

**CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS**

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**CHAPTER 5 | OVERLAY AND SPECIAL PURPOSE ZONING DISTRICTS****ARTICLE 5.1 GENERAL****§5.1.1 ESTABLISHMENT OF DISTRICTS**

The following Overlay and Special Purpose zoning districts are hereby established:

DISTRICT NAME		TYPE
<b>NRM</b>	Natural Resource Management	Special Purpose
<b>WDU</b>	Water-Dependent Use	Special Purpose
<b>MHC-O</b>	Maybank Highway Corridor Overlay Zoning District	Overlay Zoning District
<b>MP-O</b>	Mount Pleasant Overlay Zoning District	Overlay Zoning District
<b>FRC-O</b>	Folly Road Corridor Overlay Zoning District	Overlay Zoning District
<b>DRC-O</b>	Dorchester Road Corridor Overlay Zoning District	Overlay Zoning District
<b>MU-O</b>	Multiple Use Overlay Zoning District	Overlay Zoning District
<b>UB-O</b>	University Boulevard Overlay Zoning District	Overlay Zoning District
<b>STA-O</b>	St. Andrews Area Overlay Zoning District	Overlay Zoning District
<b>ARRC-O</b>	Ashley River Road Corridor Overlay Zoning District	Overlay Zoning District
<b>DUWAP-O</b>	DuPont-Wappoo Area Overlay Zoning District	Overlay Zoning District

**§5.1.2 PROCEDURE FOR ESTABLISHMENT**

Overlay and Special Purpose zoning districts shall be established, changed or modified in accordance with the procedures applicable to all zoning districts as described in Chapter 3 of this Ordinance.

**§5.1.3 OVERLAY ZONING DISTRICT APPLICABILITY**

The overlay zoning districts only apply to parcels indicated on the corresponding Overlay Zoning District Maps.

**§5.1.4 OVERLAY ZONING DISTRICT EFFECT**

- A.** The overlay zoning districts contained in this Ordinance are zones that impose a set of requirements or relax a set of requirements imposed by the underlying zoning district. Therefore, compliance with Article 3.4, Zoning Map Amendments (rezonings), of this Ordinance, is not required for parcels within these overlay zoning districts to be developed in compliance with the overlay zoning district regulations, including but not limited to the use regulations and density, intensity and dimensional standards of the overlay zoning districts. Development of parcels within the overlay zoning districts shall comply with all other applicable requirements and processes of this Ordinance, including but not limited to the Site Plan Review process, the Zoning Permit process, and the Subdivision process.
- B.** If the land use recommendation for a parcel in an overlay zoning district, as shown on the overlay zoning district map, is not utilized, the regulations of the underlying zoning district shall apply.
- C.** The provisions of this Section do not apply to Special Purpose Districts and Floating Zones, where compliance with Article 3.4, Zoning Map Amendments (rezonings), and all other applicable sections of this Ordinance, may be required.

<b>ARTICLE 5.2 NRM, NATURAL RESOURCE MANAGEMENT DISTRICT</b>
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**§5.2.1 PURPOSE AND INTENT**

The NRM, Natural Resource Management district implements the Conservation Management (Rural Area Future Land Use designation) policies of the *Comprehensive Plan*.

**§5.2.2 DEVELOPMENT STANDARDS**

Unless otherwise expressly allowed in this Article, all development within the NRM district shall require review and approval of a Planned Development, in accordance with procedures contained within this Ordinance. Development standards shall be established as a part of the Planned Development approval procedures, taking into account all applicable *Comprehensive Plan* policies, FEMA designations, erosion patterns, wildlife and plant habitat, soils, wetlands and other natural resource constraints.

**§5.2.3 EXCEPTIONS****A. RM District Standards**

For islands within the NRM district, the Planning Director shall be expressly authorized to issue permits for development that complies with the RM zoning district standards instead of the Planned Development procedures and standards of this Ordinance, provided that only one principal dwelling unit shall be allowed per lot.

**B. Dewees Island**

For property located on Dewees Island, the Planning Director shall be expressly authorized to issue permits for development that complies with Dewees Island Architectural and Environmental Design Guidelines (dated October 25, 1996) instead of the Planned Development procedures and standards of this Ordinance.

**C. Goat Island**

For property located on Goat Island, the Planning Director shall be expressly authorized to issue permits for development that complies with the R-4 zoning district standards, instead of the Planned Development procedures and standards of this Ordinance, provided that only one principal dwelling unit shall be allowed per lot and the following requirements shall apply:

1. The dimensional standards listed in the table below shall be met:

Minimum Lot Area	Minimum Front/Street Side Setback	Minimum Interior Side Setback
18,000 sq. ft.	10 Feet	15 Feet

2. One (1) accessory dwelling unit shall be allowed per zoning lot;
3. The combined heated square footage of the principal dwelling unit and the accessory dwelling unit shall not exceed 3,300 square feet; and
4. The combined square footage dedicated to unheated areas (decks,

porches, steps) of the principal dwelling unit and the accessory dwelling unit shall not exceed 2,000 square feet.

## **ARTICLE 5.3 WDU, WATER-DEPENDENT USE OVERLAY DISTRICT**

### **§5.3.1 PURPOSE AND INTENT**

The WDU, Water-Dependent Use Overlay District is intended to accommodate community docks, boat ramps, marinas and commercial docks and other nonresidential uses that require locations near water bodies.

- A. Private docks intended for the private use of one family shall be exempt from the requirements of this Ordinance.
- B. Joint use docks intended for the private use of two to four families shall be exempt from the requirements of this Article.

### **§5.3.2 USES**

Community docks, boat ramps, marinas and commercial docks and other uses that require locations near water bodies may be allowed in the WDU District, if approved in accordance with the procedures of this Ordinance.

### **§5.3.3 COMMUNITY DOCKS**

A community dock(s) is 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.

Community dock(s) shall be subject to the following standards:

1. All proposed community docks shall comply with the Site Plan Review procedures contained within this Ordinance;
2. All proposed community docks shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
3. All proposed community docks 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) shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
4. All proposed community docks must have a minimum of 75 feet of lot frontage at the marsh edge (OCRM Critical Line) and a minimum of 75 feet between its extended property lines at the location in the waterbody of the proposed dock;
5. No leasing or other transfer of space to individuals who do not reside in the residential community or other commercial uses are allowed at community docks;
6. Project proposals shall include facilities for the proper handling of litter, waste, refuse and petroleum products in accordance with SCDHEC

regulations;

7. A boat ramp may be allowed at a community dock subject to §5.3.4; and
8. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

#### **§5.3.4 STANDARDS FOR BOAT RAMPS**

Boat ramps provide access to the water for the launching and retrieving of watercraft not exceeding 12,000 pounds gross weight. Boat ramps providing launching and retrieving of watercraft in excess of 12,000 pounds gross weight shall follow the Special Exception provisions of this Ordinance in addition to the following requirements which shall apply to all boat ramps.

Boat ramps shall be subject to the following standards:

1. Filling or excavating of vegetated wetlands for boat ramp construction is prohibited unless no feasible alternatives exist in non-vegetated wetland areas. In addition, the area to be filled or excavated must be limited to that which is reasonable for the intended use;
2. Boat ramps must consist of environmentally acceptable materials, demonstrate sound design and construction so that they could reasonably be expected to be safe and effective, and minimize adverse effects;
3. Justification for boat ramp construction in environmentally sensitive areas shall be considered using the following priorities:
  - a. Public use – open to all citizens;
  - b. Restricted use – open to citizens of a particular area or organization only;
  - c. Private use – use for one citizen or family.
4. In cases where private use is necessary, siting of ramps must, wherever feasible, be located in areas where the least environmental impact will accrue to the area and be limited to 12 feet in width;
5. Boat ramp location requiring dredging or filling of wetlands to provide deep water access to the ramp, parking areas for the ramp, or other associated facilities are prohibited unless no feasible alternatives exist and environmental impacts can be minimized;
6. The siting of “public use” boat ramps is encouraged in easily accessible areas such as bridges and existing, abandoned causeways, provided that these sites comply with other applicable regulations;
7. All proposed boat ramps shall comply with the Site Plan Review

procedures contained within this Ordinance;

8. All proposed boat ramps shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
9. All proposed “public use” boat ramps shall require review and approval in accordance with the Special Exception procedures of this Ordinance; and
10. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

### **§5.3.5 STANDARDS FOR MARINAS**

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. Marinas shall be subject to the following standards:

#### **A. Uses**

The following uses and activities shall be allowed in association with a Marina:

1. Marinas may provide the following services if specifically authorized by a Special Exception approval:
  - a. Launching ramps and small hoists (to accommodate primarily the launching of water craft not exceeding 12,000 pounds in Residential and Agricultural Residential districts);
  - b. Piers, wharfs and other facilities for the berthing and securing of recreational water craft;
  - c. Dockside maintenance and repair necessary to keep water craft in operable condition;
  - d. Wet storage and mooring of seaworthy pleasure craft in operable condition;
  - e. Dispensing of fuel, subject to all applicable Ordinance requirements;
  - f. Shower and laundry facilities for marina clientele only;
  - g. Vending machines; and
  - h. Dry stack storage of water craft.
2. Excluding marinas in agricultural and residential districts, marinas

providing 25 or more boat slips may provide the following additional services:

- a. Bait and tackle retail sales;
- b. Retail sales of basic marine supplies and accessories necessary for boat operation, maintenance and upkeep (not to include the sale of boats and/or motors); and
- c. Snack bars and retail groceries.

## B. Performance Standards

In addition to any other applicable provisions of the Ordinance, marinas shall be subject to the following performance standards.

<b>MARINA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MINIMUM LOT AREA</b>	1 Acre
<b>MINIMUM LOT WIDTH</b>	250 feet
<b>MINIMUM SETBACKS [1]</b>	
Front/Street Side	25 feet
Interior Side	15 feet
Rear	25 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	35% of lot
<b>MAXIMUM HEIGHT</b>	35 feet [2]

[1] Landscape buffer standards and Wetlands buffer standards of Chapter 9 also apply.

[2] Properties located within the Water-Dependent Use district that have a zoning district designation of Industrial (I) or Community Commercial (CC) are allowed a maximum height of sixty (60) feet.

### 1. Lot Area and Location

The property shall have frontage on a public-owned road or a privately maintained road built to county road and meet the following density/intensity and dimensional standards unless more restrictive standards are imposed at the time of Special Exception approval:

### 2. Services

All services provided by the marina shall be located on the same zoning lot or on the piers associated therewith.

### 3. Structures

All retail sales and services shall be enclosed. The maximum structure size or bulk shall be limited to ten square feet of net floor area for each boat slip.

### 4. Setbacks

All structures shall be setback a minimum of 100 feet from abutting agricultural and residential zoning districts except where the property line is the street right-of-way line, in which case the front setback established for the zoning lot shall apply.

**5. Parking**

Off-street parking shall be provided in accordance with the requirements contained in Chapter 9. Any parking associated with the use of the launching ramp and other marine activities must be accommodated on-site. Parking surfaces and off-street roads or driveways within the facility shall be graded and covered with a permanent dust proof surface.

**6. Storage**

Areas for boat trailer storage and open field boat storage shall be designated and screened in accordance with the Landscaping, Screening and Buffer requirements of Chapter 9. Open field boat storage on trailers may be provided at a ratio of one (10-foot x 20-foot space) for each two boat slips.

**7. Screening**

Marina developments, including areas for boat trailer storage and open field boat storage, shall be screened from adjacent uses in accordance with the Landscaping, Screening and Buffer requirements of Chapter 9.

**8. Signs**

Those signs that identify commercial activity shall be placed and designated so as not to distract the general public.

**9. Wastewater Disposal Facilities**

Wastewater disposal facilities shall meet the requirements of the regulatory agencies having jurisdiction.

**10. Fire Prevention**

Firefighting or fire prevention equipment shall be as specified by the local fire district in which the marina is located.

**11. Siting Standards**

Marinas shall meet all of the following requirements:

- a. All proposed marinas shall comply with the Site Plan Review procedures contained within this Ordinance;
- b. All proposed marinas shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
- c. All proposed marinas shall require review and approval in accordance with the Special Exception procedures of this Ordinance;

- d. New marinas, which includes all structures defined as marinas in Chapter 12, are not allowed in waters classified for shellfish harvesting, except for any lock harbor, dry stack or expanded existing marina that does not close any additional waters for shellfish harvesting, as provided by SCDHEC;
- e. Marinas should be located in areas that will have minimal adverse impact on wetlands, water quality, wildlife and marine resources, or other critical habitats; and
- f. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition, approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

#### **§5.3.6 STANDARDS FOR COMMERCIAL DOCKS THAT ARE NOT MARINAS**

A Commercial dock(s) is a docking facility used for commercial purposes. A commercial dock is not necessarily a marina, a boat yard or a dry storage facility but shall be subject to the following standards:

- A. All proposed commercial docks shall comply with the Site Plan Review procedures contained within this Ordinance;
- B. All proposed commercial docks shall comply with all applicable regulatory requirements of State and Federal agencies including but not limited to South Carolina Department of Health and Environmental Control (SCDHEC) and U.S. Army Corps of Engineers;
- C. All proposed commercial docks shall require review and approval in accordance with the Special Exception procedures of this Ordinance;
- D. All proposed commercial docks must meet the Density/Intensity and Dimensional standards of §5.3.5.B.1.
- E. Project proposals shall include facilities for the proper handling of litter, waste, refuse and petroleum products in accordance with SCDHEC regulations;
- F. New commercial docks are not allowed in waters classified for shellfish harvesting if their proposed uses would result in closure of additional waters for shellfish harvesting, as provided by SCDHEC;
- G. Commercial docks should be located in areas that will have minimal adverse impact on wetlands, wildlife and marine resources, or other critical habitats;
- H. A boat ramp may be allowed at a commercial dock subject to §5.3.4; and
- I. Approval of this particular use by Charleston County shall not relieve the recipient (use) of responsibility for complying with all other applicable requirements of any other local, county, state or federal agency. In addition,

approval by Charleston County does not guarantee nor recommend approval from any other legal entity or governmental agency.

### **§5.3.7 LEGAL NONCONFORMING WATER-DEPENDENT USES**

- A. Any Water-Dependent Use, as defined by this Article, that is a legal nonconforming use, has been permitted or application has been made for permitting to the State existing prior to June 17, 2008, shall be considered an existing Water-Dependent Use for the purposes of this Article. Any expansion of the existing use that is more intense or increases by 25 percent or more of the use shall be subject to all provisions contained within this Article.

## **ARTICLE 5.4 MHC-O, MAYBANK HIGHWAY CORRIDOR OVERLAY ZONING DISTRICT**

### **§5.4.1 STATEMENT OF FINDINGS**

The MHC-O, Maybank Highway Corridor Overlay zoning district, is one of the gateways to John's Island. This corridor also acts as one of the main thoroughfares for destinations such as Kiawah Island, Seabrook Island, and Wadmalaw Island and, consequently, carries a high volume of vehicles each day. Moreover, some of the properties within this corridor are located within the jurisdictional limits of the City of Charleston, while some are located within unincorporated Charleston County. The MHC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the City of Charleston concerning land development regulations.

### **§5.4.2 PURPOSE**

The purpose of the MHC-O, Maybank Highway Corridor Overlay zoning district, is to create a commercial corridor that is well-planned and attractive through the implementation of traffic safety measures and consistent design standards.

### **§5.4.3 EFFECT OF OVERLAY ZONING DISTRICT**

The MHC-O, Maybank Highway Corridor Overlay zoning district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the MHC-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Maybank Highway Corridor regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

### **§5.4.4 APPLICABILITY**

The standards of this Article shall apply to all development within the MHC-O district except single family residential.

### **§5.4.5 CURB CUTS**

- A. All parcels in this overlay are allowed one curb cut per 250 feet of road frontage, with the exception of single family detached residentially zoned parcels and parcels containing single family detached residential uses. Each parcel involved in a shared access agreement shall be allowed an increase in building cover up to a maximum of forty percent (40%) of the lot.
- B. The applicant must request a shared access with the adjacent property if frontage is less than 250 feet and the adjacent property does not contain a

single family detached residential zoning district or a single family detached residential use. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:

1. A letter from the adjacent property owner denying access; or
  2. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter.
- C. If subsection B applies, a curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed or when rezoned, unless:
1. The applicant provides a traffic impact study that complies with Article 9.9 of this Ordinance; and
  2. The approving agency finds that:
    - a. The shared access requirement will not create more efficient traffic circulation patterns due to unique site configuration or topographical conditions; or
    - b. The shared access requirement is not proportionate to the increased traffic or change in circulation patterns created by the proposed development.
- D. Shared access should be located along a common property boundary.

#### §5.4.6

#### **BUFFERS**

##### **A. Right-of-Way Buffers**

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

**B. Other Buffers**

OFFICE (O) AND COMMERCIAL (C) DISTRICTS/USES [1] [2]	INDUSTRIAL (I) DISTRICTS/Uses [1] [2]
Other buffers and landscape areas shall be provided in accordance with the Landscaping, Screening and Buffer standards contained in Chapter 9 of this Ordinance.	Rear and side yard buffers with a minimum width of 100 feet shall be provided except when abutting industrial district or use. All trees with a DBH of 8 inches or greater shall be retained within such buffers. Buffers shall also contain the following minimum plantings per 100 linear feet: 12 canopy trees, 15 understory trees and 40 shrubs. Existing trees with a DBH of 6 inches or greater may be utilized to meet any planting requirements.

Notes:

- [1] All required landscape and buffer areas should contain vegetation selected from the List of Native and Naturalized Species available from the Site Plan Review Coordinator or other plant species expressly approved by the Planning Director. At least 50 percent of understory vegetation must be evergreen. The preservation of existing natural vegetation is preferred over new plantings.
- [2] Drainage swales that are designed to direct [not hold] water may be placed in required buffers only when trees are not endangered and only when the swale meanders through the buffer in an unobtrusive manner.

**§5.4.7 SIGNS**

Signs shall comply with the following standards:

STANDARD	
Maximum Sign Face Area (square feet) [1]	40
Maximum Sign Height (feet) [2]	10
Maximum Number of Signs per Major Road Frontage	1
Internal Illumination Allowed Internally illuminated signs must be constructed with routed letters and/or an opaque background	Yes

[1] A maximum of two (2) sign faces shall be allowed per sign.

[2] Freestanding signs shall be monument or pedestal type.

**§5.4.8 ACCESSORY STRUCTURE SIZE**

Accessory structures for all nonresidential uses shall not exceed 25 percent of the area of the principal structure. Residential use of accessory structures shall be prohibited except for owner/business operators.

**§5.4.9 DIMENSIONAL AND DEVELOPMENT STANDARDS**

- A. Building height shall be limited to 35 feet above base flood elevation;
- B. Maximum building cover shall not exceed thirty percent (30%) of the lot, with the exception of parcels involved in shared access agreements which are allowed a maximum building cover of forty percent (40%) of the lot, per Section 5.4.5; and

- C. All other development standards of Chapter 9 shall apply.

#### **§5.4.10 PEDESTRIAN ACCESS**

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.

### **ARTICLE 5.5 MP-O, MOUNT PLEASANT OVERLAY ZONING DISTRICT**

#### **§5.5.1 STATEMENT OF FINDINGS**

The MP-O, Mount Pleasant Overlay zoning district, is comprised of the unincorporated areas along Long Point Road, Coleman Boulevard, Chuck Dawley Boulevard, Highway 17 North, and other areas as shown on the map entitled “Mount Pleasant Overlay Zoning District.” Highway 17 North is a major thoroughfare for travel in the Mount Pleasant/East Cooper Area. Both commercial and residential land uses exist along this corridor. This district has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County.

The Sweetgrass Basket Stand Special Consideration Area is located within the Mount Pleasant Overlay Zoning District, as depicted on the map entitled “Sweetgrass Basket Stand Special Consideration Area.” The purpose of this special consideration area is to protect the tradition of selling sweetgrass baskets, to preserve the rural residential character of the community, to create a rural village appearance along Highway 17 North allowing only low intensity office and commercial uses, and to encourage affordable, or workforce housing, that is consistent with the single owner-occupied housing that currently exists. The land use recommendations and design requirements contained within this Article are the result of a community-wide effort. There is a desire of the residents to pursue a historic designation for the area fronting on Highway 17 North from Venning Road to White Hall Terrace. Any zoning-related recommendations that come from a historic designation will be considered for incorporation into the Mount Pleasant Overlay Zoning District.

#### **§5.5.2 INTENT**

The regulations of this Article are intended to promote traffic safety, improved visual appearance and quality development. The intent of the MP-O district is to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the County of Charleston and the Town of Mount Pleasant concerning land development regulations.

#### **§5.5.3 EFFECT OF OVERLAY ZONING DISTRICT**

The MP-O Mount Pleasant Overlay zoning district regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special MP-O district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply. These district regulations are intended to be consistent with similar regulations within the Town of Mount Pleasant.

**§5.5.4 APPLICABILITY**

The standards of this Article shall apply to all development within the MP-O district except single family residential. Exceptions to this include the regulations of Section 5.5.15, Sweetgrass Basket Special Consideration Area.

**§5.5.5 BUFFERS**

Buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance or as otherwise stated in Section 5.5.15, Sweetgrass Basket Stand Special Consideration Area, and Section 5.5.16, Hungryneck Boulevard-Venning Road Area.

**A. Right-of-Way Buffers**

Right-of-way buffers are required in accordance with the requirements of the Landscape Buffers Section contained in Chapter 9 of this Ordinance.

**§5.5.6 CURB CUTS**

- A.** All parcels in this overlay are allowed one curb cut per 250 feet of road frontage, with the exception of single family detached residentially zoned parcels, parcels containing single family detached residential uses, parcels in the Old Georgetown Loop Office Area and parcels in the Hungryneck Boulevard Area. Parcels in the Hungryneck Boulevard Area shall comply with the access requirements contained in Section 5.5.16(C) and parcels in the Old Georgetown Loop Office Area shall comply with the access requirements contained in Section 5.5.15(G)(2).
- B.** The minimum distance from a street intersection for new residential or commercial use access is 75 feet measured from the edge of the intersecting roadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
- C.** As a condition of non-residential use zoning/rezoning, a suitable access management plan must be submitted demonstrating that the 250 foot driveway separation requirement can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property.
1. Aggregation of parcels.
  2. Parallel frontage or “backage” roads.
  3. Shared curb cuts between adjoining properties.
  4. Shared access easements between parcels.
- D.** Corner lot parcels shall provide access from the side street and not US Highway 17 North

**§5.5.7 SIGNS****A. Free-Standing Signs****1. Number**

A maximum of one free-standing sign shall be permitted. If the parcel abuts more than 1 road, only one sign shall be allowed.

**2. Size**

Free-standing signs shall not exceed 50 square feet per sign face. A maximum of two (2) sign faces shall be allowed per sign.

**3. Height**

The maximum total height of a sign and sign structure shall not exceed 10 feet.

**4. Type**

All free-standing signs shall be "monument" or "pedestal" type.

**5. Illumination**

Internal illumination shall be permitted in required 15-foot buffer areas. Internal illumination shall not be allowed in 50-foot buffer areas.

**6. Flashing/Movement**

Flashing or moving signs shall be prohibited.

**B. Shopping Center Free-Standing Signs****1. Number**

A maximum of one monument or pedestal-type free-standing sign shall be permitted, provided that the center has vehicular access to that street frontage.

**2. Size**

Shopping center free-standing signs shall not exceed one square foot of sign face area per each linear foot of street frontage, up to a maximum of 150 square feet of sign face. A maximum of two (2) sign faces shall be allowed per sign.

**C. Wall Signs**

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to a maximum of 100 square feet of wall signage.

**D. Shopping Center Wall Signs**

Each individual store unit will be permitted one square foot of wall signage per each linear foot of shop frontage, up to a maximum of 100 square feet.

**E. Off-Premises Signs**

Off premises signs are prohibited within the MP-O district.

**F. Master Signage Plan**

1. The applicant must provide a Master Signage Plan.
2. The Master Signage Plan must establish uniform specifications for each wall sign that includes:
  - a. Sign facing and cabinet materials, illumination, and painting;
  - b. Style and color palette for all signs (e.g., letter colors, background colors, and text font);
  - c. Borders and similar embellishments;
  - d. Appearance/location of logos or icons; and
  - e. The location, shape and proportion of the sign.
3. The Master Signage Plan shall include proposed sign locations and computations of the maximum total sign area permitted for the site.
4. The Master Signage Plan must be approved as part of the underlying permit application. A Master Signage Plan shall not be approved unless the Planning Director finds that:
  - a. The plan provides the specifications required by subsections 1 and 2, above; and
  - b. The plan provides for signs that meet the size limitations, location requirements and other applicable requirements of this Chapter.
5. The Master Signage Plan may be amended by following the procedures for amending the underlying permit application.
6. After approval of a Master Signage Plan, no permanent sign shall be erected, placed, painted, or maintained, except in accordance with the plan. The Master Signage Plan may be enforced in the same way as any provision of this Ordinance.

