

CHAPTER 12 | DEFINITIONS

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CHAPTER 12 | DEFINITIONS**ARTICLE 12.1 TERMS AND USES DEFINED**

TERM	DEFINITION
Abandoned Sign	See "Sign, Abandoned" for definition.
Accessory Use	A use 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 providing complete, independent living facilities for one or more persons that is separate from and subordinate to the principal dwelling unit. This definition includes garage apartments.
Accessory Structure	A structure that is detached from a principal structure and customarily incidental and subordinate to the principal structure.
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.
Agricultural Use, Bona Fide	Allowed primary uses on real property to raise, harvest or store crops, feed, breed or manage livestock, or to produce plants, trees, fowl or animals useful for human consumption, including the preparation of the products raised thereon for human consumption and disposed of by marketing or other means and which the subject property receives agricultural preferential assessment by the Charleston County Assessor's office. Such uses include agriculture, grazing, horticulture, forestry, dairying and mariculture. Uses that do not qualify as bona fide agricultural uses include recreation, hunting clubs, fishing clubs, vacant land (land lying dormant), and any other similar uses.
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.

TERM	DEFINITION
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.
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 butcheries.
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.
Artisan and Craftsman	Any business establishment that produces on the premises articles of artistic quality or effect or handmade workmanship. Examples include candle making, furniture making, glass blowing, weaving, pottery making, woodworking, sculpting, painting, and other associated activities.
Attached Single Family (Dwelling Unit)	See "Single Family, Attached" for definition.

TERM	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.
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.
Billboard (Outdoor Advertising Structure)	A large, standardized third party/off premise structure displaying advertising intended for viewing from extended distances, generally more than 50 feet. Billboard /outdoor advertising displays include, but are not limited to, bulletins, wall murals, wrapped posters, 30 sheet posters, and eight sheet posters.
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.

TERM	DEFINITION
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).
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.
Brewbar	A bar, lounge, or restaurant which produces on the permitted premises a maximum of 2,000 barrels a year of beer for sale on the premises as allowed by SC Code Title 61, Chapter 4, as amended.
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.
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 and swimming pools (excluding the pool decking).
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 Length	The length of the facade facing the street for that unit which the sign shall apply. The Building Length (facade facing the street for the business) plus the setback from the street right-of-way/property boundary line shall determine the "Maximum Size" of the wall/facade sign for that business.

TERM	DEFINITION
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.
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.

TERM	DEFINITION
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/Institutional Use	A nonprofit or quasi-public use, such as a religious institution, library, public or private school, hospital, government-owned or government operated facility.
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 (and/or Conservation Area)	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.
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 Interest Notice	Notice provided to any individual, group or organization that has submitted a written statement of interest to the Planning Director. Municipalities within the Planning Area of the subject tract are also included.
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.

TERM	DEFINITION
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.
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.
Conservation Area	See "Common Open Space" for definition.
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.

TERM	DEFINITION
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.
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.
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.
County Non-Standard Roads	County non-standard roads are a class of roads formerly known as community roads which have been brought into the County Maintenance System as approved by County Council.
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.
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.

TERM	DEFINITION
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
Deferred Presentment Lender	A business or use that regularly accepts checks from a borrower drawn on the borrower's bank account to be presented for payment at a later date and that charges a fee for the service, such as those regulated by Chapter 39 of Title 34 of the Code of Laws of South Carolina, 1976, as amended.
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.
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.

TERM	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.
Developments of County Significance	Proposed developments that: (1) have a gross acreage equal to or exceeding 1,000 acres, (2) are located in the Rural Area of the County, and (3) may be considered consistent with the recommendations of the Comprehensive Plan if they comply with the criteria and requirements of the Developments of County Significance provisions contained in the Comprehensive Plan and Zoning and Land Development Regulations Ordinance
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.
Digital or Electronic Changing Billboard(Outdoor Advertising Structure)	A Billboard designed to accommodate frequent message changes composed of images, characters or letters that can be changed electronically utilizing digital or light emitting diodes (LED's) or similar electronic methods to create a changeable image display area without altering the face or the surface of such sign.
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.
Eco-Tourism	Tourism involving travel to areas of natural or ecological interest, typically under the guidance of a naturalist, for the purpose of observing wildlife and learning about the environment.
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.

TERM	DEFINITION
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.
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.
Farmers Market	An open air structure, other than a roadside stand, used for the retail sale of fresh fruits, vegetables, nuts, grains, eggs, flowers, herbs, or plants. No more than 50% of gross receipts may be derived from the sale of other unprocessed food stuffs; home processed food products such as jams, jellies, pickles, sauces, or baked goods, and home-made handicrafts; and commercially packaged handicrafts or commercially processed or packaged foodstuffs. Produce sold may be grown on the property where the Open Air Market is located or may be trucked in from area farms. Vehicles, boats, and RVs cannot be stored or sold as part of Open Air Market operations.
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)

TERM	DEFINITION
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.
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.

