats, or other household pets for a fee, and may include grooming, breeding, training, or selling of animals.
Landscape Buffer	See "Buffer, Landscape" for definition.
Liquor, Beer, or Wine Sales	An establishment primarily engaged in the retail sale of alcoholic beverages for off-premises consumption. This definition includes all retail stores where the sale of alcoholic beverages comprise 49 percent or more of gross sales.
Lodge	See "Social Club" for definition.
Lot	A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon and is recorded with the Register of Mesne Conveyance of Charleston County.
Lot Area	The total area included within the boundaries of a Zoning lot, measured in a horizontal plane.
Lot, Corner	Either a Zoning lot bounded entirely by streets or a Zoning lot which adjoins the point of intersections or meeting of two or more streets and in which the interior angle formed by the street lines is 135 degrees or less. If the street lines are curved, the angle shall be measured at the point of intersection of the extensions of the street lines in the directions which they take at the intersection of the street line with the side lot line and with the rear lot line of the lot. If the street line is curved at its point of intersection with the side lot line or rear lot line, the tangent to the curve at that point shall be considered the direction of the street line.
Lot, Double-Frontage	An interior lot that abuts on two parallel streets or that abuts on two streets that do not intersect at the boundaries of the lot. Lots with access on a street and alley shall not be considered double-frontage lots.
Lot, Flag	A lot with access provided to the bulk of the lot by means of a narrow corridor.
Lot Frontage	The distance for which a Zoning lot abuts on a street.
Lot, Interior	A lot with only one front lot line.
Lot Line	A line of record bounding a lot which divides one lot from another lot or from a public or private street or any other public space.

TERM	DEFINITION
Lot Line, Front	The lot line separating a lot from the street that is used as the primary access point to the lot.
Lot Line, Interior	The lot line other than a front lot line.
Lot Line, Rear	The lot line opposite and most distant from the front lot line.
Lot Line, Side	Any lot line other than a front or rear lot line.
Lot, Through	See "Lot, Double-Frontage" for definition.
Lot Width	<ol style="list-style-type: none"> 1. Width of an Interior lot: the length of the front lot line or its chord. 2. Width of a Corner or Double-Frontage Lot: <ol style="list-style-type: none"> (a) if there are two front lot lines, the shorter of such lines or its chord; (b) if there are more than two front lot lines, the average length of the two shortest of such lines or their chords. 3. Width of lots served by a cul-de-sac: width shall be measured at the building line.
Lots of Record, Approved	A platted parcel or parcels of land created and recorded with the Register of Mesne Conveyance of Charleston County since January 1, 1955, in conformance with the subdivision regulations and bearing the Planning Commission or County Council stamp of approval, or identical parcels created and recorded by plat or meets and bounds prior to January 1, 1955.
Lot, Zoning	Any lot that falls within the jurisdiction of Charleston County's Zoning and Land Development Regulations.
Lounge	See "Bar" for definition.
Main Utility Lines	Those facilities including piping, conduits, outlets, and other appurtenances necessary for the proper functioning of essential services to a development including water, electricity, gas, sanitary sewer, storm sewer, cable, communications, etc.
Maintenance Guarantee	Any security which may be required and accepted by the County to ensure that necessary improvements are maintained and will function as required for a specific period of time.
Major Recreational Equipment	Any boat, boat trailer, camper or other recreational vehicle with a length of more than 25 feet.
Manufactured Housing Park	A zoning lot on which two or more manufactured housing units are parked or any zoning lot on which space for the parking of manufactured housing unit is rented. The term does not include manufactured housing unit subdivisions, or premises where unoccupied manufactured housing units, whether new or used, are parked for the purpose of inspection, sale, storage, or repair; or recreational vehicle parks.

TERM	DEFINITION
Manufactured Housing Unit	Any residential dwelling Unit Constructed to Standards and Codes Set Forth by the United States Department of Housing and Urban Development, including the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Article 5401). The term does not include recreational vehicles, travel trailers or motorized homes licensed for travel on highways, nor manufactured housing units designed and built to meet applicable requirements of South Carolina Modular Buildings Construction Act.
Manufactured Housing Unit, Replacement	A manufactured housing unit that replaces a legally established manufactured housing unit located on an individual lot.
Manufacturing and Production	An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, this is a subordinate part of sales. Relatively few customers come to the site.
Marina	A marina is any of the following: (a) lock harbor facility; (b) any facility which provides fueling, pump-out, maintenance or repair services; or (c) any facility which has permanent docking space for 11 or more watercraft slips (d) any water area with a structure which is used for docking or otherwise mooring vessels and constructed to provide temporary or permanent docking space for more than ten boats; (e) a dry stack facility. All marinas shall be considered a Water-Dependent Use (Article 5.3).
Maximum Extent Feasible	The point at which all possible measures have been undertaken by the applicant, at which point further measures would involve physical or economic hardships that would render a development project unfeasible or would be unreasonable in the judgment of a review or Decision-Making Body.
Mean Sea Level	Elevation 0.0 as determined by NGVD29 datum.
Medical Office (or Outpatient Clinic)	An office or clinic for the private practice of health care professionals licensed by the State of South Carolina. The majority of patient encounters in the office or clinic involve examination, diagnosis, treatment, or surgical procedures on an outpatient basis not extending beyond a 24 hour period. This definition excludes any facilities that have been more specifically defined in this Ordinance.
Medical Services	Any services provided by a licensed medical practitioner.
Mini Warehousing	Same definition as "Self-Service Storage."
Minor Street	See "Street, Minor" for definition.
Mixed-Use Structure	A structure containing both residential and nonresidential uses.

TERM	DEFINITION
Modular Building Unit	A building including the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building and not designed for ready removal to another site. A modular Building Unit must meet the applicable requirements of the South Carolina Modular Buildings Construction Act. This term is not to be limited to residential dwellings.
Motor Vehicle	Every vehicle that is self-propelled that can be licensed and registered to be driven on public streets, roads or rights-of-ways, except mopeds, and every vehicle that is propelled by electric power obtained from overhead trolley wires, but not operated upon rails.
Monument Sign	See "Sign, Monument" for definition.
Mulching Operation	An operation that produces mulch. Mulch consists of organic substances placed on the earth as a protective covering around plants to retard weed growth and prevent moisture evaporation and freezing of roots.
Multi-Family Dwelling	See "Dwelling, Multi-Family" for definition.
Museum	A registered nonprofit organization displaying, preserving, and/or exhibiting objects of community and cultural interest in one or more of the arts and sciences.
Nature Exhibition	A public display of materials or living things of the outdoors, including the re-creation of natural wildlife habitats native to the Charleston area. This term does not include facilities, such as zoos, where the primary purpose is the display of live animals.
Non-Commercial Copy	Material written for informational purposes only. This material is non-promotional and does not advertise a business or service.
Nonconforming Lot	A tract of land, designated on a duly recorded subdivision plat, or by duly recorded deed, or by other lawful means, that complied with the lot area, lot width and lot depth standards of the zoning district in which it was located at the time of its creation, but which does not comply with the minimum lot area, lot width or lot depth requirements of the zoning district in which it is now located.
Nonconforming Sign	A sign that was legally established but which no longer complies with the Sign Regulations of Article 9.11.
Nonconforming Structure	A building or structure that was legally established but which no longer complies with the Density/Intensity and Dimensional Standards of the underlying zoning district.
Nonconforming Use	A use that was legally established but which is no longer allowed by the use regulations of the zoning district in which it is located.
Nursery (Plant)	Same as definition for "Horticultural Production."
Office	Unless the context clearly suggests a more specific meaning, the term office shall mean any of the following: Government Office, Administrative or Professional Office or Medical Office.

TERM	DEFINITION
Office of Ocean and Coastal Resource Management (OCRM) Critical Line Area	This line is defined by South Carolina Office of Ocean and Coastal Resource Management at the date of application and determines their jurisdiction.
Office/Warehouse Complex	A structure or group of structures offering compartments of varying size for rental to different tenants for the storage of commercial goods or wares, conducting of certain retail trade activities, or provision of those personal or business services permitted by zoning.
Off-Premises Sign	See "Sign, Off-Premises" for definition.
Opaque Screening	See "Screening, Opaque" for definition.
Open Space	Land and water areas retained for use as active or passive recreation areas or for resource protection in an essentially undeveloped state.
Open (Or Field) Storage	The location of bulk items, assemblies or sub-assemblies in areas exposed to weather, in whole or in part, for the end use of further manufacturing process, sale or transportation. This shall include, but not be limited to, open display of transportation vehicles, marine craft, aircraft, manufactured housing units, modules, recreation vehicles, junk yards, or "piggy-back" containers. It does not include uses that are totally enclosed.
On-Premises Sign	See "Sign, On-Premises" for definition.
Outdoor Living Space	Uncovered, horizontal open space on a Zoning lot, which space: <ol style="list-style-type: none"> 1. Does not include loading or parking areas, driveways, or refuse storage area and is so arranged as to prevent entry by motor vehicles; 2. Is paved, landscaped, or otherwise improved to make it suitable for passive or active outdoor recreational use and in the case of roofs and balconies is so arranged as to be safe for use by children; 3. Is readily accessible to the residents of the building for which it is required; and 4. May include land, balcony, and roof areas.
Outdoor Recreation and Entertainment	See "Recreation and Entertainment, Outdoor" for definition.
Outpatient Clinic	See "Medical Office" for definition.
Outpatient Facilities for Chemically Dependent or Addicted Persons	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) providing specialized non-residential services for chemically dependent or addicted persons and their families. The outpatient services are based on an individual treatment plan in a non-residential setting including diagnosis, treatment, individual and group counseling, family therapy, vocational and educational development counseling and referral services. (See Standards for Licensing, S.C. DHEC Regulation 61-93.)
Parcel	A contiguous lot or tract of land owned and recorded as the property of the same person or persons, or controlled by a single entity.

TERM	DEFINITION
Parking Lot	An open area providing off-street parking for the motor vehicles of residents, tourists, customers, or employees on a temporary, daily, or overnight basis.
Parking Garage	A building where residents, tourists, customers, or employees park their motor vehicles on a temporary or daily basis with a service charge or fee being paid to the owner or operator.
Parks and Recreation	Parks, playgrounds, swimming pools, recreation facilities, and open spaces available to the general public, either without a fee or under the management or control of a public agency.
Parole or Probation Office	An office for those who supervise parolees or persons placed on probation by a court in criminal proceedings.
Passive Recreation Area	Areas in and located due to the presence of a particular natural or environmental setting and that may include conservation lands providing for both active and passive types of resource-based outdoor recreation activities that are less formalized or program-oriented than activity-based recreation. Resource-based outdoor recreation means and refers to activities requiring a natural condition such as boating, fishing, camping, nature trails and nature study. Farms are considered as passive open space if they are protected from development by a conservation easement.
Paved Streets	Those in which the traveled roadway is constructed of a layer or layers of materials with the surface usually being constructed of Portland cement concrete or asphaltic concrete.
Pavement	The uppermost layer of material placed on the street usually as 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, but may include "rocking."
Pawn Shop	A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.
Pedestal Sign	See "Sign, Pedestal" for definition.
Pennants, Streamers, and Other Moving Devices	Pennants, ribbons, streamers, spinners, light bulbs, or other similar moving devices when part of a sign, or when used to draw attention to a business or its signs.
Person	Individual, proprietorship, partnership, corporation, association, or other legal entity.
Personal Improvement Education	An establishment primarily engaged in the provision of information or instruction relating to a particular subject or hobby. This term excludes any educational services more specifically defined in this Ordinance.
Personal Improvement Service	An establishment primarily engaged in the provision of informational, instructional, personal improvements or similar services, excluding any services that have been more specifically defined in this Ordinance.

TERM	DEFINITION
Pet, Household	Domestic animals typically kept for company or enjoyment within the home. Household pets shall include, but not be limited to: domestic cats; domestic dogs; domestic ferrets; gerbils; guinea pigs; hamsters; domestic laboratory mice; domestic rabbits; goldfish, canaries and parrots.
Pet Grooming Salons	An establishment primarily engaged in the grooming of household pets.
Pet Store	An establishment primarily engaged in the retail sale of household pets.
Planning Director	Planning Director shall mean the Director of the Planning Department of Charleston County or the authorized designee or representative of the Director.
Plants	The term plants is meant to include seed, seedlings, nursery stock, roots, tubers, bulbs, cuttings, and other plant parts used in the propagation of field crops, vegetables, fruits, flowers, or other plants.
Plat	A diagram drawn to engineer's scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor.
Portable Sign	See "Sign, Portable" for definition.
Permanent Storage Unit	Any manufactured housing unit, modular building unit, or pre-manufactured container unit exceeding 120 square feet in size that is used solely for non-residential purposes.
Postal Service, United States	Postal services, including post offices, bulk mail processing, or sorting centers operated by the United States Postal Service.
Pre-Manufactured Container Unit	A standardized, reusable vessel that is or appears to be (1) originally, specifically or formerly designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, or (2) designed or capable of being mounted or moved on a rail car, or (3) designed for or capable of being mounted on a chassis or bogie for movement by truck trailer or loaded on a ship.
Pre-School	A school, with an accredited training program and staffed with certified teachers, for children who are not old enough to attend kindergarten.
Preserved	To remain relatively unchanged. In relation to open space, preserved shall mean land placed in a Conservation Easement with a permanent deed restriction that prohibits further development.
Principal Use	The primary or predominant use to which a property is or may be devoted and to which all other uses on the premises are accessory.
Principal Building	See "Building, Principal" for definition.
Professional Office	A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions. This term does not include "Medical Office or Clinic" or "Parole or Probation Office."
Property Owners' Association	See "Homeowners' Association" for definition.

TERM	DEFINITION
Protected Tree	Any tree on a parcel with a diameter breast height of eight (8) inches or greater prior to development and all trees within required buffers or required landscape areas.
Publicly Designated Area	An area set aside for public use, by any federal, state, or local government.
Public (or Community) Health Care Center	A publicly owned facility or not-for-profit organization providing health services for ambulatory patients. These centers can include related facilities, such as laboratories, clinics, and administrative offices typically operated in connection with such care centers. This term does not include facilities to treat mental health or substance abuse.
Public Project	Any project by or for a public agency using real property, as owner or tenant that falls within the jurisdiction of Charleston County. These public agencies include: <ol style="list-style-type: none"> 1. Agencies and departments of the State of South Carolina, 2. Counties, county agencies and departments, and 3. Municipalities, municipal agencies, and departments.
Public Works Director	The Director of the Department of Public Works of the County of Charleston or an authorized representative.
Rack	A storage slip for a boat in a dry stack storage facility.
Railroad Facility	Railroad yards, equipment servicing facilities, and terminal facilities.
Real Estate Sign	See "Sign, Real Estate" for definition.
Rear Lot Line	See "Lot Line, Rear" for definition.
Rear Setback	See "Setback, Rear" for definition.
Recreation and Entertainment, Indoor	Participatory and spectator-oriented recreation and entertainment uses conducted within an enclosed building, excluding any sexually oriented businesses.
Recreation and Entertainment, Outdoor	Participatory and spectator-oriented recreation and entertainment uses conducted in open, partially enclosed, or screened facilities, excluding any sexually oriented businesses.
Recreation (or Vacation) Camp	An area or tract of land primarily used for recreational purposes that retains an open air or natural character. Accommodations for temporary occupancy, such as cabins and tents, may be located or placed in these areas. This definition does not include areas for recreational vehicles or motorized campers.
Recreational Vehicle	A highway vehicular, portable structure designed as a temporary dwelling for travel, recreational, and vacation uses. The term includes camping trailer, motor home, travel trailer, and truck campers; the term does not include manufactured housing units.
Recreational Vehicle Park	Any lot of land upon which two or more recreational vehicle sites are located, established, or maintained for occupancy as temporary living quarters for purposes of recreation or vacation. This term does not include any premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.
Recreation Watercraft Rental	See "Charter Boat Rental" for definition.

TERM	DEFINITION
Recycling Center	An establishment engaged in the processing, collection and transfer of recyclable materials. Typical recyclable materials include: glass, paper, plastic, cans, motor oil, or other source-separated, non-decayable materials.
Recycling Collection (Drop-Off) Facility	A facility used for the collection and transfer, but not the actual processing, of any of the following recyclable materials: glass, paper, plastic, cans, or other source-separated, non-decayable materials. "Recyclable materials" at a Recycling Collection Facility shall not include motor oil, chemicals, household appliances, tires, automobiles, automobile parts, or decayable materials.
Rehabilitation Facility	A facility operated for the primary purpose of assisting in the rehabilitation of disabled individuals through an integrated program of medical, psychological, social, or vocational evaluation and services under competent professional supervision.
Religious Assembly	A church, synagogue, temple, monastery, convent, retreat center or any permanent or temporary building providing regular, organized religious worship of any denomination and religious education incidental thereto, but excluding private primary or secondary educational facilities day care facilities. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of religious assembly use.
Relocated Tree	A protected tree that has been relocated in accordance with the requirements of this Ordinance.
Remodel	The internal or external alteration or change, in whole or in part, of a structure or thing that changes its characteristic appearance or the fundamental purpose of its existing design or arrangement and the uses contemplated. Not included in this meaning are the terms "enlargement" and "extension".
Repair	The mending or restoration of a building or structure to a sound or good state, at or nearest to its original designed condition, due to decay, dilapidation, damage or partial destruction. Such work shall not change the size or shape in whole or in part of a building or structure to expand a use. It shall include the terms "renovation", "rebuilding" and "reconstruction" for purposes of this Ordinance.
Repair, Minor	A repair affecting 25 percent or less of the gross floor area of a structure.
Repair Service, Commercial	An establishment engaged in the repair or servicing of industrial, business or consumer machinery, equipment, tools, scientific or professional instruments, or similar products or by-products. Firms that service consumer goods do so mainly by providing centralized services for separate retail outlets.
Repair Service, Consumer	An establishment primarily engaged in the provision of repair services to individuals and households rather than firms, but excluding vehicle and commercial repair services.
Replacement Manufactured Housing Unit	See "Manufactured Housing Unit, Replacement" for definition.

TERM	DEFINITION
Required Tree	Term used to refer, either collectively or separately, to all trees required to be retained or replaced by Article 9.4 including: all grand trees, all protected trees and all trees required by Article 9.5.
Residential Building or Use	A residential building is a building containing only residential uses and uses accessory thereto.
Residential Group Care Home	See "Group Care Home, Residential" for definition.
Residential Treatment Facility for Children and Adolescents	A facility licensed by the South Carolina Department of Health and Environmental Control (DHEC) operated for the assessment, diagnosis, treatment, and care of two or more children and/or adolescents in need of mental health treatment. The services include a special education program, recreational facilities, and residential treatment. This definition excludes facilities that are appropriately licensed by the State Department of Social Services. (See S.C. DHEC Regulation 61-103, Standards for Licensing—Residential Treatment Facilities for Children and Adolescents)
Resource Extraction	<p>(a) the breaking of the surface soil to facilitate or accomplish the extraction or removal of ores or mineral solids for sale or processing or consumption in the regular operation of a business;</p> <p>(b) removal of overburden lying above natural deposits of ore or mineral solids and removal of the mineral deposits exposed, or by removal of ores or mineral solids from deposits lying exposed in their natural state.</p> <p>Removal of overburden and the mining of limited amounts of ores or mineral solids are not considered mining when done only for the purpose of determining location, quantity, or quality of a natural deposit if no ores or mineral solids removed during exploratory excavation or mining are sold, processed for sale, or consumed in the regular operation of a business and if the affected land does not exceed two acres in area. Mining does not include plants engaged in processing minerals except as the plants are an integral on-site part of the removal of ores or mineral solids from natural deposits. Mining does not include excavation or grading when conducted solely in aid of on-site farming or of on-site construction. Mining does not include dredging operations where the operations are engaged in the harvesting of oysters, clams, or the removal of shells from coastal bottoms.</p>
Responsible Entity	Defined as either (1) the unit of local government responsible under South Carolina law for the maintenance of the roadway; or 2) in the case of private roadways (non-publicly maintained), the owner of the property on which the roadway is located, or if existing, a homeowners association previously created to maintain the roadway.

TERM	DEFINITION
Restaurant, Fast Food	An establishment that offers quick food service, which is accomplished through a limited menu of items already prepared and held for service, or prepared, fried or griddled quickly, or heated in a device such as a microwave oven. A Fast-Food Restaurant generally has one or more of the following characteristics: <ol style="list-style-type: none"> 1. It serves ready-to-eat foods, frozen deserts, or beverages in edible or paper, plastic or disposable containers; 2. It serves foods that customers carry to the restaurant's seating facilities, to motor vehicles, or off-premises; or 3. It serves foods through a pass-through window, (which includes any and all drive-in restaurants) Alcoholic beverages shall not comprise more than 25 percent of gross receipts.
Restaurant, General	An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption, where the sales of alcoholic beverages does not comprise more than 25 percent of gross receipts. This definition does not include Fast-Food Restaurants.
Retail Sales and Service, General	An establishment primarily engaged in the sale of new or used products to the general public, but excluding those establishments more specifically defined in this Ordinance.
Retirement Housing	The use of a site for one or more dwelling units designed for independent living and marketed specifically for the elderly, persons with physical disabilities or both.
Retirement Housing, Limited	The use of an existing dwelling unit for independent living and marketed specifically for the elderly, persons with physical disabilities or both, with ten or fewer residents.
Review Body	The entity that is authorized to recommend approval or denial of an application or permit required under this Ordinance.
Right-of-Way	Land that has been, or is being, dedicated for the construction and maintenance of a street. "Right-of-Way" may also be used to identify an area dedicated for use as part of a drainage system or utility corridor.
Road, Major	Major roads include interstates, arterial roads, and collector roads, all as defined in this Ordinance.
Roadside Stand	A small open air structure for the retail sale of sweetgrass baskets or indigenous produce grown or produced on the farm where the Roadside Stand is located.
Roadway	The entire area between the outside limits of construction, including appertaining structures, all slopes, ramps intersections, drive, and side ditches, channels waterways, etc., necessary for proper drainage. This term shall in general be considered synonymous with "street" or "road".
Rock Road	Those in which the traveled roadway is constructed of compacted rock material creating a rock driving surface.
Roof Sign	See "Sign, Roof" for definition.

TERM	DEFINITION
Rooming House	A residential building other than a Hotel-Motel in which rooms are provided for compensation for three or more, but not exceeding 20, adult persons not related by blood, marriage, or adoption to the owner. The rooms must be booked by pre-arrangement for definite periods of time on either a weekly or monthly basis.
Rural Area	The area designated as the "Rural Area" in the <i>Comprehensive Plan</i> .
Safety Service	Facilities for the conduct of public safety and emergency services.
Scenic Road	A road or highway designated scenic by Charleston County or by the State of South Carolina.
School, Primary	A public, private or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in the public schools of South Carolina.
School, Secondary	A public, private or parochial school offering instruction at the middle (junior) and senior high school levels in the branches of learning and study required to be taught in the public schools of South Carolina.
Scrap and Salvage Service (or Junk Yard)	An establishment primarily engaged in the storage, retail or wholesale sale, assembling, dismantling, sorting, distributing, or other processing of scrap, used equipment, mechanical components, or waste materials.
Screening (Elements)	Various combinations of walls, fences, earthen berms, trees, shrubbery, and landscape materials which comprise a screening plan approved by the Planning Director to fulfill the requirements and serve the purposes of Article 9.5.
Screening, Opaque	A combination of screening elements, approved by the Planning Director, designed to substantially or completely obscure horizontal views between abutting or adjacent properties. When plant materials are used for screening, the screening shall be opaque at the time of plant maturity.
Screening, Semi-Opaque	A combination of screening elements in compliance with the requirements of Article 9.5 designed to partially obscure horizontal views between abutting or adjacent properties.
Self-Service Storage (or Mini Warehousing)	Storage services primarily for personal effects and household goods within enclosed storage areas having individual access, but excluding use as workshops, hobby shops, manufacturing, or commercial activity.
Semi-Opaque Screening	See "Screening, Semi-Opaque" for definition.
Service Station	See "Gasoline Service Station" for definition.
Setback	A required minimum distance from a lot line or street right-of-way that establishes an area within which a structure shall not be erected.
Setback, Front	The setback measured from a street right-of-way
Setback, Interior	The setback measured from any interior lot line
Setback, Rear	The setback measured from the rear lot line, or from the Office of Coastal Resources Management Critical Line if the rear lot line is not located on high ground.

TERM	DEFINITION
Setback, Side	Any setback other than a rear or front setback.
Settlement Areas	The areas designated as "settlement areas" by the adopted Charleston County <i>Comprehensive Plan</i> .
Sewage Collection Service Line	A non-lateral line connecting development to a sewage collector or trunk line.
Sexually Oriented Businesses	Definitions provided in Section 6.4.18C.
Shrub	A self supporting perennial plant of low stature characterized by multiple stems and branches running continuous from the base.
Side Lot Line	See "Lot Line, Side" for definition.
Side Setback	See "Setback, Side" for definition.
Sign	Any device or visual communication that is used to announce, direct attention, inform, or advertise to the public.
Sign, Abandoned	A sign advertising a person, business, service, event or other activity that is no longer available or a sign containing inaccurate or outdated information.
Sign, Animated	Any sign so designed as to facilitate or permit the rotation, oscillation, or other movement of the sign or of any of its visible parts.
Sign, Area of	The entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any frame or border. Curved, spherical, or any other shaped sign face shall be computed on the basis of actual surface area. The area of signs composed of individual letters, numerals, or other devices shall be the sum of the area of the smallest rectangle or other geometric figure encompassing each of said letters or devices. Area devoted to required house numbers shall not be included in the calculation of maximum sign area. The calculation for a double-faced sign shall be the area of one face only. Double-faced signs shall be constructed so that both faces are either parallel or have an interior angle of less than 90 degrees, and the two faces shall not be more than 12 inches apart.
Sign, Flashing	Any lighted or electrical sign that emits light in sudden transitory bursts. For purposes of this Ordinance, strobe lights in window fronts visible from public rights-of-way are included in this definition. On/off time and temperature signs and message boards are not considered flashing signs for the purpose of this Ordinance.
Sign, Free-Standing	A sign supported by a sign structure secured in the ground and which is wholly independent of any building, other than the sign structure, for support. A sign on a fence shall be considered a freestanding sign.
Sign, Height of	The vertical distance measured from the street grade elevation at the base of the sign structure to the highest point of the sign structure.
Sign, Illuminated	A sign designed to give forth artificial light or to reflect artificial light from a source incorporated in or associated with such sign.