**G. Illumination**

1. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
2. No illumination that simulates traffic control devices or emergency vehicles shall be used.
3. All illumination must be from a steady, stationary light source.
  - a. Internal Illumination.

- i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
  - ii. Signs shall not have light reflecting backgrounds nor letters.
  - iii. All finishes shall be a matte finish.
- b. External Illumination.
- i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
  - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
  - iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
  - iv. The color of light sources to illuminate signs shall be white.
  - v. Signs shall not have light-reflecting backgrounds nor letters.

#### **§5.5.8 ARCHITECTURAL AND BUILDING DESIGN STANDARDS**

In addition to the Architectural and Landscape Design Guidelines contained in Chapter 9 of this Ordinance, no building elevation shall be constructed of unadorned concrete masonry units or corrugated and/or sheet metal, except as permitted for parcels in the Sweetgrass Basket Stand Special Consideration Area, which shall comply with the requirements of Section 5.5.15. Additionally, the architectural standards of Section 5.5.15(E) shall apply to all nonresidential properties in the Sweetgrass Basket Stand Special Consideration Area.

#### **§5.5.9 DIMENSIONAL AND DEVELOPMENT STANDARDS**

The dimensional and development standards of this Section shall apply to all parcels in the MP-O District, with the exception of parcels in the Sweetgrass Basket Stand Special Consideration Area and parcels in the Hungryneck Boulevard Area. Parcels in the Sweetgrass Basket Stand Special Consideration Area shall comply with the regulations of Section 5.5.15 and parcels in the Hungryneck Boulevard Area shall comply with the regulations of Section 5.5.16(C).

- A. Maximum building cover shall not exceed thirty percent (30%) of the lot, with the exception of parcels involved in shared access agreements which are allowed a maximum building cover of forty percent (40%) of the lot, per Section 5.5.6.
- B. Flag lots are prohibited.
- C. Building heights are limited to 45 feet in the M-8, M-12, CC, and I Zoning Districts. All other zoning districts shall be limited to a maximum building height of 35 feet. All building heights are measured from the base flood elevation to the highest point of the roof.

- D. All other development standards of Chapter 9 shall apply.

#### **§5.5.10 LOADING AREAS**

Structures shall be oriented so that loading areas are not visible from residential zoning districts, from existing public rights-of-way or from planned future public rights-of-way.

Loading areas may be oriented toward adjoining developed properties which are commercially zoned or toward adjoining properties eligible for future commercial development if they are entirely screened from view by the use of solid fencing or landscaping that conforms to Section 9.5.3 of this Ordinance.

#### **§5.5.11 UTILITY LINES**

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

#### **§5.5.12 LIGHTING**

Site lighting shall be from a concealed light source fixture and will not spill over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists. Lighting fixtures shall be limited in height to 18 feet. Lighting will be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way. Security lighting will be provided, particularly at pedestrian walkways. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

#### **§5.5.13 PEDESTRIAN ACCESS**

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

#### **§5.5.14 USES**

- A. The following uses shall be prohibited on parcels included in the Mount Pleasant Overlay Zoning District:
  - 1. Auto Dealers, New and Used
  - 2. Vehicle Storage
  - 3. Sexually Oriented Businesses
  - 4. Billboards
- B. The following uses are subject to the Special Exception procedures of this Ordinance:

1. Bar or Lounge
  2. Liquor, Beer, or Wine Sales (as defined in this Ordinance)
  3. Gun Shops and/or Indoor/Outdoor Shooting Ranges
  4. Boat/RV Storage
- C. The following uses are allowed on any Industrial (I) zoned parcel located west (inside) Interstate 526 if a Special Exception is granted by the Board of Zoning Appeals. Otherwise, these uses shall be prohibited.
1. Warehousing, Distribution and Freight Forward Facilities
  2. Freight Container Storage Yards
  3. Fuel Storage Facility
  4. Stockpiling of Sand, Gravel or other Aggregate Materials
- D. All uses other than Single Family Residential uses must complete the Site Plan Review process as detailed in Article 3.7 of this Ordinance.

#### **§5.5.15 SWEETGRASS BASKET STAND SPECIAL CONSIDERATION AREA**

The Sweetgrass Basket Stand Special Consideration Area encompasses the area bounded by Highway 17 North, Porchers Bluff Road, Rifle Range Road, and the Isle of Palms Connector. Specific design requirements and land use recommendations for this area are included in this Section as well as on the maps entitled "Mount Pleasant Overlay Zoning District" and "Sweetgrass Basket Stand Special Consideration Area."

- A. Sweetgrass Basket Stands within the Special Consideration Area**  
Charleston County and the Town of Mount Pleasant recognize the importance of sweetgrass basket stands. It is the intent of this Special Consideration Area to preserve and enhance their existence. All development shall encourage this use along Highway 17 North. The following standards shall apply to sweetgrass basket stands within the special consideration area:
1. Sweetgrass basket stands shall be allowed within all buffers and rights-of-way (to the extent the entity having jurisdiction over encroachments to the right-of-way extends permission);
  2. All sweetgrass basket stands shall utilize safe ingress/egress; and
  3. Parking for sweetgrass basket stands shall be located beyond the side of the stand which is furthest from the roadway.
- B. Stormwater Drainage**  
A Stormwater Management Plan shall be required. The Stormwater Management Plan shall address the following stormwater drainage issues, including, but not limited to:

1. A shared system;
  2. The recommendations from the Isaac German Watershed study;
  3. Piped systems; and
  4. Incorporation of access along stormwater drainage areas for maintenance and pedestrian access.
- C.** All requirements of Article 4.22, Waterfront Development Standards, shall apply.

**D. Residential Area**

The Residential Area, as shown on the map entitled “Sweetgrass Basket Stand Special Consideration Area,” is intended to promote development consistent with the rural residential character of the Special Consideration Area. All properties within the Residential Area shall comply with the following standards:

1. Permitted uses shall include those allowed in the Special Management 3 (S-3) Zoning District, as described in Table 6.1.1, Use Table.
2. The Density/Intensity and Dimensional Standards in the following table shall apply to all properties in the Residential Area.

<b>RESIDENTIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]</b>	
<b>MAXIMUM DENSITY</b>	3 dwelling units per acre
<b>MINIMUM LOT AREA</b>	12,500 square feet
<b>MINIMUM LOT WIDTH</b>	70 feet [2]
<b>MINIMUM SETBACKS</b>	
<b>Front/Street Side [3]</b>	25 feet
<b>Interior Side</b>	15 feet
<b>Rear</b>	25 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.22, as they apply to the S-3 Zoning District, shall be met.

[2] 80 feet without public water and/or public sewer.

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

3. Accessory Dwelling Units
  - a. Lots of 12,500 square feet or greater shall be permitted a maximum of one (1) accessory dwelling unit;

- b. Accessory dwelling units shall have a maximum of 1,200 square feet of heated gross floor area; and
  - c. All other applicable requirements of Section 6.5.9, Accessory Dwelling Units, shall apply.
4. Dwelling Groups
- Where two (2) or more principal single family residential structures are located on the same zoning lot, the following criteria shall apply:
- a. **Density/Intensity and Dimensional Standards**  
Density/intensity and dimensional standards of Section 5.5.15.D(2) shall apply. In each case, the distance between structures shall not be less than the sum of the minimum interior setbacks required. This distance shall be measured from the closest protrusion of each structure. Where no building footprint is indicated, a maximum of a 100-foot by 100-foot area shall be shown for each dwelling to indicate the area where each dwelling is to be constructed.
  - b. **Face of Dwelling Units**  
Each dwelling unit shall face (front) either a street, courtyard or living space.
  - c. **Vehicle Access**  
Each dwelling group shall provide an access consistent with the Road Construction Standards in Appendix A of this Ordinance.
  - d. **Other Zoning Requirements**  
Unless specifically modified by this Section, Dwelling Groups shall comply with all other requirements of this Ordinance for the district in which located.
5. All Major Subdivisions, as defined in Chapter 8, shall:
- a. Incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways; and
  - b. Provide street lighting along all roads. Lighting shall have a maximum average of five (5) footcandles.
6. Single Family Detached Affordable Housing Units
- The purpose of this Section is to promote ownership or occupancy of affordable, quality housing by low-moderate income households. Property within the Sweetgrass Basket Stand Special Consideration Area may be approved for subdivision and development in accordance with the density/intensity and dimensional standards of this Section. The legal entity developing the subject parcel must construct new residential housing for the provision of affordable housing as certified by Charleston County. The purchaser or tenant of the affordable household, at the time of closing or rental agreement, must meet the HUD definition of low-

moderate income, as may be amended from time to time. The following standards of this Section must also be met:

**a. Single Family Detached Affordable Housing Units**

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

**b. Ownership/Occupancy**

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

**c. Density/Intensity and Dimensional Standards**

The density/intensity and dimensional standards listed in the following table shall apply to single family detached affordable housing units:

<b>RESIDENTIAL AREA – SINGLE FAMILY DETACHED AFFORDABLE HOUSING UNITS: DENSITY/INTENSITY AND DIMENSIONAL STANDARDS [1]</b>	
<b>MAXIMUM DENSITY</b>	4 dwelling units per acre
<b>MINIMUM LOT AREA</b>	8,000 square feet
<b>MINIMUM LOT WIDTH</b>	60 feet
<b>MINIMUM SETBACKS</b>	
<b>Front/Street Side [2]</b>	25 feet
<b>Interior Side</b>	5 feet
<b>Rear</b>	15 feet
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of lot
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet as measured from base flood elevation to the peak of the roof

[1] The Waterfront Development Standards of Article 4.22, as they apply to the S-3 Zoning District, shall be met.

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

**d. Uses**

Only single family detached affordable housing units shall be permitted.

**7. Planned Development - Affordable Dwelling Units (PD-AD)**

The following requirements are in addition to the requirements of Article 4.23, Planned Developments. All requests for developments that include affordable dwelling units that do not meet the requirements of subsection 6, above, must be in the form of Planned Development applications,

provided that:

- a. At least fifty percent (50%) of the dwelling units in the development shall be affordable dwelling units, as defined above;
  - b. The maximum density shall not exceed 4.5 dwelling units per acre;
  - c. Development shall be generally consistent with the single family occupied housing that currently exists in the Special Consideration Area; and
  - d. For the purposes of this subsection, Affordable Dwelling Units shall have the same definition of "Affordable Housing" as contained in Chapter 12 of this Ordinance.
8. **Planned Development - Conservation Design (PD-CD)**  
The following requirements are in addition to the requirements of Article 4.23, Planned Developments. The Planned Development-Conservation Design District is intended to perpetuate low-density rural character, preserve and protect natural resources and sensitive areas, promote agricultural pursuits, and balance the urban environment. In order to qualify as a PD-CD District, a project shall meet each of the following requirements:
- a. **Density Provisions**  
The maximum density shall not exceed three (3) dwelling units per acre. No wetlands over an acre in size shall be used in calculating density on the site.
  - b. **Site Requirements**  
The property shall be located within the Sweetgrass Basket Stand Special Consideration Area.
  - c. Development Standards for a proposed PD-CD District shall:
    - i. Incorporate cluster development patterns.
      - (a) This is a development design technique that concentrates buildings in specific areas on a site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive areas.
      - (b) There is no minimum lot area requirement.
    - ii. Provide contiguous open space and dimensional standards for that space.
    - iii. Install a pedestrian circulation system.
    - iv. Provide public access to open space.

- v. Provide for design that preserves the character of historic, archaeological and/or cultural sites.
  - (a) These areas are not to be included in lots.
  - (b) Design should include provisions for buffering or passive park design.
- vi. Protect in perpetuity at least 40% of the entire site area.
- vii. Protect all trees with eight-inch DBH or greater that are not located in the footprint of a house.
- viii. Leave scenic views unblocked, as seen from public thoroughfares.
- ix. Incorporate roadway design and stormwater standards that adhere to environmentally and aesthetically sensitive best management practices and development standards.
- x. Provide buffers as follows:
  - (a) Buffers around wetlands and wildlife areas shall remain in an undisturbed natural state.
  - (b) Buffers shall in every case conform to these guidelines:
    - (1) Select clearing shall be allowed in these buffers of trees measuring less than three inches DBH. Select clearing shall not include trimming limbs more than eight feet above ground level. All trees three inches DBH or greater shall be indicated on a tree survey.
    - (2) Any plantings allowed or required within this buffer shall be native species;
    - (3) No cross penetrations of utilities within the buffer will be allowed;
    - (4) The boundaries of the natural roadside buffer shall be clearly delineated and identified on all development plans and plats submitted for approval;
    - (5) Protected buffer areas shall be staked out in the field prior to construction activities;
    - (6) Buffers along waterfront, marsh, minor arterials or collector streets will be 50 feet in depth, and all

requirements of Article 4.22, Waterfront Development Standards, shall apply; and

- (7) Buffers along major arterials shall be 100 feet in depth.

#### **E. Architectural Standards**

The intent of the design requirements for this area is to reflect a more rural visual context rather than a suburban or urban character. The following regulations apply to all development other than single family detached residential:

1. All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
2. Building materials shall consist of cementitious siding to give the appearance of wood siding rather than brick or adorned masonry siding; pitch roofs are preferred over flat roofs; and the use of porches are encouraged. Corrugated metal and unadorned masonry may be acceptable as siding material in the proper context.
3. Unfinished metal facades shall be prohibited on all sides of the structure.
4. Glass facades shall not exceed 30% of the building face/elevation.
5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, or shell stone exterior appearance.
7. Buildings shall have an earthtone color scheme.
8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.
10. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well within the development area.
11. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including

metal edging brick, concrete curb, landscape timbers and similar sturdy products.

12. All signage shall comply with Section 5.5.7, Signs.

**F. Roads**

1. All nonresidential development shall incorporate linkages within the proposed development and to adjacent developments through the provision of sidewalks and/or pedestrian/bike pathways.
2. Internal access roads, whether public or private, and all right-of-way frontages shall require street lighting, as required in Article 3.7. Lighting shall have a maximum average of five (5) footcandles.

**G. Old Georgetown Loop Office Area**

Properties within the Old Georgetown Loop Office Area have frontage on both Highway 17 North and Old Georgetown Road, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area." This area is intended solely for office/professional uses that will be designed to have as little impact on adjacent residential uses as practicable. Retail Sales and Service uses and Industrial uses that do not already exist in this area are not permitted. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:

1. Permitted uses shall include those allowed in the Residential Office (OR) and General Office (OG) Zoning Districts, as described in Table 6.1.1, Use Table, with the exception of Retail Sales and Service uses and Industrial uses. Refer to Section 5.5.14 for the list of prohibited or restricted uses.
2. Access
  - a. The property or properties shall have a minimum combined frontage of 200 feet along Highway 17 North;
  - b. The property or properties shall have a single shared access from Highway 17 North or, if appropriate, shared access shall be provided from Old Georgetown Road; and
  - c. Shared access locations shall be separated by a minimum of 200 feet.

3. Density/Intensity and Dimensional Standards  
The following Density/Intensity and Dimensional Standards shall apply to properties in the Old Georgetown Loop Office Area:

<b>OLD GEORGETOWN LOOP OFFICE AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MINIMUM LOT AREA</b>	None
<b>MINIMUM SETBACKS</b>	Equivalent to required buffers
<b>MAXIMUM BUILDING COVER</b>	30% of the buildable area
<b>MAXIMUM BUILDING SIZE</b>	No single building shall exceed 3,000 gross square feet of floor area
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story

4. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.
5. Hours of operation shall be limited to 7 AM to 7 PM.
6. Buffers
- A minimum of a 15-foot vegetated right-of-way buffer shall be required along Highway 17 North;
  - A minimum of a 20-foot vegetated right-of-way buffer shall be required at the rear or adjacent to residential uses; and
  - Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
7. Residential development shall meet the requirements of Section 5.5.15(D).

**H. Village Commercial Area from Isle of Palms Connector to Hamlin Road**

The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for low-intensity commercial uses. These low-intensity commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area." All development applications shall, at the time application is made, provide proof that the following requirements will be met:

- Permitted uses shall include those allowed in the Commercial Transitional (CT) and Neighborhood Commercial (CN) Zoning Districts, as described in Table 6.1.1, Use Table. Refer to Section 5.5.14 for the list of prohibited or restricted uses.
- Density/Intensity and Dimensional Standards  
The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

<b>VILLAGE COMMERCIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MINIMUM LOT AREA</b>	None
<b>MINIMUM LOT WIDTH</b>	75 feet
<b>MINIMUM SETBACKS</b>	Equivalent to required buffers
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of the buildable area
<b>MAXIMUM BUILDING SIZE</b>	No single building shall exceed 10,000 square feet of gross floor area
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (1) story

3. Development shall comply with all other applicable regulations of this Ordinance, including the Development Standards of Chapter 9.
4. Buffers
  - a. A minimum of a 50-foot vegetated right-of-way buffer shall be required along Highway 17 North;
  - b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses; and
  - c. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
5. Residential development shall meet the requirements of Section 5.5.15(D).

**I. Village Commercial Area from Hamlin Road to Porcher's Bluff Road**

The Village Commercial Area, as illustrated on the map entitled "Sweetgrass Basket Stand Special Consideration Area," is intended for higher intensity commercial uses than the Village Commercial area located between the Isle of Palms Connector and Hamlin Road. This part of the overlay zoning district is intended to ensure safe, convenient, and efficient traffic movement by implementing an appropriate access management plan, thereby reducing the need for vehicle trips onto Highway 17. These commercial recommendations apply to 500 feet in depth from the edge of the right-of-way for properties fronting on Highway 17 North, as shown on the map entitled "Sweetgrass Basket Stand Special Consideration Area."

1. **Required Coordination With Adjacent Jurisdictions**  
A letter of coordination from the Town of Mount Pleasant shall be required as part of all land development applications with the exception of applications for single family detached residential uses. The purpose of the letter of coordination is to ensure that the proposed development is consistent with the land uses, density/intensity and dimensional standards, and design and development standards adopted by the Town of Mount Pleasant. Coordination with applicable Town: Council, Planning Commission, Staff, Design Review Board or other review,

recommendation, or decision-making bodies may be required.

2. **Planned Developments**  
The minimum site area for a planned development shall be five (5) acres.
3. All development applications shall, at the time application is made, demonstrate how the following requirements will be met:
  - a. Permitted uses shall include the following:

i. **Uses allowed by right include:**

ACCOMMODATIONS Bed & Breakfast Inns Hotels/Motels Rooming/Boarding Houses  COURTS & PUBLIC SAFETY Court of Law Safety Services  DAY CARE SERVICES  DEATH CARE SERVICES Funeral Services  EDUCATIONAL SERVICES  FINANCIAL SERVICES  FOOD SERVICES & DRINKING PLACES General Restaurant  HEALTH CARE SERVICES Counseling Services Health Care Laboratories Home Health Agencies Hospitals Medical Office/Outpatient Clinic Outpatient Facilities for Chemically Dependent or Addicted Persons Rehabilitation Facilities Residential Treatment Facility for Children/Adolescents  INFORMATION INDUSTRIES Communication Services  MUSEUMS, HISTORICAL SITES, & SIMILAR INSTITUTIONS Botanical Gardens Historical Sites Libraries/Archives Museums Nature Exhibition  OFFICES	OTHER NONRESIDENTIAL DEVELOPMENT Building Equipment or Other Machinery Installation Contractors Carpentry Contractors Concrete Contractors Convention Center or Visitors Bureau Drywall, Plastering, Acoustical, or Insulation Contractors Electrical Contractors Excavation Contractors Masonry or Stone Contractors Painting or Wall Covering Contractors Plumbing, Heating, or Air-Conditioning Contractors Roofing, Siding, or Sheet Metal Contractors Special Trade Contractors Tile, Marble, Terrazzo, or Mosaic Contractors  POSTAL SERVICE  RECREATION & ENTERTAINMENT Community Recreation Parks & Recreation  RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS Religious Assembly Social/Civic Organizations Social Club/Lodge  RENTAL & LEASING SERVICES Consumer Goods Rental Center Consumer Goods Rental Service  REPAIR & MAINTENANCE SERVICES Consumer Repair Service  RESIDENTIAL Multi-Family Housing	RETAIL OR PERSONAL SERVICES Coin-Operated Laundries Drycleaning or Laundry Pick-Up Service Stations Hair, Nail, or Skin Care Services Landscaping/Horticultural Services Locksmith One-Hour Photo Finishing Personal Improvement Service Services to Buildings or Dwellings Tailors/Seamstresses  RETAIL SALES Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store Building Materials/Garden Equipment & Supplies Retailers Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store Convenience Store Drug Store/Pharmacy Duplicating/Quick Printing Service Electronics, Appliance, or Related Products Store Florist Food Sales Furniture, Cabinet, Home Furnishings, or Related Products Store General Retail Sales/Services Hardware Stores Home Improvement Centers Outdoor Power Equipment Store Paint, Varnish, or Wallpaper Store Pawn Shop Private Postal/Mailing Service Tobacconist Warehouse Club/Superstore  WHOLESALE SALES Flower, Nursery Stock or Florists' Supplies Wholesaler
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- ii. Uses subject to conditions include:
  - a. Communications Towers (§6.4.5)
  - b. Pet Stores or Grooming Salons (§6.4.32)
  - c. Self-Service Storage/Mini Warehouses (§6.4.16)
  - d. Utility substations (§6.4.21)
  - e. Veterinary Services (§6.4.32)
  
- b. The following uses are subject to the Special Exception procedures of this Ordinance:
  - i. Bar or Lounge
  - ii. Consumer Vehicle Repair
  - iii. Fast Food Restaurant
  - iv. Gasoline Service Stations (with or without convenience stores)
  - v. Indoor Recreation and Entertainment
  - vi. Limited Vehicle Service (Note: Outdoor storage of vehicles is prohibited)
  - vii. Vehicle Rental or Leasing
  
- c. Refer to Section 5.5.14 for the list of prohibited or restricted uses.
  
- 4. Density/Intensity and Dimensional Standards  
 The following Density/Intensity and Dimensional Standards shall apply to properties in the Village Commercial Area:

<b>VILLAGE COMMERCIAL AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MINIMUM LOT AREA</b>	None
<b>MINIMUM LOT WIDTH</b>	75 feet
<b>MINIMUM SETBACKS</b>	Equivalent to required buffers
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	30% of the buildable area
<b>MAXIMUM BUILDING SIZE</b>	No single building shall exceed 15,000 square feet of gross floor area
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of (2) stories

- 5. Development shall comply with all other applicable regulations of this

Ordinance, including the Development Standards of Chapter 9.

6. Buffers

- a. A minimum of a 35-foot vegetated right-of-way buffer shall be required along Highway 17 North. This buffer will generally correspond with the utility easement and an additional five feet of width. For each 100 linear feet of frontage, six canopy trees, ten understory trees, and 40 shrubs are required. Also required, where allowed by the SC DOT, are two street trees with a minimum caliper of 6 inches, to be planted within the adjoining road right-of-way. A minimum vegetated buffer of 10 feet will be required along secondary roads (for commercial uses).
- b. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. A reduction of the buffer to 10 feet may be allowed with the addition of a 6-foot privacy fence.
- c. If the area of all required buffers exceeds 30 percent of the area of the site, then buffers may be reduced by a maximum of one-third of the required width.
- d. Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private right-of-ways, or from planned future public right-of-ways. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.
- e. Structures located on a corner lot may be set back from Highway 17 North and designed to establish the side street as the primary street, provided that continuous, interconnecting access is provided through the adjoining parcels of the block between side streets. Additionally, permanent open-air roofed structures must be sited on the parcel at the corner of Hwy 17 for the exclusive use of local residents to sell crafts and produce, including sweetgrass baskets. In such cases, the size and number of structures will be commensurate with the size and intensity of the proposed commercial use as determined by the Planning Director and documentation that addresses the structure(s), use(s), and parking to be located on the subject property shall be provided.