TERM	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.
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 and Sweet Gum tree (<i>Liquidamber styraciflua</i>) 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.
Impound Yard	A facility that provides temporary outdoor storage for: (1) mechanically operable/drivable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: scrap and salvage yards/services; junk yard; towing facilities; vehicle storage; and accessory storage of inoperable vehicles.
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.

TERM	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.
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.
Landfill	A disposal facility or part of a facility where solid waste is placed in or on land.
Landscape Buffer	See "Buffer, Landscape" for definition.
Letter of Coordination	Formal correspondence from an agency, organization, or individual which expresses acknowledgement and/or consent of an application, project, or proposal.
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 sales 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.

TERM	DEFINITION
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.
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.
Low Intensity Lighting	Required lighting associated with LED electronic message boards. LED lighting shall automatically provide day and night dimming to reduce the illumination intensity of the sign from one hour after sunset to one hour prior to sunrise and provide adjustments in the light levels to a maximum of 0.3 foot candles over ambient light levels as measured head on (at a ninety (90) degree angle) 150 feet away from the sign.
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.

TERM	DEFINITION
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.
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.

TERM	DEFINITION
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.
Microbrewery	A facility for the production and packaging of beer as allowed by SC Code Title 61, Chapter 4, as amended, with a capacity of not more than 5,000 barrels per year.
Mini Warehousing	Same definition as "Self-Service Storage."
Minor Street	See "Street, Minor" for definition.
Mixed Use/Occupancy	Occupancy of a building or land for more than one use.
Mixed-Use Structure	A structure containing both residential and nonresidential uses.
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.

TERM	DEFINITION
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.
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.

TERM	DEFINITION
Outdoor Living Space	<p>Uncovered, horizontal open space on a Zoning lot, which space:</p> <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.
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.
Parking, Off-site	The minimum number of required parking spaces for the existing or proposed use(s) not on the parcel for which the use(s) is located.
Parking, On-site	The minimum number of required parking for the existing or proposed use(s) on the parcel for which the use(s) is located.
Parking, Required	The minimum number of parking spaces for a specific use(s) as defined in this Ordinance. Required parking spaces cannot be located within public right-of-ways.
Parking, Shared	Parking for uses with different operating hours or peak business periods that share required off-street parking spaces.
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.

TERM	DEFINITION
Parties in Interest	Any individual, associations, corporations or others who have expressed an interest in writing in an application pending before the Planning Department and that has been received by the Planning Director.
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.
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.

TERM	DEFINITION
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.
Plat, Approved and Recorded	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, illustrating the boundaries that correspond with the current recorded deed, is approved by the Planning Department and recorded in the Register Mesne Conveyance (RMC) Office.
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.
Property Owner	The holder of the title in fee simple and every mortgagee of record.

TERM	DEFINITION
Prosthetic Manufacturing (limited)	A business which performs technical procedures related to the design, fabrication and fitting of custom-made artificial limbs or denture/orthodontic devices, and does not use hazardous materials in the manufacturing process. The majority of processes undertaken in this setting involve device design and manufacturing as prescribed by a health care professional licensed by the State of South Carolina, with no patient interaction.
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.

TERM	DEFINITION
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.
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.

TERM	DEFINITION
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.
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)

TERM	DEFINITION
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	<p>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.</p>
Restaurant, Fast Food	<p>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:</p> <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	<p>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.</p>

TERM	DEFINITION
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 property where the Roadside Stand is located. This definition does not include Farmers Markets.
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.
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.

TERM	DEFINITION
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. This term excludes impound yards and towing facilities.
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, or OCRM Critical Line 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, OCRM Critical Line	The setback measured from the Critical Line, as determined by the Office of Ocean and Coastal Resource Management at the time of application.
Setback, Rear	The setback measured from the rear lot line, or if the rear lot line is not located on high ground, the OCRM Critical Line Setback shall apply (See "Setback, OCRM Critical Line" 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.
Short-term Lender	A Deferred Presentment Lender or a Title Loan Lender.
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.

TERM	DEFINITION
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, Bona Fide Agricultural Use	A sign specifically used for the advertisement of products from bona fide agricultural uses, related activities and farm identification that meets the requirements of this Ordinance.
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.
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.

TERM	DEFINITION
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, Campaign	A sign that identifies or urges support for a specific political issue scheduled for inclusion on an upcoming election ballot or a sign that identifies or urges support for a political party or candidate for national, state, or local public office.
Sign, LED (Light Emitting Diode) Message Board	An electronic portion of a free standing sign that channels light through tubes to create patterns that can produce changing display. LED signs must comply with all regulations of this Ordinance.
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 Bona Fide Agricultural Use	Off-premises signs advertising products from Bona Fide Agricultural uses, related activities and farm identification.
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, Political	A sign containing language that expresses a point of view on a political issue or identifies a specific political party, political organization, or political official unrelated to an upcoming election.
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.