TERM	DEFINITION
Sign Imitating Traffic Devices (Signals)	Signs of such size, location, movement, content, coloring or of a manner of illumination that could be confused with or construed to be traffic control devices; or hide from view any traffic or street signal; or obstruct the view in any direction from a street intersection.
Sign Imitating Traffic Signs	Signs that imitate official traffic signs or signals or signs that contain the words 'stop', 'go', 'danger', 'slow', 'caution', 'warning', or similar words in such a fashion as to imitate official traffic signs or signals.
Sign in Disrepair	Any sign that contains damaged or defective parts, or otherwise presents an unsightly appearance due to lack of maintenance.
Sign in Marshes	Signs erected or displayed in a marsh area or on land subject to periodic inundation by tidal action.
Sign, Monument	A free-standing sign with a sign (support) structure that: (1) is designed as one architecturally unified and proportional element with the sign itself, (2) is at least 90 percent of the width of the sign face and (3) is solid from grade at the base of the sign to the top of the sign structure.
Sign, Nonconforming	See "Nonconforming Sign" for definition.
Sign, Off-Premises	Any sign located or proposed to be located at any place other than within the same platted parcel of land on which the specific business or activity being identified on such sign is itself located or conducted.
Sign, On-Premises	A sign which directs attention to a business or profession conducted, or to a principal commodity, service or entertainment sold or offered on the premises where such sign is located.
Sign, Pedestal	A free-standing sign with a sign (support) structure that: (1) is designed as one architecturally unified and proportional element with the sign itself, (2) is at least 50 percent of the width of the sign face and (3) is solid from grade at the base of the sign to the top of the sign structure.
Sign, Portable	Signs which usually rest on the ground on wheels or metal legs, and may be temporarily anchored by weights and/or cables attached to stakes driven into the ground.
Sign, Real Estate	Temporary sign advertising the real property upon which the sign is located for rent or lease or sale; advertising a business or businesses to be located on the premises; or advertising the architect, contractor, developer, finance organization, subcontractor or material vendor upon which property such individual is furnishing labor, services or material.
Sign, Roof	Any sign erected upon, against, or directly above a roof or roof eave, or on or above any architectural appendage above the roof or roof eave.
Sign, Snipe	A non-permitted sign pasted or attached to utility poles, trees, fences, or other locations.

TERM	DEFINITION
Sign, Temporary	Signs that are not permanently attached to a building, other structures or the ground and do not meet structural standards recognized and enforced by the Charleston County Building Inspections Services Department.
Sign, Vehicle	A permanent or temporary sign affixed, painted on, or placed in or upon any parked vehicle, parked trailer or other parked device capable of being towed, which is displayed to attract the attention of the motoring public or pedestrian traffic.
Sign, Wall/Facade	A sign painted on or attached to the outside of a building, and erected parallel to the face of a building and supported throughout its length by such building.
Silviculture	The cultivation of a forest for the purpose of harvesting timber.
Single Family, Attached	The use of a site for two or more dwelling units, constructed with common or abutting walls and each located on a separate lot. Also known as townhouses or rowhouses.
Single family, Detached	The use of a site for only one dwelling unit, other than a manufactured housing unit, that is not attached to any other dwelling units.
Single Family, Detached [Affordable]	See Section 6.4.19 for definition.
Single Family, Detached/ Manufactured Housing Unit (Joint Use)	The use of a site for one detached single family dwelling unit and one manufactured housing unit.
Small Animal Boarding	An establishment primarily engaged in the boarding of household pets within an enclosed building.
Snipe Sign	See "Sign, Snipe" for definition.
Social (or Civic) Organization	An establishment providing meeting, recreational, or social facilities for a nonprofit association, primarily for use by members and guests of youth organizations, fraternal organizations, and other similar groups. This use does not include any type of residential facility, such as fraternity or sorority houses.
Social Club (or Lodge)	A building, structure, or grounds, or portion thereof, which is owned by or leased to private organizations, social clubs, or non-profit associations for meeting, recreational, or social purposes. The use of such premises is restricted to the members of these organizations and their guests.
Special Exception	An exception issued by the Board of Zoning Appeals authorizing a particular use in a specified location within a Zoning district, upon demonstrating that such use complies with all the conditions and standards specified by the Zoning and Land Development Regulations.
Special Trade Contractor	An establishment that specializes in a specific aspect of construction, such as carpentry, electrical, painting, plumbing, roofing, or tile
Stable	A building or land where horses are kept for private or commercial use including boarding, sale, rental, breeding or raising of horses.

TERM	DEFINITION
Standard Cubic Foot (Scf)	A cubic foot of gas at standard temperature and pressure, which are 68 degrees Fahrenheit and 29.92 inches of mercury.
Street	A vehicular way which may also serve in part as a way for pedestrian traffic, whether called a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, land, place, alley, mall, or otherwise designated, including the entire area within the right-of-way.
Street, Arterial	A street used primarily or designed to conduct traffic between communities and activity centers, and to connect communities to major state and interstate highways. An arterial is a primary road characterized by high traffic volumes and high speeds.
Street, Collector	A street used or designed to carry traffic from minor streets to arterial or major streets for purposes of this Ordinance. Such streets include those designated as collectors in any <i>Comprehensive Plan</i> or element thereof officially adopted.
Street Line	A lot line separating a street from a lot.
Street, Minor	A street other than an arterial street or collector street used or designated primarily to provide access to abutting property. The term includes marginal access streets which are generally parallel and adjacent to arterial streets, serve abutting properties and provide protection from friction with through traffic. The term minor street includes loop streets and cul-de-sac streets.
Stub Street	A street that intersects with another local street and extends, usually one lot deep, to the property line of the development or rear of the block being developed.
Structure	Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having a more or less permanent location on the ground.
Structural Alteration	See "Alteration, Structural" for definition.
Subdivision	All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future; of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combination of lots of record.
Subgrade	The top surface of a roadbed upon which the roadway structure and shoulders are constructed.
Suburban Area	The area designated as the "Suburban Area" in the adopted Charleston County <i>Comprehensive Plan</i> .

TERM	DEFINITION
Sweetgrass Basket Stand	A sweetgrass basket stand is an open air stand that sells handmade baskets from locally grown sweetgrass. Sweetgrass basket stands shall be limited to a 500 square foot covered area.
Tattoo or Tattooing	To indelibly mark or color the skin by subcutaneous introduction of nontoxic dyes or pigments. The practice of tattooing does not include the removal of tattoos, nor the practice of branding, cutting, scarification, skin braiding, or the mutilation of any part of the body.
Tattoo Facility	Any room, space, location, area, structure, or business, or any part of any of these places where tattooing is practiced or where the business of tattooing is conducted and which is licensed by the Department (SC DHEC) as a tattoo facility.
Temporary Portable Storage Unit	Any structure that is used for storage that is portable and does not have a door or other entranceway into a dwelling unit and that does not have water fixtures within its confines, the use of which is limited solely to storage of inanimate objects.
Temporary Sign	See "Sign, Temporary" for definition.
Tenant Dwelling	A dwelling located on a bona fide farm and which is occupied or designed to be occupied by a non-transient farm worker employed by the owner or operator of the farm.
Through Lot	See "Lot, Double-Frontage" for definition.
Trade School	See "Business School" for definition.
Traditional Neighborhood Design	Development designs intended to enhance the appearance and functionality of the new development so that it functions like a traditional neighborhood or town. These designs make possible reasonably high residential densities, a mixture of residential and commercial land uses, a range of single and multi-family housing types, and street connectivity both within the new development and to surrounding roadways, pedestrian, and bicycle features.
Transitional Housing	A facility providing supervision or detention, or both, for residents making the transition from institutional to community living. This classification includes pre-parole detention facilities and halfway houses for juvenile delinquents and adult offenders. This classification also includes overnight shelters for the homeless and emergency shelters during crisis intervention for victims of crime, abuse, or neglect.
Tree	Any self-supporting woody plant having a single trunk or trunks of two inches DBH or greater and usually having branches.
Tree Protection Fencing	A fence or wall at least four feet in height that ensures the protection of protected and grand trees during development.

TERM	DEFINITION
Truck Stop	Any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage, or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuels or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. Any overnight accommodations and restaurant facilities primarily for the use of truck crews shall be considered as a separate use, and shall follow the use requirements for that particular use as provided for in this Ordinance.
Understory Tree	A tree, ten to twelve feet tall at the time of planting, which will grow to a minimum height of 20 feet at maturity.
Use Permitted by Right	A principal use permitted without the requirement of a special exception.
Utility	A provider of electricity, gas, water, sewage service, telephone, cable or other similar service for principal development, and the provider of the service is publicly regulated.
Utility Service, Major	Facilities and structures that are necessary for the generation, transmission, and/or distribution of utilities to support principal development, such as generation facilities, electrical and telephone switching facilities, electric substations, pumping stations, sewage collection or disposal facilities, water or sewage treatment plants, water storage tanks, sewage collector or trunk lines, water mains, and similar facilities.
Utility Service, Minor	Minor structures, such as lines and poles, that are necessary to distribute utilities and provide service.
Vacation Camp	See "Recreation Camp" for definition.
Variance	A relaxation by the Board of Zoning Appeals of the dimensional regulations of the Ordinance where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of actions or the situation of the applicant, a literal enforcement of this code would result in unnecessary and undue hardship; and such variance is consistent with Section 6.29.800 of the Code of Laws of South Carolina, Title 6, Chapter 29.
Vehicle Rental and Leasing	The rental or leasing of automobiles, light or medium trucks, motorcycles, recreational vehicles, or utility trailers, including incidental storage, maintenance, and servicing. This use does not include boats or other watercraft.
Vehicle Repair, Consumer	An establishment that primarily provides service to automobiles, light and medium trucks, motorcycles or recreational vehicles. These services include the maintenance, repair, or refinishing of motor vehicles, including both minor and major mechanical overhauling, paint and body work. Generally, the customer does not wait at the site while the service or repair is being performed. This term excludes any dismantling or scrap and salvage service.

TERM	DEFINITION
Vehicle Sales	The sale of automobiles, light or medium trucks, motorcycles, recreational vehicles, or boats, including incidental storage, maintenance, and servicing.
Vehicle Service, Limited	An establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the vehicle or nearby while the service is performed.
Vehicle Sign	See "Sign, Vehicle" for definition.
Vehicle Storage	An establishment offering long or short term storage of operating vehicles or vehicles contracted for repair. This term excludes any dismantling, scrap and salvage service, or junked vehicle yards.
Veterinary Service	An establishment offering veterinary services and hospitals for animals.
Vibration	The periodic displacement or oscillation of the earth.
Wall/Facade Sign	See "Sign, Wall/Facade" for definition.
Wall (or Fence)	A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.
Warehouse and Distribution Facility	An establishment engaged in the storage or movement of goods, such as manufactured products, supplies, equipment or food. This term excludes bulk storage of materials that are inflammable or explosive or that create hazardous or commonly recognized offensive conditions. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.
Waste-Related Use	Uses that collect or receive solid or liquid waste for disposal, treatment, transfer to another location, or production of energy from the waste. This term does not include uses otherwise defined as utilities.
Water Service Line	A non-lateral line connecting development to a water main.
Waterfront (Property)	Property within 500 feet of any river, tidal wetland or waterway, including saltwater marshes. Property abutting freshwater wetlands shall not be considered "waterfront" property.
Wetland Buffer	See "Buffer, Wetland" for definition.
Wetlands, Freshwater	Those areas of land that are inundated or saturated by fresh water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions and delineated as freshwater wetlands by the U.S. Army Corps of Engineers.
Wholesale Sales	An establishment engaged in the wholesale sale of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking, and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer.

TERM	DEFINITION
Written Interpretation	Any review or evaluation by the Planning Director, in written form, concerning the Charleston County Zoning and Land Development Regulations, <i>Comprehensive Plan</i> , or any other relevant documents.
Zoning District	A specifically delineated geographic area or zone in Charleston County within which uniform development regulations and requirements govern the use, density, and the placement, spacing, or size of buildings.
Zoning Lot	See "Lot, Zoning" for definition.
Zoning Permit	A permit issued by the Charleston County Planning Department that acknowledges that the intended land use, structure, building, or construction complies with the provisions of the Zoning and Land Development Regulations or authorized variance therefrom. A Zoning Permit shall be required prior to the activities described in Article 3.8.1 of the Ordinance.
Zoo	A facility where live animals are kept for display.

ARTICLE 12.2 INTERPRETATION

For the purpose of this Ordinance, certain words and terms used herein are defined as set forth in this Section. If not specifically defined herein, words and terms shall be defined in Merriam-Webster's Collegiate Dictionary, 11th Edition.

Article A

Standard Specifications for the Design & Construction of Roads & Drainage System

APPENDIX A | ROAD CONSTRUCTION STANDARDS

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APPENDIX A | ROAD CONSTRUCTION STANDARDS

ARTICLE A.1 GENERAL INFORMATION

§A.1.1 ABBREVIATIONS

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

- A. AASHTO – American Association of State Highway and Transportation Officials
- B. ADA – Americans with Disabilities Act
- C. ADAAG – Americans with Disabilities Act Accessibility Guidelines
- D. ASTM–American Society for Testing Materials
- E. CTC – County Transportation Committee
- F. CTC (SS) – the Charleston County Transportation Committee publication STANDARD SPECIFICATIONS FOR LOCAL GOVERNMENTS' ROAD AND STREET CONSTRUCTION, latest edition.
- G. HOA –Homeowners' Association
- H. MLW – Mean Low Water
- I. MSL – Mean Sea Level (Elevation 0.0 as determined by the NGVD 29 datum)
- J. MUTCD – Manual on Uniform Traffic Control Devices
- K. NGVD 29 – National Geodetic Vertical Datum of 1929
- L. SCDHEC/OCRM – South Carolina Department of Health and Environmental Control/Office of Ocean and Coastal Resource Management
- M. SCDOT – South Carolina Department of Transportation
- N. SCDOT (SS) – South Carolina Department of Transportation Standard Specifications for Highway Construction, latest edition
- O. USACOE – United States Army Corps of Engineer

§A.1.2 DEFINITIONS

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

- A. **BASE COURSE** – The layer or layers of specified or selected material of designated thickness or rate of application placed on a sub base or subgrade to comprise a component of the pavement structure to support the pavement or subsequent layer of construction.
- B. **BRIDGE** – A structure, including supports, erected over a depression or an obstruction; e.g., water, highway, or railway, and having a track or passageway for carrying traffic or other moving loads.
- C. **CAUSEWAY** – An earthen structure with at least one side adjacent to a depression, wetland, or marsh that supports a track or passageway for carrying traffic or other moving loads.
- D. **CUL-DE-SAC** – The radial turnaround area at the end of a dead-end street.
- E. **CULVERT** – Any structure which provides an opening under any roadway or any other structure so named in the plans, excluding bridges.
- F. **DESIGN PROFESSIONAL** – An individual or firm appropriately licensed and registered in the State of South Carolina.
- G. **DETENTION** – The temporary restriction of storm water that is released at a predetermined or controlled rate.
- H. **DEVELOPER** – The legal or beneficial owner of a lot or of any land proposed for development; the holder of an option or contract to purchase; or any other person having an enforceable contractual interest in such land.
- I. **DRAINAGE EASEMENT** – The right of access of storm water runoff from adjacent drainage basins into the drainage way within the defined easement.
- J. **EARTH ROADS** – Those roads constructed of compacted earth material.
- K. **EASEMENT** – A privilege or right of use, access or enjoyment granted on, above, under, or across a particular tract of land by the landowner to another person or entity.
- L. **HOMEOWNERS' (OR PROPERTY OWNERS') ASSOCIATION** – A formally constituted, non-profit association or corporation made up of the property owners and/or residents of a defined area. The homeowners' or property owners' association may take responsibility for costs and up-keep of common open space or facilities, or enforce certain covenants and restrictions.
- M. **MAIN UTILITY LINES** – Those facilities, including piping, conduits, outlets, and other appurtenances necessary for the proper functioning of essential services to a development including water, electricity, gas, sanitary sewer, storm sewer, cable, communications, etc.

- N. MEAN SEA LEVEL – Elevation 0.0 as determined by the NGVD 29 datum.
- O. PAVED STREETS – Those streets for which the riding surface is constructed of a layer or layers of materials usually comprised of Portland cement concrete or asphaltic concrete.
- P. PAVEMENT – The uppermost layer of material placed on the street usually as the wearing or riding surface. The term is used interchangeably with “surface course” or “surfacing” and will usually imply Portland cement concrete or asphaltic concrete.
- Q. PLAT – A diagram drawn to an engineering scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor.
- R. PUBLIC WORKS DIRECTOR – The Director of the Department of Public Works for the County of Charleston or his authorized representative.
- S. RESPONSIBLE ENTITY – The unit of local government responsible under South Carolina law for the maintenance of the roadway and/or drainage system; or, in the case of private roadways and/or drainage systems, the owner of the property upon which the roadway and/or drainage system is located; or if existing, a homeowners' association previously created to maintain the roadway and/or drainage system.
- T. RIGHT-OF-WAY – Land that has been or is being dedicated for the construction and maintenance of a road or street. Right-of-way may also be used to identify an area dedicated for use as part of a drainage system or utility corridor.
- U. ROADWAY – The entire area between the outside limits of construction, including structures, slopes, ramps, intersections, utilities, side ditches, channels, waterways, etc., necessary for proper drainage. This term shall, in general, be considered synonymous with street or road.
- V. ROCK ROADS – Those roads in which the riding surface is constructed of a layer or layers of material usually comprised of compacted rock or other aggregate materials
- W. STREET – A vehicular way, which may also serve in part as a way for pedestrian traffic, whether called a street, highway, thoroughfare, parkway, throughway, road, avenue, boulevard, lane, place, alley, mall, or other designation, including the entire area within the right-of-way.
- X. STUB STREET – A street that intersects another local street and extends, usually one lot deep, to the property line of the development or rear of the block being developed.
- Y. SUBGRADE – The top surface of a roadbed upon which the roadway structure and shoulders are constructed.

§A.1.3 INTRODUCTION

These standards provide specific information and design parameters regarding the construction of roads, ingress/egress easements, and drainage facilities. This document defines risks and responsibilities that are accepted by the responsible entity pertaining to the maintenance of the roads and drainage systems.

§A.1.4 OBJECTIVE

The primary objective is to ensure that property being subdivided is provided with access.

§A.1.5 SCOPE

These regulations shall apply in all unincorporated portions of Charleston County.

§A.1.6 PROPERTY ACCESS

It is the responsibility of the landowner/developer to provide access to the property being subdivided. Access to those properties shall be maintained and either privately or publicly owned. The ownership and maintenance status of the access shall be indicated on all submitted plats.

§A.1.7 LANDOWNER/DEVELOPER RESPONSIBILITIES

The landowner/developer is responsible for selecting the type of access to be provided for their subdivision. The classification of access will determine the party responsible for maintenance and the County's associated responsibilities, if any.

§A.1.8 DESIGN PROFESSIONAL/LAND SURVEYOR RESPONSIBILITIES

The design professional -of-record must be currently registered to practice in the State of South Carolina. The designs must either be prepared by, or under their direct supervision, in accordance with the Code of Laws of South Carolina, 1976, Title 40, Chapter 22, and Rules of Professional Conduct, including any revisions made thereto. The designs shall be based on sound engineering judgment and these standard specifications.

§A.1.9 COORDINATION WITH OTHER REVIEWING AGENCIES

The design professional-of-record shall provide a list of all regulatory permits required for the construction of all road and drainage systems. This list shall include the status of each permit, along with corresponding application numbers and dates.

The design professional-of-record shall provide a copy of all approved permits, deemed essential by the Public Works Director, to the Public Works Department prior to final approval of the construction plans.

§A.1.10 STORMWATER MANAGEMENT AND SEDIMENT CONTROL

All land-disturbing activities shall be in conformance with the Charleston County Storm water Management and Sediment Control Ordinance and all state and/or federal regulations that may be applicable.

The design professional shall prepare appropriate sediment and erosion control designs and show sufficient data, including material lists, details, and time schedules, to ensure best management practices are followed. The developer shall be responsible for ensuring that the design professional's designs are constructed in a timely manner and properly maintained throughout the duration of the development's construction period. If sediment is carried downstream as a result of inadequate design, improper construction, or maintenance neglect, the developer shall ensure that the eroded soil is removed from the downstream properties and legally disposed.

§A.1.11 ROAD CLASSIFICATIONS**A. PRIVATE ROADS**

Any road dedicated to an individual or entity other than Charleston County with an Ingress/Egress Easement (Maximum of 10 Lots) or a right-of-way dedicated to a Homeowners' Association. The easement holder retains ownership and maintenance responsibility for access and drainage.

B. PUBLIC ROADS (Minimum Standards)**Secondary Rural Road (Maximum of 10 Lots)**

Surface: earth
Minimal drainage (only roadside or sheet flow)
Travel way minimum width of 18'
Lot drainage is each owner's responsibility

Primary Rural Road

Surface: earth, rock, or pavement
Minimal drainage with outfall (only for the roadway)
Travel way minimum width of 20'
Lot drainage is each owner's responsibility

Secondary County Road

Surface: rock or pavement
Drainage plan required for property and roadway system
Open ditch drainage system
Travel way minimum width of 22'

Primary County Road

Surface: paved
Curb and gutter
Drainage plan required for property and roadway system
Enclosed pipe with limited open ditch drainage system
Travel way minimum width of 24'

§A.1.12 APPLYING ROAD CLASSIFICATIONS**A. PRIVATE ROAD**

The landowner/developer shall have the option to utilize any of the private road classifications for property subdivision regardless of region (see below).

B. PUBLIC ROAD

Roads that are to be constructed, dedicated, and accepted into the County maintenance system shall be constructed in accordance with one of the public road classification standards. The minimum required classification for the road would be determined by its location within the unincorporated portions of Charleston County. For road classification purposes, the unincorporated portions of Charleston County are divided into three regions.

1. Rural - Areas within the County that have a zoning classification of AGR, AG-10, AG-15, RM, and NRM.
2. Transitional - Areas within the County that have a zoning classification of M-12, RR-3, and AG-8.
3. Urban/Suburban - Areas within the County that have a zoning classification of R-4, RSM, MHP, OR, OG, CN, CT, CR, CC, and I.

Secondary Rural Roads will only be allowed in the rural region.

Primary Rural Roads will be allowed in the rural region and within the transitional region when the following conditions are met to the satisfaction of the Public Works Director:

The proposed road is a cul-de-sac or future expansion is limited. The lots being created are a minimum of 5 acres in size or the design professional demonstrates adequate lot and roadway drainage can be provided.

Secondary County Roads will be allowed in the rural region. They will also be allowed in the transitional region and urban/suburban region when the following conditions are met to the satisfaction of the Public Works Director:

The proposed road is a cul-de-sac or future expansion is limited.

The design professional demonstrates that storm water Best Management Practices can be utilized to satisfactorily address water quality requirements in conjunction with an open drainage system.

The lots are of sufficient size to accommodate an open drainage system.

The road system is an expansion to an existing open drainage system.

Primary County Roads will be allowed in all regions.

Public roads shall connect with an existing public roadway that has been accepted by a public agency (county, municipality, or state). Public roads shall

not rely upon a right-of-way that has only been dedicated but not accepted into a public maintenance system.

Streets within commercial and industrial developments shall be designed as Primary County Standard Streets unless approved otherwise, in writing, by the Public Works Director.

ARTICLE A.2 PRIVATE ROAD STANDARDS

§A.2.1 GENERAL INFORMATION

A. INTRODUCTION

The private road standards provide the landowner/developer flexibility to determine the level of access and service provided to lots being created. The private road standards require the landowner/developer to be responsible for the extent and quality of property access and drainage. The landowner/developer is responsible for the establishment of standards for design, construction, and maintenance of the roadway and drainage systems and for items such as access for emergency service vehicles, school buses, mail couriers, and coordination of utilities. Note that public services are not guaranteed by Charleston County.

The private right-of-way shall be dedicated to a legally recognized or chartered entity. Private right-of-way shall not be dedicated to the public. Further, Charleston County is neither obligated nor responsible for private right-of-way maintenance.

B. LANDOWNER/DEVELOPER RESPONSIBILITIES

The landowner/developer is responsible for determining the type of access to be provided for his subdivided property. The landowner/developer shall be responsible for oversight and coordination of design and construction and for obtaining required approvals or permits from the appropriate agencies.

The landowner/developer is responsible for informing prospective property owners, whether solicited or unsolicited, of all conditions and responsibilities, or lack thereof, that have been placed on the property.

If access or drainage connects with a County right-of-way or easement, an encroachment permit shall be obtained prior to construction.

§A.2.2 INGRESS/EGRESS EASEMENT (Maximum of 10 Lots)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES:

The landowner/developer shall determine the location of easement(s) and the type of access to be provided. The location of the easement(s) shall be clearly depicted and labeled on submitted plats or plans.

§A.2.3 PRIVATE RIGHT-OF-WAY DEDICATED TO A HOA WITH NO ROAD CONSTRUCTION REQUIRED (Maximum of 10 Lots)

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES:

The landowner/developer shall determine the location and size of proposed rights-of-way to be provided. All rights-of-way shall be clearly depicted on submitted plats or plans. The landowner/developer is responsible for determining the construction suitability and the accessibility of the defined right-of-way.