7. Residential development shall meet the requirements of Section 5.5.15(D).

**§5.5.16 HUNGRYNECK BOULEVARD-VENNING ROAD AREA**

- A.** The Hungryneck Boulevard - Venning Road Area is comprised of the unincorporated areas along Hungryneck Boulevard and Venning Road as depicted on the map entitled, "Hungryneck Boulevard-Venning Road Area." Hungryneck Boulevard is a developing light commercial corridor. The Hungryneck Boulevard - Venning Road Area applies to: parcels with frontage on Hungryneck Boulevard beginning on the southern end of Hungryneck Boulevard at a point of 550 feet from its intersection with Highway 17 North and extending the northern length of Hungryneck Boulevard to the lots immediately across from Hazan Court; also, extending the southern length of Hungryneck Boulevard and ending at Venning Road; parcels with frontage on Venning Road between Highway 17 North and Volunteer Lane. This area has been created in cooperation with the Town of Mount Pleasant in recognition that there are properties located within the Town which are adjacent to similarly situated properties located within unincorporated Charleston County. All development applications shall, at the time application is made, demonstrate how the following requirements of this Section will be met.
- B.** Venning Road Area (parcels with frontage on Venning Road from Highway 17 North to Volunteer Lane)
1. Permitted uses shall include those allowed in the Residential Office (OR) and General Office (OG) Zoning Districts, as described in Table 6.1.1 (Use Table). Refer to Section 5.5.14 for the list of prohibited or restricted uses.
  2. Architectural character shall be in compliance with Section 4.19.5 (Residential Office (OR) District Supplemental Standards) and Section 5.5.8 (Architectural and Building Design Standards) of the ZLDR.
  3. All Mt. Pleasant Overlay Zoning District standards except the Sweetgrass Basket Stand Special Consideration Area standards shall apply to properties in the Venning Road Area, including but not limited to requirements for buffers, access, signage, architecture, and dimensional and development standards.
- C.** Hungryneck Boulevard Area (parcels with frontage on Hungryneck Boulevard from Country Lane Road to Hazan Court)
1. Permitted uses shall include those allowed in the Neighborhood Commercial (CN) Zoning District, as described in Table 6.1.1 (Use Table). Refer to Section 5.5.14 for the list of prohibited or restricted uses.
  2. Access  
The access management recommendations herein serve to maintain the functional integrity of Hungryneck Boulevard as a throughstreet, while allowing limited and controlled access for commercial development. Access management will be achieved by promoting inter-parcel access to channel full access to signalized intersections and limiting new access points on Hungryneck Boulevard to right-turn-only movements.

Furthermore, ingress/egress within a development must be consistent with the Town of Mt. Pleasant Access Management Plan.

3. **Architectural Standards**  
The architectural standards of Section 5.5.15(E) shall apply to all commercial development.
4. **Density/Intensity and Dimensional Standards**  
The Density/Intensity and Dimensional Standards in the table below shall apply to properties in the Hungryneck Boulevard Area.

<b>HUNGRYNECK BOULEVARD AREA DENSITY/INTENSITY AND DIMENSIONAL STANDARDS</b>	
<b>MINIMUM LOT AREA</b>	4,000 square feet
<b>MINIMUM LOT WIDTH</b>	15 feet
<b>MINIMUM SETBACKS</b>	Equivalent to required buffers
<b>OCRM Critical Line</b>	50 feet
<b>MAXIMUM BUILDING COVER</b>	35% of the buildable area
<b>MAXIMUM BUILDING SIZE</b>	5,000 gross sq ft (footprint)
<b>MAXIMUM BUILDING HEIGHT</b>	35 feet as measured from base flood elevation to the peak of the roof, with a maximum of two (2) stories

5. **Floor Area**  
All structures, including accessory structures shall be limited to a maximum of 5,000 square feet gross floor area, provided that structures between 5,000 and 15,000 square feet, gross floor area, may be approved in accordance with the Special Exception procedures of Article 3.6.
6. **Buffers**
  - a. Buffers along Hungryneck Boulevard shall comply with the S2 Land Use Buffer standards found in Chapter 9.
  - b. All other buffers shall comply with the requirements of Chapter 9 of this Ordinance.

## **ARTICLE 5.6 FRC-O, FOLLY ROAD CORRIDOR OVERLAY ZONING DISTRICT**

### **§5.6.1 STATEMENT OF FINDINGS**

The Folly Road Corridor Overlay Zoning District (FRC-O) fronts on the east and west sides of Folly Road from its intersection with Tatum Road south to Folly River, as shown on the map titled "Folly Road Corridor Overlay Zoning District." Folly Road is the main thoroughfare on James Island and the only route leading to Folly Beach. As such, it carries a large number of vehicles each day. Moreover, some of the properties along Folly Road are located within the jurisdictional limits of the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County. The FRC-O district was adopted to implement traffic safety measures, to improve the visual character of the corridor, and to create consistency between the Town of James Island, the City of Folly Beach, the City of Charleston, and unincorporated Charleston County concerning land use and design standards.

### **§5.6.2 PURPOSE AND INTENT**

The purpose of the FRC-O, Folly Road Corridor Overlay Zoning District, is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

### **§5.6.3 EFFECT OF OVERLAY ZONING DISTRICT**

The FRC-O, Folly Road Corridor Overlay Zoning District, regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the Town of James Island, the City of Folly Beach, and the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

### **§5.6.4 APPLICABILITY**

The standards of this Article shall apply to all development within the FRC-O district, as shown on the maps titled “Folly Road Corridor Overlay Zoning District,” “North Village Area,” “Commercial Core Area,” “South Village Area,” “Neighborhood Preservation Area,” and “Conservation Area,” except single family residential development.

### **§5.6.5 COORDINATION WITH ADJACENT JURISDICTIONS**

A letter of notification to the Town of James Island, City of Charleston, and/or City of Folly Beach shall be required as part of all land development applications, dependent upon overlay zoning district area. The purpose of the notification is to ensure that each jurisdiction is aware of proposed development.

### **§5.6.6 DEVELOPMENT STANDARDS AND REQUIREMENTS (ALL AREAS)**

The following development standards and requirements apply to all parcels within the Folly Road Corridor Overlay Zoning District in addition to the requirements described below for each of the five Areas. All non-single family detached development applications shall, at the time application is made, provide proof that the following requirements will be met prior to the issuance of any approvals or zoning permits:

#### **A. Vehicle Access**

1. All parcels in this overlay zoning district with a Future Land Use designation of OR (Office Residential) are allowed one curb cut per 150 feet of road frontage; all other commercial uses are allowed one curb cut every 250 feet.
2. Proposed new access drives shall be a minimum distance of 75 feet from a street intersection measured from the edge of the intersecting roadway to the beginning of the driveway radius. These minimum spacing requirements will be increased if a right-turn deceleration lane is required and shall equal the length of the turn lane and taper plus an additional distance of 50 feet.
3. All applications for development of non-residential uses shall include a suitable access management plan demonstrating that the driveway

separation requirements can be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:

- a. Aggregation of parcel;
- b. Parallel frontage or “backage” roads;
- c. Shared curb cuts between adjoining properties; and
- d. Shared access easements between parcels.

**B. Traffic Study**

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or generates 100 or more peak hour vehicle trips. Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

**C. Pedestrian Access**

Bike and pedestrian ways shall be included in site design and shall provide a continual link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways and sidewalks may be allowed in right-of-way-buffers.

**D. Building Height**

Building height is limited to a maximum of 35 feet as defined in this Ordinance, excluding previously approved Planned Development Zoning Districts.

**E. Signs**

In addition to the requirements in Article 9.11, all free standing signs shall meet the following requirements:

1. All signs shall be monument style.
2. Signs in the North Village, South Village, Neighborhood Preservation, and Conservation Areas shall not exceed 6 feet in height and 40 square feet in size.
3. Signs in the Commercial Core Area shall not exceed 8 feet in height and 50 square feet in size.
4. Shared shopping center signs shall be allowed with a maximum height of 10 feet and a maximum size of 100 square feet.
5. Internal illumination shall be allowed for signs in all Areas except the Neighborhood Preservation and Conservation Area, where signs may only be externally illuminated.

6. Electronic message board signs shall be prohibited.

**F. Uses**

Permitted uses, Prohibited uses, and uses requiring Special Exception are described in each of the five areas below. Gun shops shall be permitted only on parcels in this overlay zoning district with a zoning designation of Community Commercial (CC).

**G. Noise**

All Activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in these areas between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

**H. Multiple Use Overlay Zoning District**

Parcels that meet the criteria of Article 5.8, MU-O Multiple Use Overlay Zoning District, may be developed in accordance with that Article.

**§5.6.7 NORTH VILLAGE AREA  
(City of Charleston and Charleston County)**

The North Village Area extends from Crosscreek/Tatum Street to Oakpoint Road (Ellis Creek area) as illustrated on the FRC-O map entitled “North Village Area.” Parcels in this area are within the jurisdiction of the City of Charleston and unincorporated Charleston County. This area currently consists of mixed medium and low intensity commercial uses such as shopping centers, professional offices, and vehicle services. Higher intensity residential uses, such as apartment complexes, also exist in this Area. This Area is intended to have commercial uses that are less intense than those found in the Commercial Core Area, particularly along the north side of Central Park Road and west side of Folly Road. This Area is not intended for large scale commercial development such as big box stores or mega-shopping centers. Future development in this area is to be a mix of medium to lower intensity commercial, office, and residential uses with increased buffers along Folly Road for more intensive commercial uses. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled “North Village Area”:

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district that corresponds with the “OR,” “OG,” “CN,” and “CC” future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.

**B. Prohibited uses**

Auto Dealers (New and Used) Billboards, Indoor/Outdoor Shooting Ranges, Liquor, Hotels or Motels (greater than ten rooms), and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception**

Vehicle Storage, Boat/RV Storage, Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair uses

shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum 25-foot vegetated right-of-way buffer shall be required for parcels along Folly Road with a future land use designation of CC, CN and OG;
2. A minimum 15-foot vegetated right of way buffer shall be required for parcels along Folly Road with a future land use designation of OR;
3. Properties with a future land use designation of CC, CN and OG shall be required to have a minimum 20-foot rear vegetated buffer adjacent to residential uses;
4. Properties with a future land use designation of OR shall be required to have a minimum 15-foot vegetated rear buffer adjacent to residential uses; and
5. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half ( $\frac{1}{2}$ ) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.8 COMMERCIAL CORE AREA  
(Town of James Island and City of Charleston)**

This Area is the gateway and commercial center to the Town of James Island and extends from Oak Point Road (Ellis Creek Area) to Prescott Street as shown on the FRC-O map entitled "Commercial Core Area." Parcels in this area are primarily within the Town of James Island with a few parcels within the City of Charleston. This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, and shopping centers with minimal buffering along Folly Road. Future development in this Area is intended for higher intensity commercial uses than those found in the other areas of the corridor. Future development in this Area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Commercial Core Area":

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district that corresponds with the "CC" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.

**B. Prohibited uses**

Auto Dealers (New and Used) Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Hotels or Motels and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception**

Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Vehicle Service uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum of a 15-foot vegetated right-of-way buffer shall be required along Folly Road.
2. A minimum of a 25-foot rear vegetated buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.9 SOUTH VILLAGE AREA  
(City of Charleston, Town of James Island, and Charleston County)**

The South Village area extends from Prescott Street to South Grimball Rd / Grimball Rd. Ext. as illustrated on the FRC-O map entitled "South Village Area." Parcels in this Area are within the jurisdiction of the Town of James Island, the City of Charleston, and unincorporated Charleston County. This Area currently consists of mixed medium to high intensity commercial development, such as shopping centers big box stores and consumer services, along the west side of Folly Road and primarily small scale office and residential uses along the east side of Folly Road. This Area is intended for development similar to the North Village Area with less intense commercial development than the Commercial Core Area and a mix of medium to high intensity uses along the west side of Folly Road and lower intensity development on the east side of Folly Road. Future development in this Area is to be a mix of commercial and residential uses with increased right-of-way buffers along the west side of Folly Road and increased land use buffers on both sides of Folly Road when commercial development occurs adjacent to single family detached residential uses. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "South Village Area":

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district(s) that corresponds with the "R", "OR", "CN," and "CC" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table. Civic and institutional uses as described in Table 6.1.1 shall be permitted for properties shown in the Civic/Institutional future land use designation.

**B. Prohibited uses**

Auto Dealers (New and Used) Billboards, Indoor/Outdoor Shooting Ranges, Liquor, Hotels or Motels (greater than ten rooms) and Tattoo parlors shall be

prohibited in this Area.

**C. Uses Requiring Special Exception**

Vehicle Storage, Boat/RV Storage, Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum 15-foot vegetated right-of-way buffer shall be required along the east side of Folly Road and a minimum 35-foot vegetated right-of-way buffer shall be required along the west side of Folly Road;
2. A minimum 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6-foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.10 NEIGHBORHOOD PRESERVATION AREA  
(Charleston County and City of Charleston)**

The Neighborhood Preservation Area extends from Rafael Lane to Battery Island Drive as illustrated on the FRC-O map entitled “Neighborhood Preservation Area.” This area consists primarily of low-intensity residential uses with some commercial development primarily along the northwest area of Folly Road. This portion of the overlay zoning district is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled “Neighborhood Preservation Area”:

**A. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district that corresponds with the “CN” and “CC” future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table, provided, however that hotel and motel uses shall be allowed with a maximum of ten (10) guest rooms.

**B. Prohibited uses**

Auto Dealers (New and Used), Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, Consumer Vehicle Repair, and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception in the Commercial Area**

Liquor, Beer, or Wine Sales (as defined in this Ordinance), and Bar or Lounge uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Building Size**

No single building structure shall exceed 5,000 square feet in size.

**E. Buffers**

1. A minimum of a 25-foot vegetated right-of-way buffer shall be required along Folly Road in the commercial area. This buffer may be reduced to 15 feet when there is no parking or vehicular use area between buildings and right-of-way.
2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses.
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6 foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**§5.6.11 CONSERVATION AREA  
(Charleston County and City of Folly Beach)**

The Conservation Area extends from Battery Island Drive to the Folly River as illustrated on the FRC-O map entitled "Conservation Area." This Area is intended to be the least intensely developed area of the overlay zoning district and is to provide a natural scenic open space before entering the City of Folly Beach by preserving the marsh views and vistas of this area. This portion of the overlay zoning district is intended to provide an appropriate transition from the more intense commercial development in the North Village, Commercial Core, and South Village Areas before entering the Conservation Area and the City of Folly Beach by preserving the existing low density residential character. The following regulations apply in addition to the requirements of Section 5.6.6 of this Article to unincorporated parcels along Folly Road as indicated on the map titled "Conservation Area":

**A. Permitted uses**

1. **Residential, Neighborhood Commercial, and Conservation Future Land Use Designation:** Permitted uses include those uses allowed in the zoning district that corresponds with the "R" and "CN" future land use designation as shown on the overlay zoning district map and as described in Table 6.1.1, Use Table.
2. **Water Dependent Commercial Future Land Use Designation:** Permitted uses include: seafood related Retail Sales; Restaurant, General; Special Events (Commercial and Industrial); Charter Boat or other Recreational Watercraft Rental Services; Boat Ramps; Commercial Docks; and other accessory uses, such as accessory produce/roadside stands, as determined appropriate by the Planning Director. All uses shall comply with the

requirements of this Ordinance including but not limited to the Site Plan Review requirements contained in Chapter 3.

**B. Prohibited uses**

Auto Dealers (New and Used), Vehicle Storage, Boat/RV Storage, Billboards, Shooting Ranges, Hotels or Motels, and Tattoo parlors shall be prohibited in this Area.

**C. Uses Requiring Special Exception in the Commercial Area**

Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, Consumer Vehicle Repair, Fast Food Restaurant, Gasoline Service Stations (with or without convenience stores), Indoor Recreation and Entertainment, and Vehicle Service uses shall require Special Exception approval in compliance with the procedures contained in this Ordinance.

**D. Buffers**

1. A minimum of a 25-foot vegetated right-of-way buffer shall be required along Folly Road in the commercial area which may be reduced to 15 feet when there is no parking or vehicular use area between buildings and right-of-way;
2. A minimum of a 20-foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum 6 foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth, when deemed appropriate; however, no required vegetated buffer shall be less than 10 feet in depth.

**ARTICLE 5.7 DRC-O, DORCHESTER ROAD CORRIDOR AND ASHLEY SCENIC RIVER CORRIDOR OVERLAY ZONING DISTRICTS**

**§5.7.1 STATEMENT OF FINDINGS**

The DRC-O, Dorchester Road Corridor Overlay zoning district, straddles Dorchester Road, one of the major thoroughfares in the North Area. This road carries a large number of vehicles each day. Much of the property within the DRC-O district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The DRC-O district was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations.

**§5.7.2 PURPOSE**

The purpose of the DRC-O, Dorchester Road Corridor Overlay zoning district, is to create a commercial corridor that is well-planned and attractive through the implementation of consistent design standards.

**§5.7.3 EFFECT OF OVERLAY ZONING DISTRICT**

The DRC-O, Dorchester Road Corridor Overlay zoning district, regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development

rules for properties within the DRC-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Dorchester Road Corridor Overlay zoning district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

#### **§5.7.4 APPLICABILITY**

The DRC-O district shall include all parcels of land, any part of which is located within 1,000 feet of Dorchester Road between the Mark Clark Expressway and the north side of North Constellation Drive. This District is illustrated on the attached map. The standards of this Article shall apply to all development within the DRC-O district except single family residential.

#### **§5.7.5 BUFFERS AND SCREENING**

##### **A. Commercial Front Buffers**

The front buffer for commercial and office establishments shall be fifteen (15) feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:

1. Three (3) canopy trees and two and one-half (2.5) inches caliper minimum.
2. Three (3) understory trees six (6) to eight (8) feet height minimum.
3. Twenty-five (25) shrubs, three (3) gallon minimum.

##### **B. Commercial Side and Rear Buffers**

Side and rear buffers shall be provided per Charleston County standards.

##### **C. All Buffer Areas**

1. All buffer areas must accommodate required plant material within the buffer.
2. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
3. Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.
4. Driveways may pass through a buffer to gain access to parking.
5. Structures other than permitted freestanding signs may not be placed within the buffer.

**D. Required Screening:****1. Loading Zones**

Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.

**2. Dumpster Screens**

Garbage dumpsters shall be screened and buffered with an eight (8) foot high opaque fence or walls on four (4) sides.

**§5.7.6 TREES**

The tree protection and preservation section of Chapter 9 of this Ordinance shall apply to properties within the DRC-O district.

**§5.7.7 SIGNS****A. Free-Standing Signs**

Must be monument, pedestal, or gateway style entrance sign pair in design, not to exceed fifty (50) square feet per sign face and ten (10) feet in height of the sign structure. One sign or gateway style entrance sign pair shall be permitted per major road frontage.

**1. Shopping Center Freestanding Signs**

A shopping center may erect one monument or pedestal free-standing sign per street frontage, up to a maximum of two (2) signs per center. One square foot of freestanding signage will be permitted per linear foot of shopping center building frontage, up to a maximum of one hundred fifty (150) square feet per sign.

**2. Illumination of Freestanding Signs**

Internal illumination shall be permitted in areas of fifteen (15) foot buffers. No internal illumination shall be permitted for residential subdivision entrance signs. In all areas, no flashing or moving signs shall be permitted.

**B. Wall Signs (Commercial)**

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to and not exceeding fifteen percent (15%) of the area of the wall on which the sign is to be displayed.

**C.** Signs shall be fabricated of solid materials such as brick, wood or concrete.

**D. Prohibited Signs**

Off-premise signs, portable signs, and temporary signs shall be prohibited within the DRC-O district.

**§5.7.8 BUILDING MATERIALS**

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

**§5.7.9 UTILITIES**

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

**§5.7.10 LIGHTING**

- A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists.
- B. Lighting fixtures shall be limited in height to eighteen (18) feet.
- C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way.
- D. Security lighting will be provided, particularly at pedestrian walkways.
- E. A lighting plan shall be submitted as part of the Site Plan Review Process.
- F. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

**§5.7.11 TRAFFIC STUDY**

A traffic impact analysis shall be required in all instances in which the proposed developmental area exceeds five (5) acres. Such traffic impact analysis shall be prepared by an independent planning or engineering firm and shall be provided to the County's Planning Department for review simultaneous with submission of the preliminary site plan for consideration.

**§5.7.12 PEDESTRIAN ACCESS**

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

**§5.7.13 ARSC-O, ASHLEY RIVER SCENIC CORRIDOR OVERLAY DISTRICT STATEMENT OF FINDINGS**

The ARSC-O, Ashley River Scenic Corridor Overlay District includes all unincorporated Charleston County parcels that border the Ashley River in the North Area of Charleston County.

The remaining properties within the ARSC-O District are located within the jurisdictional limits of the City of North Charleston. The ARSC-O District was adopted to safeguard the historic heritage and scenic beauty of the Ashley River corridor.

**A. Purpose**

The purpose of the ARSC-O, Ashley River Scenic Corridor Overlay District is to preserve the scenic Ashley River and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations by:

1. Safeguarding the historic heritage and scenic beauty of the unincorporated Charleston County parcels surrounded by the City of North Charleston by preserving the view shed of National Historic Landmarks & Properties on the National Register of Historic Places which have been confirmed by the South Carolina Department of Archives and History;
2. Promoting conservation and providing protection by promoting stabilization of the banks of the Ashley River which are tidally influenced and subject to periodic flooding;
3. Preserving water quality by protecting the natural environmental qualities of the land and water;
4. Stabilizing and improving property values in the Ashley River Scenic Corridor Overlay District;
5. Fostering civic beauty;
6. Preserving scenic areas; and
7. Promoting the use and preservation of the Ashley River Scenic for education, welfare and pleasure of existing and future residents of Charleston County and the City of North Charleston along with the general public.

**B. Effect of Overlay Zoning District**

The ARSC-O, Ashley River Scenic Corridor Overlay District, regulations of this Article apply in addition to the underlying base zoning district regulations to impose different development rules for properties within the ARSC-O District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special Ashley River Scenic Corridor Overlay District regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

**C. Applicability**

The ARSC-O District shall include all unincorporated Charleston County parcels that border the Ashley River. This district is illustrated on the attached map. The standards of this Article shall apply to all development within the ARSC-O District including single family residential; any proposed use or alteration of an existing use; and land or vegetation disturbance.

**D. Permitted Uses**

The ARSC-O District is an overlay district. As an overlay district, permitted uses are determined by the underlying zoning district. For example, where this district overlays a residential zoning district, only those uses permitted in the residential zoning district shall be permitted in the overlay district, subject to the additional conditions and requirements of this section.

**E. Setbacks and Buffers**

1. Fifty (50) feet from the OCRM Critical Line of the Ashley River or adjacent lowlands, which lowlands are hereby defined as areas below mean high water;
2. Fifty (50) feet of an established tree line paralleling the Ashley River; or
3. Fifty (50) feet of a bluff or cliff overlooking and visible from the Ashley River, whichever is greater.

**F. Tree Protection**

1. No trees six (6) DBH inches or greater shall be cut or removed from within fifty (50) feet of the edge of the Ashley River or adjacent lowlands as defined in §5.7.13(E). The tree protection and preservation section of Chapter 9 of this Ordinance shall apply to properties within the ARSC-O District.

**G. Buildings or Structures**

1. No proposed buildings or structures may be erected within fifty (50) feet of the Ashley River and adjacent lowlands as defined in §5.7.13(E).
2. No building or structure shall extend more than thirty five (35) feet above the ground or base flood elevation whichever is higher.
3. Docks shall be permitted on lots of record in developed residential areas in accordance with the Ashley River Special Area Management Plan (SAMP), February 1992, or as updated. Docks shall not have roofs or second-story decks. Docks shall be construed of wood and may not be painted. Individual docks shall be limited in size (pierhead no larger than one hundred (100) square feet; a single floating dock no larger than one hundred twenty-eight (128) square feet). No new marina development or fueling facilities shall be allowed within the ARSC-O District.

**H. Other Alterations**

1. No grading, filing, excavation or other land-altering activity may be conducted within fifty (50) feet of the ARSC-O District and adjacent lowlands except in accordance with §5.7.13(H)(3).

2. No impervious surfaces shall be constructed within fifty (50) feet of the ARSC-O District and adjacent lowlands except in accordance with §5.7.13(H)(3) herein below.
3. The provisions of the ARSC-O District shall not apply to necessary alterations for required roads or for access to the ARSC-O District for ingress/egress from any particular tract, provided that no reasonable alternative is available on the tract of land in question and that shoreline alterations are minimized to the greatest extent practicable. The burden of proving that no reasonable alternative is available and that the proposal minimizes shoreline alterations to the greatest extent practicable shall be on the party seeking to make alterations. The party shall submit information to the Planning Director for determination of the applicability of this subsection to any particular case.