TERM	DEFINITION
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, Sandwich Board	A sign not secured or attached to the ground or surface upon which it is located, but supported by its own frame and most often forming the cross-sectional shape of the letter "A" when viewed from the side.
Sign, Shared Free-Standing	A free standing sign shared by one or more businesses or residential developments on separate parcels that also share a common property boundary or are located within an approved multi parcel development. One shared sign is allowed per jointly used shared curb cut/entry drive with an allowable maximum of two shared signs per multi tenant development.
Sign, Snipe	A non-permitted sign pasted or attached to utility poles, trees, fences, or other locations.
Sign, Special Sales Event	A temporary sign advertising a Special Sales Event on a parcel with a legally established business. A temporary Special Sales Event Sign may be obtained for a maximum of five Special Sales Events per calendar year with each event not to exceed ten consecutive days.
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.

TERM	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.
Solid Waste Disposal Facility (Public or Private)	All land, structures, other appurtenances and improvements on the land used for treating, storing, or disposing of solid waste. A Solid Waste Disposal Facility may consist of several treatment, storage, or disposal operational units, including, but not limited to, one or more landfills, surface impoundments, or combination thereof.
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 Event	An activity (occurring one or more times) involving the assembly or the intention of attracting 100 or more people for cultural, ceremonial, educational, or celebratory purposes, which generates revenue, regardless of status. Such assembly includes, but is not limited to: weddings, receptions, recitals, art exhibits, religious ceremonies, limited youth activities, book readings, wine/food tasting events, executive retreats, circuses, fairs, carnivals, festivals, auctions, concerts, and any event which is advertised or marketed in any form including, but not limited to: posters, business cards, internet, and media outlets; serves an entrepreneurial purpose; includes fees/charges for goods/services (e.g. food & drink); and whenever there is an admission fee or leasing fee. This definition does not include private parties or private functions that do not meet the above stated criteria.
Special Trade Contractor	An establishment that specializes in a specific aspect of construction, such as carpentry, electrical, painting, plumbing, roofing, or tile
Stable, Commercial	A building or land where horses are kept for commercial use including boarding, sale, rental, breeding or raising of horses.
Stable, Private	A building or land where horse(s) are kept for private use.
Standard Billboard (Outdoor Advertising Structure)	A Billboard designed to accommodate messages composed of non- digital or electronic copy that utilizes wrapped posters, 30 sheet posters, and eight sheet posters.
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.

TERM	DEFINITION
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
Subject Property	Property, which may or may not include one or more tax parcels, or the total area impacted by a specific use, e.g., utility service area, facility, easement, or right-of-way. In the case of a utility trunk or service line, the "subject property," for the purpose of Posted Notice, shall be the entire distance or length of the trunk or main line right-of-way or easement and shall be treated as one "subject property."
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.
Swimming Pool	A structure intended for swimming, recreational bathing or wading that contains water over 24 inches (610 mm) deep. This includes in-ground, above-ground and on-ground pools; hot tubs; spas and fixed-in-place wading pools.
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.
Title Loan Lender	A lender which regularly extends short-term non-purchase money loans secured by titles to motor vehicles, such as those regulated by S.C. Code § 37-3-413 (Cum. Supp. 2011). The term does not include other federal or state regulated lenders, banks, credit unions, savings banks and like depository institutions.
Towing Facility	An establishment that provides vehicle towing services and accessory temporary outdoor storage for the vehicles it tows, which shall only include: (1) mechanically operable/driveable, licensed vehicles that are to be claimed by titleholders or their agents; and/or (2) wrecked motor vehicles awaiting insurance adjustments and transport to repair shops. This term excludes: automotive services that have a tow truck on-site; scrap and salvage yards/services; junk yards; impound yards; vehicle storage; and accessory storage of inoperable vehicles.
Trade School	See "Business School" for definition.

TERM	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.
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 Allowed by Right	A principal use allowed 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.

TERM	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.
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 impound yards, towing facilities, and 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.
Vision Clearance Triangle	A triangular area of unobstructed visibility extending from the intersection of a driveway and roadway between three (3) and ten (10) feet in height above grade. The minimum area is formed by the connection of a perpendicular line measuring fifteen (15) feet from the point of intersection at the edge of the travelway into the driveway and a fifteen (15) foot parallel line away from the point of intersection along the roadway.
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.

TERM	DEFINITION
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.
Winery	An agricultural processing facility used for the commercial purpose of processing grapes, other fruit products or vegetables to produce wine or wine related spirits, excluding beer and liquor. Processing includes wholesale sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions for the winery and warehousing. Retail sales and tasting facilities of wine and related promotional items and winery tours may be permitted as part of the winery operations.
Wine-Tasting Room	An area limited to 1,500 square feet that is devoted to the sampling and sales thereof of wine produced on or off the premises. Sale of food is prohibited; however, incidental provision of food without compensation is allowed.
Workforce Housing	Housing affordable to low and moderate income families (those earning up to 120% of the Charleston-North Charleston Metropolitan Statistical Area (MSA) median family income, as defined in the schedule published annually by the U.S. Department of Housing and Urban Development).

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.
Written Notice	Notice may be sent via U.S. mail or email.
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.