§A.2.4 PRIVATE RIGHT-OF-WAY CONSTRUCTED AND DEDICATED TO A HOA

ADDITIONAL LANDOWNER/DEVELOPER RESPONSIBILITIES:

The landowner/developer shall determine the location and size of rights-of-way to be provided and the standards for the design and construction of the roadway and drainage systems. The landowner/developer shall secure the necessary licensed, professional personnel to prepare designs, obtain required approvals and permits, and oversee construction.

§A.2.5 DESIGN PROFESSIONAL RESPONSIBILITY

The design professional-of-record must be currently registered to practice in the State of South Carolina.

§A.2.6 CONSTRUCTION PLAN SUBMISSION

Roadway and/or drainage construction plans shall be submitted to the Public Works Department for informational purposes prior to construction. The submission shall include three sets of the construction plans and specifications, and a copy of all required regulatory permits.

Subsequent plan revisions shall also be submitted prior to construction incorporation.

§A.2.7 COUNTY INSPECTION

All roadway and drainage work should be inspected by the Public Works Director for compliance with the submitted plans and specifications. The inspections will be performed to provide construction documentation.

The landowner/developer shall give a one-week notice prior to beginning work at the site. After the initial notice, a 24-hour notice shall be given prior to beginning each operation (or continuing an operation when the work has been disrupted for more than one work-day).

§A.2.8 CERTIFICATION FROM THE DESIGN PROFESSIONAL

The design professional shall provide a written statement certifying that to the best of his knowledge, the road and drainage infrastructure has been constructed in accordance with the submitted plans.

ARTICLE A.3 PUBLIC ROAD STANDARDS**§A.3.1 GENERAL INFORMATION****A. LANDOWNER/DEVELOPER RESPONSIBILITY**

The landowner/developer is responsible for providing the County complete roadway and/or drainage system plans for the proposed development.

The landowner/developer shall secure licensed, professional personnel to prepare designs acceptable to the County;

The landowner/developer shall oversee and coordinate the presentations, reviews, and revisions of the designs with the appropriate agencies, and obtain required approvals and permits;

The landowner/developer shall provide field staking of the designs during the construction phase;

The landowner/developer shall coordinate County inspections

The landowner/developer shall provide required as-built records, record plats, etc.

The landowner/developer is responsible for providing competent construction personnel with appropriate equipment and skills to complete construction of the roadway and/or drainage systems in a manner acceptable to the County. The roadway and/or drainage systems must be constructed in accordance with approved plans, specifications, permits, codes, and any other documents referred to herein.

B. COORDINATION WITH OTHER REVIEWING AGENCIES

The design professional of record shall provide a list of all regulatory permits required for the construction of all road and drainage systems. This list shall include the status of each permit along with corresponding application numbers and dates.

The design professional-of-record shall provide a copy of all approved permits, deemed essential by the Public Works Director, to the Public Works Department prior to final approval of the construction plans.

C. COORDINATION WITH OTHER DEVELOPMENTS

Prior to acceptance of a proposed system which is dependent upon a contiguous system within an adjacent development, the County must have previously accepted or simultaneously accept the contiguous system.

D. RIGHT-OF-WAY WIDTH

The minimum right-of-way width for a roadway to be accepted into the County maintenance system is 50' unless otherwise approved by the Public Works Director.

E. PEDESTRIAN WAYS WITHIN PUBLICLY DEDICATED RIGHT-OF-WAY

When pedestrian ways are provided within the publicly dedicated right-of-way, they shall be constructed in accordance with Section A.4.1.C unless otherwise approved by the Public Works Director. For roadways with open roadside drainage systems, pedestrian ways shall be placed behind the swales or ditches. Additional right-of-way may be required to accommodate proposed pedestrian ways.

F. FEE SCHEDULE

Filing fees as established by County Council shall be submitted with the construction plans. These fees are nonrefundable. Previously unapproved plans that are significantly altered in concept and resubmitted must be accompanied by the appropriate fees.

G. GENERAL REQUIREMENTS FOR CONSTRUCTION PLAN APPROVAL

When preliminary subdivision approval has been granted by the Charleston County Planning Commission, the design professionals shall prepare and submit one copy of street plans and profiles, including typical sections, drainage data, etc., to the Public Works Department for review and approval prior to beginning construction of the street and drainage systems. The designer's seal, signature, and South Carolina registration number shall be affixed to the plans and specifications.

After reviewing the proposed documents for conformance with applicable County ordinances, the Public Works Director shall affix the appropriate stamp on the original drawing.

Prior to final plat approval, the landowner/developer shall furnish the Public Works Department with two sets of blueprints and one reproducible set of the approved stamped plans before initiating work.

Also, the landowner/developer shall furnish one (1) set of record drawing prints upon completion of the project.

When available, the Public Works Department requests an electronic data file of the approved plans including layout, road/right-of-way location, drainage easements, and other pertinent information that may be used to augment the County GIS. The landowner/developer is not responsible for ensuring that electronic data is compatible with the County's GIS system.

H. EXPIRATION DATE FOR COUNTY'S APPROVAL OF CONSTRUCTION PLANS

Construction plan and specification approvals have the same duration as the preliminary plat approval. Refer to Chapter 8, Subdivision Regulations, for approval duration information.

I. COUNTY INSPECTION

All work required by the County for the development being considered shall be inspected by the Public Works Director for compliance with the approved plans and specifications.

The Public Works Director will make inspections when:

The Public Works Director has approved construction plans and specifications.

Sufficient notice is given. The landowner/developer shall give a one-week notice prior to beginning work at the site. After the initial notice, a 24-hour notice shall be given prior to beginning each operation (or continuing an operation when the work has been disrupted for more than one work-day).

A final project inspection shall be performed prior to scheduling Council acceptance.

The Public Works Inspector shall have the authority to:

Certify that the construction and materials comply with the approved construction plans and these regulations;

Certify that material quantities comply with the approved construction plans.

Approve or reject materials and/or their installation in accordance with the approved construction plans, specifications, and these regulations;

Suspend work with the concurrence of the Public Works Director.

J. SITE CLEANUP AND FINISH GRADING

Prior to street and drainage system acceptance, the right-of-way and drainage easements shall be cleared of all construction trash and debris. Lots or other areas designated on the approved plans requiring fill or grading shall also be completed.

K. MAINTENANCE GUARANTEES

Street and storm water management/drainage systems that are to be dedicated to Charleston County for public maintenance shall be under warranty for all defects and failures for a period of two years. Prior to Final Plat approval, the developer shall provide written verification of financial responsibility for correction of defects and/or failures to systems to be dedicated to the County. The warranty (minimally established at 10 percent of the construction cost)

shall be in an amount satisfactory to the Public Works Director and effective for a period of two years from County Council's acceptance date. The financial warranty shall be in the form of a no-contest, irrevocable bank letter of credit, a performance and payment bond underwritten by an acceptable South Carolina licensed corporate surety, or a cashier's check. Payment is subject to County Attorney approval of the guarantee to determine that the interests of Charleston County are fully protected. If a cashier's check is utilized, then the opinion of counsel may be waived. The Public Works Department shall maintain surveillance over the system and provide written notification to the landowner/developer if repair work is required during the warranty period. The Public Works Department shall identify defects not considered to be a public safety issue and notify the landowner/developer of such defects. The landowner/developer shall have 30 days to prepare and submit a schedule of corrective actions for approval by the Public Works Director. If defects are not satisfactorily repaired within the approved schedule, the Public Works Department will resolve the defects and bill the bonding company accordingly. The Public Works Department shall address public safety defects immediately. Subsequently, the bonding company will be billed for reimbursement.

§A.3.2 SECONDARY RURAL ROAD STANDARDS (Maximum of 10 lots)

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50'.

Required Minimum Street Section:

Streets shall be constructed to minimum earth street standards and have a minimum travel way width of 18'.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical area.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process.

Vertical curves shall have a minimum length of 100'.

B. ROADWAY DRAINAGE DESIGN

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

C. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work, workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29.

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following shall be shown in the plan view:

Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and names of proposed roads and existing roads.

Alignment information, curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way.

Size, type, and location of trees proposed to remain within the clearing limits of the road right-of-way.

DHEC/OCRM Critical Line and USACOE jurisdictional wetland delineations which relate to the right-of-way or easements.

Benchmarks with locations, descriptions, coordinates, datum, etc.

Details shall show sight distances, traffic control devices, design speeds for roads and other related information.

Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being made with elevations extending approximately 200' from the intersection.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at 100' along tangents and at intersections.

Statement to be placed by design professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans."

D. CLEARING AND GRUBBING

Except as otherwise stated herein, all Secondary Rural Road rights-of-way shall be cleared and grubbed for a minimum width of 40'; this work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.

§A.3.3 PRIMARY RURAL ROAD STANDARDS

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50'.

Required Minimum Street Section:

Streets shall have a minimum travel way width of 20'. The travel surface shall be at least equal to the type of surface with which it is being connected (pavement, rock, or earth). If development characteristics warrant, the Public Works Director can approve a reduction in the surface type. Written requests for a reduction in surface type shall be directed to the Public Works Director with an accompanying justification statement.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical areas.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than a) 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process. Vertical curves shall have a minimum length of 100'.

B. ROADWAY DRAINAGE DESIGN

For roadways with open roadside swale ditches, the swale ditches shall be graded as shown on details in Art. A.6. The drainage plan shall show how the roadway drainage will be conveyed to an outfall or wetland. Roadside swale drainage ditches and driveway pipes shall be designed for a five (5) year Average Return Frequency storm (minimum driveway pipe size shall be 15" in diameter). Cross drains, outfall ditches and piped systems shall be designed for a 10 year Average Return Frequency storm. Average Return Frequencies are defined in Section A.4.2.D. Roadside ditch inverts shall parallel the finished road longitudinal gradient except as otherwise approved by the Public Works Director. Drainage shall not be carried in roadside ditches for a distance exceeding 700' (accumulated distance) except as otherwise approved by the Public Works Director.

C. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work, workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29.

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following shall be shown in the plan view:

Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and names of proposed roads and existing roads.

Alignment information, curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way.

Size, type, and location of trees proposed to remain within a road right-of-way or drainage easement.

Existing and proposed drainage structures and drainage easements along with rights-of-way and drainage way cross sections.

DHEC/OCRM Critical Line and USACOE jurisdictional wetland delineations which relate to the right-of-way or easements.

Benchmarks with locations, descriptions, coordinates, datum, etc.

Details shall show pond outfall structures, sight distances, traffic control devices, design speeds for roads, and other related information.

Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being made with elevations extending approximately 200' from intersections.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at every 100' along tangents and at intersections.

Vertical curve data.

Proposed and existing storm drains, sanitary sewers, water mains, pipe under drains, and cross line pipes.

Statement to be placed by design professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans."

D. CLEARING AND GRUBBING

Except as otherwise stated herein, all Primary Rural Road rights-of-way shall be cleared and grubbed for a minimum width of 50'; this work shall include the removal and disposal of trees, stumps, brush, rubbish, roots, and other objectionable materials.

E. CLEARING OF DRAINAGE EASEMENTS

The full width of all drainage easements shall be cleared of trees, buildings, fences, stumps, brush, logs, rubbish, roots, overhanging tree limbs, overhanging utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met: a) the drainage system or the obstacle cannot be easily relocated; b) adequate and safe operational easement space for maintenance by mechanized equipment is provided; c) the drainage way is not obstructed; and d) the drainage easement width is increased to accommodate the obstructions.

§A.3.4 SECONDARY COUNTY ROAD STANDARDS

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50', however;

The road right-of-way must be of sufficient width to provide for the following:

Drainage;

Pavement or rock travel way;

Shoulders;

Signage;

Trees; and

Utilities such as street lights and overhead/underground utility lines (electric, telephone, cable TV, gas, water, and sewer).

Required Minimum Street Section:

Streets shall have a minimum travel way width of 22'. The travel surface shall be at least equal to the type of surface with which it is being connected (pavement or rock). If development characteristics warrant, the Public Works Director can approve a reduction in the surface type. Written requests for a reduction in surface type shall be directed to the Public Works Director with an accompanying justification statement.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical areas.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than a 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process.

Vertical curves shall have a minimum length of 100'.

B. GENERAL REQUIREMENTS FOR DESIGN OF DRAINAGE SYSTEMS

The design of drainage facilities for a development must be done with consideration being given to the entire drainage basin. Provisions must be made to receive and manage runoff from upstream areas and to ensure that downstream areas are not adversely impacted by discharges or runoff. The current zoning of upstream properties and associated runoff factors representing that land use, assumed to be fully developed, shall be used in determining design runoff rates and quantities. It is not to be assumed that existing developed properties without storm water detention systems will have them in the future.

C. ROADWAY DRAINAGE DESIGN

For roadways with open roadside swale ditches; the swale ditches shall be graded as shown on details in Art. A.6. The drainage plan shall show the drainage basin areas contributing storm water runoff to the roadside ditches. Roadside swale drainage ditches and driveway pipes shall be designed for a five (5) year Average Return Frequency storm (minimum driveway pipe size shall be 15" in diameter). Cross drains, outfall ditches and piped systems shall be designed for a 10 year Average Return Frequency storm. Average Return Frequencies are defined in Section A.4.2.D. The invert elevation of the roadside swale ditch shall be no less than 18" and no greater than 24" inches below the corresponding centerline street finish grade elevation and longitudinal grades shall be no less than 0.4% nominal grade, unless otherwise approved by the Public Works Director. Roadside ditch inverts shall parallel the finish road longitudinal gradient except as approved by the Public Works Director. Drainage shall not be carried in roadside ditches for a distance exceeding 700' (accumulated distance) except as approved by the Public Works Director.

Outfall ditches to wetland areas shall be piped for a minimum length of 20' at their outfall ends; or an alternative means of defining wetlands' limits for maintenance identification purposes shall be submitted for consideration.

D. MAINTENANCE PLAN

When detention or retention facilities are required by local or state agencies or proposed by the design professional, a comprehensive storm water management system maintenance plan must be submitted for approval by the Public Works Director. The maintenance plan shall address: frequency of maintenance, disposal of material, access to the facility, and other site specific data. The responsible entity shall acknowledge in writing their maintenance obligation and their assent to the maintenance plan. All storm water runoff and maintenance requirements described herein shall be applicable.

Charleston County will maintain public detention facilities to ensure that public drainage systems function as designed (stage-storage capacity of the ponds remain adequate). Any facility not maintained by Charleston County shall be maintained by another responsible entity. Acceptable arrangements for proper and perpetual maintenance shall be presented to Charleston County at the

time of the project's final construction inspection. Detention ponds, lakes, or impoundments which function as a conveyance of storm water downstream of the proposed development require dedicated drainage easements and maintenance shelves constructed along those systems in accordance with these regulations, unless otherwise approved by the Public Works Director.

E. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work, workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or the SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29.

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following shall be shown in the plan view:

Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and names of the proposed roads and existing roads.

Alignment information, including curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way, along drainage ways, through lots, and at intersections.

Existing and proposed utility lines and utility easements.

Size, type, and location of trees proposed to remain within a road right-of-way or drainage easement.

Road cross sections with sidewalks (when required).

Existing and proposed drainage structures and drainage easements along with rights-of-way and drainage way cross sections.

DHEC/OCRM Critical Line and USACOE jurisdictional wetlands.

Details shall show pond outfall structures, sight distances, traffic control devices, design speeds for roads, and other related information.

Benchmarks with locations, descriptions, coordinates, and datum, etc.
Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being made with elevations extending approximately 200' from intersections.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at every 100' along tangents and at intersections.

Vertical curve data.

Proposed and existing storm drains, sanitary sewers, water mains, pipe under drains, and cross line pipes.

Proposed grades of all ditches and swales on or off site. Show existing grades of incoming and outfall drainage ways for 200' upstream/downstream if no grade changes are proposed.

An overall drainage plan shall be submitted along with the plans and profiles and detail sheets.

The drainage plan sheet shall show the street layout and the entire drainage system to be constructed or improved along with the sizes and invert elevations of drainage pipes, the widths of proposed and existing drainage easements, the direction of drainage flow (using arrows), detention ponds, outfall structures, lot drainage, and existing canals, tidal streams, etc.

The drainage plan shall include pertinent drainage data such as drainage areas, runoff coefficients, times of concentration (with computations), runoff volumes, soils data, detention pond routing, pond crest elevations, and other related information.

Statement to be placed by design professionals on road and drainage plans:
"ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or

permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans.”

F. CLEARING AND GRUBBING

Except as otherwise stated herein, all Secondary County Road rights-of-way shall be cleared and grubbed for the full width of the right-of-way; this work shall include the removal and disposal of all trees, stumps, brush, rubbish, roots, and other objectionable materials.

G. CLEARING OF DRAINAGE EASEMENTS

The full width of all drainage easements shall be cleared of all trees, buildings, fences, stumps, brush, logs, rubbish, roots, overhanging tree limbs, overhanging utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met: a) the drainage system or the obstacle cannot be easily relocated; b) adequate and safe operational easement space for maintenance by mechanized equipment is provided; c) the drainage way is not obstructed; and d) the drainage easement width is increased to accommodate the obstructions.

§A.3.5 PRIMARY COUNTY ROAD STANDARDS

A. GENERAL DESIGN REQUIREMENTS

Required Right-Of-Way:

The minimum right-of-way width is 50', however;

The road right-of-way must be of sufficient width to provide for the following:

Drainage;

Pavement and curb and gutter;

Shoulders;

Trees;

Signage;

Sidewalks where installed (or required); and

Utilities such as street lights and overhead/underground utility lines (electric, telephone, cable TV, gas, water, and sewer).

Required Minimum Street Section:

Streets shall be constructed as paved streets and conform to details in Art. A.6.

Streets shall be constructed with curb and gutter; and

Streets shall have a minimum travel way width of 24'.

Required Minimum Street Elevations:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

Required Minimum Profile Gradient:

The minimum street profile centerline gradient shall be 0.4% except for causeways where land areas adjacent to the road embankment are jurisdictional wetlands or critical areas.

Additionally, for streets using an asphalt gutter, a minimum centerline gradient of 0.5% is required.

Street Centerline Minimum Curve Radius Criteria:

Street centerline curve radii shall meet AASHTO guidelines for the design speed limit.

Where streets are designed for less than 30 mph speed limit, the design professional shall provide supporting design data, including traffic control signage.

All roads shall be designed with a minimum road centerline radius of 125'.

Horizontal sight distances shall be considered in the design process.

Vertical curves shall have a minimum length of 100'.

B. TYPE OF CURB AND GUTTER

Concrete Curb and Gutter:

Either upright curb and gutter or roll curb and gutter may be used (see details in Art. A.6). The minimum width for the upright curb and gutter shall be 1" and 2' for roll curb and gutter. The maximum If upright curb and gutter is utilized, driveway entrances for subdivision lots shall be shown on the construction plans and constructed as part of the development.

The distance between expansion joints unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

Asphalt Curb and Gutter:

Asphalt curb and gutter sections shall be submitted for approval. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

C. GENERAL REQUIREMENTS FOR DESIGN OF DRAINAGE SYSTEMS

The design of drainage facilities for a development must be done with consideration being given to the entire drainage basin. Provisions must be made to receive and manage runoff from upstream areas and to ensure that downstream areas are not adversely impacted by discharges or runoff. The current zoning of upstream properties and associated runoff factors representing that land use, assumed to be fully developed, shall be used in determining design runoff rates and quantities. It is not to be assumed that existing developed properties without storm water detention systems will have them in the future.

Also, drainage design requirements for the entire development shall conform to Section A.4.2.

D. ROADWAY DRAINAGE DESIGN

Storm water systems conveying flow to or from streets shall be piped unless otherwise approved by the Public Works Director.

Curb inlet structures shall be located so that drainage shall not be carried in gutters for a distance exceeding 500' (accumulated distance). The five (5) year Average Return Frequency storm shall not cause water to flow onto the road for a width greater than 5'. Culvert piping running longitudinally with the street shall not be located under the pavement or curb and gutter, nor shall it conflict with the normal location of under drains.

E. SUBSURFACE DRAINAGE

Where pipe under drains are required, their centerline shall be located 2.5', at a minimum, behind the back of the curb and they shall be properly connected to a permanent drainage outlet, such as a catch basin, junction box, or a manhole.

Piped under drains shall conform to the under drain details in Art. A.6. Under drain inverts shall be a minimum of 24" below the bottom of the curb and above any static lake/pond elevation.

Suitable outlets for the pipe under drains shall be provided in the drainage system design.

Pipe under drains shall be installed at low points in the grade on both sides of the street for a minimum distance of 100' in each direction along the street; except at locations where the design engineer can demonstrate to the satisfaction of the Public Works Director that the water table will not be within 24" of centerline subgrade elevation.

Pipe under drains, where required, shall be installed before the base course is placed.

Pipe under drains shall be placed in other locations as determined by the design professional or as required by the Public Works Director during construction.

Pipe under drains shall be properly laid on grade and in accordance with these specifications and the CTC (SS) or the SCDOT (SS) and shall not be covered until they have been inspected and approved by the Charleston County Public Works Department.

Alternative under drain designs shall be presented to the Public Works Director for review and approval.

F. MAINTENANCE PLAN

When detention or retention facilities are required by local or state agencies or proposed by the design professional, a comprehensive storm water management system maintenance plan must be submitted for approval by the Public Works Director. The maintenance plan shall address: frequency of maintenance, disposal of material, access to the facility, and other site specific data. The responsible entity shall acknowledge in writing their maintenance obligation and their assent to the maintenance plan. All storm water runoff and maintenance requirements described herein shall be applicable.

Charleston County will maintain public detention facilities to ensure that public drainage systems function as designed (stage-storage capacity of the ponds remain adequate). Any facility not maintained by Charleston County shall be maintained by another responsible entity. Acceptable arrangements for proper and perpetual maintenance shall be presented to Charleston County at the time of the project's final construction inspection. Detention ponds, lakes, or impoundments which function as a conveyance of storm water downstream of the proposed development shall require dedicated drainage easements and maintenance shelves constructed along those systems in accordance with these regulations, unless otherwise approved by the Public Works Director.

G. CONSTRUCTION PLANS AND SPECIFICATIONS

The construction plans shall clearly show all work to be performed in plan view, profile, cross section, details, and specifications. Specifications providing written descriptions of the work, workmanship, appearance, materials, etc., and/or special provisions may either be shown on the drawings or presented in booklet form separate from the drawings. Specifications shall comply with the CTC (SS) or the SCDOT (SS), unless otherwise directed by the Public Works Director.

The following standards shall be observed and the information listed below shall be provided in the design and preparation of plans, profiles, details, drainage plans, and written specifications for construction:

Include a copy of the approved preliminary plat.

Plans and profiles shall be prepared on 24" x 36" or 22" x 34" sheets, having a profile at the bottom and a plan view at the top, with both the plan and profile stationing oriented in the same direction.

All elevations shall be referenced to the Mean Sea Level Datum for NGVD 29).

Scales shall be: vertical 1" = 2' and horizontal 1" = 50' or larger.

The following must be shown in the plan view:

names of the proposed roads and existing Stations along the centerline of the proposed road with appropriate ties at intersecting streets.

The width of the right-of-way and roads.

Alignment information, including curve data with P.C., P.T., and P.I. angle points, as well as angles at intersections.

Arrows indicating the direction of drainage flow within the right-of-way, along drainage ways, through lots, and at intersections.

Existing and proposed utility lines and utility easements.

Size, type, and location of trees proposed to remain within a road right-of-way or drainage easement.

Road cross sections with pedestrian paths (when required).

Existing and proposed drainage structures and drainage easements along with rights-of-way and drainage way cross sections.

DHEC/OCRM Critical Line and USACOE jurisdictional wetlands.

Benchmarks with locations, descriptions, coordinates, and datum, etc.

Details shall show pond outfall structures, sight distances, traffic control devices, design speeds for roads, and other related information.

Other general construction details required to define the scope of work.

Profiles shall show:

Existing street centerline elevations, showing all breaks in grade, but in no case more than 100' apart. Profiles shall include existing streets to which ties are being with elevations extending approximately 200' from intersections.

Proposed street centerline profile with centerline elevations every 50' on vertical curves and at every 100' along tangents and at intersections.

Vertical curve data.

Proposed and existing storm drains, sanitary sewers, water mains, pipe under drains, and cross line pipes.

Proposed grades of all ditches and swales on or off site. Show existing grades of incoming and outfall drainage ways for 200' upstream/downstream if no grade changes are proposed. An overall

drainage plan shall be submitted along with the plans and profiles and detail sheets.

An overall drainage plan shall be submitted along with the plans and profiles and detailed sheets.

The drainage plan sheet shall show the street layout and the entire drainage system to be constructed or improved, along with the sizes and invert elevations of drainage pipes, the widths of proposed and existing drainage easements, the direction of drainage flow (using arrows), detention ponds, outfall structures, lot drainage, and existing canals, tidal streams, etc.

The drainage plan shall include pertinent drainage data such as drainage areas, runoff coefficients, times of concentration (with computations), runoff volumes, soils data, detention pond routing, pond crest elevations, and other related information.

Statement to be placed by design professionals on road and drainage plans: "ALL MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE CHARLESTON COUNTY ZONING AND LAND DEVELOPMENT REGULATIONS."

Statement to be signed by the owner or the authorized agent of the owner: "I certify as an agent for or as a record owner, lessee, or record easement holder, I have, or will have prior to undertaking the work the necessary approval or permission from all other persons with a legal interest in said property to conduct the work proposed in the approved subdivision construction plans."

H. PIPING AND EASEMENTS

Unless justification is provided, to the satisfaction of the Public Works Director, all drainage easements within the urban areas of the County shall be required to be piped except: a) swales with depths less than 24" having 5:1 side slopes and wholly contained within the easement, and b) canals (designed for a capacity exceeding that of an equivalent 36" diameter pipe).

I. CLEARING AND GRUBBING

Except as otherwise stated herein, all Primary County Road rights-of-way shall be cleared and grubbed for the full width of the right-of-way; this work shall include the removal and disposal of trees, stumps, brush, rubbish, roots, and other objectionable materials.