## **ARTICLE 5.8 MU-O, MULTIPLE USE OVERLAY ZONING DISTRICT**

### **§5.8.1 STATEMENT OF FINDINGS**

The Multiple Use Overlay Zoning District includes unincorporated parcels of land five (5) contiguous acres or greater that are zoned Community Commercial (CC) or Industrial (I), are recommended by the Comprehensive Plan for Future Land Use categories that are consistent with the development (density, intensity, uses, etc.) permitted in the MU-O, are located within the Urban Growth Boundary (UGB), and comply with the requirements of this Article. The majority of these parcels are located in areas that are surrounded by residential development or lower intensity commercial development which currently allows many uses that are in conflict with existing or projected development patterns. Moreover, these parcels are located in areas that have access to infrastructure that would allow a variety of residential and nonresidential uses to provide appropriate services to existing development and support future development while maintaining the goals and strategies of the County's Comprehensive Plan.

### **§5.8.2 PURPOSE AND INTENT**

The intent of the Multiple Use Overlay Zoning District is to implement the housing and mixed use strategies of the Comprehensive Plan by providing an efficient application and review process with density bonuses for qualifying parcels that would allow both residential and nonresidential uses to exist on the same parcel of land.

### **§5.8.3 EFFECT OF OVERLAY ZONING DISTRICT**

The Multiple Use Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district regulations for properties zoned Community Commercial (CC) or Industrial (I) and are located within the Urban Growth Boundary (UGB). In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no Multiple Use Overlay Zoning District regulation is stated in this Article, the regulations of the underlying (base) zoning and all other applicable provisions of this Ordinance shall apply.

### **§5.8.4 APPLICABILITY**

The standards of this Article shall apply to unincorporated parcels of land five (5) contiguous acres or greater that are zoned Community Commercial (CC) or Industrial (I), are located within the Urban Growth Boundary (UGB), and comply with the requirements of this Article. The Multiple Use Overlay Zoning District cannot be applied to parcels located within any other

Overlay Zoning District unless specifically stated.

### **§5.8.5 DEVELOPMENT REQUIREMENTS**

The Multiple Use Overlay Zoning District review and approval procedure involves a pre-application conference, conceptual master plan, and site plan review approval. The text and table in Section 5.8.8 outlines the application criteria and the review and approval procedure.

#### **A . Nonresidential Development Requirements:**

1. A minimum of ten percent (10%) of the buildable area square footage of the project site and a maximum of forty percent (40%) of the buildable area square footage of the project site shall contain nonresidential uses and meet the density/intensity and dimensional standards of the Community Commercial (CC) zoning district unless stated otherwise in this Ordinance.
2. Uses
  - a. All nonresidential uses allowed in General Office (OG) and Neighborhood Commercial (CN) zoning districts as stated in Table 6.1-1, Use Table, shall be allowed in the nonresidential portion of the Multiple Use Overlay Zoning District. Such uses shall be considered "Uses Allowed by Right" as defined in this Ordinance and any requirements for Special Exception approval and/or compliance with conditions for such uses, as listed in Table 6.1-1, shall not apply, provided, however, that the uses listed in Section 5.8.5.A.2.b shall be prohibited.
  - b. Up to fifty percent (50%) of the proposed nonresidential square footage may include uses allowed in the Community Commercial (CC) zoning district as "Uses Allowed by Right " as defined in this Ordinance; however, the following uses shall be prohibited:

Hotels and motels with over 50 units; convention center/visitors bureau; vehicle storage; vehicle sales (new or used); home improvement center; vehicle repair, consumer; fast food restaurants; heavy duty truck or commercial vehicle rental or leasing; self-service storage; mini warehouse; boat yard; pawn shop; truck stop; auto or heavy truck dealers; manufactured home dealers; outdoor recreation; heavy construction services; office warehouse complex; special trade contractors; recreation or vacation camps; and all wholesale sales and manufacturing uses as defined by this Ordinance.
3. There shall be a maximum of 14,000 gross square feet building footprint for a single building (residential, nonresidential or mixed use); otherwise, this use shall fall under the Special Exception procedures of this Ordinance.
4. Building height as defined by this Ordinance shall not exceed 55 feet.

**B. Residential Development Requirements**

1. A minimum of sixty percent (60%) of the buildable area square footage of the project site must be dedicated to residential uses and meet density, intensity and dimensional standards of the Mixed Style Residential (M-12) zoning district unless otherwise stated in this Ordinance.
2. All residential housing types shall be allowed including single family (detached and attached) and multifamily; however, Manufactured Housing Units are prohibited. The applicant shall provide a breakdown of the types of proposed residential uses within the development that demonstrates all development requirements of this Ordinance have been met.
3. In addition to the residential uses stated above, uses allowed in the sixty percent (60%) area shall include those uses as allowed in Chapter 6, Table 6.1-1, in the M-12 Zoning District. All allowed uses must also meet any applicable Special Exception approvals and Conditions.
4. There shall be a maximum of 14,000 gross square feet building footprint for a single building; otherwise, this use shall fall under the Special Exception procedures of this Ordinance.
5. Building Height shall not exceed 55 feet for multifamily development and 35 feet for single family detached residential development.

**§5.8.6****BONUS DENSITY FOR INCLUSION OF AFFORDABLE AND WORKFORCE HOUSING**

- A. Pursuant to Chapter 3.1.7(C) of the Charleston County Comprehensive Plan, as amended, County Council may approve a density bonus above the maximum allowable density provided for in Table 3.1.1, Future Land Use Residential Densities, of the Charleston County Comprehensive Plan, as amended, as an incentive to provide affordable and workforce dwelling units. A density bonus with no maximum number of dwelling units is only applicable to developments that include affordable or workforce dwelling units that meet the definition of “Affordable Housing” or “Workforce Housing” as contained in Chapter 12 of this Ordinance.
- B. The Planning Director may approve the reimbursement of zoning permit fees for affordable and workforce dwelling units upon the written request of the developer that includes documentation that the dwelling units are affordable or workforce, as defined in this Ordinance.
- C. The applicant must provide documentation that the proposed development complies with the following requirements:
  1. A minimum of sixty percent (60%) of the buildable area square footage of the project site area must be dedicated to residential uses;
  2. At least fourteen percent (14%) of the total number of dwelling units

proposed shall qualify as affordable and/or workforce dwelling units pursuant to this Ordinance. A mixture of housing types is encouraged, though not required;

3. The affordable and workforce dwelling units must be of the same type as the market-rate units in the development. In the case of a development with two or more housing types, the type of affordable and workforce dwelling units must be in the same proportion as the market-rate units;
  4. Affordable and workforce dwelling units shall be provided within each phase of the development in proportion to the number of market-rate dwelling units;
  5. The affordable and workforce dwelling units shall be integrated throughout the development and not located in a single area of the development;
  6. Any affordable or workforce studio dwelling unit provided under this Article must be a minimum of 600 square feet in floor area;
  7. In no instance shall more than fifty percent (50%) of the affordable or workforce dwelling units be provided in the form of studio units;
  8. The Multiple Use Overlay Zoning District application shall include the following information:
    - a. A general description of the development, including whether the development will contain owner-occupied or rental units, or both; and
    - b. The total number and type of market-rate units and affordable and workforce dwelling units in the development.
  9. To the extent not specifically modified by the Multiple Use Overlay Zoning District standards, all other provisions of this Ordinance shall apply to the development and use of the property.
- D. The applicant must provide documentation that the proposed development will comply with the following design requirements:
1. In terms of exterior appearance, affordable and workforce dwelling units shall be indistinguishable from market-rate units. External building materials and finishes for affordable and workforce dwelling units shall be the same in type and quality as the market-rate units.
  2. Interior features of affordable and workforce dwelling units shall be functionally equivalent to the market-rate units, though the finishes and materials need not be identical.
  3. The affordable and workforce dwelling units shall be comparable to the market-rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing,

insulation, windows, and heating and cooling systems.

- E. The applicant must provide documentation that the proposed development will comply with the following requirements for owner-occupied affordable and workforce dwelling units:

1. Eligibility Determination Process

Prospective buyers of new affordable and workforce dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable or workforce dwelling unit, the developer shall submit the following to the County:

- a. An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and
- b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.

This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable or workforce dwelling unit.

2. Term of Affordability

Resale of affordable and workforce dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than ten (10) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).

- a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
- b. The deed restrictions shall require notice to the County of any conveyance of the affordable or workforce dwelling unit and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.

3. If while occupying an affordable or workforce dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" or "Workforce Housing", as applicable and as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable or workforce dwelling unit.

- F. The applicant must provide documentation that the proposed development will comply with the following requirements for renter-occupied affordable and workforce dwelling units:
1. **Eligibility Determination Process**

Prospective renters of affordable and workforce dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. All of the following requirements are applicable and subject to final approval by the County:

    - a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form 4506 (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable or workforce dwelling unit.
    - b. Any time a new tenant occupies an affordable or workforce dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.
  2. **Rent Levels/Fair Market Rents**

The maximum rent level for affordable and workforce dwelling units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston Metropolitan Statistical Area (MSA), as published annually by the U.S. Department of Housing and Urban Development (HUD). Fair Market Rents include a utility allowance for electricity, gas, water, and sewer based on a schedule published by the Charleston County Housing and Redevelopment Authority.
  3. **Lease Terms**

A minimum lease term of six (6) months is required for all affordable and workforce dwelling units so as to avoid short-term (i.e., weekly) rentals.
  4. **Term of Affordability**

Rental affordable and workforce dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than ten (10) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.

    - a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
    - b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable or workforce dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.

5. If, while occupying an affordable or workforce dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" or "Workforce Housing" as applicable and as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable or workforce dwelling unit.
- G. The applicant must provide documentation that the proposed development will comply with the following requirements for Deed Restrictions:
1. Standard deed restrictions for all affordable and workforce dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.
  2. Such restrictions shall include, at a minimum, the following elements:
    - a. Duration;
    - b. Occupancy requirements and restrictions against leasing/subleasing;
    - c. Restriction on resale;
    - d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);
    - e. Right of first refusal, if applicable;
    - f. Distribution of gross sales proceeds, if applicable; and
    - g. Procedure in the case of foreclosure (for owner-occupied units only).
- H. Violations  
Any sale or rental of affordable or workforce dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement shall apply.

#### **§5.8.7 BONUS DENSITY FOR INCLUSION OF DWELLINGS WITH MAXIMUM SQUARE FOOTAGE (MSF)**

A property in the Multiple Use Overlay Zoning District may qualify for a bonus density of up to twenty (20) units per acre (as calculated on the gross acreage) when a minimum of fourteen percent (14%) of the total number of dwelling units proposed in the development are limited to a maximum square footage (MSF) that does not exceed fifty percent (50%) of the median square footage of all other (non-MSF) dwelling units. The purpose of the limitation is to provide an alternative housing type and size within the development that may be less costly to build,

potentially resulting in a more affordable product for the public. The applicant must provide documentation that the proposed development complies with the following requirements:

- A. Size and amount of MSF dwelling units:
  - 1. A minimum of sixty percent (60%) of the buildable area square footage must be dedicated to residential uses. At least fourteen percent (14%) of the total number of dwelling units proposed shall qualify as MSF dwelling units, as defined in this Article;
  - 2. The maximum heated square footage of an MSF unit shall not exceed fifty percent (50%) of the median square footage of all other (non-MSF) dwelling units in the development;
  - 3. Any MSF studio dwelling unit provided under this Article must be a minimum of 600 square feet in floor area; and
  - 4. In no instance shall more than fifty percent (50%) of the MSF dwelling units be provided in the form of studio units.
  
- B. MSF Development Requirements:
  - 1. MSF dwelling units shall be of the same type as the non-MSF dwelling units in the development. In the case of a development with two or more housing types, the type of MSF dwelling units must be in the same proportion as the non-MSF dwelling units.
  - 2. MSF dwelling units shall be provided within each phase of the development in proportion to the number of non-MSF dwelling units;
  - 3. MSF dwelling units shall be integrated throughout the development and not located in a single area of the development;
  - 4. The Multiple Use Overlay Zoning District application shall include the following information:
    - a. A general description of the development, including whether the development will contain owner-occupied or rental units, or both.
    - b. The total number and type of MSF and non-MSF dwelling units in the development.
    - c. The median size of all non-MSF dwelling units.
  - 5. To the extent not specifically modified by the Multiple Use Overlay Zoning District, all other provisions of this Ordinance shall apply to the development and use of the property.
  
- C. Design Requirements
  - 1. In terms of exterior appearance, MSF dwelling units shall be

indistinguishable from non-MSF dwelling units. External building materials and finishes for MSF units shall be the same in type and quality as the non-MSF dwelling units.

2. Interior features of MSF dwelling units shall be functionally equivalent to the non-MSF dwelling units, though the finishes and materials need not be identical.
3. The MSF dwelling units shall be comparable to the non-MSF dwelling units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

### §5.8.8 REVIEW AND APPROVAL PROCEDURE

The Multiple Use Overlay Zoning District review and approval procedure involves a pre-application conference, conceptual master plan, and site plan review approval. The text and table below outlines the application criteria and the review and approval procedure.

Pre-application conference	Conceptual Master Plan	Planning Director Review and Determination	Public Notice	Planning Commission Review and Rec.	Site Plan Review	County Council Hearing and Decision
Required	Required	Required	Required	Not Required*	Required	Not Required*

\*Note: When development (density, intensity, uses, etc.) permitted in the MU-O is inconsistent with the Future Land Use recommendations contained in the Charleston County Comprehensive Plan for properties proposed to be included in the MU-O, applicants must submit Comprehensive Plan Amendments pursuant to Article 3.2, Comprehensive Plan Amendments, and such applications must be approved by County Council prior to submittal of MU-O applications.

#### A. Pre-Application Conference

Before submitting a Multiple Use Overlay Zoning District application, the applicant shall confer with the Planning Director and any other officials designated by the Planning Director. The purpose of this pre-application conference is to discuss the proposal and the applicable development review and approval procedures. The applicant shall submit a conceptual master plan that complies with the requirements of Section 5.8.8.A.1 and all other documentation required by this Article for the Planning Director to review for compliance with the requirements of this Ordinance.

#### 1. Master Plan Requirements

- a. All information required by Sections 5.8.6 and 5.8.7, as applicable.
- b. The general location and amount of land proposed for each land use including single family detached residential, single family attached residential, multi-family residential, institutional, office, commercial,

- industrial, common open space/recreation, etc.
- c. Conceptual lot lines.
  - d. Pedestrian and motor traffic circulation.
  - e. Location, acreage, and type (freshwater or Critical Line/marsh) of all wetlands as they exist prior to development. The location and acreage of all freshwater wetlands to be developed upon shall be indicated.
  - f. A tree plan from scaled infrared or high resolution black and white aerial photograph or print of equal quality of the same scale as and superimposed on the master plan. A tree survey of all Grand Trees (24 inches or greater) and protected trees conforming to the standards of Section 9.4.3 of this Ordinance shall be required during the Site Plan Review Procedure.
  - g. Conceptual architectural elevations for each type of residential and nonresidential unit.
  - h. The general location, size, and capacity of all existing and proposed water and sewer lines.
  - i. Areas to be included in each phase of development, including the location of all common open space areas and/or MSF, affordable, and workforce housing units to be included in each phase.
  - j. Schematic location of all construction entrances.
  - k. A Landscape Sketch Plan including the location and composition of all screening and buffering materials.
  - l. A Utility Sketch Plan with the schematic location of any on-site natural areas, buffers, trees and sidewalks that may be impacted by utility facilities including existing and proposed location of any easements or rights-of-way.
  - m. Breakdown of percentages, square footage and acres of proposed uses in accordance with the requirements of this Article.
  - n. A traffic impact study of the proposed development in accordance with Article 9.9.
  - o. Letters of coordination from water, sewer, police and fire service providers and other local, state, and federal agencies as determined by the Planning Director.
  - p. Public space sketch plan.
  - q. Any other information that the Planning Director determines is necessary to determine whether the application complies with the

standards established in this Article.

B. Application Filing

After the applicant has attended the required pre-application conference and has received conceptual Master Plan approval, a complete application for a Multiple Use Overlay Zoning District designation must be submitted to the Planning Director on forms available in the Planning Department.

1. No Multiple Use Overlay Zoning District application shall be accepted as complete unless it includes the required fee and the following information:
  - a. Completed Multiple Use Overlay Zoning District application signed by the current property owner(s);
  - b. An approved conceptual master plan that complies with Section 5.8.8.A.1 and all other documentation required by this Article;
  - c. A copy of a legible approved and recorded plat showing current property boundaries;
  - d. A copy of the current, recorded deed;
  - e. Restrictive covenants affidavit(s) signed by the applicant or current property owner(s) in compliance with state law; and
  - f. Any other information that the Planning Director determines is reasonably necessary to make an informed decision as to whether the application complies with the standards of this Article.
2. Multiple Use Overlay Zoning District applications shall comply with Section 3.1.4, Application Completeness and Submission Deadlines, of this Ordinance.
3. Signed affidavits regarding affordable/workforce housing and MSF housing that describes how the requirements for these uses will be met.

C. Planning Director Review and Determination

The Planning Director shall review the proposed Multiple Use Overlay Zoning District application for compliance with this Ordinance, the recommendations contained in the Comprehensive Plan, and all other applicable County ordinances. The Planning Director may approve an application for a Multiple Use Overlay Zoning District only if the application is in compliance with all applicable regulations. Generally, Multiple Use Overlay Zoning District applications are reviewed in the Planning Department and approved by the Planning Director; however, the Planning Director may send Multiple Use Overlay Zoning District applications to the Planning Commission for approval in order to determine whether or not the proposed development is consistent with the goals and objectives of the Comprehensive Plan and Zoning and Land Development Regulations Ordinance. The Planning Director shall be responsible for providing applicants with written notices of final decisions on Multiple Use Overlay Zoning District applications and for revising the Official Zoning Map when applications are

approved.

D. Public Notice

Following the approval of a Multiple Use Overlay Zoning District application, Neighbor and Parties in Interest notice shall be provided in accordance with the requirements of Section 3.1.6 of this Ordinance. The purpose of the notification is to inform the surrounding residents and parties in interest that an application has been approved for a Multiple Use Overlay Zoning District development. Approvals of Multiple Use Overlay Zoning District applications may be appealed in compliance with Article 3.14, Appeals of Subdivision-Related Administrative Decisions, of this Ordinance.

E. Site Plan Review

Upon approval of a Multiple Use Overlay Zoning District application by the Planning Director, the applicant shall submit an application for site plan review approval in accordance with this Article; Article 3.7, Site Plan Review; Chapter 9, Development Standards; and any other applicable articles of this Ordinance as determined by the Planning Director. Approvals of Site Plan Review applications for properties located in Multiple Use Overlay Zoning Districts may be appealed in compliance with Article 3.13, Appeals of Zoning-Related Administrative Decisions.

1. Prior to the issuance of Site Plan Review Approval and building permits for any portion of the development, an affordable and workforce dwelling unit plan must be submitted to the County that contains, at a minimum, the following information for each phase of the development:
  - a. The number of bedrooms in each market-rate unit and each affordable and workforce dwelling unit.
  - b. The square footage of each market-rate unit and each affordable and workforce dwelling unit.
  - c. The location of each affordable and workforce dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each affordable, workforce, and market-rate dwelling unit above any non-residential use shall also be identified.
  - d. The location of each affordable and workforce dwelling unit that will be offered for rent and for sale.

The applicant shall provide staff with documentation (in the form of a chart or table) of the above information for each phase of the development which demonstrates that all of the applicable housing requirements have been or are being met.

2. Prior to the issuance of Site Plan Review Approval and building permits for any portion of the development, an MSF dwelling unit plan must be submitted to the County that contains, at a minimum, the following information:

- a. The median number of bedrooms of all non-MSF dwelling units and the median number of bedrooms for the MSF dwelling units.
  - b. The median square footage of all MSF dwelling units and the median square footage of all non-MSF dwelling units.
  - c. The location of each MSF and non-MSF dwelling unit within any multi-family residential structure and any single-family (attached and/or detached) residential development. The location of each MSF and non-MSF dwelling unit above any nonresidential use shall also be identified.
- F. Amendments to Approved Multiple Use Overlay Zoning Districts  
An applicant may request an amendment to an approved Multiple Use Overlay Zoning District; however, any requested amendments must be consistent with the requirements of the Comprehensive Plan and Zoning & Land Development Regulations Ordinance at the time of application submittal, and any such amendments shall follow the review and approval procedure of this section and any other applicable sections of this Ordinance. Otherwise, the amendments shall follow the rezoning application, review, and approval procedures of Chapter 3 of this Ordinance.

## **ARTICLE 5.9 UB-O, UNIVERSITY BOULEVARD OVERLAY ZONING DISTRICT**

### **§5.9.1 STATEMENT OF FINDINGS**

The UB-O, University Boulevard Overlay zoning district, shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. Much of the property within the UB-O district is located within the jurisdictional limits of the City of North Charleston, while some property remains within unincorporated Charleston County. The UB-O district was adopted to improve the visual character of the corridor and to create consistency between the County of Charleston and the City of North Charleston concerning land development regulations.

### **§5.9.2 PURPOSE**

The purpose of the UB-O, University Boulevard Overlay zoning district, is to create a commercial corridor that is well-planned and attractive through the implementation of consistent design standards.

### **§5.9.3 EFFECT OF OVERLAY ZONING DISTRICT**

The UB-O, University Boulevard Corridor Overlay zoning district, regulations of this Article apply in addition to the underlying (base) zoning district regulations to impose different development rules for properties within the UB-O district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. Where no special University Boulevard Corridor Overlay zoning district regulation is stated in this Article, the regulations of the underlying base zoning and all other applicable provisions of this Ordinance shall apply.

### **§5.9.4 APPLICABILITY**

The UB-O district shall include all parcels of land south of Goose Creek, east of I-26, west of Rivers Avenue/US 52 and generally north of I-26, US 52 and US 78 Connector. This District is illustrated on the attached map. The standards of this Article shall apply to all development within the UB-O district.

### §5.9.5 BUFFERS AND SCREENING

#### A. Commercial Front Buffers

The front buffer for commercial and office establishments shall be fifteen (15) feet along corridor rights-of-way, both public and private. This buffer is intended for aesthetic, rather than screening purposes. The buffer shall contain the following minimum ornamental plantings per one hundred (100) linear feet of frontage:

1. Three (3) canopy trees and two and one-half (2.5) inches caliper minimum.
2. Three (3) understory trees six (6) to eight (8) feet height minimum.
3. Twenty-five (25) shrubs, three (3) gallon minimum.

#### B. Commercial Side and Rear Buffers

Side and rear buffers shall be provided per Charleston County standards.

#### C. All Buffer Areas

1. All buffer areas must accommodate required plant material within the buffer.
2. Drainage swales and stormwater detention ponds may be placed in the buffer only when trees are not endangered and only when they meander through the buffer in an unobtrusive manner.
3. Stormwater detention ponds may not occupy more than twenty-five percent (25%) of the buffer area.
4. Driveways may pass through a buffer to gain access to parking.
5. Structures other than permitted freestanding signs may not be placed within the buffer.

#### D. Required Screening:

##### 1. Loading Zones

Structures shall be oriented so that loading areas are in no manner visible from residential districts, from existing public or private rights-of-way, or from planned future public rights-of-way. Loading areas may be oriented toward adjoining developed properties, which are commercially zoned, or toward adjoining properties eligible for future commercial development if and only if they are entirely screened from view by the use of solid fencing or appropriate landscaping.

##### 2. Dumpster Screens

Dumpsters shall be screened and buffered with an eight (8) foot high opaque fence or walls on four (4) sides.

**§5.9.6 TREES**

The tree protection and preservation section of Chapter 9 of this Ordinance shall apply to properties within the UB-O district.

**§5.9.7 SIGNS****A. Free-Standing Signs**

Must be monument, pedestal, or gateway style entrance sign pair in design, not to exceed fifty (50) square feet per sign face and ten (10) feet in height of the sign structure. One sign or gateway style entrance sign pair shall be permitted per major road frontage.

**1. Shopping Center Freestanding Signs**

A shopping center may erect one monument or pedestal free-standing sign per street frontage, up to a maximum of two (2) signs per center. One square foot of freestanding signage will be permitted per linear foot of shopping center building frontage, up to a maximum of one hundred fifty (150) square feet per sign.

**2. Illumination of Freestanding Signs**

Internal illumination shall be permitted in areas of fifteen (15) foot buffers. No internal illumination shall be permitted for residential subdivision entrance signs. In all areas, no flashing or moving signs shall be permitted.

**B. Wall Signs (Commercial)**

One square foot of wall signage shall be permitted per each linear foot of building frontage, up to and not exceeding fifteen percent (15%) of the area of the wall on which the sign is to be displayed.

**C. Signage Material**

All signs shall be fabricated of solid materials such as brick, wood or concrete.

**D. Prohibited Signs**

Off-premise signs, portable signs, and temporary signs shall be prohibited within the UB-O district. Nothing in this section shall be construed to prevent the on-premise display of a single monument style for-sale sign not to exceed ten (10) square feet in residential areas and thirty-five (35) square feet in commercial areas.

**§5.9.8 BUILDING MATERIALS**

No building elevation constructed of unadorned concrete masonry units or corrugated and/or sheet metal shall front upon any existing public or private rights-of-way. Mechanical equipment, whether ground level, raised, or rooftop shall be shielded and screened from public view.

**§5.9.9 UTILITIES**

All utility lines such as electric, telephone, CATV, or other similar lines serving individual sites as well as all utility lines necessary within the property shall be placed underground at the time when other requirements of this Ordinance would initiate site plan review. All junction and access boxes shall be screened with appropriate landscaping. All utility pad fixtures and meters shall be shown on the site plan.

**§5.9.10 LIGHTING**

- A. Site lighting shall be from a concealed light source fixture and with effective provisions made to avoid spill-over into adjoining properties, roadways, or in any way interfere with the vision of oncoming motorists.
- B. Lighting fixtures shall be limited in height to eighteen (18) feet.
- C. Lighting shall be of a directional type, capable of shielding the light source from direct view from any adjoining residential or agricultural parcel and public right-of-way.
- D. Security lighting will be provided, particularly at pedestrian walkways.
- E. A lighting plan shall be submitted as part of the Site Plan Review Process.
- F. All site lighting shall meet the requirements of Chapter 9 of this Ordinance.

**§5.9.11 TRAFFIC STUDY**

A traffic impact analysis shall be required in all instances in which the proposed developmental area exceeds five (5) acres. Such traffic impact analysis shall be prepared by an independent planning or engineering firm and shall be provided to the County's Planning Department for review simultaneous with submission of the preliminary site plan for consideration.

**§5.9.12 PEDESTRIAN ACCESS**

- A. Grade-separated pedestrian walkways must provide a direct connection from the street to the main entrance, and to abutting properties.
- B. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways.
- C. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance.

**§5.9.13 NOISE**

Businesses utilizing outdoor speaker systems must ensure that noise produced by these systems is not audible beyond the boundaries of the property on which they are located.

**§5.9.14 RESIDENTIAL USES****A. Permitted uses**

The following list of permitted uses are the only uses that shall be permitted in the R-4 Zoning District:

1. Single-family dwellings excluding manufactured homes or (mobile homes).
2. All development in the R-4 Zoning District shall meet the density/intensity and dimensional standards of Article 4.10 of this Ordinance.

**B. Uses Subject to Conditions**

The following uses shall be permitted in the R-4 Zoning District subject to the stated conditions:

1. Home occupations that comply with §6.5.9 Home Occupations shall be permitted.
2. Religious assembly and private schools, provided the buildings are placed not less than twenty-five (25) feet from the side and rear property line and that planted buffer strips are created along side and rear property lines.
3. Cemetery, provided that such use consists of a site of at least one-half ( $\frac{1}{2}$ ) acre; such use has a front yard setback of at least fifteen (15) feet; that such use includes no crematorium and that planted buffer strips are created alongside and rear property lines.
4. Golf courses and related facilities, provided that the land area containing the golf course and related facilities is not less than twenty-five (25) acres. Golf course related facilities include but are not limited to clubhouses, community recreation facilities, golf driving ranges, lounges, pro shops, restaurants.
5. Model homes or real estate community sales centers provided that:
  - a. Such uses are constructed as a traditional single-family R-4 residential structure or manufactured home, however manufactured homes cannot be used as single-family residences;
  - b. That no more than one (1) such structure be established per community or development;
  - c. That no more than three (3) employees operate at the site;
  - d. That commercial use of the structure shall not occur prior to 8:30 a.m. or after 6:00 p.m.; and
  - e. That such commercial retail use of the structure shall cease upon the later of: (1) expiration of twenty-four (24) months from the date of its construction; or (2) sale of ninety (90) per cent of the marked lots; and that the structure shall thereafter be utilized as a single-family residence or removed from the site.

**C. Special Exception Uses**

The following use is allowed in the R-4 Zoning District only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance:

1. Public recreation facilities which for the purpose of this Article shall mean Government owned and operated.

**ARTICLE 5.10 17N-O, HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT****§5.10.1 STATEMENT OF FINDINGS**

The 17N-O, Highway 17 North Corridor Overlay Zoning District, is comprised of six (6) Business/Service Nodes located along Highway 17 North in the area between Porcher's Bluff Road/Park West Boulevard and the Charleston County/Georgetown County boundary. The boundaries the Business/Service Nodes are depicted on the maps following this Article. The requirements of this Article do not apply to the areas located outside of the Business/Service Nodes.

The location of the Business/Service Nodes and the requirements of this Article were derived from a community-wide planning effort and intergovernmental coordination between Charleston County and the Towns of Mount Pleasant, Awendaw, and McClellanville. This planning effort originally encompassed the entire area spanning both sides of Highway 17 North between Porcher's Bluff Road/Park West Boulevard and the County boundary, as depicted in the Charleston County *Comprehensive Plan*. The *Comprehensive Plan* identified this area as a priority planning area due to its unique rural and agricultural character, its natural and cultural resources, and the use of Highway 17 North both as a gateway to Charleston County and for everyday access.

The public who participated in this planning effort recognized that commercial uses should be clustered at nodes to prevent strip commercial development along Highway 17 North and identified the six Business/Service Nodes shown on the overlay zoning district maps. The participants also recognized that development standards are needed to ensure that development within the Nodes blends in with the surrounding communities and that an access management plan should be included to ensure properties located within the Nodes have safe access to and from Highway 17 North. Based on these revisions, the geographic area of the 17N-O was limited to six Business/Service Nodes.

This effort resulted in the adoption of the zoning and land development regulations contained in this Article as well as additional recommendations to develop a trail system extending the entire length of the District to connect residential areas to business/service areas and historic/cultural areas and to provide connectivity between the Nodes.

**§5.10.2 PURPOSE AND INTENT**

The purpose and intent of the 17N-O zoning district is to implement the Charleston County *Comprehensive Plan* by creating an overall vision for the future of the Highway 17 North Corridor that is supported by all relevant jurisdictions; developing a plan that coordinates land use and transportation; preserving rural and agricultural landscapes; and encouraging sustainable development through balanced social, cultural, economic, and environmental considerations. The 17N-O zoning district seeks to balance these competing interests by clustering commercial uses at Business/Service Nodes to provide services and employment opportunities to the local population, ensuring development within the Nodes blends in with the surrounding communities, providing access management, and minimizing local traffic on Highway 17 North. The 17N-O zoning district also creates the flexibility to develop commercial uses and higher density residential uses within the identified Nodes without requiring compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that development is in compliance with the regulations of this Article, including the requirements of Table 5.10-1, Highway 17 North Corridor Overlay Zoning District Use Table, and all other applicable sections of this Ordinance.

### **§5.10.3 OVERLAY ZONING DISTRICT APPLICABILITY AND EFFECT**

#### **A. Applicability**

1. The standards of this Article apply to all development within the unincorporated portions of the Business/Service Nodes identified on the maps following this Article.
2. The regulations of this Ordinance do not apply to incorporated properties within Business/Service Nodes; similar regulations have been adopted by the Towns of Awendaw and McClellanville to ensure consistent land use planning in the Nodes.
3. The regulations of this Article do not apply to the properties located outside of the Business/Service Nodes. Instead, the applicable base zoning requirements contained in this Ordinance shall apply to properties located outside the Business/Service Nodes.

#### **B. Effect of Overlay Zoning District**

1. The regulations of this Article apply in addition to the applicable base zoning district regulations and impose different development rules for properties within the overlay zoning district.
2. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control.
3. Where no special 17N-O zoning district regulation is stated in this Article, the regulations of the applicable base zoning and all other applicable provisions of this Ordinance shall apply.
4. Development of properties located within the identified Business/Service Nodes shall not require compliance with Article 3.4, Zoning Map Amendments (Rezoning), of this Ordinance, provided that such development is in compliance with the regulations of this Article, including the requirements of Table 5.10-1, Highway 17 North Corridor Overlay Zoning District Use Table, and all other applicable sections of this Ordinance.

#### **C. Developments of Five (5) Acres or Greater**

Developments of five (5) acres or greater in cumulative size located within the Business/Service Nodes that propose density/intensity and dimensional standards other than those included herein must obtain approval as a Planned Development District under this Article and Article 4.23 of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.

### **§5.10.4 REQUIRED COORDINATION WITH ADJACENT JURISDICTIONS**

A letter of coordination from adjacent jurisdictions shall be required as part of all land development applications in the Business/Service Nodes with the exception of applications for agricultural and single family detached residential uses. The purpose of the letter of

coordination is to ensure that the proposed development is consistent with the land uses, density/intensity and dimensional standards, and design and development standards adopted by adjacent jurisdictions. Coordination with applicable municipalities will be required.

#### **§5.10.5 DESCRIPTION OF BUSINESS/SERVICE NODES**

The Business/Service Nodes identified on the maps following this Article are described below. The uses permitted in each Node are described in Table 5.10-1, contained in Section 5.10.7. All development in these Nodes shall comply with the density/intensity and dimensional standards and the development requirements contained in this Article.

##### **A. 10-Mile Neighborhood Business/Service Node**

The 10-Mile Neighborhood Business/Service node is located on the southern side of the intersection of Highway 17 North and Theodore Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: 10-Mile Neighborhood Business/Service Node." Gated communities are not permitted within this Node.

##### **B. Seewee Road Business/Service Node**

The Seewee Road Business/Service Node is located at the intersection of Highway 17 North with Seewee Road and Fifteen Mile Landing Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Seewee Road Business/Service Node."

##### **C. Awendaw Town Center Business/Service Node**

The Awendaw Town Center Business/Service Node is located on the southern side of the Doar Road/Highway 17 North intersection, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Awendaw Town Center Business/Service Node."

##### **D. Northern Doar Road Utilities/Convenience Center Node**

The Northern Doar Road Utilities/Convenience Center Node is located near the northernmost intersection of Doar Road and Highway 17 North, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node." This node is located entirely within the Town of Awendaw.

##### **E. Steed Creek Road Transit Node**

The Steed Creek Road Transit Node is located on the northern side of Highway 17 North where it intersects with Steed Creek Road, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: Northern Doar Road Utilities/Convenience Center Node and Steed Creek Road Transit Node."

##### **F. McClellanville Highway Commercial District**

The McClellanville Highway Commercial District parallels Highway 17 North in the vicinity of the Town of McClellanville, as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District."

#### **§5.10.6 MCCLELLANVILLE HISTORIC AREA**

The McClellanville Historic Area is located within the heart of the Town of McClellanville and extends to the east as shown on the map entitled "Highway 17 North Corridor Overlay Zoning District: McClellanville Highway Commercial

District.” Development of the unincorporated parcels located in this Node shall comply with the uses, density/intensity and dimensional requirements, and development standards contained in this Ordinance for the applicable base zoning district instead of the requirements of this Article.

#### **§5.10.7 USE REGULATIONS**

- A. The Highway 17 North Corridor Overlay Zoning District is intended to cluster office and commercial uses in the Business/Service Nodes identified on the maps following this Article. Table 5.10-1 lists the uses permitted in the Business/Service Nodes located in this overlay zoning district. These use regulations apply only to the unincorporated parcels located within the Business/Service Nodes. Mixing of permitted uses within the nodes is encouraged.
- B. Table 5.10-1: Highway 17 North Corridor Overlay Zoning District Use Table  
Table 5.10-1 lists the uses permitted in the Business/Service Nodes located within the Highway 17 North Corridor Overlay Zoning District. The following is a description of the codes used in the table:
1. "A" indicates uses permitted by right.
  2. "C" indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
  3. "S" indicates uses permitted only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
  4. Blank cells indicate uses that are not permitted.

USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
<b>AGRICULTURAL USES</b>							
Agricultural uses including but not limited to Greenhouse Production, Crop Production, Horticultural Production, Hydroponics, Stables	A	A			A	A	
<b>RESIDENTIAL</b>							
Single Family Detached	A	A	A	A	A	A	
Retirement Housing	A						
Mixed Use/Occupancy	C	C	C			C	\$5.10.8(I)
<b>CIVIC &amp; INSTITUTIONAL</b>							
Court of Law						A	
Child and Adult Day Care Facilities	A					A	
Historical Sites, Libraries or Archives, Museums, and Fine Arts Centers	A		A			A	
Parks, Recreation, and Recreation Centers	A	A	A			A	
Pre-schools or Educational Nurseries	A					A	
Personal Improvement Education	C					A	\$5.10.8(E)
Postal Service, United States	A		A			A	
Religious Assembly, Civic, Professional, and Similar Organizations	A	A	A	A	A	A	
Safety Services	A	A	A	A	A	A	
Utility Service, Major	S	S	S	C	S	S	\$6.4.21, \$6.4.17
Utility Service, Minor	A	A	A	A	A	A	
<b>HEALTH CARE SERVICES</b>							
Medical Office, Outpatient Clinic, and Counseling Services	S	A	A			A	\$5.10.8(G)
Public or Community Health Care Centers	A		A			A	
Health Care Laboratories		A	A			A	
Home Health Agencies	A	A	A			A	
Rehabilitation Facilities	A	A	A			A	
<b>COMMERCIAL</b>							
<b>ACCOMMODATIONS</b>							
Bed and Breakfast Inns	C	C				C	\$6.4.4
<b>ENTERTAINMENT &amp; RECREATION (COMMERCIAL)</b>							
Eco-Tourism	A	A	A	A	A	A	
Indoor Recreation and Entertainment, excluding Indoor Shooting Ranges		C	C			C	\$5.10.8(C)
<b>ANIMAL SERVICES</b>							
Veterinary Services	S					A	\$5.10.8(G)
<b>FINANCIAL SERVICES</b>							
Banks and Financial Services	C	C				C	\$5.10.8(A)

USES	BUSINESS/SERVICE NODES						Conditions
	10-Mile Neighborhood Node	Sewee Road Node	Awendaw Town Center Node	Northern Doar Road Node	Steed Creek Road Node	McClellanville Highway Commercial District Node	
<b>FOOD SERVICES &amp; DRINKING PLACES</b>							
Bars or Lounges (Alcoholic Beverages)	C		C			C	\$6.4.15
Catering Service	A		A			A	
Restaurant, General, excluding Fast Food	C	C	C			C	\$6.4.15
<b>PROFESSIONAL SERVICES &amp; OFFICES</b>							
Government, Administrative, Business, and Professional Offices	A	A				A	
Office/Warehouse Complexes	S						
Special Trade Contractors (Offices/Storage)	C						\$5.10.8(F)
<b>RETAIL SALES &amp; SERVICES</b>							
Agricultural Sales or Services		A				A	
Retail Sales or Services, General	A					A	
Consumer Goods Rental Service						A	
Consumer Convenience Services, such as ATMS, Dry Cleaners, Laundromats, Locksmiths, Tailors, etc.	A					A	
Convenience Stores	C		A				\$5.10.8(E)
Drug Stores or Pharmacies	C		C			C	\$5.10.8(A)
Farmers Markets	A	A	A	A	A	A	
Food Sales		A	A			A	
Funeral Services						A	
Hair, Nail, or Skin Care Services	A					A	
Hardware and Similar Stores, excluding Home Improvement Centers	A					A	
Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences	C					A	\$5.10.8(H)
Liquor, Beer, or Wine Sales	S					S	
Personal Improvement Services	A					A	
Repair Service, Consumer						A	
Services to Buildings or Dwellings	A					A	
Sweetgrass Basket and Roadside Stands	C	C	C	C	C	C	\$6.4.58
Service Stations, Gasoline (with or without convenience stores)	S	S			C	S	\$5.10.8(B)
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops, or Car Washes						C	\$5.10.8(B)
<b>ARTISAN AND CRAFTSMAN</b>							
Artisan and Craftsman, General	C	C	C			C	\$5.10.8(D)
<b>VEHICLE &amp; WATERCRAFT STORAGE</b>							
Boat Ramps	C					C	Art. 5.3
Community and Commercial Docks and Marinas	S					S	Art. 5.3

- C. Development of the unincorporated parcels in the McClellanville Historic Area shall comply with the uses, density/intensity and dimensional requirements, and development standards contained in this Ordinance for the applicable base zoning district instead of the requirements of this Article.
- D. Accessory uses and structures customarily incidental and subordinate to any of the uses listed in Table 5.10-1 are permitted, with the exception of accessory drive-through facilities, which are prohibited except as permitted in Section 5.10.8(A). All accessory uses and structures shall comply with the requirements contained in this Ordinance.
- E. Outdoor, open or field storage, when accessory to a permitted or conditional use, is permitted, provided that:
  - 1. The use conditions contained in Table 5.10-1 do not prohibit outdoor, open or field storage.
  - 2. No such storage is located within a required front yard, or yard fronting on a public right-of-way.
  - 3. No proposed parking lot spaces are used for the storage of goods or merchandise.
  - 4. No storage or outdoor sales is proposed which will occupy greater than 30% of the lot area.
  - 5. Outdoor storage of waste materials, equipment, supplies and vehicles are buffered and screened from view of adjacent properties.
  - 6. No burning of material or products is conducted on the premises.
  - 7. No tractor trailer containers are located in outdoor storage areas.

#### **§5.10.8 USE CONDITIONS**

- A. **Drug Stores, Pharmacies and Banks and Financial Services may include drive-through facilities, provided that:**
  - 1. No more than two (2) drive-through lanes with sixty (60) feet or less of stacking space per lane shall be permitted for Bank and Financial Service uses. ATM drive-up facilities shall count as one (1) lane.
  - 2. No more than one (1) drive-through lane with 60 feet or less of stacking space per lane shall be permitted for Drug Store and Pharmacy uses.
  - 3. All drive-through facilities and access ways are integrally designed with the building and do not dominate its design.
  - 4. Drive-through facilities do not face Highway 17 North.

**B. Limited Vehicle Service and Gasoline Service Stations are permitted provided that:**

1. All service and repair is conducted within thirty feet (30') of the principal building.
2. There shall be no access towards or through adjoining residential districts.
3. No junked, salvaged, or abandoned vehicles, or parts thereof, shall be stored on the premises.
4. Such uses shall be so arranged as to require all servicing on the premises and outside the public rights-of-way and no gasoline pump or air outlet shall be placed closer than twenty (20) feet to any property line.

**C. Indoor Recreation and Entertainment uses, provided that:**

1. Such use is not located within 150 feet of residentially zoned or used property.
2. There shall be no access to adjoining residential districts.
3. Such use shall not operate between the hours of 12:00 a.m. and 11:00 a.m.

**D. Artisan and Craftsman uses are permitted, provided that:**

1. Such uses shall not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards, radiation or other conditions harmful or objectionable to adjacent or nearby properties are prohibited.
2. All truck parking or loading facilities are located to the side or rear of the building, outside required landscaped yards, and screened from public rights-of-way and/or adjacent property zoned or used for residential purposes.
3. Outdoor storage of materials is prohibited.
4. Operation of this use does not create noise in excess of 80 dB, as measured at the property boundary of the noise source using the fast meter response of a sound level meter, reduced to 70 dB maximum between the hours of 7 p.m. and 7 a.m.
5. Artisan and Craftsman uses shall comply with the requirements listed above and shall be limited to a maximum floor area of 2,000 square feet, and five (5) non-resident employees.

**E. Personal Improvement Education and Convenience Stores**

In zoning districts subject to conditions (C), these uses shall have a maximum floor area of 5,000 square feet.

**F. Special Trade Contractors (Offices/Storage)**

1. This use shall have a maximum floor area of 5,000 square feet; and

2. Outdoor storage of vehicles, materials, and equipment shall be prohibited.

**G. Veterinary Services and Medical Office, Outpatient Clinic, and Counseling Services**

In Business/Service Nodes where these uses are subject to Special Exception (S) requirements, such uses shall have a maximum floor area of 5,000 square feet and shall require review and approval through the Special Exception procedures contained in this Ordinance.

**H. Landscaping and Horticultural Services to commercial, industrial, or institutional buildings, and residences**

In Business/Service Nodes where this use is subject to conditions (C), the following requirements shall apply:

1. A structure or structures used for Landscaping and Horticultural Services shall have a maximum combined floor area of 2,000 square feet;
2. Large vehicles, equipment and machinery shall be housed inside a building or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
3. Aggregate materials such as mulch, sand, gravel or similar materials shall be kept in bins or sufficiently screened from view of adjoining properties or public roads by way of fencing or landscaping;
4. Plants and other merchandise or materials shall be kept in a neat and orderly fashion on the premises; and
5. All of the preceding shall be indicated on an approved site plan for the property.

**I. Mixed Use/Occupancy**

1. A maximum of fifty percent (50%) of the total combined floor area (including all floors in all buildings) may be dedicated to residential uses.
2. All other applicable requirements of this Article shall apply.

**§5.10.9 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS**

The Density/Intensity and Dimensional Standards listed in Table 5.10-2, below, shall apply to all properties in the Business/Service Nodes:

**TABLE 5.10-2: HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT  
DENSITY/INTENSITY AND DIMENSIONAL STANDARDS <sup>(1)</sup>**

<b>MINIMUM LOT AREA</b>	1 acre
<b>MINIMUM LOT WIDTH</b>	150 feet
<b>MINIMUM SETBACKS</b>	
Adjacent to Highway 17 North	100 feet <sup>(2)</sup>
Front (other than frontage on Hwy 17 N)	50 feet
Side and Rear (double frontage setback requirements apply to corner lots).	20 feet
<b>OCRM Critical Line</b>	50 feet
<b>MINIMUM DISTANCE BETWEEN STRUCTURES LOCATED ON AN INDIVIDUAL LOT OR BUILDING SPACE</b>	20 feet, provided that covered walkways connecting buildings or connecting buildings with parking areas may traverse such space.
<b>MAXIMUM BUILDING HEIGHT</b>	40 feet
<b>MAXIMUM NET RESIDENTIAL DENSITY – MIXED OCCUPANCY (Developments containing commercial/office and residential uses)</b>	Two (2) dwelling units per acre in all Nodes with the exception of the 10-Mile Neighborhood Node, where six (6) dwelling units per acre are permitted.
<b>MAXIMUM IMPERVIOUS SURFACE COVERAGE (excludes marsh or natural water areas)</b>	25 percent
<b>MAXIMUM BUILDING SIZE</b>	<p>a. No single building shall exceed 5,000 square feet of gross floor area.</p> <p>b. Where in conflict, the building size provisions listed in Section 5.10.8, Use Conditions, shall take precedence.</p> <p>c. Structures of up to 15,000 square feet in size may be approved in accordance with the Special Exception procedures contained in Article 3.6.</p>
<b>MINIMUM LANDSCAPED OPEN SPACE <sup>(3)</sup></b>	20 percent

(1) The Waterfront Development Standards contained in Chapters 4 and 9 of this Ordinance apply.

(2) Setback adjacent to Highway 17 North may be reduced to no less than 50 feet, provided that:

- a. No structures or uses are proposed to be located between the principal building and the road right-of-way.
- b. The principal structure(s) is designed with two principal facades; one facing Highway 17 North, the other facing the principal building entrance or other public right-of-way.
- c. All other proposed development activity is physically designed, landscaped, and oriented such that it is compatible with surrounding structures built in accord with the design guidelines included within this Ordinance.

(3) Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor “spaces” or gathering areas should be created within these open space

areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.

#### **§5.10.10 DEVELOPMENT STANDARDS**

The following development standards apply to all development in the Business/Service Nodes with the exception of agricultural and single family residential uses.

- A.** Developments of five (5) acres or greater in cumulative size, proposing density/intensity and dimensional standards other than those listed above, must obtain approval as a Planned Development District under this Article and Article 4.23 of this Ordinance. As a condition of approval for such developments, County Council may require demonstrated conformance with the intent of the design guidelines contained herein.
- B.** All proposed developments shall have a means of water provision and wastewater disposal in accordance with this Ordinance.