For streets constructed with upright or roll curb and gutter, selected specimen trees may be permitted to remain within the right-of-way when the following conditions are met:

- 1) Trees are healthy, of aesthetic value, and are firmly rooted with the base of the tree being at or near the elevation of the curb or edge of pavement.

- 2) The distance from the back of the curb to the nearest face of the tree is not less than 5'.
- 3) Additional right-of-way is provided where necessary.

Where under drains are required, the tree(s) shall be removed or the right-of-way shall be relocated.

J. CLEARING OF DRAINAGE EASEMENTS

The full width of all drainage easements shall be cleared of all trees, buildings, fences, stumps, brush, logs, rubbish, roots, overhanging tree limbs, overhanging utility wires or cables, or any other item that may, in the judgment of the Public Works Director, interfere with the drainage facility or the maintenance of the facility. Existing obstacles may be left in place upon approval of the Public Works Director provided that all of the following criteria are met: a) the drainage system or the obstacle cannot be easily relocated; b) adequate and safe operational easement space for maintenance by mechanized equipment is provided; c) the drainage way is not obstructed; and d) the drainage easement width is increased to accommodate the obstructions.

ARTICLE A.4 DESIGN AND CONSTRUCTION REQUIREMENTS

§A.4.1 ROAD DESIGN

A. STREET INTERSECTION LAYOUT

Street intersections shall not include more than four street approaches. Streets shall be designed to intersect at right angles whenever possible. Sight distance easements shall be shown and dedicated on the record drawings of the development, and should reflect a triangular area as determined by details in Art. A.6. Within this triangle, there shall be no sight-obscuring or partial sight-obscuring wall, fence, sign, or full-grown foliage higher than 30" above the edge of pavement. In the case of trees, there shall be no foliage lower than 15' above the top of curb grade when foliage is saturated with rain. Vertical measurement shall be made by the Public Works Director from the top of the nearest curb or, if no curb exists, from the edge of the nearest traveled roadway finish-grade surface. Offsets of local streets shall have a minimum of 125' between centerlines.

B. TRAFFIC CONTROL AND ROAD NAME SIGNS

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

C. ADA REQUIREMENTS

All pedestrian ways and curb construction shall be in accordance with the latest edition of the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

D. SPECIFIC RIGHT-OF-WAY INFORMATION

1. CAUSEWAYS

Streets to be constructed on causeways shall meet all of the requirements contained within these specifications and the causeway shall also meet the following requirements:

The minimum street centerline elevation at finish grade shall be 6.5' above Mean Sea Level.

The minimum side slopes shall be 2:1, preferably 3:1 (Horizontal/vertical).

The minimum top width of the roadway shall be as defined by the road classification plus 6' wide shoulders (as measured from the edge of travel way to the face of the guide rail) if SCDOT standard guide rails are constructed. If no guide rails are constructed, 9' wide shoulders shall be required on each side of the travel way.

The developer shall provide copies of the approved permits or application ID numbers from all applicable regulatory agencies should expanding the causeway roadbed beyond the toe of the original roadbed be required.

2. BRIDGES

Bridges shall be designed in accordance with the AASHTO Standard Specifications for Highway Bridges, current edition and interims, as well as meet the following requirements:

Live Load: HS 20-44 loading or an alternate military loading, whichever produces the greatest stress.

The minimum travel way centerline elevation shall be 6.5' above Mean Sea Level.

The minimum width of the bridge shall be 24' clear roadway width.

The minimum clear width for all bridges on streets with curbed approaches should be the same as the curb to curb width of the approaches, but not less than 24' clear roadway width.

For streets with shoulders and no curbs, the clear bridge width preferably should be the same as the roadway width. However, in no case should it be less than 24' or the travel way width plus 2' each side, whichever is greater.

Pedestrian ways on the approaches shall be carried across all new structures.

SCDOT standard guide rails shall be required.

All bridges shall be concrete structures supported on concrete piles.

The developer shall provide copies of approved permits from applicable regulatory agencies for the construction of bridges.

The Public Works Director may consider design alternatives to the aforementioned standards. Any request for design alternatives must be submitted in writing and include details and justifications for each requested alternative. Written approval by the Public Works Director of the requested alternative is required prior to proceeding with construction.

3. STUB STREETS

Stub streets extending to the boundary or property line of the subdivision shall be constructed simultaneously with the other streets in the development and shall be constructed in the same manner.

4. CUL-DE-SAC STREETS

Cul-de-sacs shall be provided at the terminus of closed end streets with minimum dimensions as indicated below.

Circular turnaround: See details in Art.A.6.

Y or T turnaround: Permissible only where a cul-de-sac street serves 20 dwelling units or less and upon approval by the Public Works Director. The design engineer must demonstrate that the road configuration will allow both emergency and service vehicles to turn around.

5. TEMPORARY CUL-DE-SACS

Temporary cul-de-sacs shall be provided when incremental road construction and/or phasing is requested by the developer. Temporary cul-de-sacs shall be constructed as required by this section. Unpaved temporary cul-de-sacs shall require an additional 2" (compacted depth) of base course.

6. CONSTRUCTION ACCESS

The design professional shall identify the development's construction access routes and submit its proposed road section and surface course design for approval by the Public Works Director.

7. INVERTED CROWN ROADS

The use of inverted crown roads will require the written approval of the Public Works Director. Requests for the use of an inverted crown road shall be in writing and include an explanation of why a typical crown roadway section cannot be used. Inverted crown roads shall only be considered for paved road surfaces.

E. PEDESTRIAN WAYS WITHIN PUBLICLY DEDICATED RIGHT-OF-WAY

When placed within the public right-of-way, pedestrian ways shall be constructed as specified below:

Asphalt Sidewalk:

An asphalt sidewalk shall have a minimum asphalt thickness of 1-1/2" inches and a minimum base course thickness of 4". The minimum width for pedestrian ways shall be 4'. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

For additional ADA requirements see Section A.4.1.D.2 Bridges.

Concrete Sidewalk:

A concrete sidewalk shall have a minimum thickness of 4" except at driveways where the minimum thickness shall be 6". Transverse expansion joints shall be placed at intervals of not more than 50'. The minimum width for pedestrian ways shall be 4'. All work, materials, methods, and equipment, unless specified otherwise herein, shall be in accordance with the CTC (SS) or the SCDOT (SS).

F. ROAD SURFACES TYPES

1. EARTH ROADS

The County standard earth roadway is identical in cross section to a County standard paved road except that roadbed stabilization may require that material be mixed into the existing soil material, as needed, to a depth of 6" to achieve suitable compaction. The crown shall be 6". County Public Works' inspectors will determine whether the prepared subgrade material and earth road overlay soil are acceptable.

A suitable soil is required for a minimum depth of 18" to provide a street that will serve the traffic needs in extremely dry, normal, and in wet weather. Where necessary, a stabilizing type soil shall be added and properly mixed with the soil in place for a depth of not less than 6".

Earth roads, when intersecting with an existing paved road, shall have a paved apron extending to the paved road's right-of-way and when intersecting with a rocked road, shall have a rocked apron extending to the rocked road's right-of-way.

2. ROCK ROADS

The County standard rock roadway is also identical in cross section to a County standard paved road except that the subgrade is mixed with a 4" minimum aggregate base course worked into the top 2" of the existing subgrade, creating a 6" deep compacted rock surface, meeting the CTC (SS) or the SCDOT (SS). The road crown shall be a minimum of 6". The

rock material shall be Crusher-Run granite aggregate unless otherwise approved by the Public Works Director.

Rocked roads, when intersecting with an existing paved road, shall have a paved apron extending to the edge of the paved road's right-of-way.

3. PAVED ROADS

The County standard paved roadway is shown in detail in Art. A.6. The County standard asphalt pavement is a minimum 2" compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS) type one, or equal. Asphaltic concrete material is to be placed on a minimum compacted base course meeting the CTC (SS) or the SCDOT (SS), and an approved subgrade (see pavement design below).

G. PAVEMENT DESIGN

1. PAVEMENT BASE AND SURFACE COURSES

The base course shall meet the CTC (SS) or the SCDOT (SS). The width of the base course shall be 12" greater than the width of the surface course; i.e., 6" on each side of the roadway. The compacted depth of the base course shall be 6" or greater as approved by the Public Works Director. After the base course has been properly blended, mixed, wetted, shaped, and compacted to the approved typical section and has been seasoned sufficiently and proof-rolled, the surface course shall be applied. Proof-rolling shall be accomplished as described in the CTC (SS) or the SCDOT (SS) for the proof-rolling of the subgrade except that the minimum total weight of the testing vehicle shall be in the 30-35 ton range.

The surface course materials, placement, and protection shall meet the requirements of the SCDOT (SS) type C or equal. The compacted depth of the surface course shall be no less than 2" or greater as approved by the Public Works Director. Weather and seasonal restrictions to placement of the bituminous materials are described in the CTC (SS) or the SCDOT (SS).

2. PAVEMENT SECTION FOR TYPICAL RESIDENTIAL ROADWAY

The County standard asphalt pavement section for use on residential roadways is a minimum 2" compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS), type one or equal. This material is to be placed on a 6 "minimum compacted base course meeting the CTC (SS) Section 306, and an approved subgrade. A prime coat meeting the CTC (SS) or the SCDOT (SS) is required when the base course will not be paved within two weeks.

Roadways serving large residential areas or phased subdivisions may require pavement designs, exceeding the minimum requirements, as determined by the Public Works Director.

3. PAVEMENT DESIGN FOR COMMERCIAL/INDUSTRIAL USE ROADWAYS

The design engineer shall provide a pavement design for all roadways that serve commercial and industrial uses. The design shall include at a minimum 2" of compacted hot plant mix asphaltic concrete meeting the CTC (SS) or the SCDOT (SS) type one, or equal, and a minimum 6" of compacted base course meeting the CTC (SS) or the SCDOT (SS), with an approved subgrade. The pavement design shall include information on anticipated traffic counts, traffic loadings, and site-specific soils. Further, the Public Works Director may require other pertinent information. A site-specific geotechnical report prepared by a Geotechnical Engineer shall be provided to substantiate/justify the proposed design for the entire length of the roadways to be constructed. A prime coat meeting the CTC (SS) or the SCDOT (SS) is required when the base course will not be paved within two weeks.

4. ALTERNATIVE PAVEMENT DESIGNS

The County will consider alternative pavement materials designs. The design professional should present appropriate design data including laboratory tests of foundation soils to substantiate/justify the proposal.

H. ROAD CONSTRUCTION

1. SOIL TESTING

The Public Works Director will determine the quality of foundation soils by visual observations and adequate soil testing provided by the design professional. Without such testing, the Public Works Director will utilize judgment and experience to determine the quality of the foundation material and shall require appropriate action including, but not limited to, undercutting or mucking and replacing the excavated material with suitable earth materials. The soil-testing program shall be presented to, and approved by, the Public Works Director prior to the beginning of the testing. The testing program shall show the number and approximate locations of borings, sampling depths, and type of test to be made. Ample notice of testing schedules shall be given and a copy of all results, including recommendations, shall be provided upon completion of the tests.

The testing program may establish levels or degrees of testing. For example, the testing program may call for a minimum number of tests for determination of general soil classifications and water table data for preliminary site evaluation. For the design of pavement, the testing program shall include, but is not limited to, the determination of the maximum elevation of the groundwater table, the soil classification according to the Unified Soil Classification System (laboratory test determination), and the California Bearing Ratio (CBR) (laboratory test determination utilizing 96 hour saturation). Proctor testing for determination of optimum moisture and maximum density using the modified Proctor-Test ASTM D 1557 Method A, and field moisture and density tests may be required by the Public Works Director.

2. GRADING

Streets shall be graded to the designed typical section in accordance with the approved plans and profiles. Grade stakes shall be set on centerlines at intervals of not more than 100' on tangent grades and not more than 50' on vertical curves. Additional grade stakes may be required to ensure that the final grade matches the designed typical section in the profile.

Grading work, materials, methods, and equipment, unless approved otherwise, shall be in accordance with the requirements of the CTC (SS) or the SCDOT (SS).

No base or surfacing materials shall be placed before the subgrade is inspected and approved by the Public Works Director.

In general, soils classified lower than "SC," according to the Unified Soil Classification System, are not acceptable for the upper 24" of the subgrade.

The compacted subgrade shall be proof-rolled prior to placement of any base or surfacing materials. Testing shall be performed in the presence of the Public Works Director. The testing procedure shall consist of driving a loaded tandem truck (10 cubic yard minimum load capacity, 30-35 ton minimum total weight), or other equivalent vehicle (as determined by the Public Works Director) at slow-walking speed longitudinally along the length of the roadway test area. Any areas exhibiting pumping or breaking of the surface shall be stabilized or removed to appropriate depth and replaced with suitable material, recompacted, and retested.

3. SUBGRADE

Work shall consist of the construction and preparation of the subgrade - that part of the roadway intended to receive the base course, pavement, pedestrian way, curb, curb and gutter, and/or shoulders.

Roads shall be graded to the designed typical section in accordance with the approved plan and profile, and shall be free of roots, trash, and other unsuitable materials for a minimum depth of 24" below the finished subgrade.

A suitable soil is required for a minimum depth of 18" immediately below the base course to provide a road that will serve the traffic needs in extremely dry, normal, and in wet weather. Where necessary, a stabilizing type soil shall be added and properly mixed with the soil in place for a depth of not less than 6"

When unstable material is encountered and it is necessary to perform mucking work, the roadway shall be mucked for its entire width, ditch line to ditch line or extending 2' beyond the backs of curbs; backfilled with a suitable, stable-type soil; and properly compacted. All objectionable loose rock or boulders shall be removed or broken off to a depth of not less than 24" below the surface of the subgrade.

The subgrade is to be sufficiently wetted and shall be compacted for a width extending 2' outside the edges of the proposed pavement before the base course is placed.

The subgrade, from a distance of 24" outside the area to be occupied by the pavement or curb and gutter, shall be compacted to not less than 95 percent of maximum density. The compaction shall be accomplished by using suitable construction procedures with the subgrade at optimum construction moisture content. Sprinkling to secure proper compaction may wet the subgrade. ASTM D 1557 Method A will determine maximum densities.

The subgrade shall be maintained in a smooth and compacted condition, free from ruts and depressions, and shall be adequately drained. In no case shall any base, surface course or pavement be placed on a frozen, muddy, or unstable subgrade. Storing or stockpiling of materials directly on the subgrade will not be permitted except with the approval of the Public Works Director.

4. SEEDING AND MULCHING

All unpaved areas within the right-of-way shall be seeded and mulched. The developer shall be responsible for maintenance of such seeded and mulched areas as described in the CTC (SS) or the SCDOT (SS) until the street and/or drainage system is accepted into the County maintenance system.

§A.4.2 DRAINAGE DESIGN

A. DESIGN METHODS AND CRITERIA

The design professional may use generally accepted design procedures to determine runoff quantities. The Modified Rational Method or the Modified Soil Conservation Service Method is typically used by the Charleston County Public Works Department to review submitted designs. The design professional shall submit data showing the drainage basin, the location of areas of differing imperviousness, the runoff factors for each zone of imperviousness, and the data for rainfall and time factors used in the determination of peak runoff rates. The design should consider seasonal high water table elevations. The design must take into consideration the channeled runoff. The design shall comply with water quality standards established by Federal, State, and Local regulations.

B. APPROVED OUTFALLS

All street and development drainage shall be discharged into either:

A tidal stream of adequate size;

A running stream with continuous flow (freshwater creek or river) of adequate size;

An existing drainage way (pipe, ditch, or canal) of adequate size for which there is an adequate easement, and which is maintained by Charleston County or another responsible public agency; or

A wetland or critical area capable of receiving the discharge without it negatively impacting any property adjacent thereto.

The outlet or receiving area must be of sufficient size and grade, etc. to receive the anticipated quantity of runoff from each contributing drainage basin along the route of the outlet in addition to the anticipated increase in quantity of runoff from the subject development. Where the proposed outlet ends, or near the South Carolina DHEC-OCRM Critical Line, the construction plans shall clearly show that there is an outlet of adequate size and slope to the final point of discharge. The entire length of the outlet, except approved portions within the South Carolina DHEC-OCRM Critical Area, shall be constructed on dedicated drainage easements with cleared, stable maintenance shelves for continued maintenance of the drainage way. The entire development's outlet, from sources of collection of runoff to final point of discharge, shall be evaluated by the design professional and upgraded by the developer as deemed necessary by the Public Works Director at no cost to the County.

C. DRAINAGE AND OTHER WORK INVOLVING ANOTHER PUBLIC AGENCY

When drainage is discharged into a drainage way maintained by, or intended for maintenance by, a public agency other than Charleston County Public Works, or if work is to be done within the road right-of-way of a public agency other than Charleston County, written approval must be obtained from that public agency. A copy of this approval must be furnished to the Public Works Director prior to commencing work.

D. RAINFALL DETERMINATION

The peak runoff rates shall be determined based on the storm time/rainfall rate following a pattern Type-III Rainfall Hydrograph as defined in the Soil Conservation Service Manual TR-55.

The design recurrence interval shall be taken to be 10 years for the collector system within the subject development, 25 years for any channeled drainage flowing through the development, and 25 years for any primary outfall drainage way from the development.

Average Return Frequencies (24 hour) are defined as

1-year - 3.8 inches	2-year - 4.6 inches	5-year - 5.9 inches
10-year - 7.0 inches	25-year - 8.0 inches	
50-year - 8.9 inches	100-year - 10.2 inches	

Or as revised by the South Carolina State Climatology Office.

E. DETENTION POND DESIGN CRITERIA

The peak release rate of storm water from all developments where detention is utilized shall not exceed the peak storm water-runoff rate from the area in its

pre-developed state for all intensities, up to and including the 25-year frequency storm.

The design professional shall provide information required to support the pond design shown. Calculations shall be signed and sealed by the design professional and shall include stage-storage volumes, areas, depths, summary information (to include pond crest information, outfall flow rates, and computer program information), etc. Pond design shall include the proposed static water level and the two-year, 10-year, and 25-year frequency storm crest elevations. These elevations shall be shown on the drainage plans, as well as the proposed 1' contour lines from the pond bottom to 1' above the 25-year frequency storm crest elevation.

Static water elevation in ponds shall not be less than 3' below the finished centerline elevation of the road in the general area and ponds shall not encroach on the road right-of-way at any time.

The design should provide outfall structures that are low maintenance in nature as approved by the Public Works Director.

The design shall provide an emergency spillway. The location, structure, invert elevations, and outlet of the emergency spillway shall be shown on the construction plans. The design shall address the 50-year and 100-year frequency storm flow rates through the emergency spillway to an approved outfall (drainage easements will be required for the emergency outfall route). Projected flood limits on downstream properties for these storm flow rates are also to be shown on the drainage plan.

All detention facilities that require public maintenance shall be provided with access for maintenance via a constructed 30' wide drainage right-of-way from the nearest road to the facility. Plans shall include a barrier structure at the primary road right-of-way to limit vehicular access. The detention facility or pond shall include a 20' wide cleared shelf with easement around the top perimeter of the facility for maintenance access.

For all publicly maintained detention facilities, a public drainage easement shall be dedicated over the entire facility, including the outfall and emergency spillway. For privately-maintained detention facilities, a private drainage right-of-way must provide access to the pond, the pond's outfall, and all areas defined by the pond maintenance plan.

Dry ponds shall be designed with 3:1 (horizontal: vertical) side slopes and shall drain dry within 72 hours.

Retention or wet ponds shall be designed with 3:1 (horizontal: vertical) side slopes above the static water level and 2:1 (horizontal: vertical) side slopes below the static water level; shall have a minimum depth of 6'; and shall be stocked with mosquito larvae-eating fish. Charleston County Mosquito Control should be consulted regarding fish stocking information.

F. INFILTRATION/EXFILTRATION DRAINAGE SYSTEMS

Charleston County will discourage any drainage system that is dependent solely upon infiltration/exfiltration of storm water runoff for the proper functioning of the system.

Any such system shall be approved only by specific authority of the Public Works Director shall approve any such system.

Charleston County will not maintain or be responsible for any infiltration/exfiltration facilities. Any such facility shall be maintained by a responsible entity of, or for, the development, and arrangements for proper and perpetual maintenance shall be guaranteed to Charleston County prior to the approval of the development.

G. ADDITIONAL ROAD DRAINAGE REQUIREMENTS

The Public Works Director will independently evaluate any storm drainage piping (other than cross-line pipes) designed to be placed at a depth or location such that the repair of that culvert would adversely impact the flow of vehicular traffic. Culvert piping crossing under the street shall be at an angle of not more than 30 degrees from the perpendicular of the street.

Pipeline discharge capacities shall exceed maximum peak runoff rates. Ponding or head pressure shall not be considered in pipeline size determination. Computations for all drainage way size determinations shall be provided to the Public Works Director. Drainage ways located laterally off of the street should be piped to the back lot line or for the first 150' from the street right-of-way line, whichever comes first.

Where a drainage outlet pipe extends into a lake or other similar outlet, rip- rap shall be placed under and around the end joint or joints of pipe as needed and on slopes at the end of the pipe.

Minimum longitudinal slope shall be 0.4% except where specifically approved in writing by the Public Works Director.

Submerged piping or partially submerged piping shall not be used unless where specifically approved in writing by the Public Works Director. Submerged pipe systems shall require a means of accessing the submerged pipe for maintenance purposes.

Catch basins or junction boxes shall not be located within the radius portion of street intersections. No manhole covers or water valves will be located within the curb or gutter area or within the paved area of the roadway.

To allow for backfill and compaction operations, 2' minimum horizontal clearance between pipelines or structures shall be provided. Reinforced concrete or rip rap of a material and gradation approved by the Public Works Director shall be placed at the ends of all culverts, bends, or junction points in drainage ways and/or other locations as determined by the Public Works Director (see details in Art. A.6.).

H. ADDITIONAL DRAINAGEWAY REQUIREMENTS

Where drainage is directed into an existing ditch, canal, or tidal stream by use of an open ditch or pipeline, the elevation at the bottom of the existing ditch, canal, or tidal stream at the point of entry, and approximately 100' upstream and downstream, shall be shown on the drainage plans. In addition, the elevation of the bottom of the inlet ditch or invert elevation of inlet pipe at the outlet end shall be shown along with the bottom width of the existing canal or tidal stream.

Where drainage ways are piped, catch basins shall be provided as required to appropriately receive and discharge incoming drainage. In no case shall the catch basins be more than 300' apart.

Junction boxes with stubs shall be constructed at both ends of cross-line pipes for cross-ditches, at the outlet end of cross line pipes at outlet ditches, and at other locations as appropriate. Reinforced concrete pipes of the required sizes shall be used for all inlet and outlet stubs. Stub pipes of the required sizes shall be used to convey the street ditch drainage into the junction boxes and the inlet invert of the stub shall normally be installed approximately 0.3' below the street ditch grade. Stub pipes shall be extended a minimum of 20' from the junction box to provide maintenance vehicle access to maintenance shelves along outfall ditches.

For minor swale ditches of 1' depth or less along side or rear lot lines that only drain a small interior area and where street drainage is not involved, a drainage easement not less than 15' in width may be utilized.

I. DRAINAGE AND EROSION CONTROL STRUCTURES AND MATERIALS

All work, materials, methods, and equipment, unless otherwise specified herein, shall be in accordance with the requirements of the CTC (SS).

All concrete pipes shall conform to A.S.T.M. Specifications C-76, Class III, Wall B. Joints shall conform to A.S.T.M., C-443. Jointing materials shall be all-weather preformed joint sealant.

Metal pipes shall be approved by the Public Works Director and shall be installed as per the recommendations of the manufacturer for their intended use. For metal piping subject to saltwater exposure, only approved aluminum piping may be used.

Other piping materials shall be considered. Specifications should be submitted to the Public Works Director along with the design data and construction plans showing the specific intended use. Materials and methods approved by the SCDOT will be considered upon submittal of SCDOT documentation and recommendations pertaining to the use of such materials.

Ample cover shall be provided to properly protect pipelines during construction as well as for designed usage. Minimum allowable cover for pipe at subgrade shall be not less than 6" for paved areas, and 12" for unpaved areas and in no case less than that recommended by the manufacturer.

Minimum cover for other materials and usages shall be considered at the time of submittal of construction plans to the Public Works Director.

All structures shall be shown clearly on the construction plans with details to show all lines, grades, elevations, joints, reinforcing, materials of construction, etc. All appropriate specification data shall be shown on the construction plans.

Junction boxes, curb inlets, outfall boxes, or any other enclosed drainage structure exceeding 4'6" in depth shall be constructed with interior step fixtures.

Precast concrete structures will be considered. Design and specification data should be submitted to the Public Works Director along with the design and construction plans showing the specific intended use.

A performance bond guaranteeing restoration work must be posted with Charleston County and remain in effect for a period of two years from the date of acceptance of the restoration work (date of release by the Director of the Department of Public Works). This bond must be in a format approved by the County Attorney and in accordance with terms and conditions of Chapter 8, Subdivision Regulations.

J. OPEN CHANNEL BAFFLES

Baffles of an approved design shall be constructed in open channels where the gradient is 0.70 percent or greater and shall be spaced as shown:

Gradient (percent)	Spacing (feet)
0.70 to 0.99	100 (Max.)
1.00 to 1.49	75 (Max.)
1.50 to 1.99	50 (Max.)
2.00 to 3.00*	50 (Max.)

*Where the gradient is two percent or greater for an open channel, additional easement width equal to the maximum depth of the channel shall be provided. For a gradient greater than three percent, the channel shall be piped unless otherwise approved by the Public Works Director.

K. EASEMENTS FOR STORM DRAINAGE FACILITIES

Drainage easements shall be provided for all drainage facilities intended to be included in the maintenance program of Charleston County. The easement shall provide adequate space for access to the facility; adequate space for the operations involved in cleaning, repairing, reconstructing, material storage and dewatering, and hauling materials to or from the area; adequate space for turning and maneuvering of the equipment; and adequate space for the sloshing and splashing of the materials being handled.

The portions of the easement intended for equipment operations shall have suitable foundations to support the maintenance equipment and shall be graded to drain the working area but not graded to slopes or elevations causing difficulty in the operation of the maintenance equipment. Maximum lateral

grade for areas in which draglines may be used in the maintenance operations shall be five percent.

Minimum drainage easement widths shall be no less than the following:

REQUIRED DRAINAGE EASEMENT WIDTHS FOR PIPED DRAINAGEWAYS

PIPE SIZE (MAXIMUM)	MINIMUM DEPTH TO INVERT	WIDTH OF DRAINAGE EASEMENT
18" ≥ and ≤ 24"	5.0'	12'- 16'
24" < and ≤ 42"	5.0'-7.0'	16'-20'
42" < and ≤ 54"	7.0'	20'-24'
54" < and ≤ 72"	7.0'-9.0'	24'-30'

For depths greater than shown, larger pipe sizes, or multiple lines of pipe, additional easement width, as required by the Public Works Director, shall be provided. Required drainage easement widths for open ditches shall be as shown on details in Art. A.6. The side slope of an open ditch shall not exceed 2:1, and, subject to soil stability, may be required to be flatter.

ARTICLE A.5 ENCROACHMENTS

§A.5.1 ENCROACHMENTS AND WORK WITHIN RIGHTS-OF-WAY AND DRAINAGE EASEMENTS

A. INTRODUCTION

This section is intended to provide a general guideline for the design and construction of structures that may be located within rights-of-way or drainage easements that have been, or will be, accepted into the Charleston County maintenance system. No work shall be commenced until an encroachment permit for such work has been obtained from the Public Works Director.

B. ENCROACHMENT PERMITS - GENERAL

Any permanent or temporary construction or placement of any structure or object (sign, fence, etc.) within a Charleston County drainage easement or road right-of-way must receive an encroachment permit from the Public Works Director prior to the beginning of work or emplacement of structure or object.

The encroaching entity will submit all permit requests on the Charleston County APPLICATION FOR ENCROACHMENT PERMIT FORM for review. Application fees will be in accordance with current Charleston County User Fee schedules. Permits will be approved or denied by the Public Works Director within 30 days of receipt.

If, in the opinion of Charleston County, the South Carolina Department of Transportation, or any other public agency, it should ever become necessary to

relocate or remove the encroachment, or any part thereof, due to the improvement, relocation, or widening of the road, street, or drainage system, or for any other reason, such moving or removing will be done on demand of the Public Works Director at the expense of the permittee.

Adequate provisions shall be made for the protection of the traveling public at all times when performing work under an encroachment permit. During the progress of the work, all necessary detours, barricades, warning signs, and flagmen will be provided by, and at the expense of, the permittee to ensure safety.

Restoration work shall be immediately accomplished to return the road and/or drainage system to prior condition or better. The liability of the permittee will not be released until all work is inspected and approved by the Public Works Director.

C. TYPES OF ENCROACHMENTS WITHIN PUBLIC RIGHTS-OF-WAY AND EASEMENTS

1. SPRINKLER SYSTEMS

Water-sprinkling systems shall not be permitted within the right-of-way except as specified herein. Sprinkler systems may be placed along the right-of-way (immediately outside the right-of-way) with appropriate easements conveyed to the agency responsible for such system. Charleston County will not accept responsibility for any such system. At locations where water supply lines must cross the street right-of-way, such facilities shall be shown on the street construction plans and specifications. Such water supply lines shall be placed a minimum of 36" below the centerline street finish grade elevation and shall be placed in conduit. Sprinkler systems may be approved at island locations within the right-of-way. At such locations, the curb shall be upright curb (not roll curb and gutter). The sprinkler heads shall be in a protected location as approved by the Public Works Director. An appropriate water cutoff shall be provided in an underground box outside the street right-of-way. Under-drain systems shall be placed within islands served by an irrigation system. Encroachment permits shall be required for all sprinkler systems within the right-of-way.

2. LANDSCAPING AND PLANTING

Any proposed landscaping and planting within a proposed publicly-maintained right-of-way should be shown on the construction plans along with a planting schedule. Plants that may inhibit maintenance or obstruct sight distances will not be permitted. Encroachment permits shall be required for all landscaping/planting within the right-of-way. Planting will not be accepted by Charleston County for maintenance; if a permanent maintenance plan is not submitted, for approval by the Public Works Director, planting will not be permitted.

3. SUBDIVISION ENTRANCE SIGNS

Subdivision name signs at entrances to developments shall be in

compliance with Chapter 11, Development Standards. Building permits must be obtained prior to installation of such entrance signs. Subdivision name signs will be located outside the road right-of-way except those signs located within a roadway median. All signs shall be located outside of the sight easement.

Such signs, foundations for future signs, and conduit for electrification of signs shall be shown on the construction plans and an encroachment permit obtained prior to construction. Approval of the plans by the Public Works Director does not imply or guarantee the approval of other entities.

4. UTILITIES

The proposed concept for the location of all underground utility lines, including water, sanitary sewer, gas, electrical, telephone, or television cables, shall be shown utilizing typical street plans, cross sections, and profiles. Non-typical locations, such as areas around trees, shall be shown in sufficient detail for review and approval. Utility lines shall be located so that they will not interfere with the proper functioning of the drainage system. For streets where the curb and gutter section is used, underground utility main lines shall be a minimum of 5' behind the back of the curb. For streets where the swale ditch section is used, utility main lines shall be installed not less than 15' from the centerline of the street and not less than 5' from the edge of the pavement.

The minimum allowable cover over the top of the utility encroachment or other apparatus shall be 36". Deviations to the 36" cover requirement must be presented in the cross section format along with a written justification and submitted to the Public Works Director for approval.

No work on utility lines within the limits of the proposed publicly-maintained rights-of-way shall commence until the street plans showing the proposed locations of the utility lines have been approved. In case any utility location is not provided, the developer shall be responsible for notifying the utility that installation work within the proposed publicly-maintained right-of-way or drainage easement will require the approval of the Public Works Director.

Unapproved utility work within the right-of-way or drainage easement will result in an immediate supervision of inspections until such time as the utility plans have been reviewed and approved by the Public Works Director.

Ditches and trenches dug within the street right-of-way for utilities and/or other purposes shall be properly backfilled. Backfill material shall be select material, mechanically compacted in 6" layers. Backfill material shall be mixed or wetted as required by the Public Works Director. Backfill under areas to be paved or areas within 5' of pavement shall be compacted to no less than 95 percent of maximum density. Remaining areas shall be compacted to 90 percent of maximum density. ASTM D 1557 Method A will determine maximum densities.

Where utilities have been designed to be placed at a depth or location such that the repair of that utility would adversely impact the flow of vehicular traffic, the design professional shall either address such concerns to the satisfaction of the Public Works Director or redesign the utility layout.

Utilities crossing under the street shall be at an angle of not more than 30 degrees from the perpendicular to the street.

The jetting or uncontrolled tunneling of utility lines under a paved street is not permitted. The cutting of the pavement is not permitted except under extreme circumstances and only as permitted by the Public Works Director.

Where utilities are designed to be placed at a depth or location such that the repair of that utility would adversely impact the flow of vehicular traffic, the Design Professional shall either address such concerns to the satisfaction of the Public Works Director or redesign the utility layout.

Proposed street lighting facilities shall be shown on the street construction plans submitted to the Department of Public Works for approval. Street light poles shall be placed outside the right-of-way unless specifically approved by the Public Works Director.

Fire hydrants shall be shown on the construction plans, located at the edge of the right-of-way within a few feet of the property corner of two adjoining lots, or located as otherwise approved by the Public Works Director.

When dry fire hydrants are required, permanent access shall be shown on the construction plans. Access design must provide adequate space and suitable surface materials for emergency vehicle maneuverability. The design professional shall submit written approval of the design from the local fire service provider.

The Public Works Director will only permit utilities other than drainage facilities within drainage easements upon specific written authorization.

D. ZONING PERMITS

The Charleston County Zoning Administrator will review encroachment permit applications for signs or structures within public rights-of-way for compliance with this ordinance. No encroachment permits for signs, other than traffic control, will be issued without the written approval of the Zoning Administrator. Approval by the Zoning Administrator does not ensure approval by the Public Works Director.

E. RESTORATION OF ROADS

Restoration is intended to aid proper County road maintenance. Any entity performing work within a County right-of-way that will damage an existing road, drainage system, or structure must ensure that the systems will be returned to

a condition equal to or better than that prior to proposed/current construction work.

Any utility, public agency, or other entity or person performing work in a County right-of-way or easement must obtain an encroachment permit prior to beginning any construction. The applicant shall furnish information on the encroachment permit application detailing all work. Details on restoration of all disturbed areas or utilities will also be provided on the encroachment permit application.

Restoration work will return the road, drainage system, and any impacted utilities to prior condition or better. The liability of the permittee will not be released until all work is inspected and approved by the Public Works Director.

ARTICLE A.6 STANDARD CONSTRUCTION DETAILS

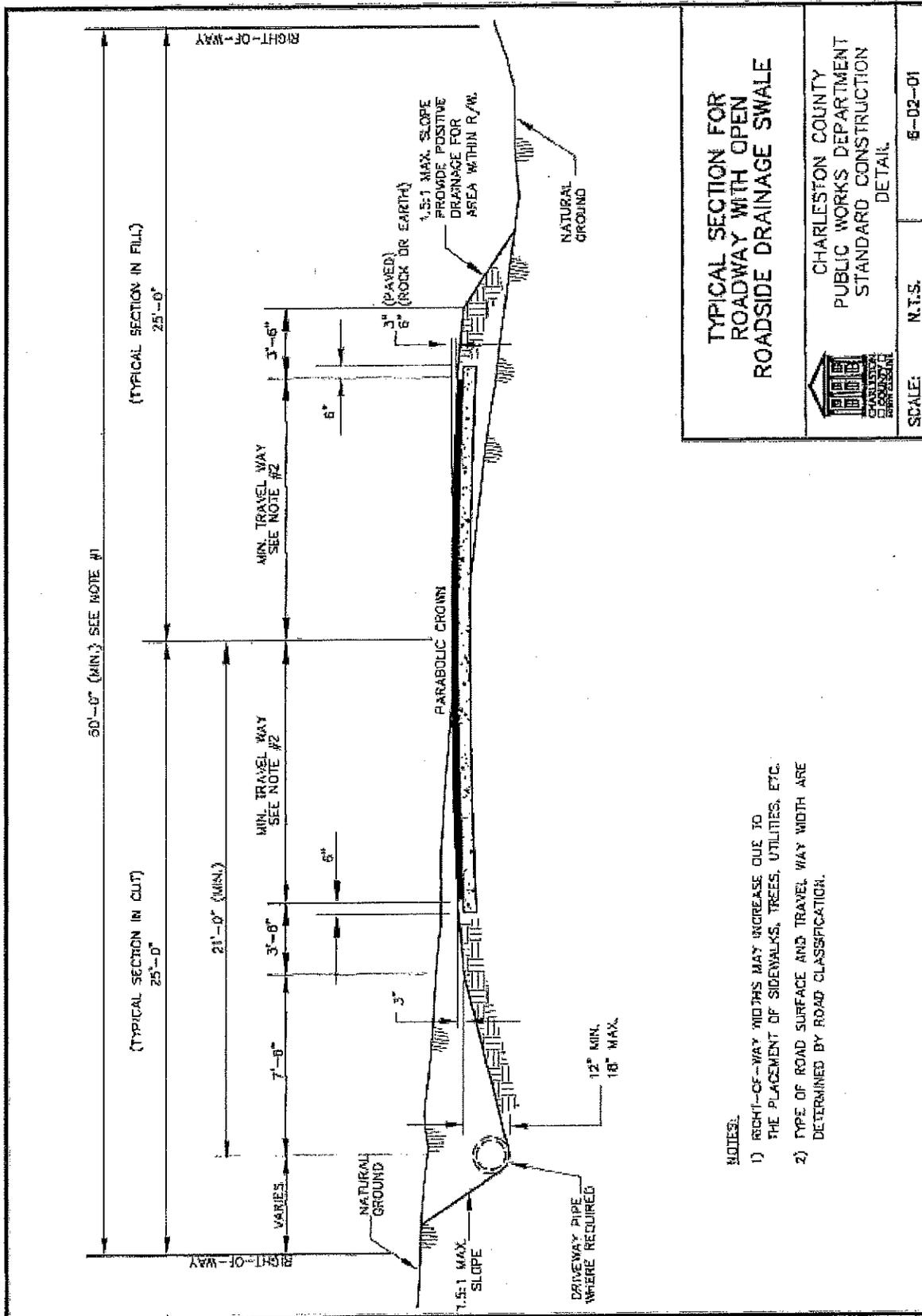
§A.6.1 INTRODUCTION

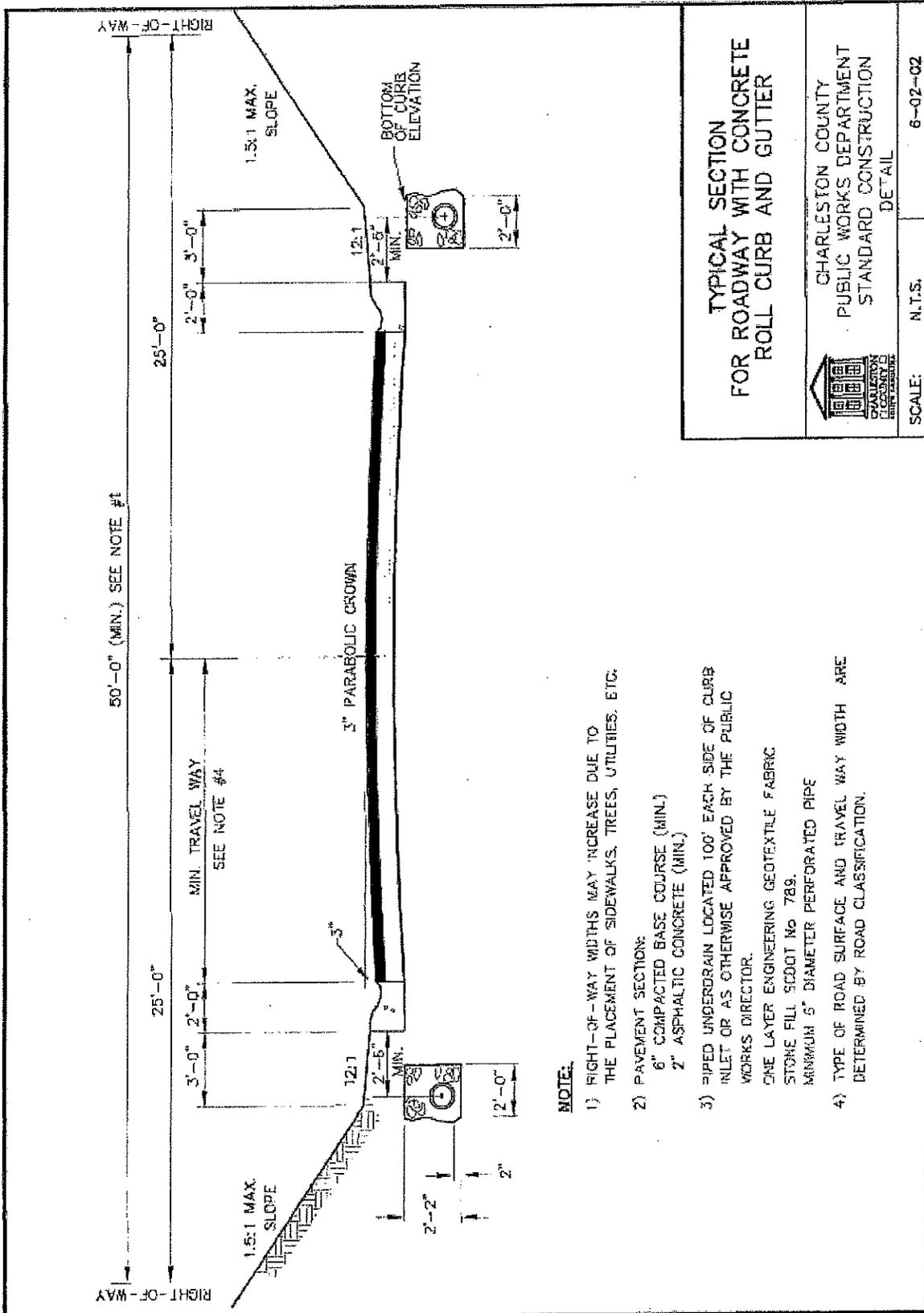
This section is intended to provide a guideline for the preparation of cross sections, construction details, and miscellaneous pictorial data required for the completion of the construction plans and specifications for road and drainage systems that are intended to be in the maintenance systems of the County, or in developments that must be constructed to County standards. These detail drawings are representative of the minimum standards required by the County. However, the design engineer is responsible for the preparation of detail drawings showing clearly what is actually expected to be constructed on the ground.

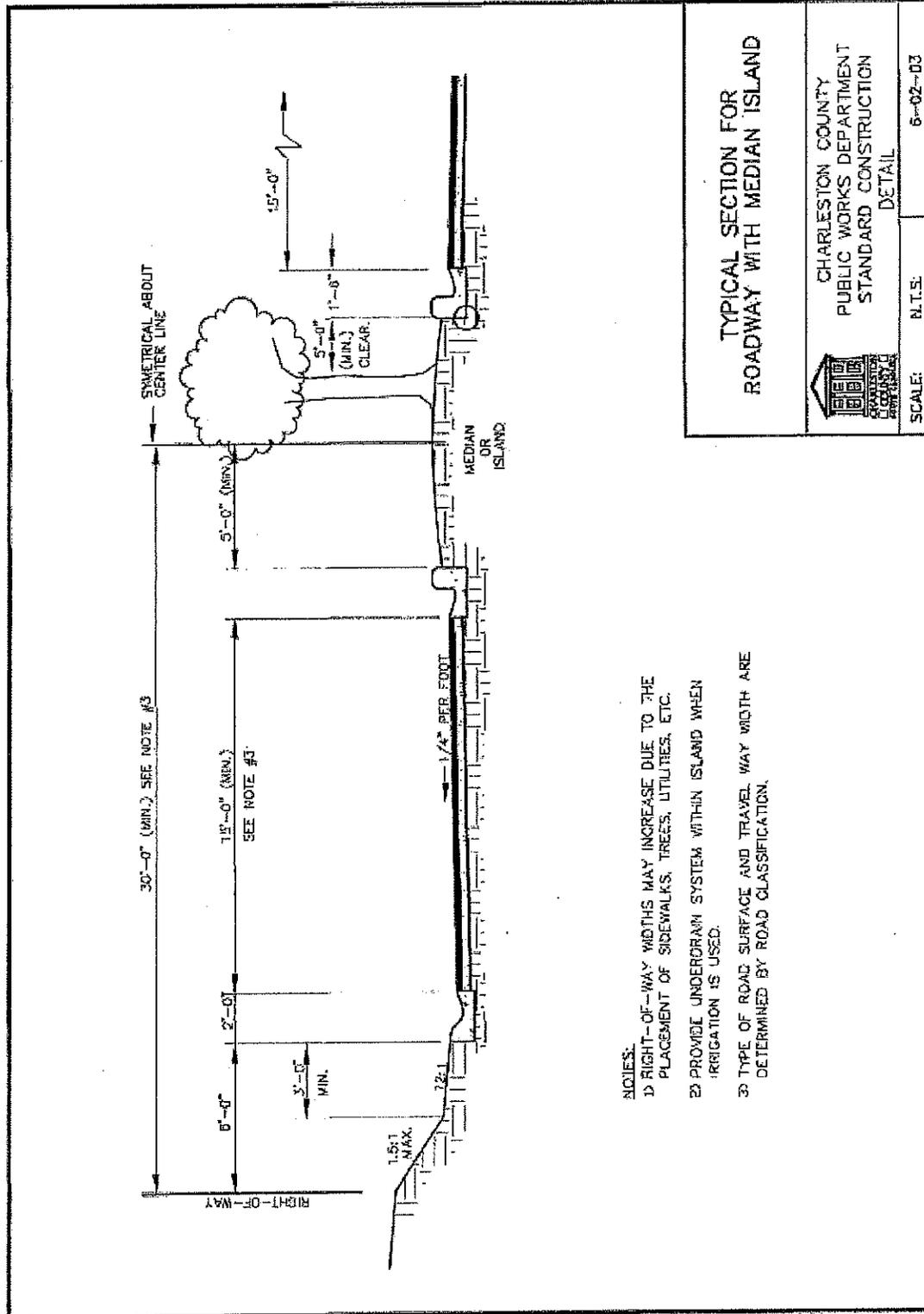
§A.6.2 INDEX OF DRAWINGS

Typical section for roadway with open roadside drainage swale
 Typical section for roadway with concrete roll curb and gutter
 Typical section for roadway with median island
 Typical section for roadway with asphalt swale
 Typical section for roadway with inverted crown
 Pavement cut for installation of utilities
 Urban street typical cul-de-sac plan view
 Typical concrete driveway plan view and profile (roadway with open ditches)
 Typical asphalt driveway plan view and profile (roadway with open ditches)
 Typical section concrete curb and gutter
 Concrete gutter at street intersection plan view
 Concrete gutter at street intersection reinforcing details
 Typical sidewalk section with curb and gutter
 Typical sidewalk section with roadside ditch
 Masonry curb inlet drainage structure detail
 Masonry junction box detail
 Grate type yard inlet detail
 Type Nine yard inlet detail
 Pre-cast concrete storm drainage manhole
 Typical section - trapezoidal ditch
 Typical section— swale type ditch
 Pipe outlet to ditch with concrete slab
 Pipe outlet to ditch with riprap

Rip rap detail at end of pipe
Rip rap detail at intersection of ditches
Rip rap detail at bend in ditch
Typical street name sign installation
Horizontal sight distance detail





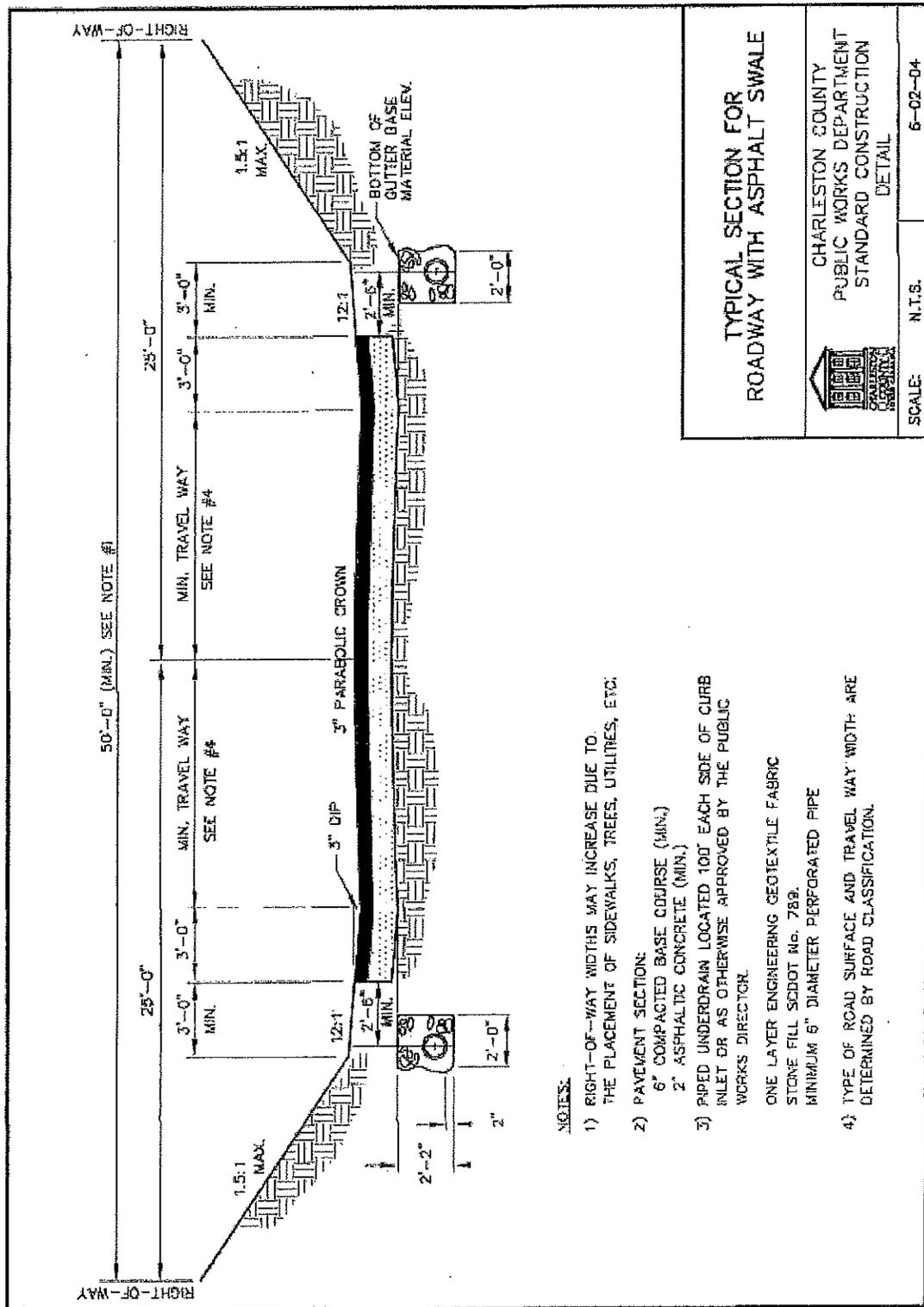


TYPICAL SECTION FOR ROADWAY WITH MEDIAN ISLAND



CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

SCALE: N.T.S. 6-02-03



NOTES:

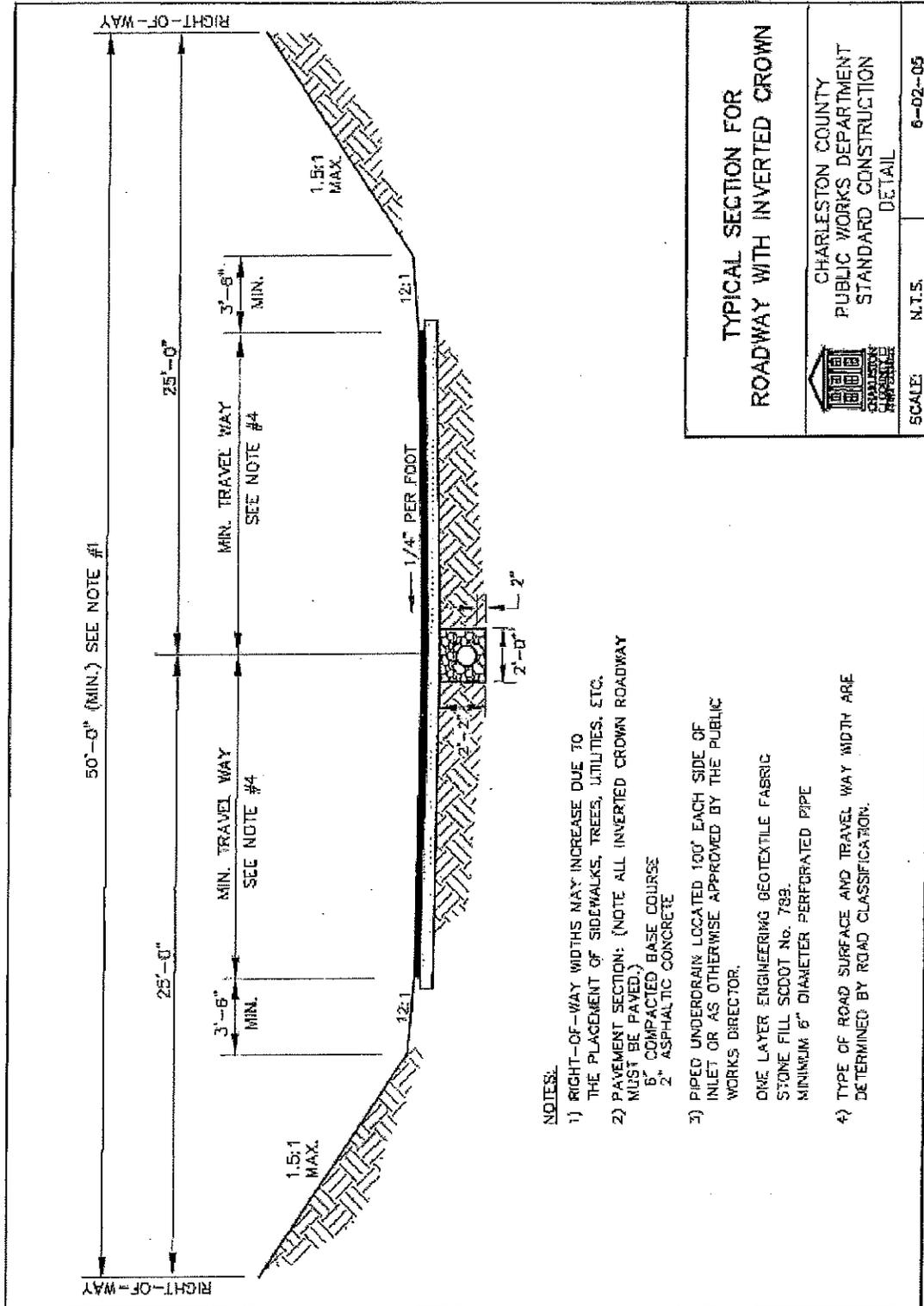
- 1) RIGHT-OF-WAY WIDTHS MAY INCREASE DUE TO THE PLACEMENT OF SIDEWALKS, TREES, UTILITIES, ETC.
- 2) PAVEMENT SECTION:
 6" COMPACTED BASE COURSE (MIN.)
 2" ASPHALTIC CONCRETE (MIN.)
- 3) PIPED UNDERDRAIN LOCATED 100' EACH SIDE OF CURB INLET OR AS OTHERWISE APPROVED BY THE PUBLIC WORKS DIRECTOR.
 ONE LAYER ENGINEERING GEOTEXTILE FABRIC
 STONE FILL SCOT NO. 789.
 MINIMUM 6" DIAMETER PERFORATED PIPE
- 4) TYPE OF ROAD SURFACE AND TRAVEL WAY WIDTH ARE DETERMINED BY ROAD CLASSIFICATION.

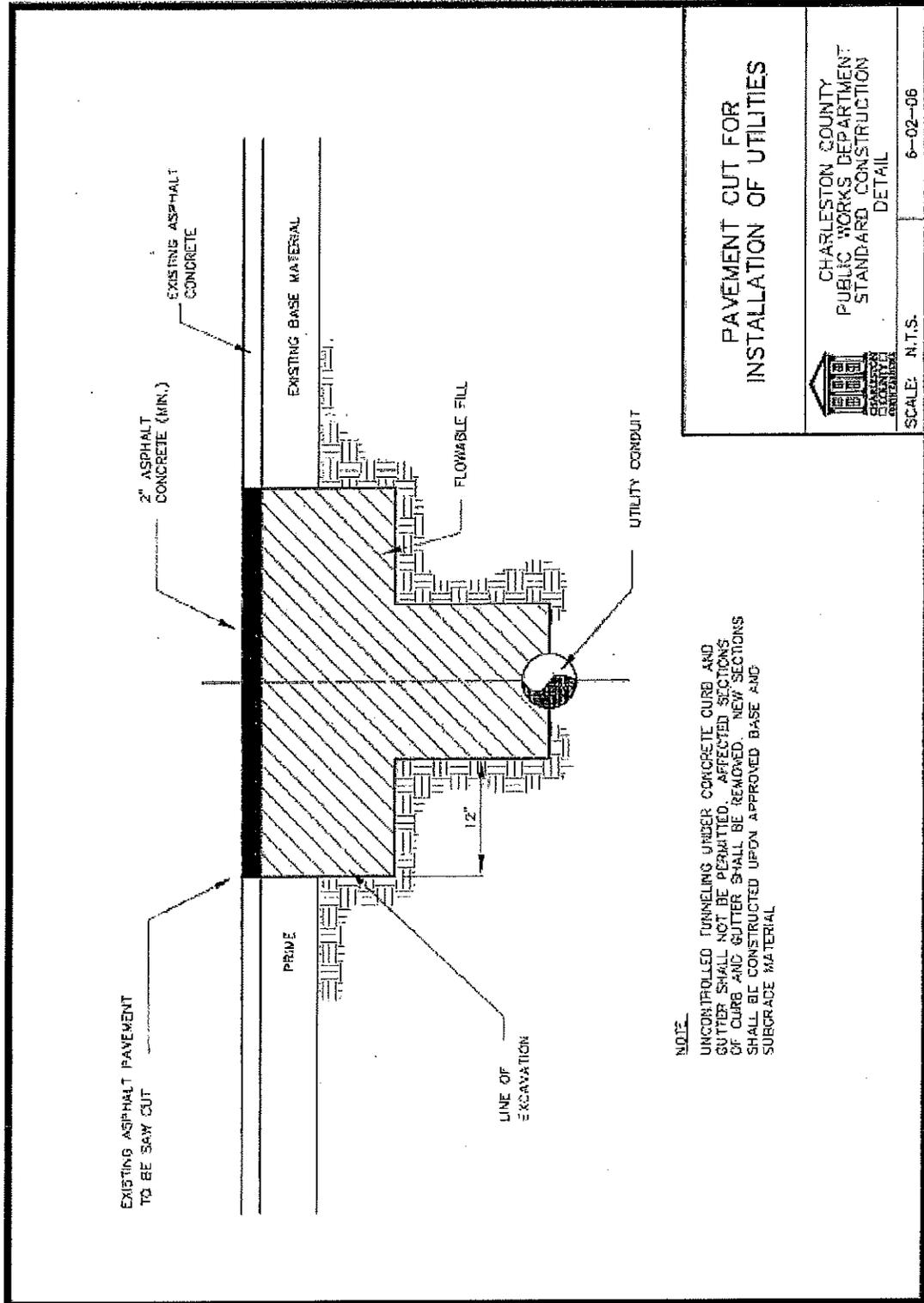
TYPICAL SECTION FOR ROADWAY WITH ASPHALT SWALE

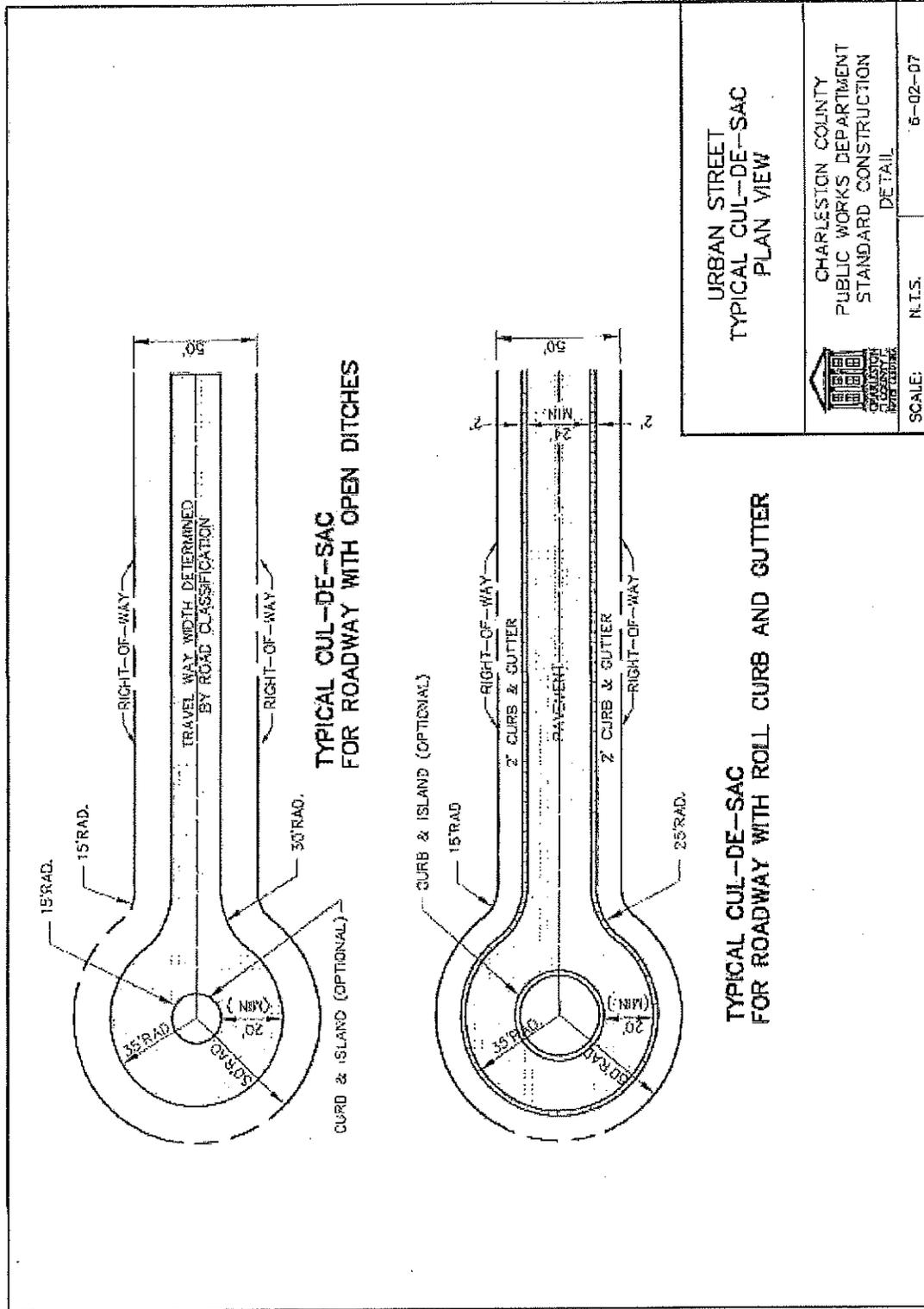


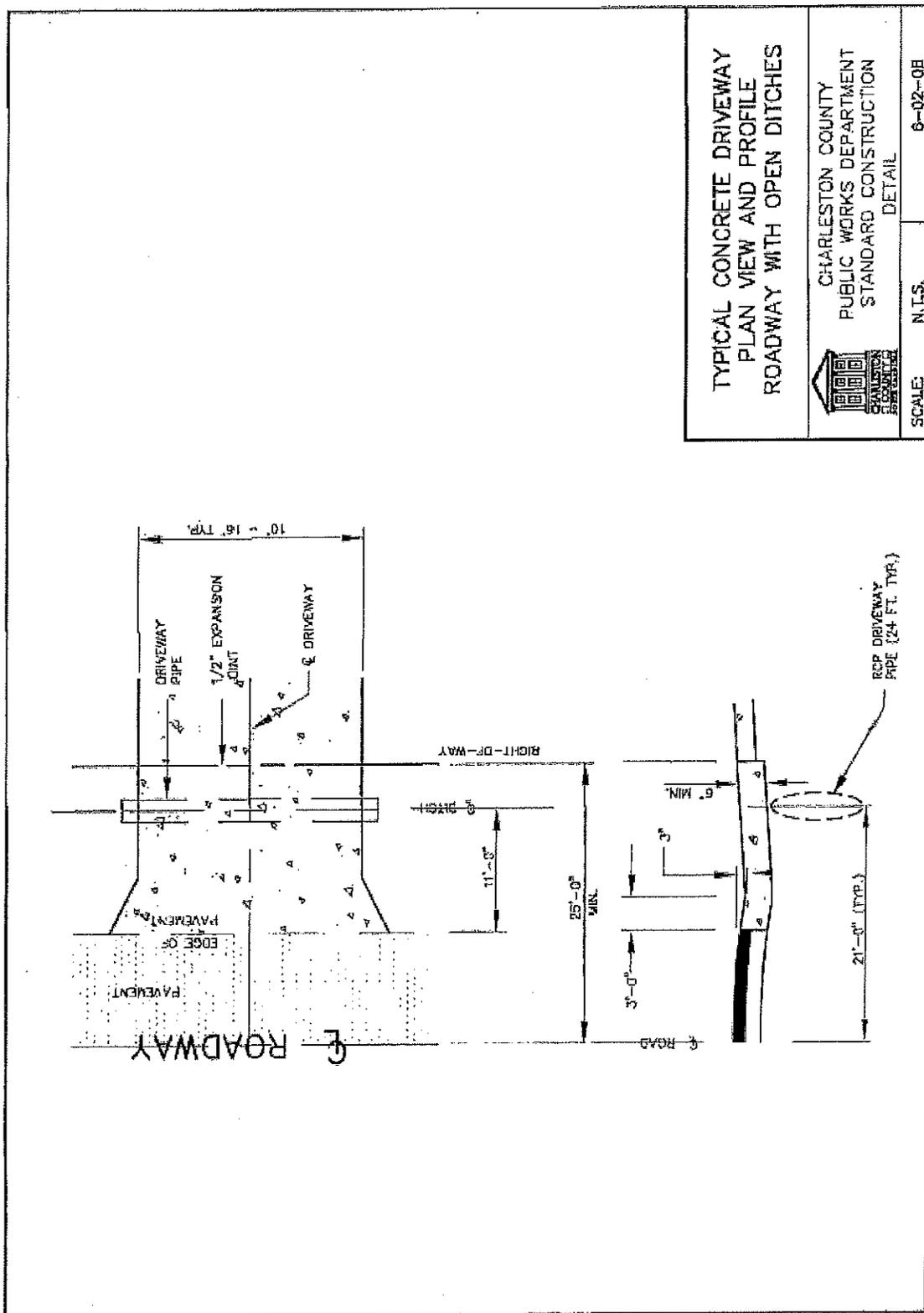
CHARLESTON COUNTY
 PUBLIC WORKS DEPARTMENT
 STANDARD CONSTRUCTION
 DETAIL

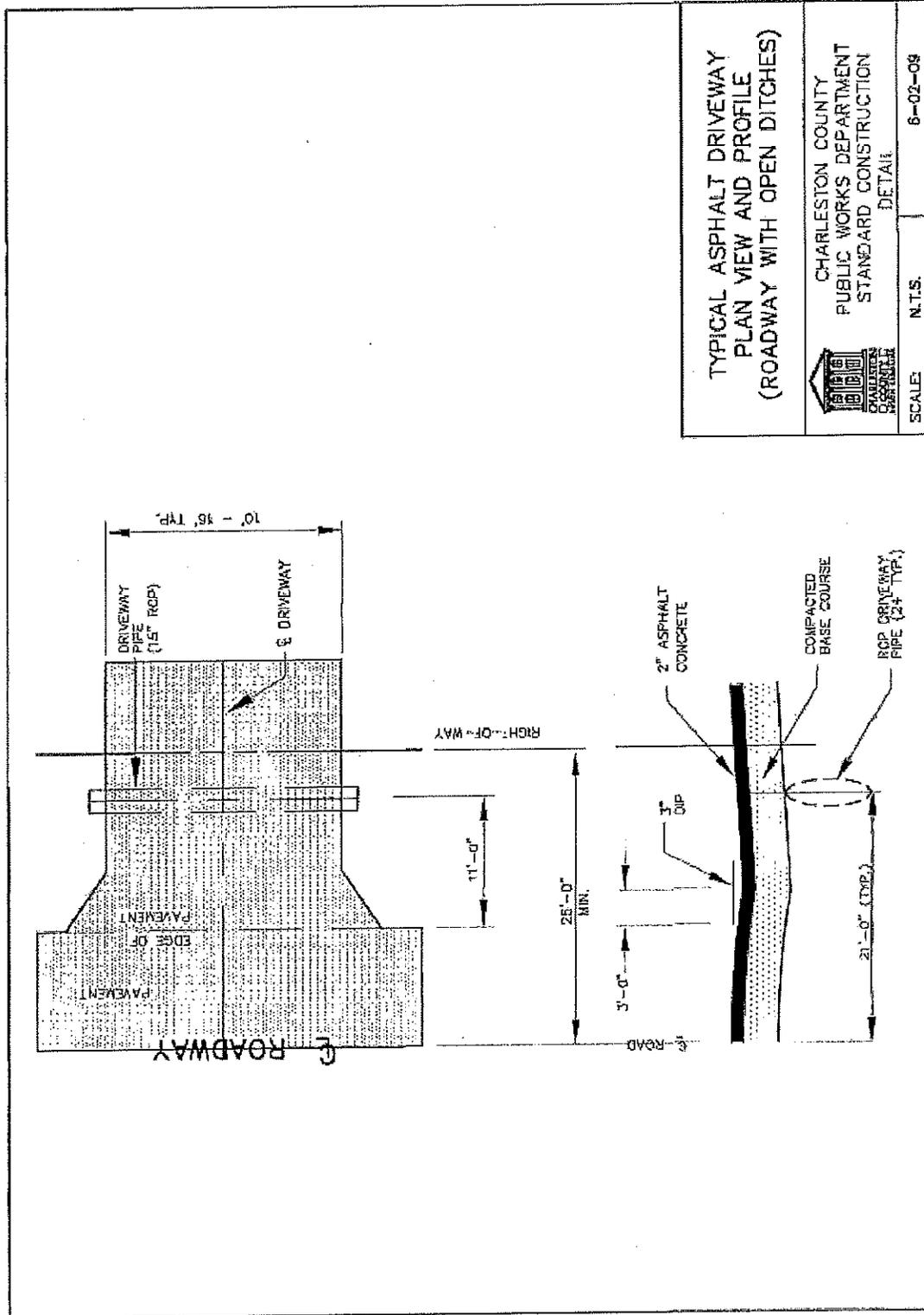
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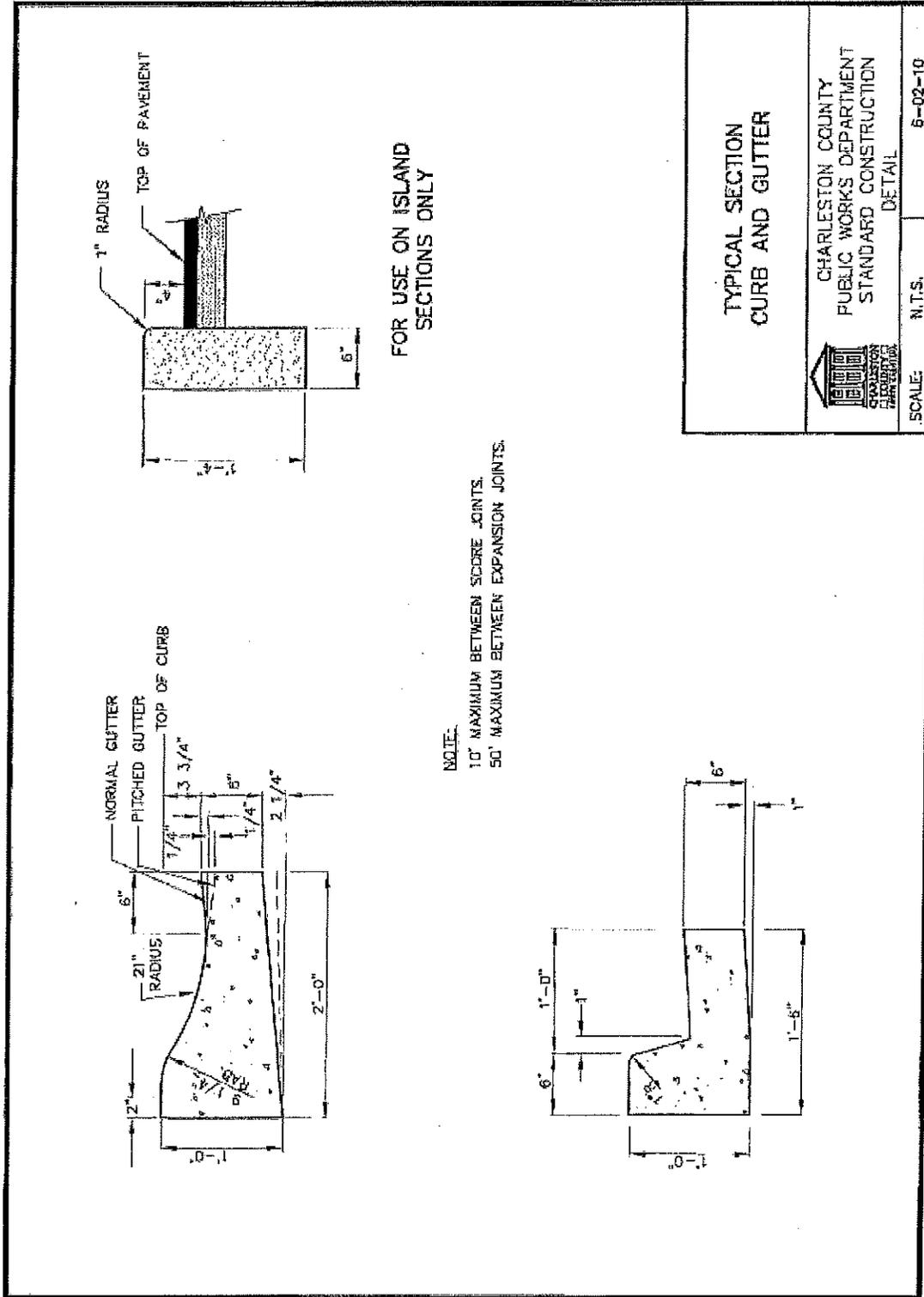


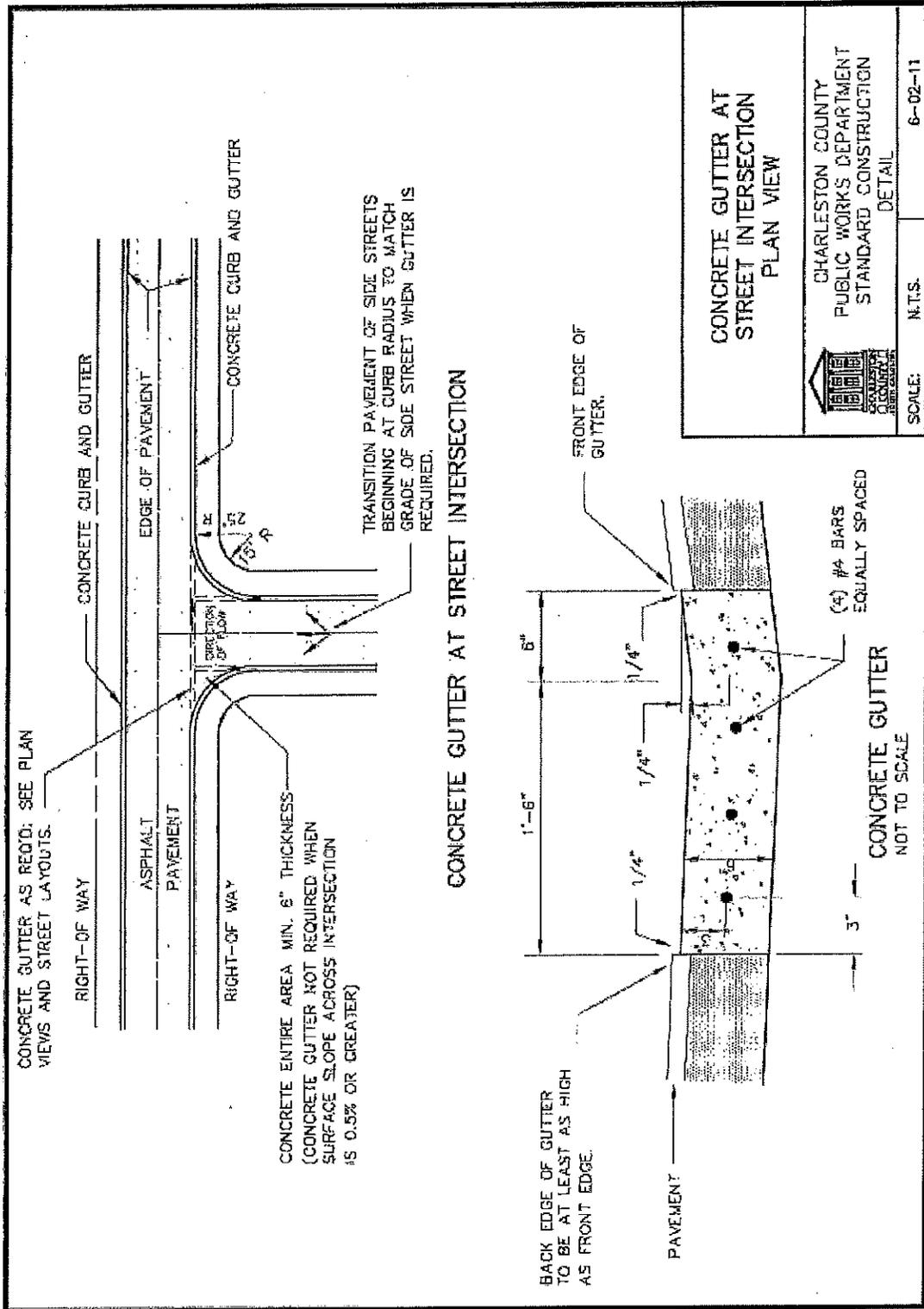
TYPICAL ASPHALT DRIVEWAY
 PLAN VIEW AND PROFILE
 (ROADWAY WITH OPEN DITCHES)