#### **C. Buffers and Landscaping**

All buffers and landscaping shall comply with the development standards contained in Chapter 9 of this Ordinance with the exception of the following:

1. A minimum of a 50-foot vegetated right-of-way buffer shall be required along Highway 17 North.
2. A minimum of a 25-foot vegetated buffer shall be required at the rear or adjacent to residential uses.
3. All vegetation within required buffers must be retained.
4. Where appropriate, fencing may be required to screen adjacent or surrounding residential uses.
5. Sweetgrass Basket Stands are permitted within required buffers provided that they comply with Section 6.4.58 of this Ordinance.



#### **D. Building Orientation**

Building orientation shall comply with the standards contained in this Article and the development standards contained in Chapter 9 of this Ordinance.

#### **E. Access**

1. The property or properties shall have a minimum combined frontage of 250 feet along Highway 17 North.
2. Properties in all Business/Service Nodes shall have a single shared access from Highway 17 North or, if located on a corner lot, shared access shall be provided from the secondary road.
3. Shared access locations on Highway 17 North shall be separated by a

minimum of 250 feet.

4. Vehicular access from streets and highways to properties shall be confined to access drives not exceeding thirty (30) feet in width at the street line.
5. Interparcel connections between sites fronting on Highway 17 North shall be required for each proposed development to facilitate use of these shared access points.



**F. Open Spaces**

Open space areas shall be provided on all sites, including landscaped areas or courtyards. Wherever possible, outdoor "spaces" or gathering areas should be created within these open space areas of the project, through the use of appropriate street furniture strategically placed for the benefit of non-motorists.

**G. Walls of Continuity**

Physical components such as brick walls, wrought iron or wood fences, tabby, evergreen landscape masses, building facades, or a combination of these should provide cohesiveness between parcels within the Node. Walls and fences shall harmonize with the site and building(s) on it in scale and materials. They shall respect existing natural features of the site, shall not dominate the buildings or landscape, and shall be integrated with plantings.

**H. Architectural Standards and Building Materials**

All structures shall comply with the development standards contained in Chapter 9 of this Ordinance provided that:

1. The roofs of all structures shall be pitched.
2. All structures, both principal and accessory, shall use a uniform rural village architectural theme applied through appropriate use of scale, proportion, detail, materials, color, and landscape treatment.
3. Unfinished metal and concrete facades shall be prohibited on all sides of the structure.
4. Glass facades shall not exceed 30% of the building face/elevation.
5. A minimum of one-third of the front street-side façade shall either be a covered porch, overhang, or other similar architectural feature.
6. Buildings shall have wooden, brick, finished architectural grade metal, or shell stone exterior appearance.



7. Building Color Scheme:
  - a. Color shades shall be used to unify the development;
  - b. Color combinations of paints shall be complementary;
  - c. In no case shall garish colors be permitted; and
  - d. In general, no more than three (3) different colors per building shall be allowed.
8. Building designs shall not utilize long monotonous facades, including, but not limited to, those characterized by unrelieved repetition of shape or form, or by unbroken extension of line. All sides of any building shall have the same attention to detail and appearance.
9. All proposed development shall be sited and configured in a manner that preserves existing natural features. New construction shall be clustered to preserve Grand Trees, groups of trees and other significant landscape features.

**I. Pedestrian Access**

1. Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area;
2. Pedestrian walkways must be designed and located in a manner that does not require pedestrians to walk through parking lots or cross driveways; and
3. All pedestrian access and pedestrian walkways shall meet the standards of Chapter 9 of this Ordinance; however, pervious surface walkways are encouraged when deemed appropriate to surrounding development characteristics by the Planning Director.



**J. Signage**

1. All free standing signs shall be monument style;
2. Shared free standing signs shall be allowed in accordance with Chapter 9 of this Ordinance.
3. Free standing signs shall not exceed ten (10) feet in height and fifty (50) square feet of sign area.
4. All sign illumination:

- a. Illuminated signs located adjacent to any residential area shall be controlled so as not to create excessive glare to properties within adjacent residential areas. Footcandles shall be reduced by one-half the allowable footcandle after hours of operation.
  - b. LED signs are prohibited;
  - c. No illumination that simulates traffic control devices or emergency vehicles shall be used.
  - d. All illumination must be from a steady, stationary light source.
  - e. Internal Illumination:
    - i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material so that only letters, numbers, and/or logos are illuminated.
    - ii. Signs shall not have light reflecting backgrounds or letters.
    - iii. All finishes shall be a matte finish.
  - f. External Illumination:
    - i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.
    - ii. Light sources to illuminate signs shall be shielded as to not cause glare hazardous to pedestrians or vehicle drivers or so as to create a nuisance to adjacent properties.
    - iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.
    - iv. The color of light sources to illuminate signs shall be white.
    - v. Signs shall not have light-reflecting backgrounds or letters.
5. All other sign requirements, including requirements for wall signs, shall comply with the requirements contained in Chapter 9 of this Ordinance.

**K. Lighting**

All site lighting shall comply with the development standards contained in Chapter 9 of this Ordinance, provided that all site lighting must match the architectural theme of the buildings and development and poles shall not exceed 19 feet in height.

**L. Parking and Loading Design**

1. All parking and loading areas shall comply with the development standards contained in Chapter 9 of this Ordinance, provided that all off-street parking spaces shall be located behind or beside the principal use.
2. Impervious materials shall comprise no more than fifteen percent (15%) of the total parking lot area. Pervious materials such as gravel, earth, pavers, or sandshell shall be used for the remainder of the parking lot area. The amount of impervious parking lot coverage may be increased to no more than twenty-five percent (25%), if reviewed and approved through the Special Exception procedures contained in this Ordinance.
3. Loose aggregate in the form of shell, small rock, and crushed stone are encouraged. When loose aggregates are used, they shall be placed over a compacted base material with containment for the aggregate on the edges. The edging may be of a variety of rigid products including metal edging brick, concrete curb, landscape timbers and similar sturdy products.



**M. Service Areas**

Site design shall consider the placement and screening of service areas and auxiliary structures. Structures shall be oriented so that loading areas are in no manner visible from residential districts or existing or planned public rights-of-way. Loading areas may be oriented towards adjoining developed properties within the Node only if they are entirely screened from view by the use of fencing which is compatible with the overall architectural design of the project and are appropriately landscaped. Mechanical equipment, service areas and means of access (i.e. delivery areas) shall not be on the primary facades of buildings, in front yard areas, or otherwise visible from public right-of-ways. Mechanical equipment shall be shielded and screened from public view and designed to be an integral part of the building it serves.

**N. Utility Lines**

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

**O. Tree Preservation**

The Tree Protection and Preservation requirements of this Ordinance shall apply to all development with the Business/Service Nodes provided that all vegetation within all required buffers shall be retained.

**ARTICLE 5.11 ST. ANDREWS AREA OVERLAY ZONING DISTRICT****§5.11.1 STATEMENT OF FINDINGS**

The St. Andrews Area Overlay Zoning District includes unincorporated properties that front on the east and west sides of Highways 61 and 17 from its intersection with Wesley Drive to Ashley Hall Road and Wantoot Boulevard respectively, as shown on the map titled “St. Andrews Area Overlay Zoning District”. This area contains major thoroughfares in West Ashley that carry a large number of vehicles each day to Charleston through rural areas, commercial areas, and established neighborhoods. Moreover, some of the properties along Highways 61 and 17 in this area are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County.

**§5.11.2 PURPOSE AND INTENT**

The purpose of the St. Andrews Area Overlay Zoning District is to create a corridor that is well-planned and attractive through the implementation of consistent land use and design standards with adjacent jurisdictions and the utilization of traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement. Additionally, this overlay zoning district is intended to provide appropriate services to well-established neighborhoods and provide a transition from the more intense commercial development along the corridor.

**§5.11.3 EFFECT OF OVERLAY ZONING DISTRICT**

The St. Andrews Area Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These district regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance.

**§5.11.4 APPLICABILITY**

The standards of this Article shall apply to all development within the St. Andrews Area Overlay Zoning District, as shown on the map titled “St. Andrews Area Overlay Zoning District,” except for single family detached residential development.

**§5.11.5 COORDINATION WITH ADJACENT JURISDICTIONS**

A letter of notification to the City of Charleston shall be required as part of all land development applications with the exception of applications for single family detached residential uses. The purpose of the notification is to ensure that the City of Charleston is aware of proposed development and that there is consistency in land use, density/intensity and dimensional standards, and design and development standards adopted by the County and City of Charleston.

**§5.11.6 DEVELOPMENT STANDARDS AND REQUIREMENTS**

The following development standards and requirements apply to all parcels within the St. Andrews Area Overlay Zoning District. All development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or zoning permits:

**A. Vehicle Access**

1. All parcels in this overlay zoning district with a Future Land Use designation of Office Residential (OR) are allowed one curb cut per 75 feet of road frontage; all other commercial or multifamily uses are allowed one curb cut every 150 feet.
2. Proposed new access drives shall be located a minimum distance of 75 feet from any existing street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius.
3. All applications for development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer of the property:
  - a. Aggregation of parcels;
  - b. Parallel frontage or “backage” roads;
  - c. Shared curb cuts between adjoining properties; and
  - d. Shared access easements between parcels.

**B. Traffic Study**

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one or more of the following:

1. Fifty (50) or more dwelling units;
2. One (1) or more drive through service windows;
3. Six (6) or more fuel dispensing units;
4. More than 10,000 square feet of floor area;
5. Requires a variance from the driveway (curb-cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross floor area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

**C. Pedestrian Access**

Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Grade-separated

pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.

**D. Building Height**

Building height is limited to a maximum of 35 feet and two and a half (2 ½) stories as defined by this Ordinance. However, the height may be a maximum of fifty five (55) feet and four (4) stories when the building meets all applicable setback and buffer requirements and the following conditions:

1. The portion of the building exceeding thirty-five (35) feet in height is stepped back at least thirty (30) feet from the portion(s) of the building that meets the thirty-five (35) foot height requirement; and
2. The stepped portion is measured from the outside edge of the building that is parallel to a right-of-way and from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for single family detached residential use.

**E. Signs**

In addition to the requirements in Article 9.11, all free standing signs shall meet the following requirements:

1. All signs shall be monument style.
2. Signs shall have a maximum height of 8 feet and a maximum size of 40 square feet.
3. Shared shopping center signs shall be allowed with a maximum height of 10 feet and maximum size of 60 square feet.
4. Internal illumination shall be allowed for signs.
5. Electronic message board signs and billboards shall be prohibited.

**F. Building Coverage**

The building coverage shall not exceed thirty-five percent (35%) of the parcel. However, the building coverage may be increased by up to fifty percent (50%) of the parcel when the increase is offset by an equal area of driveways, parking or other hardscape areas that utilize pervious materials. Pervious materials may include, but are not limited to pervious pavers, pervious concrete or other appropriate pervious surface treatment that do not cause surface water to runoff and allow water to absorb into the ground, as approved by the Planning Director.

**G. Residential Area**

Parcels intended for non-residential uses are indicated on the St. Andrews Area Overlay Zoning District Map and may be developed in accordance the regulations of this ordinance. Unless shown otherwise, parcels in the following specific areas of the overlay zoning district are to remain residential:

1. The area between Legare Bridge and Colony Drive/Riverdale Drive on St. Andrews Boulevard; and
2. The area between Wesley Drive and Nicholson Street on Savannah Highway.

**H. Permitted uses**

Permitted uses shall include those uses allowed in the zoning district that corresponds with the future land use designation as shown on the overlay zoning district map and as described in Table 6.1-1, Use Table, with the exception of the prohibited uses and uses that require special exception approval, as described in this Article.

**I. Prohibited uses**

Auto Dealers (New and Used); Vehicle Storage; Boat/RV Storage; Shooting Ranges; Hotels or Motels; Tattoo Parlors; and Self-Storage Facilities shall be prohibited in this Area.

**J. Uses Requiring Special Exception**

Restaurants (all types); Indoor Recreation and Entertainment; Gasoline Service Stations (with or without convenience stores); Convenience Stores; Liquor, Beer, or Wine Sales; Bar or Lounge uses; Vehicle Services, Limited; Vehicle Services, Consumer; Vehicle Repair; Commercial Office/Warehouse Complex; Transitional Housing; Pawn Shops; and Warehouse/Clubs shall require Special Exception approval in compliance with the procedures contained in this Ordinance. Additionally, applications for liquor, beer or wine sales must include a letter of coordination from both the City of Charleston Police Department and the Charleston County Sheriff's Department.

**K. Parking**

1. Applications for restaurant, bar or lounge uses shall include parking plans that indicate the locations of both the required on-site parking and possible overflow parking associated with the business to be located on the subject property or on adjacent commercially zoned property in accordance with Article 9.3.4 of the Ordinance.
2. All restaurant uses and all bar and lounge uses shall provide one parking space per 75 sq. ft. of gross floor area of the business. All other uses shall provide parking spaces in compliance with this section and Chapter 9 of this Ordinance.

**L. Building Size**

Building size will be determined by the building height, lot coverage, setback, and buffer requirements as defined by this Ordinance.

**M. Buffers**

1. A minimum of a twenty-five (25) foot deep vegetated right-of-way buffer shall be required along St. Andrews Boulevard and Savannah Highway which may be reduced to eight (8) feet when there is no parking or vehicular use area between the buildings and rights-of-way;
2. A minimum of a twenty-five (25) foot vegetated rear buffer shall be required adjacent to residential uses; and
3. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six (6) foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than ten (10) feet in depth.

**N. Noise**

All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions contained in this Ordinance.

**O. Multiple Uses**

Parcels may include both residential and nonresidential uses when developed in accordance with all Multiple Use Overlay Zoning District regulations of this ordinance.

**ARTICLE 5.12 ASHLEY RIVER ROAD CORRIDOR, ARRC-O, OVERLAY ZONING DISTRICT**
**§5.12.1 STATEMENT OF FINDINGS**

The Ashley River Road Corridor Overlay Zoning District (ARRC-O) includes unincorporated parcels of Charleston County that front on Highway 61 from its intersection with Ashley Hall Road to Church Creek as shown on the map titled "Ashley River Road Overlay Zoning District". Highway 61 is a major thoroughfare in West Ashley and carries a large number of vehicles each day through rural areas, commercial areas and established neighborhoods. Moreover, some of the properties along Highway 61 are located within the jurisdictional limits of the City of Charleston and others are located in unincorporated Charleston County. The ARRC-O was adopted to implement traffic safety measures, improve the visual character and to preserve the scenic quality of the corridor. The overlay zoning district also creates consistency and coordination between the City of Charleston and unincorporated Charleston County concerning land use, design standards and code enforcement.

**§5.12.2 PURPOSE AND INTENT**

The purpose of the ARRC-O is to create a corridor that is well-planned and attractive through the implementation of land use and design standards and utilize traffic safety measures and access management for vehicles and pedestrians to ensure safe and efficient traffic movement.

**§5.12.3 EFFECT OF OVERLAY DISTRICT**

The ARRC-O regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the overlay zoning district. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These overlay zoning district regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established existing development that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

**§5.12.4 APPLICABILITY**

The standards of this Article shall apply to all development within the ARRC-O, as shown on the map titled “Ashley River Road Corridor Overlay Zoning District” except single family residential development and existing multi-family and Planned Developments.

**§5.12.5 COORDINATION WITH ADJACENT JURISDICTIONS**

Charleston County will notify the City of Charleston of all land development applications submitted for unincorporated properties located within the ARRC-O, with the exception of applications for single family detached residential development. The purpose of the notification is to ensure that the City of Charleston is aware of proposed development.

**§5.12.6 GENERAL DEVELOPMENT STANDARDS AND REQUIREMENTS**

The following development standards and requirements apply to all parcels within the ARRC-O as described below. All development applications shall, at the time of application, include documentation that the following requirements will be met prior to the issuance of any approvals or zoning permits:

**A. Vehicle Access General**

1. All parcels in this overlay zoning district with a zoning district designation of Office Residential (OR) are allowed one curb cut per 75 feet of road frontage; all other commercial or multifamily uses are allowed one curb cut every 150 feet.
2. Access drives on corner lots shall be located only on the side street and not on Highway 61 and there shall also be a minimum distance of 75 feet from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius.
3. All applications for development of nonresidential uses shall include suitable access management plans demonstrating that the driveway separation requirements will be met. The following techniques may be employed to achieve this result, but the burden of accomplishing the desired effect remains with the developer or owner of the property:
  - a. Aggregation of parcels;
  - b. Parallel frontage or “backage” roads;
  - c. Shared curb cuts between adjoining properties; and
  - d. Shared access easements between parcels.

B. Shared Access

1. Each parcel involved in a shared access agreement shall be allowed an increase in building cover up to a maximum of forty percent (40%) of the lot.
2. The applicant must request a shared access with the adjacent property if frontage along Highway 61 is less than 250 feet and the adjacent property does not contain a single family detached residential zoning district or use. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:
  - a. A letter from the adjacent property owner denying access; or
  - b. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter.
3. If subsection b applies, a curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed redeveloped or when rezoned.
4. Shared access should be located along a common property boundary.

C. Traffic Study

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one or more of the following:

1. Fifty (50) or more dwelling units;
2. One (1) or more drive through service windows;
3. Six (6) or more fuel dispensing units;
4. More than 10,000 square feet of floor area;
5. Requires a variance from the driveway (curb-cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross floor area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

- D. **Pedestrian Access**  
Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
- E. **Signs**  
All new signage must comply with the requirements of this section in addition to the applicable requirements in Article 9.11.
1. **Legal nonconforming signs and amortization**
    - a. Any existing legal nonconforming sign in this overlay district permitted before March 10, 2015 that does not meet the standards set forth in this Article must be removed prior to establishing a new business or no later than January 1, 2020, whichever may occur first.
    - b. Any existing legal nonconforming sign that is abandoned, as defined in Chapter 12 of this Ordinance, or requires repair, must meet the requirements of this Article.
  2. **Free Standing Signs**  
The standards below apply to all free standing signs including all real estate signs.
    - a. All signs shall be monument style.
    - b. Signs shall have a maximum height of 8 feet and a maximum size of forty (40) square feet.
    - c. Shared shopping center signs shall be allowed with a maximum height of ten (10) feet and maximum size of sixty (60) square feet.
    - d. Electronic message board signs and billboards are prohibited.
  3. **Illumination**
    - a. Illuminated signs located adjacent to any parcel containing a residential use shall be controlled so as not to create excessive glare onto the property, and footcandles shall be reduced by one-half the maximum allowable footcandle after hours of operation.
    - b. Illumination that simulates traffic control devices or emergency vehicles is prohibited.
    - c. All illumination must be from a steady, stationary light source.

d. Internal Illumination.

i. Internally illuminated signs must be constructed of routed aluminum or similar opaque material or channel lit so that only letters, numbers, and/or logos are illuminated.

iii. All finishes shall be a matte finish.

e. External Illumination.

i. Illumination shall be from a steady stationary light source, shielded and directed solely at the sign.

ii. Light sources to illuminate signs shall be shielded so as to not cause glare hazardous to pedestrians or vehicle drivers and to not create a nuisance to adjacent properties.

iii. The intensity of light shall not exceed twenty (20) footcandles at any point on the sign face.

iv. The color of light sources to illuminate signs shall be white.

f. Signs shall not have light reflecting backgrounds or letters.

F. Land Use Buffers

1. A minimum of a twenty-five (25) foot vegetated buffer shall be required when adjacent to any parcel containing a residential use; and

2. Fencing may be required to screen adjacent or surrounding residential uses. When a minimum six (6) foot high opaque fence or wall is utilized, the Planning Director may reduce the land use buffer by up to one-half (1/2) its required depth when deemed appropriate; however, no required vegetated buffer shall be less than ten (10) feet in depth.

G. Building Coverage

The building coverage shall not exceed thirty-five percent (35%) of the parcel, except as otherwise allowed in this Article. However, the building coverage may be increased up to fifty percent (50%) of the parcel when the increase is offset by an equal area of driveways, parking or other hardscape areas that utilize pervious materials. Pervious materials may include, but are not limited to pervious pavers, pervious concrete or other appropriate pervious surface treatments that do not cause surface water to runoff and that allow water to absorb into the ground, as approved by the Planning Director.

H. Parking

Applications for restaurant, bar or lounge uses shall include parking plans that indicate the locations of both the required on-site parking and possible overflow parking associated with the business. All parking shall be located on the subject property or on adjacent commercially zoned property in accordance with Table 6.1-1, Use Table, and Article 9.3.4 of the Ordinance.

- I. Noise  
All activity must comply with the Charleston County Livability Ordinance. There shall be no pick-up or delivery of trash or merchandise scheduled for businesses in this area between the hours of 11:00 pm and 7:00 am. Any proposed outdoor use that provides live or amplified music shall comply with the Special Exception provisions of this Ordinance.
- J. Multiple Uses  
Parcels may include both residential and nonresidential uses when developed in accordance with all Multiple Use Overlay Zoning District regulations and other applicable regulations of this Ordinance.

#### **§5.12.7 LIGHT COMMERCIAL AREA (*Ashley Hall Road to Wappoo Road*)**

The Light Commercial Area extends from Ashley Hall Road to Savage Road as illustrated on the ARRC-O map entitled "Light Commercial Area". This area consists primarily of mixed lighter commercial and multifamily development surrounded by established residential uses. This portion of the overlay zoning district is intended to provide appropriate services to the established neighborhoods and a transition from the more intense commercial development in the Commercial Core Area. The requirements of this Section apply to parcels in the Light Commercial Area of the ARRC-O as indicated on the map. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

- A. Permitted uses  
Permitted uses include uses as allowed in the Office Residential (OR), Neighborhood Commercial (CN), Commercial Transition (CT), Office General (OG), and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1.1, Use Table.
- B. Prohibited uses  
Auto Dealers (New), Vehicle Storage, Boat/RV Storage, Shooting Ranges, Hotels or Motels, Outdoor Display of Goods, Consumer Vehicle Repair, Tattoo Parlors, Title Loan and Short Term lenders, Pawn Shops and Self-Storage Facilities.
- C. Uses Requiring Special Exception  
Restaurants (all types), Vehicle Repair, Gasoline Service Stations (with or without convenience stores), Liquor, Beer, or Wine Sales (as defined in this Ordinance), Bar or Lounge, and Used car Sales.
- D. Building Size  
No single building footprint shall exceed 7,500 square feet unless approved under the Special Exception procedures of this Ordinance. The Building Cover requirements of this Article apply in addition to the requirements of this Section.
- E. Building Height  
Building height in these areas is limited to a maximum of 35 feet and two and a half (2.5) stories. The Building Height definition contained in Chapter 12 of this Ordinance shall apply. However, the height may be a maximum of fifty five (55) feet and four (4) stories may be approved by the Planning Director when the

building meets all applicable setback and buffer requirements and the following conditions:

1. The portion of the building exceeding thirty-five (35) feet in height is stepped back at least thirty (30) feet from the portion(s) of the building that meets the thirty-five (35) foot height requirement; and
2. The stepped portion is measured from the outside edge of the building that is parallel to a right-of-way and, if applicable, from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for single family detached residential use.

F. Right of Way Buffer

A minimum of a twenty-five (25) foot deep vegetated right-of-way buffer shall be required along Highway 61, which may be reduced to eight (8) feet when there is no parking or vehicular use area between the buildings and rights-of-way.

**§5.12.8 COMMERCIAL CORE AREA (Wappoo Road to William Kennerty Drive)**

The Commercial Core Area is a major commercial node in this part of West Ashley and extends from Wappoo Road to William Kennerty Drive as shown on the ARRC-O map entitled "Commercial Core Area". This area consists of higher intensity commercial uses such as chain type restaurants, vehicle service and repair, drug stores, shopping centers, and gas stations with minimal buffering along Ashley River Road. Future development in this area is intended for higher intensity commercial uses than those found in the other areas of the corridor. The requirements of this Section apply to parcels within the Commercial Core Area. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

- A. Permitted uses  
Permitted uses shall include those uses as allowed in the Neighborhood Commercial (CN) and Community Commercial (CC) Zoning Districts as indicated on the ARRC-O map and as described in Table 6.1.1, Use Table.
- B. Prohibited uses  
Shooting Ranges and Self-Storage Facilities are prohibited.
- C. Uses Requiring Special Exception  
Liquor, Beer, or Wine Sales (as defined in this Ordinance) and Bar or Lounge require Special Exception approval pursuant to the requirements of this Ordinance.
- D. Building Height  
Building height is limited to a maximum of 35 feet and two and a half (2.5) stories. The Building Height definition contained in Chapter 12 of this Ordinance shall apply. Building heights of up to fifty-five (55) feet and four (4) stories may be approved by the Planning Director when the building meets all applicable setback and buffer requirements and the following conditions:

1. The portion of the building exceeding thirty-five (35) feet in height is stepped back at least thirty (30) feet from the portion(s) of the building that meets the thirty-five (35) foot height requirement; and
  2. The stepped portion is measured from the outside edge of the building that is parallel to a right-of-way and, if applicable, from the outside edge of the building that is parallel to an adjacent parcel which contains or is zoned for single family detached residential use.
- E. Right of Way Buffer  
A minimum of a twenty-five (25) foot deep vegetated right-of-way buffer shall be required along Ashley River Road which may be reduced to eight (8) feet when there is no parking or vehicular use area between the buildings and rights-of-way.