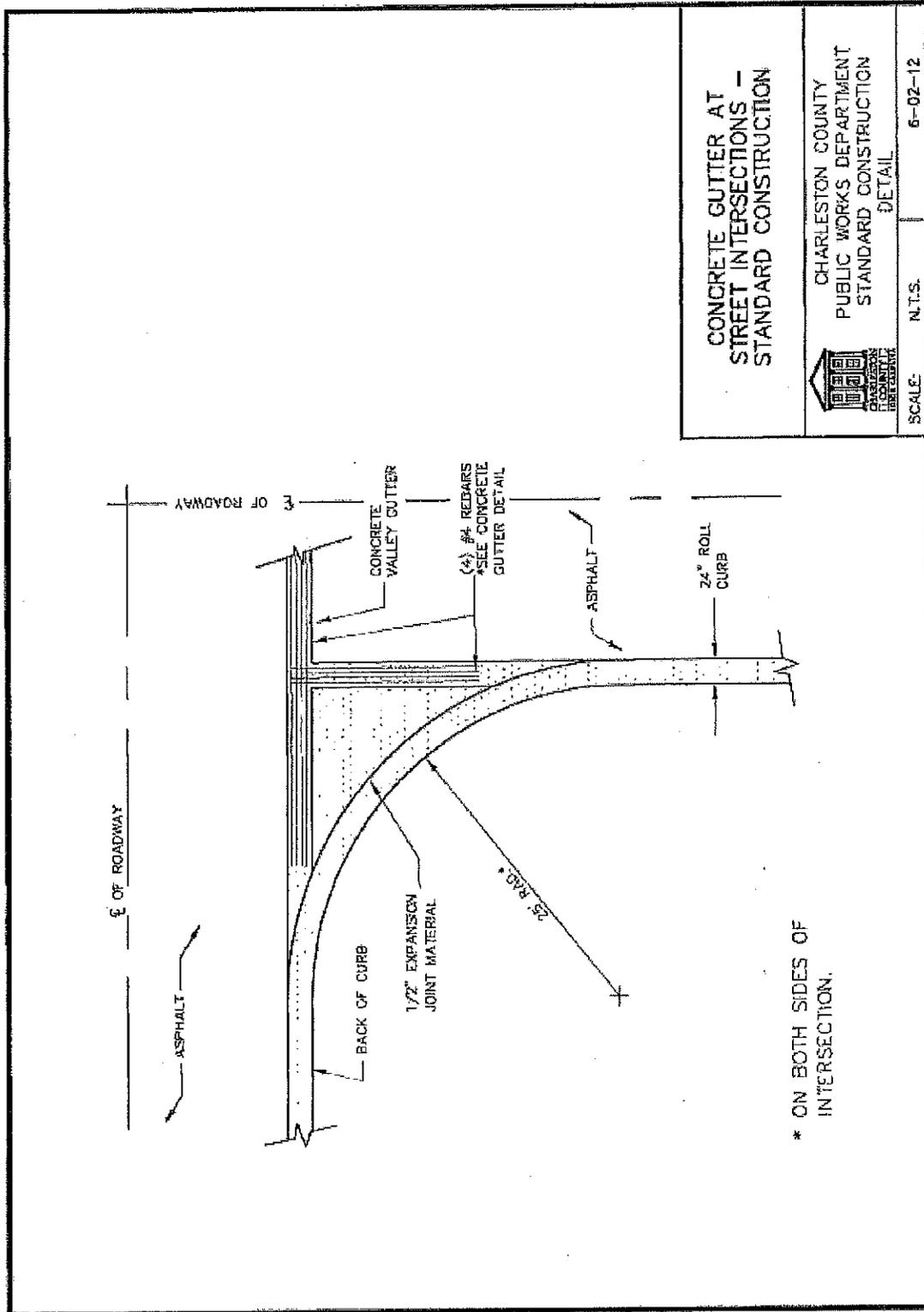


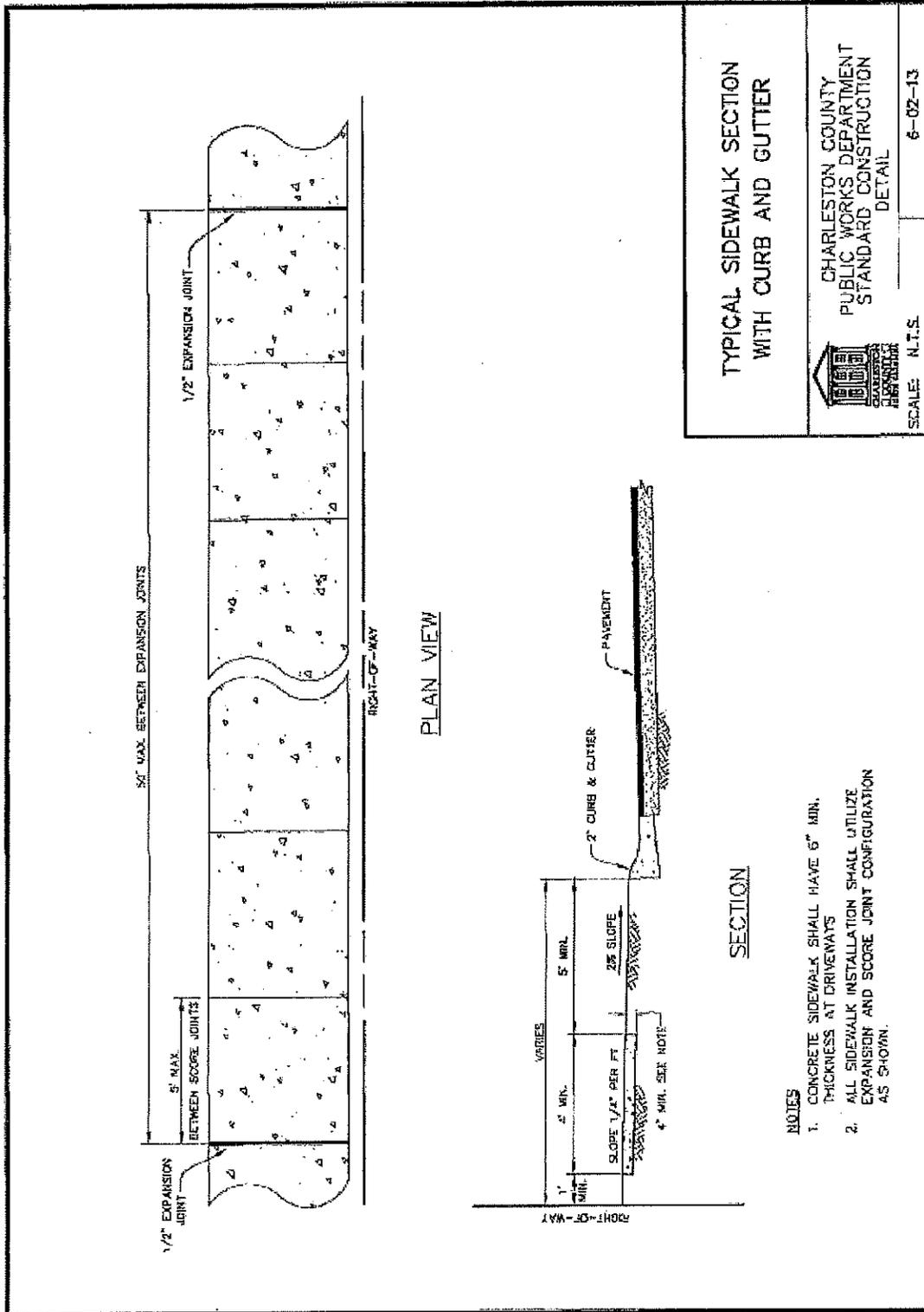
CHARLESTON COUNTY
 PUBLIC WORKS DEPARTMENT
 STANDARD CONSTRUCTION
 DETAIL

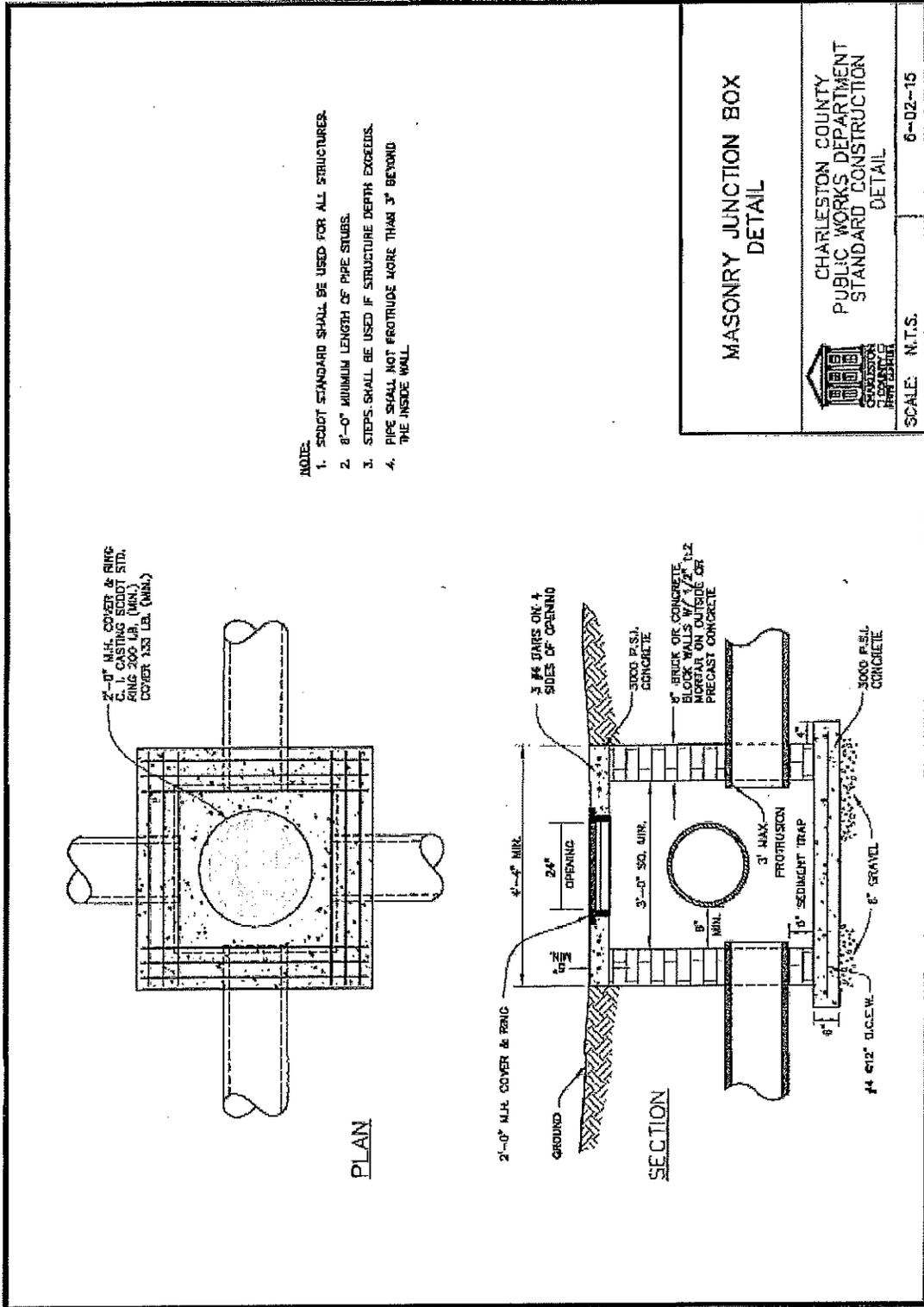
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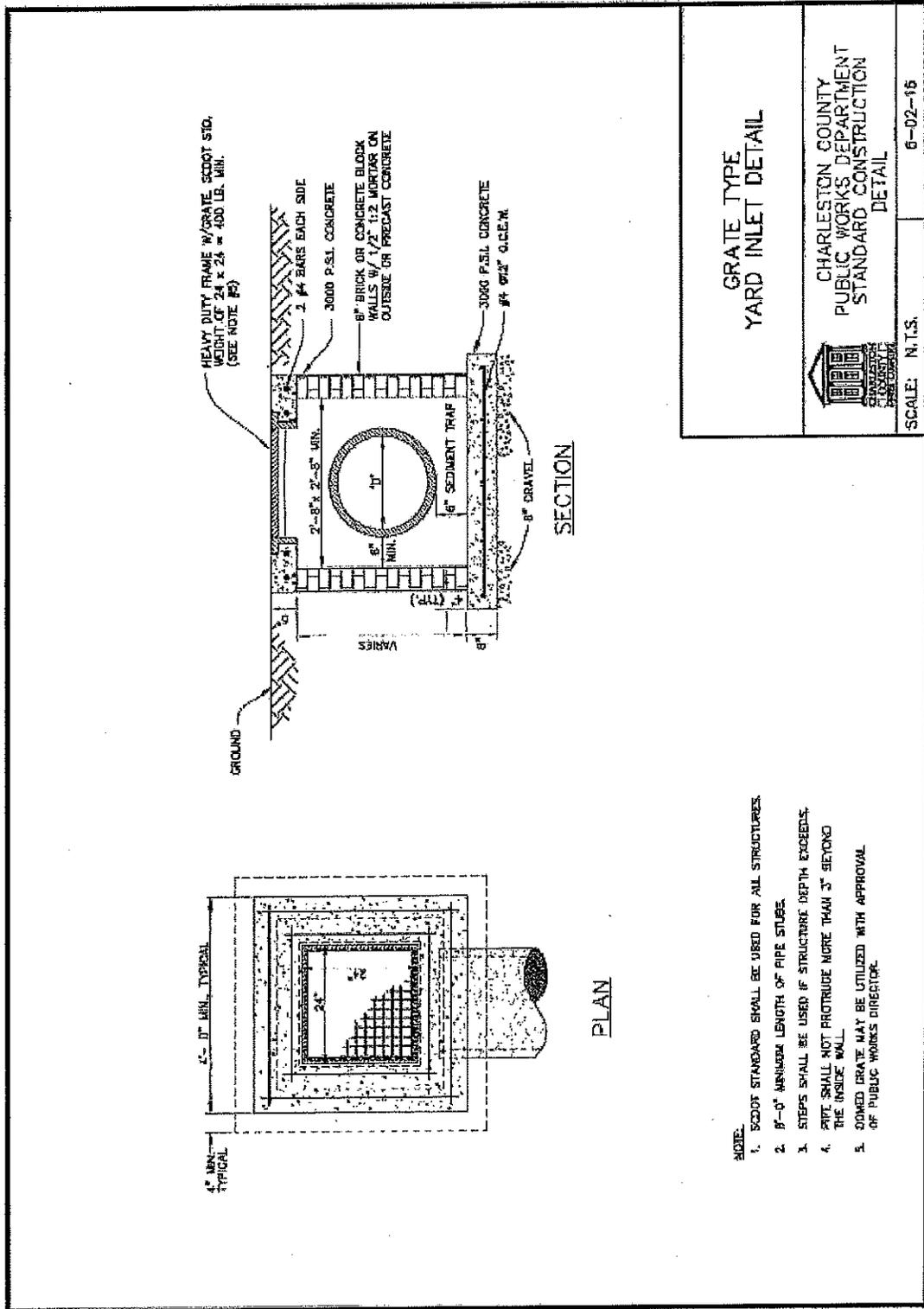
- NOTE.**
1. SCODOT STANDARD SHALL BE USED FOR ALL STRUCTURES.
 2. 8'-0" MINIMUM LENGTH OF PIPE STUBS.
 3. STEPS SHALL BE USED IF STRUCTURE DEPTH EXCEEDS.
 4. PIPE SHALL NOT PROTRUDE MORE THAN 3" BEYOND THE INSIDE WALL.

MASONRY JUNCTION BOX
DETAIL

CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL



SCALE: N.T.S. 6-02-15



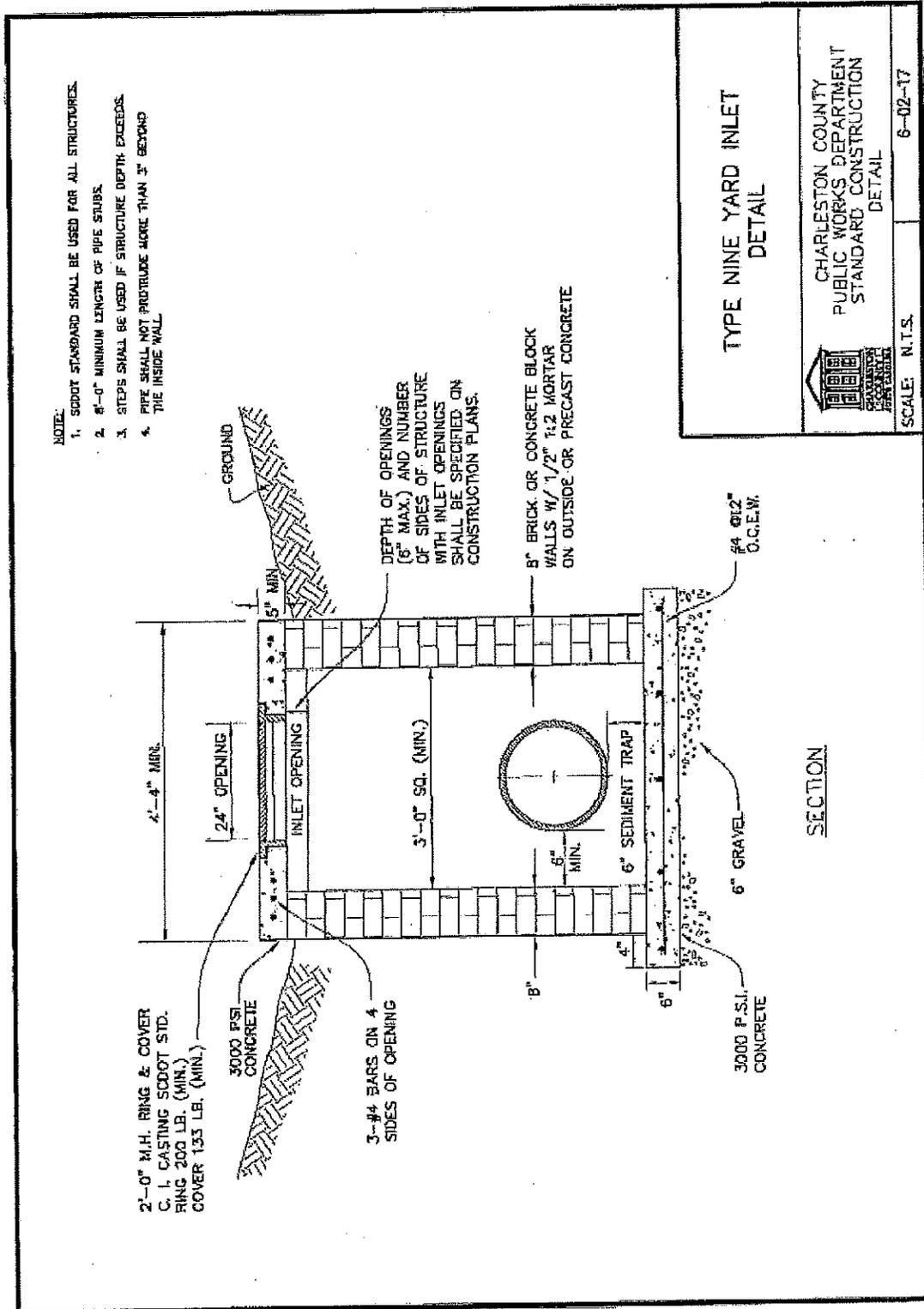
GRATE TYPE
YARD INLET DETAIL

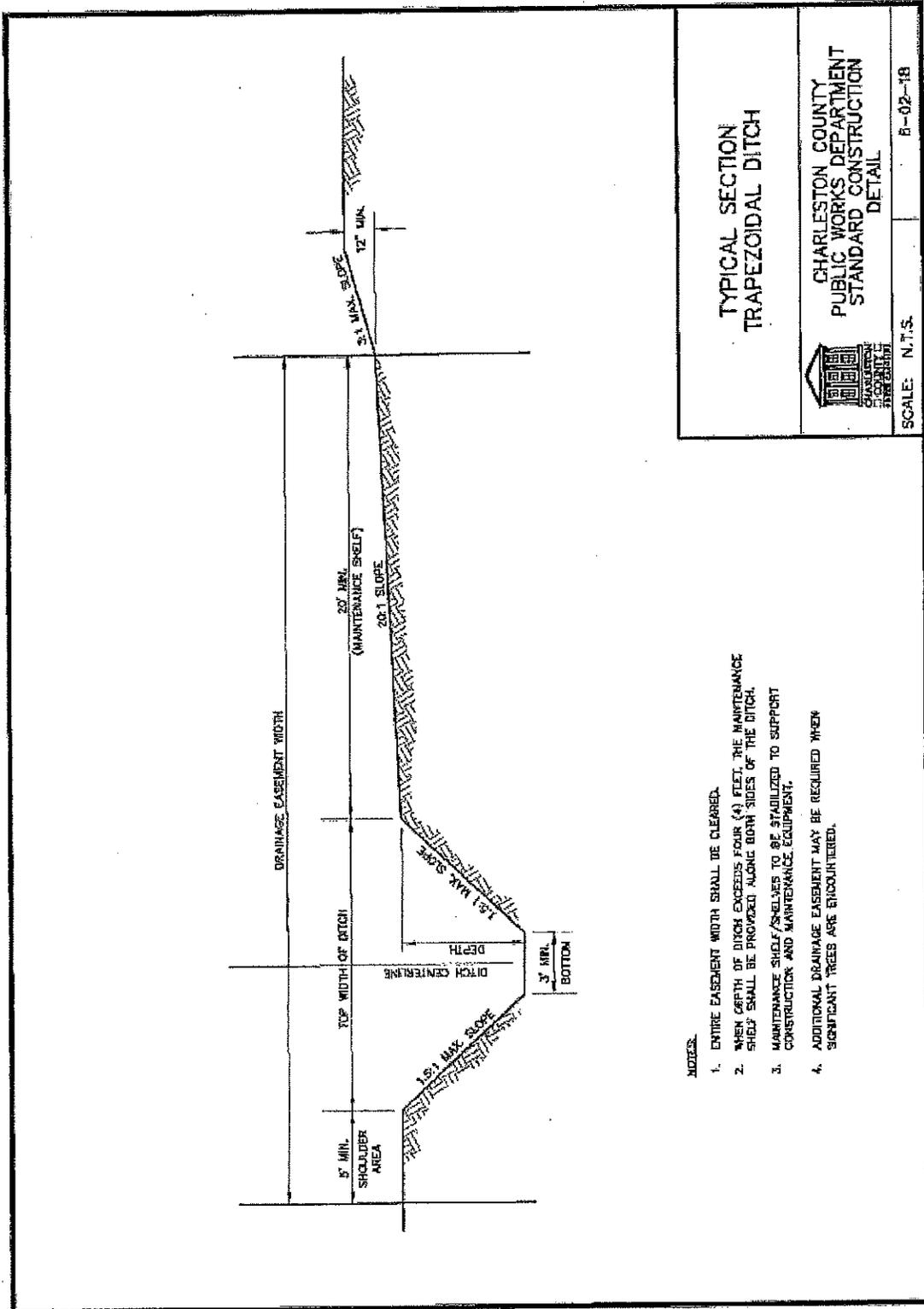
CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL



SCALE: N.T.S. 6-02-15

- NOTE.
1. SCODOT STANDARD SHALL BE USED FOR ALL STRUCTURES.
 2. 8'-0" MINIMUM LENGTH OF PIPE STUBS.
 3. STEPS SHALL BE USED IF STRUCTURE DEPTH EXCEEDS.
 4. PIPE SHALL NOT PROTRUDE MORE THAN 3" BEYOND THE INSIDE WALL.
 5. COINED GRATE MAY BE UTILIZED WITH APPROVAL OF PUBLIC WORKS DIRECTOR.





NOTES:

1. ENTIRE EASEMENT WIDTH SHALL BE CLEARED.
2. WHEN DEPTH OF DITCH EXCEEDS FOUR (4) FEET, THE MAINTENANCE SHELF SHALL BE PROVIDED ALONG BOTH SIDES OF THE DITCH.
3. MAINTENANCE SHOULDER/SLOPES TO BE STABILIZED TO SUPPORT CONSTRUCTION AND MAINTENANCE EQUIPMENT.
4. ADDITIONAL DRAINAGE EASEMENT MAY BE REQUIRED WHEN SIGNIFICANT TREES ARE ENCOUNTERED.