#### **§5.12.9 VILLAGE COMMERCIAL AREA (William Kennerty Drive to Church Creek)**

The Village Commercial Area extends from William Kennerty Drive to Church Creek as illustrated on the ARRC-O map entitled "Village Commercial Area". This area currently consists of mixed scale high to medium intensity commercial development such as shopping centers and consumer services, small scale offices, restaurants, and some multi-family uses. This area is intended to be developed with less intense commercial development than the Commercial Core area. Future development in this area should place high priority on pedestrian connectivity between businesses and neighborhoods with attractive planted streetscapes and building architecture. The requirements of this Section apply to parcels within the Village Commercial Area as indicated on the map. All development applications shall, at the time application is made, provide documentation that the following requirements will be met:

- A. Permitted uses  
Permitted uses include those uses as allowed in the Residential Office (OR), Neighborhood Commercial (CN), and Community Commercial (CC) Zoning Districts as indicated on the Overlay map and as described in Table 6.1.1, Use Table.
- B. Prohibited uses  
Multi-family development not part of a mixed use development; Tow Facilities; Auto Dealers (New and Used); Exterior Display of Goods; Shooting Ranges; Fire Works Stands (permanent and temporary); Self-Storage Facilities; and Tattoo parlors shall be prohibited uses.
- C. Uses Requiring Special Exception  
Vehicle Storage; Boat/RV Storage; Used Car Sales; Bars or Lounges; Consumer Vehicle Repair; Fast Food Restaurants Gasoline Service Stations (with or without convenience stores); Indoor Recreation and Entertainment; Consumer Vehicle Repair; and Liquor, Beer, or Wine Sales (as defined in this Ordinance) require Special Exception approval pursuant to the requirements of this Ordinance.
- D. Building Height  
Building height in these areas is limited to a maximum of 35 feet and two and a half (2.5) stories. The Building Height definition contained in Chapter 12 of this Ordinance shall apply.

- E. **Building Size**  
No single building footprint shall exceed 10,000 square feet unless approved under the Special Exception procedures of this Ordinance. The Building Cover requirements of this Article apply in addition to the requirements of this Section.
- F. **Lighting**  
Lighting shall be required and comply with §9.6.4 C of this Ordinance. In addition, architectural style lighting shall be required along all sidewalks every fifty (50) feet on center with a maximum height of twenty (20) feet.
- G. **Pedestrian Access**  
Bike and pedestrian ways shall be included in site design and shall link access to adjacent parcels, as well as within the development area. Pedestrian walkways shall be separated from the travel ways and may be located within right of ways or within buffers\_ and shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall also be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
- H. **Right of Way Buffer**  
A minimum of a thirty-five (35) foot deep vegetated right-of-way buffer shall be required along Highway 61, which may be reduced to twenty (20) feet when there is no parking or vehicular use area between the buildings and rights-of-way.

## ARTICLE 5.13 DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT (DuWap-O)

### §5.13.1 STATEMENT OF FINDINGS

The DuPont-Wappoo Area Overlay Zoning District (DuWap-O) includes unincorporated parcels of Charleston County that are generally bound by Sam Rittenberg Boulevard, Wappoo Road, and the Charleston “Greenway” as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” The DuPont-Wappoo Area is in a well-established area of West Ashley that consists of a variety of residential, commercial, and light industrial uses that have evolved over time. This Overlay Zoning District was developed to preserve the existing development patterns while providing standards that enable continued development appropriate to, and in scale with, the community. It builds upon the existing entrepreneurial uses and other existing commercial, office, retail, and residential uses in the area. This area is also important due to its proximity to I-526, Savannah Highway, the Charleston Greenway and Bikeway, and the Tiger Swamp Watershed. The Dupont-Wappoo Area Overlay Zoning District was also adopted to: improve the general visual character and quality of the area; implement traffic safety measures (vehicular, pedestrian and bicycle); and improve stormwater runoff attenuation. The DuWap-O also creates consistency and coordination between the City of Charleston and Charleston County regarding land use requirements, design standards, stormwater management, transportation, and code enforcement.

### §5.13.2 PURPOSE AND INTENT

The purpose of the DuWap-O is to create an area that is well-planned, attractive, and preserves and improves existing development patterns through the implementation of land use and design standards. It is also intended to ensure safe and efficient vehicle, pedestrian, and bicycle

movement through traffic safety measures and access management standards and to address stormwater runoff, drainage, and flooding issues in the area.

### **§5.13.3 EFFECT OF OVERLAY DISTRICT**

The DuPont-Wappoo Area Overlay Zoning District regulations of this Article apply in addition to the underlying (base) zoning district and all other applicable regulations of this Ordinance to impose different development rules for properties within the Overlay Zoning District. In case of conflict between the regulations of this Article and other regulations in this Ordinance, the regulations of this Article shall control. These Overlay Zoning District regulations are intended to be consistent with similar regulations adopted by the City of Charleston. Legally established development existing as of the date of adoption of the DuWap-O [November 1, 2016] that does not meet the requirements as described in this Article shall be considered legal nonconforming and shall be subject to the legal nonconforming requirements of this Ordinance unless otherwise stated.

### **§5.13.4 APPLICABILITY**

The standards of this Article shall apply to all development within the DuWap-O, as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” Single-family detached residential development as defined in this Ordinance shall only be subject to the applicable use provisions of this Article.

### **§5.13.5 COORDINATION WITH ADJACENT JURISDICTIONS**

Charleston County will notify the City of Charleston Planning staff of regarding all rezoning, special exception, variance, and site plan review applications submitted for unincorporated properties located within the DuWap-O. The purpose of this coordination is to ensure that development is consistent with similar requirements adopted for this area by the City of Charleston.

### **§5.13.6 USE REGULATIONS**

**A. Table 5.13-1, DuPont-Wappoo Area Overlay Zoning District Use Table.** Table 5.13-1 lists the principal uses permitted in the districts/areas as identified and described in this Overlay Zoning District. The following is a description of the codes used in the table:

1. “A” indicates uses allowed by right.
2. “C” indicates uses subject to conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
3. “S” indicates uses allowed only if reviewed and approved in accordance with the Special Exception procedures of this Ordinance, subject to compliance with use-specific conditions. A cross-reference to the applicable conditions can be found in the column entitled “Conditions.”
4. Blank cells indicate uses that are not permitted.

### **B. Prohibited uses.**

1. Prohibited uses include: Vehicle Sales, Rental and Leasing operations, including associated vehicle storage areas, that encompass more than one (1) acre (includes, but is not limited to, Automobile, or Light or Medium Duty Truck Dealers, Heavy Duty Truck or Commercial Vehicle Dealers, Motorcycle, Watercraft, or Recreational Vehicle Dealers, Heavy Duty Truck or Commercial Vehicle Rental or

Leasing, and Vehicle Rental or Leasing); Manufactured (Mobile) Home Dealers; Indoor and Outdoor Shooting Ranges; Pawn Shops; Convenience Stores; Warehouse Clubs or Superstores; Billboards; Sexually Oriented Businesses; Fast Food Restaurants; Restaurants with drive-through lanes/windows; Vehicle Storage; Towing Facilities; Impound Yards; Car Washes; Service Stations, Gasoline (with or without convenience stores); Truck Stops; Title Loan and Short Term Lenders; and single use multi-family residential structures with individual building footprints greater than 10,000 square feet, provided, however, that this limitation shall not apply to affordable housing developments in which no less than fifty percent (50%) of the dwelling units in the development comply with the definition of "Affordable Housing" as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.

2. In the CC Zoning District, Self-Storage Facilities are prohibited unless they are part of a multi-story mixed use development where the ground floor use along all street frontages (entire street frontage) is separately lease commercial or office space independent of the Self-Storage Facility business. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.
3. Application of the Multiple Use Overlay Zoning District is prohibited.

**C. New or Unlisted Uses and Interpretation.** The Planning Director shall be authorized to make use determinations whenever there is a question regarding the category of use based on the definitions contained in Chapter 12 of this Ordinance.

**D. Nonconforming Uses.** The requirements of Article 10.2, Nonconforming Uses, of this Ordinance apply to all development except single-family detached residential development within the DuWap-O, provided, however, that the following requirements shall apply in place of those contained in Section 10.2.4, Loss of Legal Nonconformity Status, sub-section A:

1. If a Nonconforming Use is replaced with another use or is discontinued for any reason for a period of more than thirty-six (36) consecutive months, the use shall be considered abandoned. Once abandoned, the use's legal nonconforming status shall be lost and re-establishment of a Nonconforming Use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the DuWap-O.

**TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE**

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
<b>AGRICULTURAL USES</b>									
Horticultural Production or Commercial Nursery Operations	A	A							
Stable, Private						S			§6.4.20
Agricultural Processing	A								
Roadside Stands, Including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	§6.4.58
<b>RESIDENTIAL</b>									
Congregate Living for the elderly (up to 15 residents)						S	S	S	
Duplex						S	A	A	
Dwelling Group					C	C	C	C	§6.4.7
Child Caring Institution (more than 20 children)						S	S	S	
Group Care Home, Residential ( up to 20 children)						S	S	S	
Group Residential, including Fraternity or Sorority Houses, Dormitories, or Residence Halls						S	S	S	
Manufactured Housing Unit						C	C	C	§6.4.24
Manufactured Housing Unit, Replacement						C	C	C	§6.4.24
Multi-Family, including Condominiums or Apartments	C	C					A	A	§5.13.7.F
Retirement Housing						S	A	A	
Retirement Housing, up to 10 residents						S	A	A	§6.4.8
Single Family Attached, also known as Townhouses or Rowhouses		C			C	S	C	C	§6.4.2
Single Family Detached	A	C	C	C	C	A	A	A	§6.4.25
Affordable Dwelling Units						C	A	A	§6.4.19
Single Family Detached/Manufactured Housing Unit (Joint) or Two Manufactured Housing Units (Joint)						C			§6.4.24
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses							S	S	
<b>CIVIC AND INSTITUTIONAL</b>									
Court of Law		A	A	A	A				
Safety Services, including Emergency Medical or Ambulance Service, Fire Protection, or Police Protection	A	A	S	A	A	S	S	S	
Postal Service, United States		A	A	A	A	C	C	C	§6.4.28
Adult Day Care Facilities	A	A	S	S	A	S	S	S	§6.4.29
Child Day Care Facilities, including Group Day Care Home or Child Care Center	A	A	S	S	A	S	S	S	§6.4.29
Family Day Care Home	A	A	A	A	A	A	A	A	
Cemeteries or Crematories		A	A	A	A	C	C	C	§6.4.53
Funeral Services, including Funeral Homes or Mortuaries		A	A	A					
Pre-school or Educational Nursery	A	A	S	S	A	S	S	S	§6.4.29
School, Primary		A	A	A	A	A	A	A	
School, Secondary		A	A	A	A	A	A	A	
College or University Facility		A	S	S	S	S	S	S	
Business or Trade School	A	A	S	S	S				
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools	A	A	S	S	A				§6.4.26

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
<b>HEALTH CARE SERVICES</b>									
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Chiropractic Facilities, or Ambulatory Surgical Facilities		A	A	A	A				
Community Residential Care Facilities	S	A		S			S	S	
Convalescent Services, including nursing homes	S	A	S	S		S	S	S	
Counseling Services, including Job Training or Placement Services	A	A	A	A	A				
Intermediate Care Facility for the Mentally Retarded	S	A		S			S	S	
Public or Community Health Care Centers	A	A	A	A					
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories	A	A	A	A					
Home Health Agencies	A	A	A	A	A				
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Hospices		A	S	A					
Outpatient Facilities for Chemically dependent or Addicted Persons		A		S					
Rehabilitation Facilities	S	A	S	A	A				
Residential Treatment Facility for Children or Adolescents (mental health treatment)	S	A		S					
<b>MUSEUMS, HISTORICAL SITES, AND SIMILAR INSTITUTIONS</b>									
Historical Sites (open to the public)		A	A	A	A	A	A	A	
Libraries or Archives		A	A	A	A	A	A	A	
Museums		A	A	A	A	A	A	A	
Nature Exhibition		A			S				§6.4.10
Botanical Gardens		A							
Zoos		S							
<b>RECREATION AND ENTERTAINMENT</b>									
Community Recreation, including Recreation Centers		A	A	A	A	A	A	A	
Fishing or Hunting Guide Service (Commercial)		A	A	A	A				
Parks and Recreation	A	C	C	C	C	C	C	C	§6.4.11
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Theaters, or Video Arcades		A			C				§6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Fairgrounds, Miniature Golf Courses, Race or Go-Cart Tracks, or Sports Arenas		C							§6.4.11
Drive-in Theaters		C							§6.4.6 §6.4.11
Special Events		C	C	C	C	C	C	C	Art. 6.7
<b>RELIGIOUS, CIVIC, PROFESSIONAL, AND SIMILAR ORGANIZATIONS</b>									
Business, Professional, Labor, or Political Organizations	A	A	A	A	A				
Social or Civic Organizations, including Youth Organizations, Sororities, or Fraternities	A	A	S	S	A	S	S	S	
Religious Assembly	C	C	C	C	C	C	C	C	§6.4.13

**TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE**

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Social Club or Lodge	A	A	S	S	A	S	S	S	
<b>UTILITIES AND WASTE-RELATED USES</b>									
Utility Service, Major	C	C	C	C	C	C	C	C	§6.4.17 §6.4.21
Electric or Gas Power Generation Facilities	C	C	C	C	C	C	C	C	§6.4.17 §6.4.21
Utility Substation	C	C	C	C	C	C	C	C	§6.4.21
Electrical or Telephone Switching Facility	C	C	C	C	C	C	C	C	§6.4.21
Sewage Collector or Trunk Lines	C	C	C	C	C	C	C	C	§6.4.21
Sewage Disposal Facilities	C	C	C	C	C	C	C	C	§6.4.17
Utility Pumping Station	C	C	C	C	C	C	C	C	§6.4.21
Water Mains	C	C	C	C	C	C	C	C	§6.4.21
Water or Sewage Treatment Facilities		C	C	C	C	C	C	C	§6.4.21
Water Storage Tank	C	C	C	C	C	C	C	C	§6.4.21
Utility Service, Minor	A	A	A	A	C	A	A	A	§6.4.31
Electric or Gas Power Distribution	A	A	A	A	C	A	A	A	§6.4.31
Sewage Collection Service Line	A	A	A	A	C	A	A	A	§6.4.31
Water service Line	A	A	A	A	C	A	A	A	§6.4.31
Septic Tank Installation, Cleaning, or Related Services	A	S							
<b>COMMERCIAL</b>									
<b>ACCOMMODATIONS</b>									
Bed and Breakfast Inns		A	C	C	C	S	S	S	§6.4.4
Hotels or Motels		A							
<b>ANIMAL SERVICES</b>									
Pet Stores or Grooming Salons	A	A			S				§6.4.32
Small Animal Boarding (enclosed building)	A	A			S				§6.4.32
Veterinary Services	A	A		C	A				§6.4.32
<b>FINANCIAL SERVICES</b>									
Banks		A	C	C					§6.4.33
Financial Services		A	C	C					§6.4.33
<b>FOOD SERVICES AND DRINKING PLACES</b>									
Bar or Lounge (Alcoholic Beverages), including Taverns, Brewbars, Cocktail Lounges, or Member Exclusive Bars or Lounges	S	S							§6.4.15
Catering Service	A	A	C	C	A	S	S	S	§6.4.34
Restaurant, General, including Cafeterias, Diners, Delicatessens, or Full-Service Restaurants that do not have drive-through lanes/windows	C	C		C	C				§6.4.15
<b>INFORMATION INDUSTRIES</b>									
Communication Services, including Radio or Television Broadcasting Studios, News Syndicates, Film or Sound Recording Studios, Telecommunication Service Centers, or Telegraph Service Offices	A	A		S	S				
Communications Towers	C	C		C					§6.4.5
Data Processing Services	A	A		A	A				
Publishing Industries, including Newspaper, Periodical, Book,	A	A		A	A				

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Database, or Software Publishers									
<b>OFFICES</b>									
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services, or Travel Arrangement Services	A	A	C	C	A				§6.4.35
Government Office	A	A	C	C	A				§6.4.35
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services	A	A	C	C	A				§6.4.35
<b>OTHER NONRESIDENTIAL DEVELOPMENT</b>									
Convention Center or Visitors Bureaus		A	S	S	S				
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction	A								
Office/Warehouse Complex	A	C							§5.13.7.A
Special Trade Contractors (Offices/Storage)	A	C							§5.13.7.A
Building Equipment of other Machinery Installation Contractors	A	C							§5.13.7.A
Carpentry Contractors	A	C							§5.13.7.A
Concrete Contractors	A	C							§5.13.7.A
Drywall, Plastering, Acoustical or Insulation Contractors	A	C							§5.13.7.A
Electrical Contractors	A	C							§5.13.7.A
Excavation Contractors	A	C							§5.13.7.A
Masonry or Stone Contractors	A	C							§5.13.7.A
Painting or Wall Covering Contractors	A	C							§5.13.7.A
Plumbing, Heating, or Air-Conditioning Contractors	A	C							§5.13.7.A
Roofing, Siding, or Sheet Metal Contractors	A	C							§5.13.7.A
Tile, Marble, Terrazzo, or Mosaic Contractors	A	C							§5.13.7.A
<b>PARKING, COMMERCIAL</b>									
Parking Lots		A							
Parking Garages		A							
<b>RENTAL AND LEASING SERVICES</b>									
Charter Boat or other Recreational Watercraft Rental Services		C							§5.13.7.E
Commercial or Industrial Machinery or Equipment Rental or Leasing		C							§5.13.7.E
Construction Tools or Equipment Rental	A	A							
Consumer Goods Rental Centers	A	A							
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Costume, Video or Disc, Home Health Equipment, Recreational Goods, or other Household Items		A			A				
Heavy Duty Truck or Commercial Vehicle Rental or Leasing		C							§5.13.7.E
Self-Service Storage/Mini-Warehouses	C	C							§5.13.7.D
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Moving Vans, Utility Trailers, or Recreational Vehicles		C							§5.13.7.E
<b>REPAIR AND MAINTENANCE SERVICES</b>									
Boat Yard	C	C							§5.13.7.E §6.4.39

**TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE**

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
									Art. 5.3
Repair Service, Consumer, including Appliance, Shoe, Watch, Furniture, Jewelry, or Musical Instrument Repair Shops	A	A							
Repair Service, Commercial, including Electric Motor Repair, Scientific or Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, or Welding Shops	A	A			S				
Vehicle Repair, Consumer, including Muffler Shops, Auto Repair Garages, Tire or Brake Shops, or Body or Fender Shops	A								
Vehicle Service, Limited, including Automotive Oil Change or Lubrication Shops	A								
<b>RETAIL SALES</b>									
Nonstore Retailers		A							
Direct Selling Establishments		A							
Electronic Shopping or Mail-Order Houses		A							
Liquefied Petroleum Gas (Bottled Gas) Dealers	A	A							
Vending Machine Operators	A	A							
Building Materials or Garden Equipment and Supplies Retailers	A	A							
Hardware Stores	A	A			C				§6.4.42
Home Improvement Centers	A	A							
Garden Supplies Centers	A	A							
Outdoor Power Equipment Stores	A	A							
Paint, Varnish, or Wallpaper Stores	A	A							
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Candy Shops	A	A			C				§6.4.43
Liquor, Beer, or Wine Sales		S							
Retail Sales or Services, General		A			A				
Art, Hobby, Musical Instrument, Toy, Sporting Goods or Related Products Store		A			A				
Clothing, Piece Goods, Shoes, Jewelry, Luggage, Leather Goods, or Related Products Store		A			A				
Drug Stores or Pharmacies		A			C				§6.4.44
Duplicating or Quick Printing Services	A	A		C	C				§6.4.44
Electronics, Appliance, or Related Products Store		A			C				§6.4.44
Florist	A	A			C				§6.4.44
Furniture, Cabinet Home Furnishings, or Related Products Store	A	A			C				§6.4.44
Private Postal or Mailing Service	A	A		C	C				§6.4.44
Tobacconist	A	A			C				§6.4.44
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	§6.4.58
Vehicle Sales (new or used)		C							§5.13.7.E
Automobile or Light or Medium Duty Truck Dealers		C							§5.13.7.E
Heavy Duty Truck or Commercial Vehicle Dealers		C							§5.13.7.E
Motorcycle, Watercraft, or Recreational Vehicle Dealers		C							§5.13.7.E
Vehicle Parts, Accessories, or Tire Stores	A	A							
<b>RETAIL OR PERSONAL SERVICES</b>									

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Consumer Convenience Service		A			A				
Automated Bank/Teller Machines		A							
Drycleaners or Coin-Operated Laundries	A	A							
Drycleaning or Laundry Pick-up Service Stations	A	A							
Locksmith	A	A							
One-Hour Photo Finishing		A			A				
Tailors or Seamstresses	A	A			A				
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	A	A	C	C	A	C	C	C	§6.4.3
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Reducing Studios	A	A	C	C	C				
Tattoo Parlors	S	S							§6.4.59
Services to Buildings or Dwellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial Services	A	A	C	C	A				§6.4.48
Landscaping and Horticultural Services	A	A	C	C	A				§6.4.48
<b>VEHICLE AND WATERCRAFT STORAGE</b>									
Boat Ramps		C	C	C	C	C	C	C	Art. 5.3 §5.3.4
Community Dock		S	S	S	S	S	S	S	Art. 5.3 §5.3.3
Commercial Dock		S	S	S	S	S	S	S	Art. 5.3 §5.3.6
Marina		S	S	S	S	S	S	S	Art. 5.3 §5.3.5
<b>WHOLESALE SALES</b>									
Aircraft Wholesalers, including Related Parts	A	A							
Beverage or Related Products Wholesalers, including Alcoholic Beverages	A	A							
Book, Periodical, or Newspaper Wholesalers	A	A							
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)	A	A							
Clay or Related Products Wholesalers	A	A							
Computers or Electronic Products Wholesalers	A	A							
Construction Material Wholesalers, including Brick, Cement, Concrete, Lumber, Millwork, Plywood, Shell, Stone, Wood Panel, or other Related Materials	A	A							
Electrical Equipment, Appliances, or Components Wholesalers	A	A							
Fabric or Apparel Wholesalers	A	A							
Farm Supplies or Equipment Wholesalers	A	A							
Flower, Nursery Stock, or Florists Supplies Wholesalers	A	A							
Food or Related Products Wholesalers	A	A							
Furniture, Cabinets, or Related Products Wholesalers	A	A							
Glass or Related Products Wholesalers	A	A							
Leather Products Wholesalers	A	A							

**TABLE 5.13-1: DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT USE TABLE**

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Machinery, Tools, or Construction Equipment Wholesalers	A	A							
Metal or Mineral (except Petroleum) Wholesalers	A	A							
Paint, Varnish or Related Supplies Wholesalers	A	A							
Paper or Paper Products Wholesalers	A	A							
Petroleum Wholesalers	A	A							
Pharmaceutical Wholesalers	A	A							
Plastics or Rubber Products Wholesalers	A	A							
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment	A	A							
Sign Wholesalers	A	A							
Tobacco or Related Products Wholesalers	A	A							
Toy or Artwork Wholesalers	A	A							
Wood Products Wholesalers	A	A							
Other Miscellaneous Wholesale Sales	C	C							
<b>INDUSTRIAL</b>									
<b>INDUSTRIAL SERVICES</b>									
Drycleaning or Carpet Cleaning Plants									
Laundries, Commercial	A	A							
Photo Finishing Laboratories	A	A							
Research and Development Laboratories	A								
<b>MANUFACTURING AND PRODUCTION</b>									
Aircraft Manufacturing, including Related Parts	A								
Beverage or Related Products Manufacturing, including Alcoholic Beverages and Excluding Microbreweries and Brewpubs	A								
Clay or Related Products Manufacturing	A	C						§6.4.57	
Computers or Electronic Products Manufacturing	A	C						§6.4.57	
Electrical Equipment, Appliances, or Components Manufacturing	A	C						§6.4.57	
Fabric or Apparel Manufacturing, including Textile Mills	A								
Food or Related Products Manufacturing	A								
Furniture, Cabinets, or Related Products Manufacturing	A	C			C			§6.4.57	
Glass or Related Products Manufacturing	A	C						§6.4.57	
Leather Products Manufacturing, including Tanneries	A								
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment	A	C						§6.4.57	
Microbreweries	C	C						§5.13.7.B	
Printing Press Production or Lithography	A	C						§6.4.57	
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items	A	C						§6.4.57	
Sign Manufacturing	A	C						§6.4.57	
Toy or Artwork Manufacturing	A	C			C			§6.4.57	
Wood Products Manufacturing	A	C			C			§6.4.57	
Other Miscellaneous Manufacturing and Production	C	C			C				
<b>OTHER USES</b>									
<b>RECYCLING SERVICES</b>									