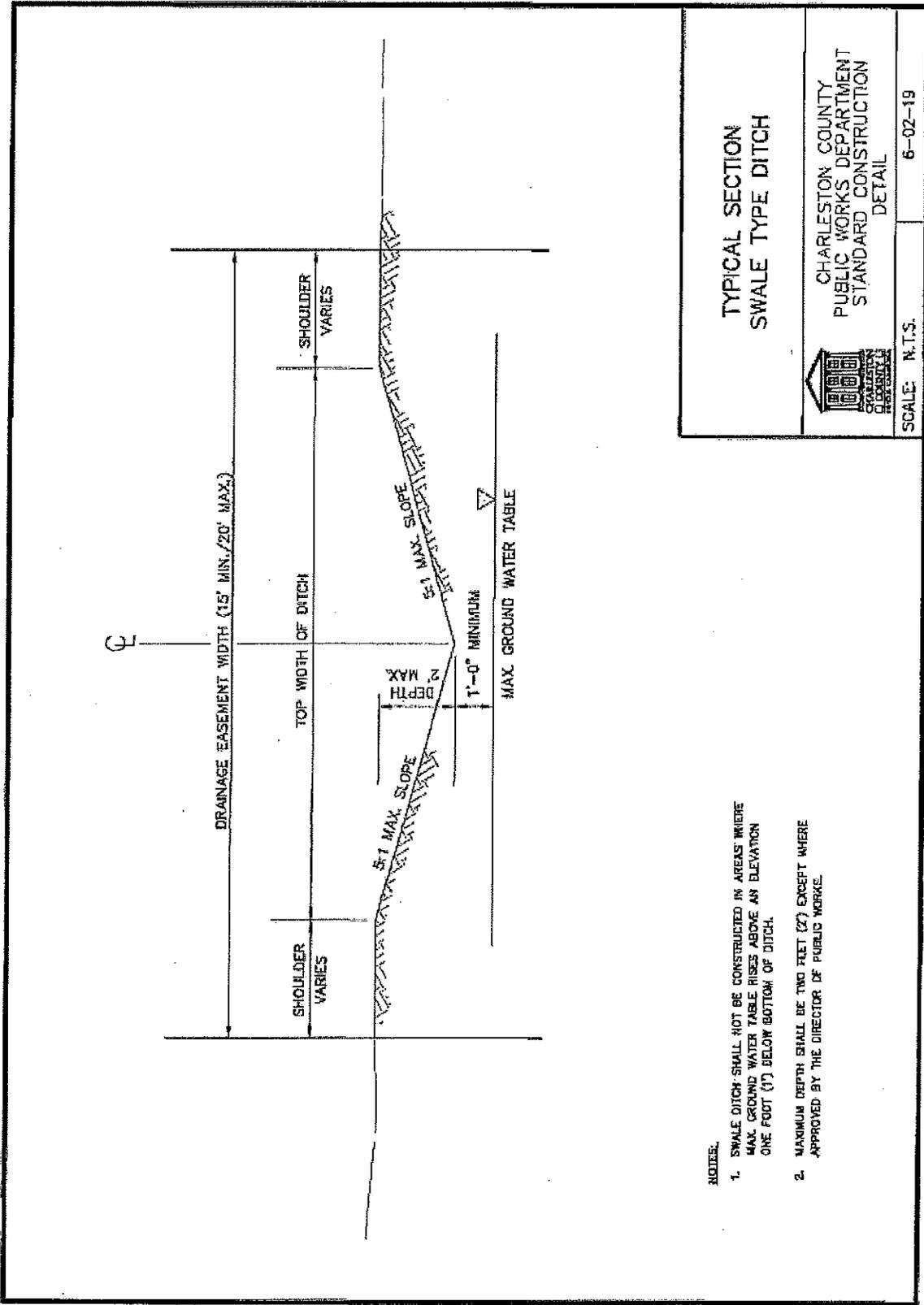
**TYPICAL SECTION
TRAPEZOIDAL DITCH**



**CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL**

SCALE: N.T.S.

6-02-18



NOTES:

1. SWALE DITCH SHALL NOT BE CONSTRUCTED IN AREAS WHERE MAX. GROUND WATER TABLE RISES ABOVE AN ELEVATION ONE FOOT (1') BELOW BOTTOM OF DITCH.
2. MAXIMUM DEPTH SHALL BE TWO FEET (2') EXCEPT WHERE APPROVED BY THE DIRECTOR OF PUBLIC WORKS.

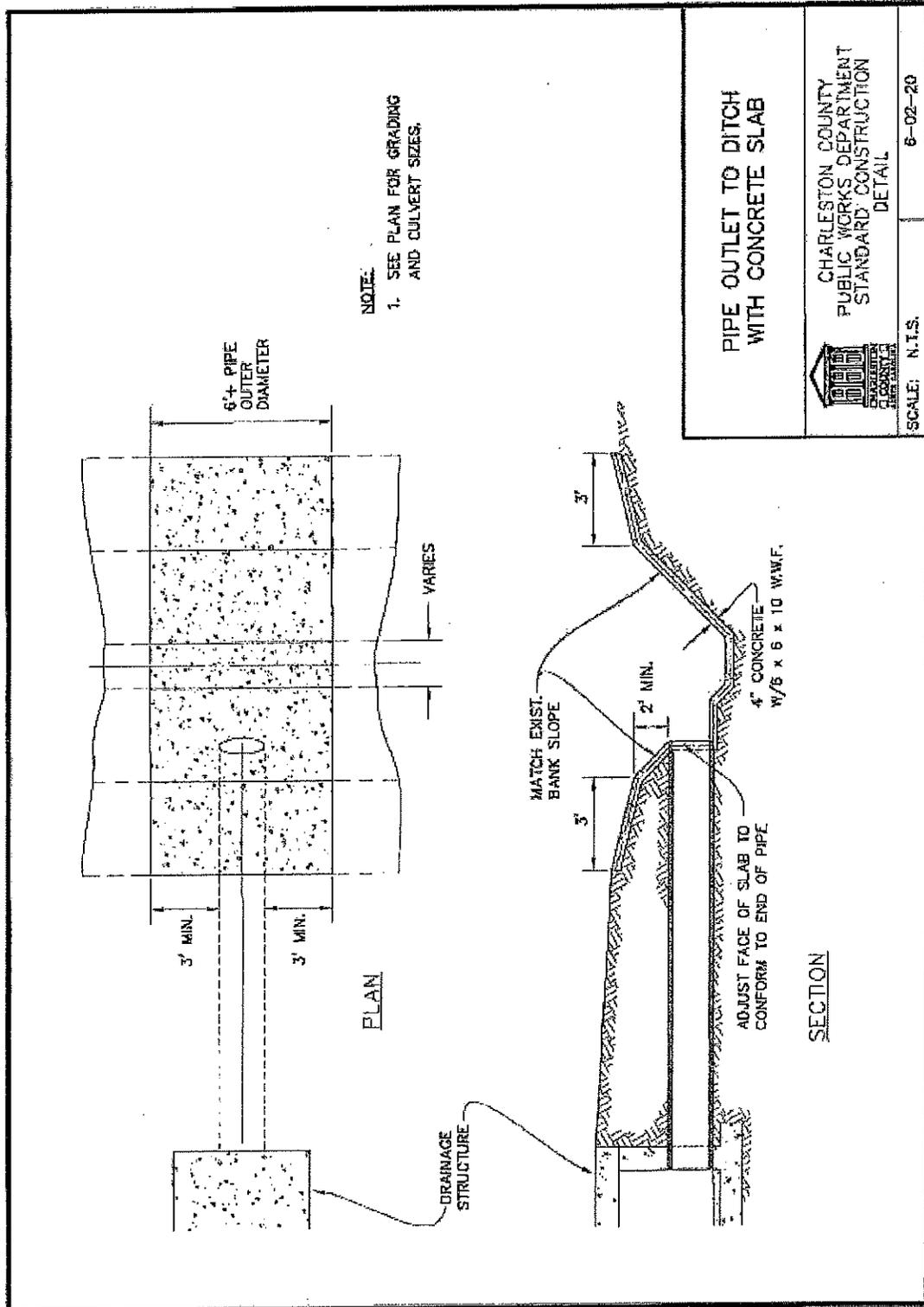
TYPICAL SECTION
SWALE TYPE DITCH

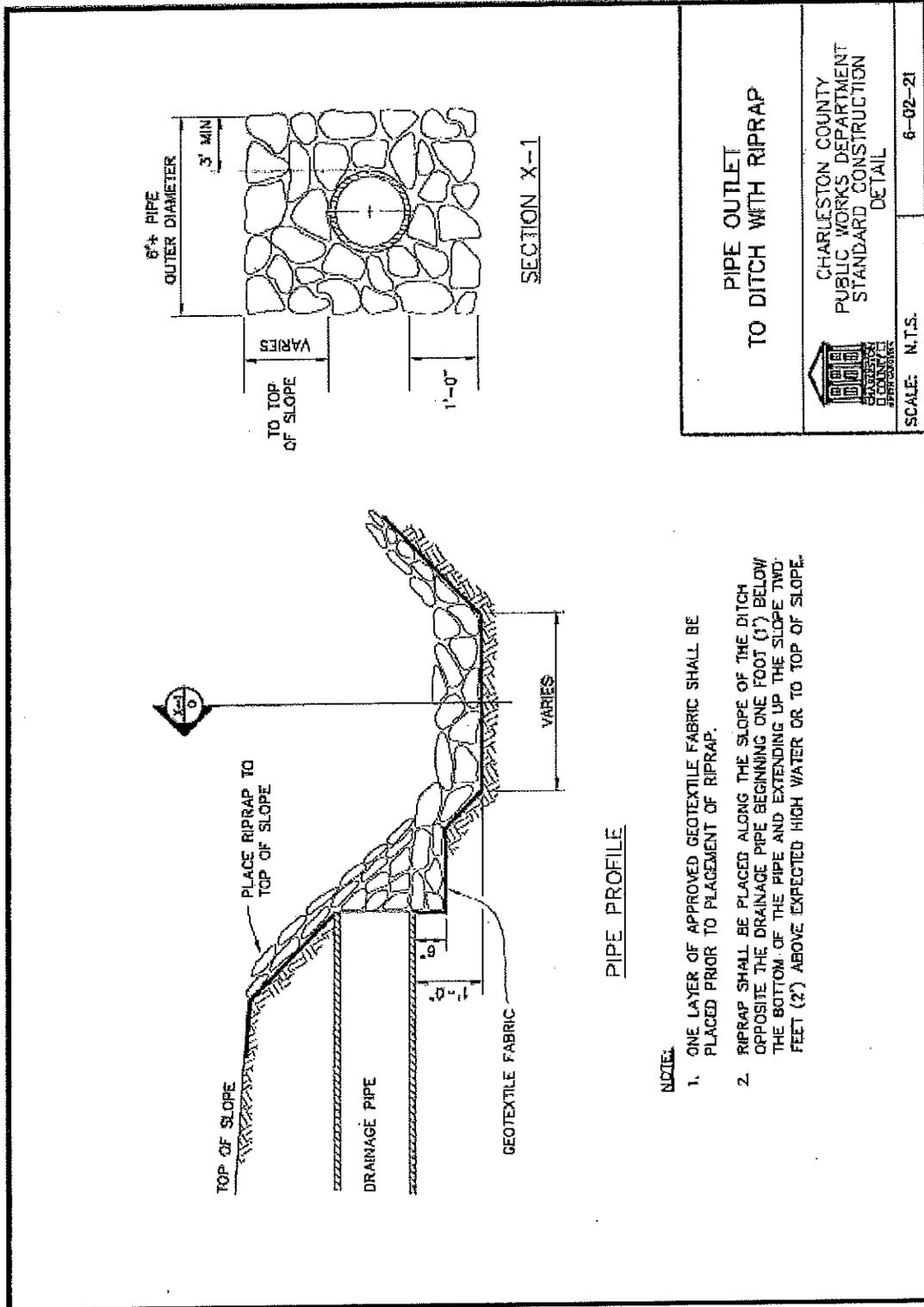


CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

SCALE: N.T.S.

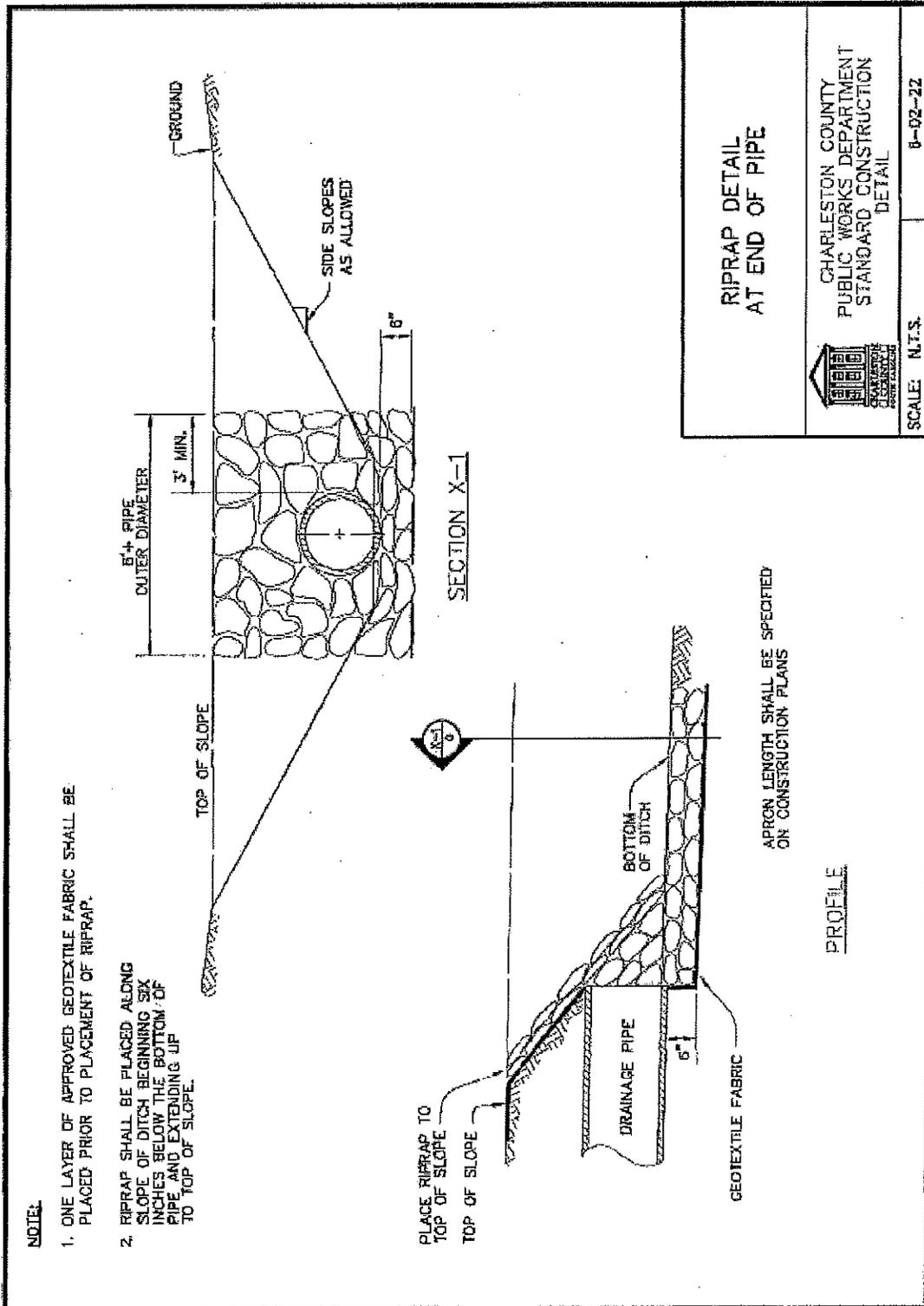
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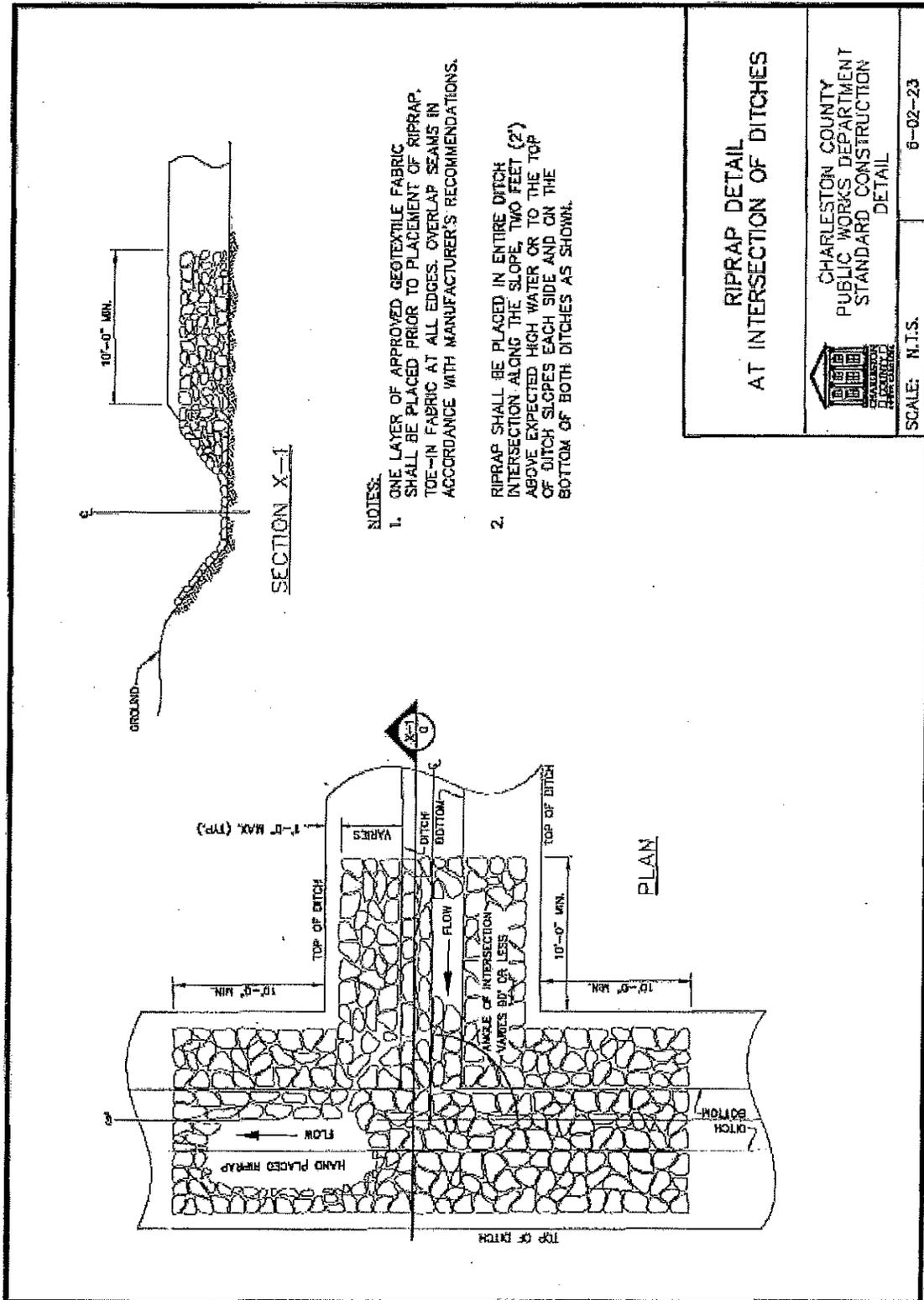




NOTE:

1. ONE LAYER OF APPROVED GEOTEXTILE FABRIC SHALL BE PLACED PRIOR TO PLACEMENT OF RIPRAP.
2. RIPRAP SHALL BE PLACED ALONG THE SLOPE OF THE DITCH OPPOSITE THE DRAINAGE PIPE BEGINNING ONE FOOT (1') BELOW THE BOTTOM OF THE PIPE AND EXTENDING UP THE SLOPE TWO FEET (2') ABOVE EXPECTED HIGH WATER OR TO TOP OF SLOPE.



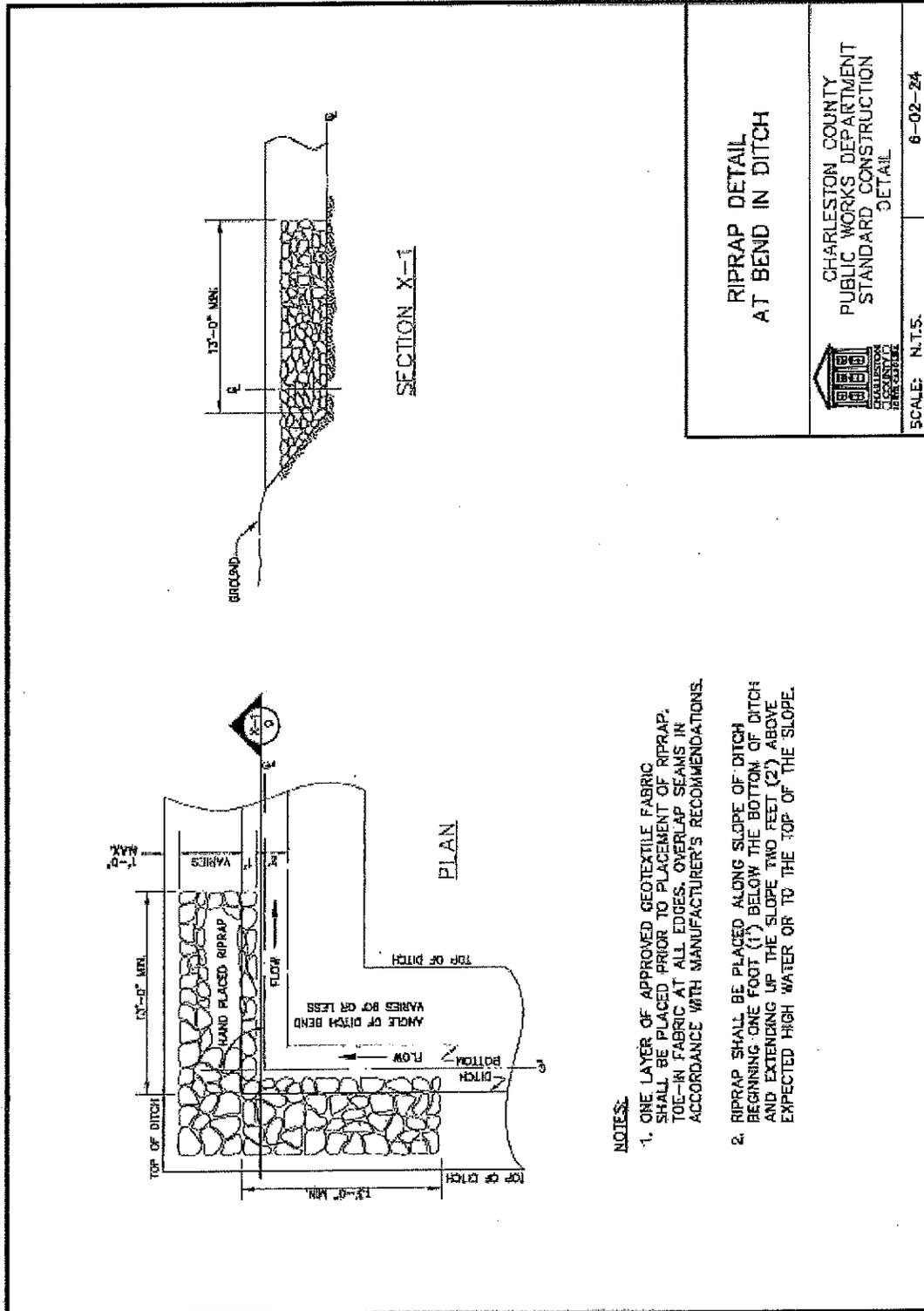


RIPRAP DETAIL
AT INTERSECTION OF DITCHES



CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

SCALE: N.T.S. 6-02-23



**RIPRAP DETAIL
AT BEND IN DITCH**



CHARLESTON COUNTY
PUBLIC WORKS DEPARTMENT
STANDARD CONSTRUCTION
DETAIL

6-02-24

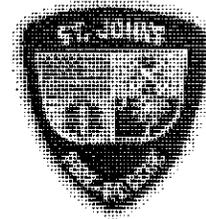
SCALE: N.T.S.

ST. JOHN'S FIRE DISTRICT

COMMISSIONERS:

THOMAS KULICK, Chairman
JOHN HART, Vice-Chairman
ERIC P. BRITTON
SAMUEL BROWNLEE
WANDA FORD
SUSANNE HOLLOMAN
GENEVA SMITH

P.O. BOX 56
JOHNS ISLAND, S.C. 29457
PHONE: (843) 559-9194
FAX: (843) 559-3687



KARL E. RISTOW, Fire Chief

November 4, 2008

Ms. Heidi Hoepfner
Bennett Hofford Construction Company, Inc.
17 Lockwood Drive
Charleston, SC 29401

Re: Johns Island Junction
TMS#: 202-00-00-073
202-00-00-174
215-00-00-082
215-00-00-008

Mrs. Hoepfner:

Upon review of the site plan of the area to be known as Johns Island Junction, the St. Johns Fire District shall enforce the requirements outlined in the National Fire Protection Association's (NFPA) 1141, *Standard for Fire Protection in Planned Building Groups*, 2003 Edition. (Copy available upon request)

St. Johns Fire Department provides a variety of emergency services to the aforementioned area. Services provided include fire protection and prevention, hazardous materials response, emergency medical response and specialized rescue.

Additionally, adequate fire flow (available water supply for structure firefighting) shall be required from the established water supply to ratify size and access to any prospective commercial or residential structures.

Should you require any additional assistance regarding this issue or any further explanation regarding the aforementioned requirements; please contact the St. Johns Fire Prevention Division.

Respectfully,

Clifford J. Smith Sr.
Chief Fire Investigator
St. Johns Fire / Rescue

c.c. Karl E. Ristow, Fire Chief
Files