USES	Job Center District	Community Commercial District	Light Commercial District			Residential Areas			Conditions
			OR	OG	CT	R4	M8	M12	
Recycling Collection, Drop-Off	C	C	C	C	C	C	C	C	§6.4.55
<b>TRANSPORTATION</b>									
Sightseeing Transportation, Land or Water	A	C							§5.13.7.C
Taxi or Limousine Service	A	C							§5.13.7.C
Water Transportation, including Coastal or Inland Water Passenger Transportation		C							§5.13.7.C

### §5.13.7 USE CONDITIONS

- A. Special Trade Contractors and Office/Warehouse Complexes are prohibited on properties with frontage on Savannah Highway and/or Wappoo Road.
- B. Microbreweries shall be subject to the conditions of Section 6.4.62 of this Ordinance.
- C. In zoning districts subject to this condition, the specified uses shall not be located on parcels with frontage on Savannah Highway.
- D. In the CC Zoning District, Self-Service Storage/Mini-Warehouses must be part of a multi-story mixed use development where the ground floor use along all/entire street frontages is separately leased commercial or office space independent of the self-storage facility business; otherwise, this use is prohibited. In the JC Zoning District, Self-Service Storage/Mini-Warehouses are allowed only within existing structures when all applicable requirements of this Ordinance are met. Development of new structures for the purpose of Self-Service Storage/Mini-Warehouses in the JC Zoning District is prohibited.
- E. In zoning districts subject this condition, vehicle sales, dealers, rental, and leasing uses, including all associated vehicle storage areas, must not exceed one (1) acre in size; otherwise, these uses are prohibited.
- F. Multi-Family uses must comply with the following requirements:
  - 1. Individual building footprints shall not exceed 10,000 square feet; and
  - 2. The development shall contain a mixture of residential and non-residential uses with at least twenty-five percent (25%) of the square footage of the proposed structures dedicated to nonresidential uses.
  - 3. The limitations described in sub-sections 1 and 2 above shall not apply to affordable housing developments in which no less than fifty percent (50%) of the dwelling units in the development comply with the definition of “Affordable Housing” as contained in this Ordinance for no fewer than twenty (20) years from the initial occupancy and all other applicable requirements of this Ordinance are met.
    - a. Development and Design Requirements
      - 4. Affordable dwelling units must be of the same type as the market-rate units in the development.
      - 5. Affordable dwelling units shall be provided within each phase of the development in sufficient amounts to serve the expected population of that phase.
      - 6. Affordable dwelling units shall be integrated throughout the development and not located in a single area of the development.
      - 7. Any studio dwelling unit provided under this Section must be a minimum of 500 square feet in floor area and in no instance shall more than fifty percent (50%) of the affordable dwelling units be provided in the form of studio units.
      - 8. As part of the Site Plan Review application, an affordable dwelling unit plan must be submitted that contains, at a minimum, the following information:
        - a. The number of bedrooms in each market-rate unit and each affordable dwelling unit.

- b. The square footage of each market-rate unit and each affordable dwelling unit.
    - c. The location of each market-rate unit and affordable dwelling unit within each structure.
  - 9. In terms of exterior appearance, affordable dwelling units shall be indistinguishable from market-rate units. External building materials and finishes for affordable dwelling units shall be the same in type and quality as the market-rate units.
  - 10. Interior features of affordable dwelling units shall be functionally equivalent to the market-rate units, though the finishes and materials need not be identical.
  - 11. Affordable dwelling units shall be comparable to the market-rate units in terms of improvements related to energy efficiency, which include but are not limited to mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.
- b. Owner-Occupied Affordable Dwelling Units
  - i. Eligibility Determination Process

Prospective buyers of new affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. Prior to closing on a new affordable dwelling unit, the developer shall submit the following to the County:

    - a. An affidavit that sets forth the sale price and verifies the unit will be occupied by persons qualified pursuant to the requirements of this Ordinance; and
    - b. A copy of the current owner's Form 4506 (or other acceptable documentation of income) for the current tax year.

This affidavit and copies of the current owner's Form 4506 (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and upon resale of the affordable dwelling unit.
  - ii. Term of Affordability

Resale of affordable dwelling units shall be limited by deed restriction to the original sales price, adjusted for inflation, and to a purchaser eligible, as described in this Article, for a period of not less than twenty (20) years after issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability. The increase permitted for inflation shall be based upon the increase in the Consumer Price Index (CPI).

    - a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.
    - b. The deed restrictions shall require notice to the County of any conveyance of the affordable dwelling unit, and verification that the purchaser is qualified pursuant to the requirements of this Ordinance.

- iii. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be sold to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.
- c. Renter-Occupied Affordable Dwelling Units
    - i. Eligibility Determination Process

Prospective renters of affordable dwelling units shall be screened and determined eligible by the developer, or his/her designee, prior to occupancy. All of the following requirements are applicable and subject to final approval by the County:

      - a. Upon initial occupancy, the owner shall submit to the County a copy of the current tenant's Form (or other acceptable documentation of income) for the current tax year and an affidavit stating that the current tenant meets the necessary qualifications. This affidavit and copies of the current tenant's Form (or other acceptable documentation of income) shall also be submitted to the County on an annual basis and anytime the lease is renewed or a new tenant occupies an affordable dwelling unit.
      - b. Any time a new tenant occupies an affordable dwelling unit, the owner must provide an affidavit to the County assuring compliance with Fair Market Rents, as described below.
      - c. The owner shall annually provide affidavits to the County assuring compliance with Fair Market Rents, as described below.
    - ii. Rent Levels/Fair Market Rents

The maximum rent level for affordable dwelling units shall be based on the schedule of Fair Market Rents for the Charleston-North Charleston MSA, as published annually by the U.S. Department of Housing and Urban Development. Fair Market Rents include a utility allowance for electricity, gas, water, and sewer, based on a schedule published by the Charleston County Housing and Redevelopment Authority.
    - iii. Lease Terms

A minimum lease term of six (6) months is required for all affordable dwelling units so as to avoid short-term (i.e., weekly) rentals.
    - iv. Term of Affordability

Rental affordable dwelling units shall be limited by deed restriction to remain affordable, as defined in this Article, for a period of not less than twenty (20) years after the issuance of the certificate of occupancy. Funding sources and other factors may require a longer term of affordability.

      - a. A copy of such executed deed restrictions shall be submitted to the County for approval prior to issuance of a certificate of occupancy for any portion of the development.

- b. The deed restrictions shall require notice to the County of any lease renewal or new rental contract for the affordable dwelling unit, and verification in the form of an affidavit that the tenant is qualified pursuant to the requirements of this Ordinance.
- v. If, while occupying an affordable dwelling unit, a household's income increases to an amount beyond that permitted in the definition of "Affordable Housing" as contained in this Ordinance, the household shall not be required to vacate the unit. Upon vacating the premises, the unit shall be rented to a qualifying household pursuant to the requirements of this Ordinance for the period the unit is deed restricted as an affordable dwelling unit.
- d. Deed Restrictions Required
  - i. Standard deed restrictions for all affordable dwelling units produced pursuant to the requirements of this Ordinance are required and subject to approval by the County.
  - ii. Such restrictions shall include, at a minimum, the following elements:
    - a. Duration;
    - b. Occupancy requirements and restrictions against leasing/sub-leasing;
    - c. Restriction on resale;
    - d. Requirement to notify the County in the case of conveyance (for owner-occupied units), lease renewal (for rental units), or establishment of a new rental contract (for rental units);
    - e. Right of first refusal, if applicable;
    - f. Distribution of gross sales proceeds, if applicable; and
    - g. Procedure in the case of foreclosure (for owner-occupied units only).
- e. Violations

Any sale or rental of affordable dwelling units during the term of affordability to persons that do not meet the eligibility requirements described in this Ordinance shall constitute a violation and the provisions of Chapter 11, Violations, Penalties, and Enforcement shall apply.

### **§5.13.8 GENERAL DEVELOPMENT REQUIREMENTS**

#### **A. Vehicle Access**

All applications for development and/or redevelopment of properties shall include suitable access management plans demonstrating compliance with the driveway separation requirements described below:

1. The maximum width of driveways shall be based upon the speed limit of the street to which the driveway is to be connected, and shall be as shown on Table 5.13-2.
2. Driveway separation shall be a minimum distance of fifty feet (50') from the intersection of the right-of-way lines to the edge of driveways.
3. The distance between the proposed driveway and an existing adjacent driveway shall be the greatest distance feasible.
4. For parcels with a right-of-way frontage equal to or less than 130 feet in length, the development is limited to one (1) driveway; for parcels with a frontage greater than 130 feet in length, the development may have up to three (3) driveways.

5. For parcels with a right-of-way frontage equal to or less than 130 feet in length, two (2) single lane driveways may be allowed if the inbound drive is located upstream from the outbound drive.
6. Notwithstanding the above stated requirements, access drives on corner lots shall be located only on the side (secondary) street and such driveways shall be a minimum distance of fifty feet (50') from the street intersection as measured from the edge of the intersecting roadway to the beginning of the driveway radius, provided, however, that the Planning Director may approve the access on the primary street.
7. Shared Access. Shared access is encouraged between adjoining parcels. Driveways for all uses except single-family residential should be located in a manner where they can be shared between adjacent parcels as described below.
  - a. Shared access should be located along a common property boundary, if feasible.
  - b. If the owner of the adjacent parcel does not agree to share access, the applicant shall provide one (1) of the following to the Planning Department:
    - i. A letter from the adjacent property owner denying access; or
    - ii. If the adjacent property owner refuses to provide a letter, an affidavit that documents attempts that the applicant made to request shared access and that the neighboring property owner refused to provide a letter. If this subsection applies, a new curb cut is permitted on the subject parcel only with a recorded agreement that the property owner will allow adjacent properties to share access when developed and/or redeveloped.
  - c. Shared access agreements shall be recorded with the Register of Mesne Conveyance (RMC) Office.

**Table 5.13.-2 Maximum Driveway Width Requirements.**

A	B
Street Speed Limit	Max. one-way/two-way driveway width
20	15/30
25	15/30
30	20/40
35	20/40
40	25/50

45	25/50
50	30/60
55 +	30/60

**B. Traffic Study**

A traffic impact analysis shall be required in all instances in which the proposed development area exceeds five (5) acres or if the proposed development includes one (1) or more of the following:

1. Fifty (50) or more dwelling units;
2. One (1) or more drive through service windows;
3. Six (6) or more fuel dispensing units;
4. More than 10,000 square feet of floor area;
5. Requires a variance from the driveway (curb-cut) spacing requirements;
6. A restaurant with more than 4,000 square feet of gross floor area; or
7. Where the number of peak hour vehicle trips is projected to exceed 100 per the latest edition of the Institute of Transportation Engineers Trip Generation Manual.

Such traffic impact analysis shall comply with the requirements of Sections 9.9.2 and 9.9.3, Traffic Impact Studies, of this Ordinance, and shall be prepared by a qualified professional. Traffic impact studies shall be provided to the County for review simultaneous with submission of the preliminary site plan for consideration.

**C. Pedestrian Access and Sidewalks**

1. On-site pedestrian access shall comply with the requirements of this Ordinance and shall be included in site design and shall link access to existing sidewalks, adjacent parcels, as well as within the development area. At-grade and grade-separated pedestrian walkways shall provide direct connections from the street to the main entrance and to abutting properties. Pedestrian walkways shall be designed and located in a manner that does not require pedestrians to walk through parking lots or within driveways.
2. When properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance, property owners shall install paved sidewalks within publicly dedicated rights-of-way. This requirement shall only apply in locations where no sidewalk exists within the rights-of-way on which property has frontage at the time of development application, as determined by the Planning Director. The following shall apply:
  - a. Sidewalks shall extend the length of the entire property at the right-of-way frontage line;
  - b. Sidewalks shall have a minimum width of at least five feet (5');
  - c. The property owner shall obtain and submit all required encroachment permits as part of the site plan review application;

- d. The property owner shall provide written documentation from the City of Charleston that they will maintain the sidewalk(s) upon approval of Certificates of Occupancy. Such documentation shall be submitted as part of the site plan review application; and
    - e. Sidewalks shall be installed prior to issuance of Certificates of Occupancy.
3. If the appropriate authority denies a request to construct a sidewalk in the public right-of-way, the Planning Director may approve one (1) of the following:
  - a. Sidewalks may be placed outside of a public right-of-way if the property owner voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk; or
  - b. Sidewalks may be placed outside of a public right-of-way when deemed appropriate for the preservation of a Grand Tree or for the accommodation of utilities or other necessary infrastructure provided that the property owner voluntarily agrees to record an easement for the safe movement of pedestrians and the maintenance of the sidewalk.

#### **D. Street Lights**

The following standards apply to properties with frontage on Savannah Highway when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance:

1. Street lights shall be placed in the right-of-way in the grassed strip between the street and sidewalk at locations to be determined by the Planning Director, provided, however, that property owners shall only be responsible for the street lights located in front of their properties as determined by the Planning Director;
2. Encroachment permits from the SC Department of Transportation shall be required as part of the Site Plan Review application;
3. Property owners/applicants shall provide documentation stating that they shall be responsible for bearing the costs of the conduit(s) for the required street light(s) and coordinating with SCE&G to erect the lights prior to the issuance of Certificates of Occupancy;
4. Street lights shall have Octagonal heads as defined by the SCE&G light palette and shall be placed on seventeen-foot (17') tall Fluted poles. Should these designs/light types no longer be in existence at the time of land development application, the Planning Director shall determine the appropriate pedestrian scale fixture to be used; and
5. Street lights shall be installed prior to issuance of Certificates of Occupancy.

The property owner shall provide written documentation that the development/redevelopment will comply with the above stated requirements. Such documentation shall be submitted as part of the site plan review application.

#### **E. Street Trees**

For properties with frontage on Savannah Highway, trees shall be planted adjacent to the Savannah Highway right-of-way to supplement the vegetation located in the right-of-

way when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance. The numbers, types/species, and locations of these trees shall be determined by the Planning Director during the site plan review process. All such trees shall be planted prior to the issuance of Certificates of Occupancy. This requirement is in addition to the landscaping, buffering, and screening requirements of this Article.

**F. Site Lighting**

All exterior illumination shall comply with the lighting requirements of Article 9.6.

**G. Parking, Loading and Vehicular Use Area Landscaping**

The parking, loading and vehicular use area landscaping requirements of Art. 9.5 shall apply to development within this Overlay Zoning District.

**H. Land Use Buffers**

The land use buffer requirements of Chapter 9 shall apply, provided, however, that the Planning Director may approve the following:

1. The land use buffer may be reduced by up to one-half (1/2) its required depth to a minimum of ten feet (10') when a minimum six foot (6') tall opaque fence or wall is utilized.
2. If a land use buffer is required for a property located in the Job Center District, a five foot (5') landscaped buffer and masonry wall may be allowed in place of the land use buffer if the subject property is not located next to a property zoned or used for single-family detached residential uses.

**I. Right-of-Way Buffers**

1. Savannah Highway: A minimum of a twenty-five foot (25') deep vegetated right-of-way buffer shall be required, provided, however, that the Planning Director may reduce this buffer to five feet (5') when there is no parking or vehicular use area between the buildings and right-of-way.
2. Properties along Wappoo Road, DuPont Road, Orleans Road, and Skylark Road: A minimum of a fifteen foot (15') deep vegetated right-of-way buffer shall be required along Wappoo Road, DuPont Road, Orleans Road and Skylark Road frontages.
3. Properties located in the Job Center District that do not have frontages on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road: A minimum of a five foot (5') deep vegetated right-of-way buffer shall be required.
4. Right-of-way buffers for properties that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Road and are not located in the Job Center District shall comply with the requirements of Article 9.5.
5. The landscape material requirements contained in Chapter 9 of this Ordinance shall apply to all buffers.

**J. Signs**

All signage must comply with the requirements of this Section in addition to the applicable requirements of Article 9.11.

1. All signs shall be monument style.
2. The following apply to signs located on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive:
  - A. For development containing three (3) or fewer business units, one (1) monument style sign with a maximum height of twelve feet (12') and a maximum size of forty (40) square feet shall be allowed.
  - B. For development containing more than three (3) business units, one (1) monument style sign with a maximum height of fourteen feet (14') and a maximum size of sixty (60) square feet shall be allowed.
3. The following apply to signs located on all other roads in this Overlay Zoning District:
  - a. For development containing three (3) or fewer business units, one (1) monument style sign with a maximum height of five feet (5') and a maximum size of sixteen (16) square feet shall be allowed.
  - b. For development containing more than three (3) business units, one (1) monument style sign with a maximum height of five feet (5') and a maximum size of twenty (20) square feet shall be allowed.
4. Electronic message board signs and billboards are prohibited.
5. Any legal non-conforming sign located on property within this Overlay Zoning District that was legally permitted on or before the date of adoption of this Article [Date of Adoption] that does not comply with the standards set forth in this Article must be removed prior to establishment of a new business on the property and replaced with a sign that complies with the requirements of this Article.
6. Legal non-conforming signs that are abandoned, as defined in this Ordinance, or require repair, must comply with the requirements of this Article.

**K. Noise**

All activity must comply with the Charleston County Livability Ordinance and the applicable regulations of Article 6.7 of this Ordinance.

**L. Special Stormwater Requirements**

The DuPont-Wappoo Area Overlay Zoning District is located in the Tiger Swamp watershed with outfall into the Stono River and is a Special Protection Area as defined by County Ordinance primarily due to the particularly frequent flooding that occurs in this region. Special Protection Areas are designated areas in the County for which more stringent design standards have been established to address an existing problem, such as flooding or water quality. The Public Works Director has the authority to establish Special Protection Areas, define associated Special Protection Area design criteria, and require compliance with the edition of the Charleston County Stormwater Program Permitting Standards and Procedures Manual in effect at the time of land development application submittal. Construction activities occurring within these areas will be required to comply with additional or more stringent design criteria as determined by the Directors of the Public Works Department and Planning Department. Due to the dynamic

nature and significance of these Special Protection Areas, the applicant shall meet with the Public Works Director to discuss specific design criteria pursuant to the requirements of the Charleston County Stormwater Program Permitting Standards Manual prior to submitting any subdivision or site plan review applications. Future stormwater studies of this area may require additional regulations.

#### **M. Design Standards**

Development shall comply with the architectural design requirements of Article 9.6 of this Ordinance in addition to the requirements listed below. Height shall be measured in stories instead of feet. In case of conflict, the requirements listed below shall apply:

1. Building Height
  - a. For parcels with frontage on Savannah Highway:
    - i. Parcels located between DuPont Road and I-526 and between Stinson Drive and I-526 shall have a maximum building height of seven (7) stories;
    - ii. Parcels located east of DuPont Road and Stinson Drive shall have a maximum building height of five (5) stories.
  - b. The maximum building height for parcels fronting on Wappoo Road, DuPont Road, Orleans Road, and Skylark Drive (without any frontage on Savannah Highway) shall be three (3) stories.
  - c. The maximum building height for all other parcels shall be 2.5 stories.
2. Architecture
  - a. Building entrances and windows shall be provided along the street frontage.
  - b. Buildings on corner lots shall address all applicable street frontages with regards to site design and architectural intent.
  - c. Vehicle and storage bays shall not face any road frontage, provided, however, that the Planning Director may exempt emergency service facilities from this requirement.
  - d. Parking shall be located to the side or rear of the building, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
  - e. Quality building materials such as brick, stucco, and finished masonry products and shingles as approved by the Planning Director must be used. Vinyl siding and eifs shall not be permitted, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
  - f. Windows shall be inset with sills and headers and vinyl windows shall be prohibited, provided, however, that this requirement shall not apply to parcels in the Job Center District that do not have frontage on Savannah Highway, Wappoo Road, DuPont Road, Orleans Road, or Skylark Drive.
  - g. New buildings shall utilize colors that are complementary, not necessarily homogeneous, to existing buildings.

- h. Residential buildings on properties located in the Job Center District and along Wappoo Road and 1<sup>st</sup> Drive that are converted to nonresidential uses shall present the residential character (height, scale, material, entrances, windows of roof pitch, etc.) at the street frontage.
- i. Architecture shall be appropriate to reflect the vision for the area pursuant to the DuPont-Wappoo Community Plan as approved by the Planning Director.

#### **§5.13.9 JOB CENTER DISTRICT**

The Job Center District is intended to promote small entrepreneurial businesses and industries like those that already exist in the area including consumer, special trade, and automotive commercial services with limited business park uses surrounded by established residential uses while controlling large scale commercial development and more intense, high traffic generating, commercial uses such as restaurants and bars. The following apply to parcels in the Job Center District as indicated on the map titled “DuPont-Wappoo Area Overlay Zoning District” in addition to the applicable requirements of this Article:

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

1. The maximum residential density is 12 dwelling units per acre.
2. No single building shall exceed 12,500 gross square feet.
3. Maximum building coverage shall be based on the Special Stormwater Requirements as described in Section 5.13.8.L and all the ability to comply with all other applicable requirements of this Ordinance.
4. The minimum lot area shall be 4,000 square feet.
5. The minimum lot width shall be fifteen feet (15’).
6. The OCRM Critical Line Setback shall be a minimum of fifty feet (50’).
7. The OCRM Critical Line Buffer shall be a minimum of thirty-five feet (35’).

##### **B. Hours of Operation**

The hours of operation for uses that are open to the public are limited to 7:00 am to 9:00 pm.

#### **§5.13.10 COMMUNITY COMMERCIAL DISTRICT**

The Community Commercial District within the DuWap-O includes parcels with more intense commercial uses located primarily along Savannah Highway, Wappoo Road, Skylark Drive, and DuPont Road. This district is intended to allow compatible commercial uses while implementing streetscape, design, and access management standards. In addition to the applicable requirements of this Article, the density, intensity, dimensional, and design standards contained in Sec. 4.20.3, Community Commercial District, of this Ordinance shall apply. In case of conflict, the requirements of this Article shall control.

#### **§5.13.11 LIGHT COMMERCIAL DISTRICT**

The Light Commercial District within the DuWap-O is intended to allow office uses and low intensity neighborhood oriented commercial uses. These areas are located mainly along Wappoo Road, Elsey Drive, and 1<sup>st</sup> Drive as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District,” which identifies properties in the Commercial Transition (CT), General Office (OG), and Residential Office (OR) Zoning Districts. In addition to the applicable requirements of this Article, all parcels indicated as OR, OG and CT on the map titled “DuPont-Wappoo Area Overlay Zoning District” shall comply with all applicable design and development

standards of the applicable zoning district as contained in this Ordinance. In case of conflict, the requirements of this Article shall control.

#### **§5.13.12 RESIDENTIAL AREAS**

The Residential Areas within the DuWap-O include residential uses located in various places within the Overlay Zoning District, as shown on the map titled “DuPont-Wappoo Area Overlay Zoning District.” These areas are intended to retain their current character, consisting of single-family detached, single-family attached, and multi-family uses. The map titled “DuPont-Wappoo Area Overlay Zoning District” identifies the properties in the Single Family Residential (R-4), Mixed Style Residential 8 (M-8) and Mixed Style Residential 12 (M-12) Zoning Districts. All parcels indicated as R-4, M-8, and M-12 shall comply with the use regulations of this Article and all applicable density, intensity and development standards for the applicable zoning district as contained in this Ordinance. The requirements of Section 5.13.8 also apply to development that is not single-family detached residential and in case of conflict, the requirements of Section 5.13.8 shall control for development that is not single-family detached residential.

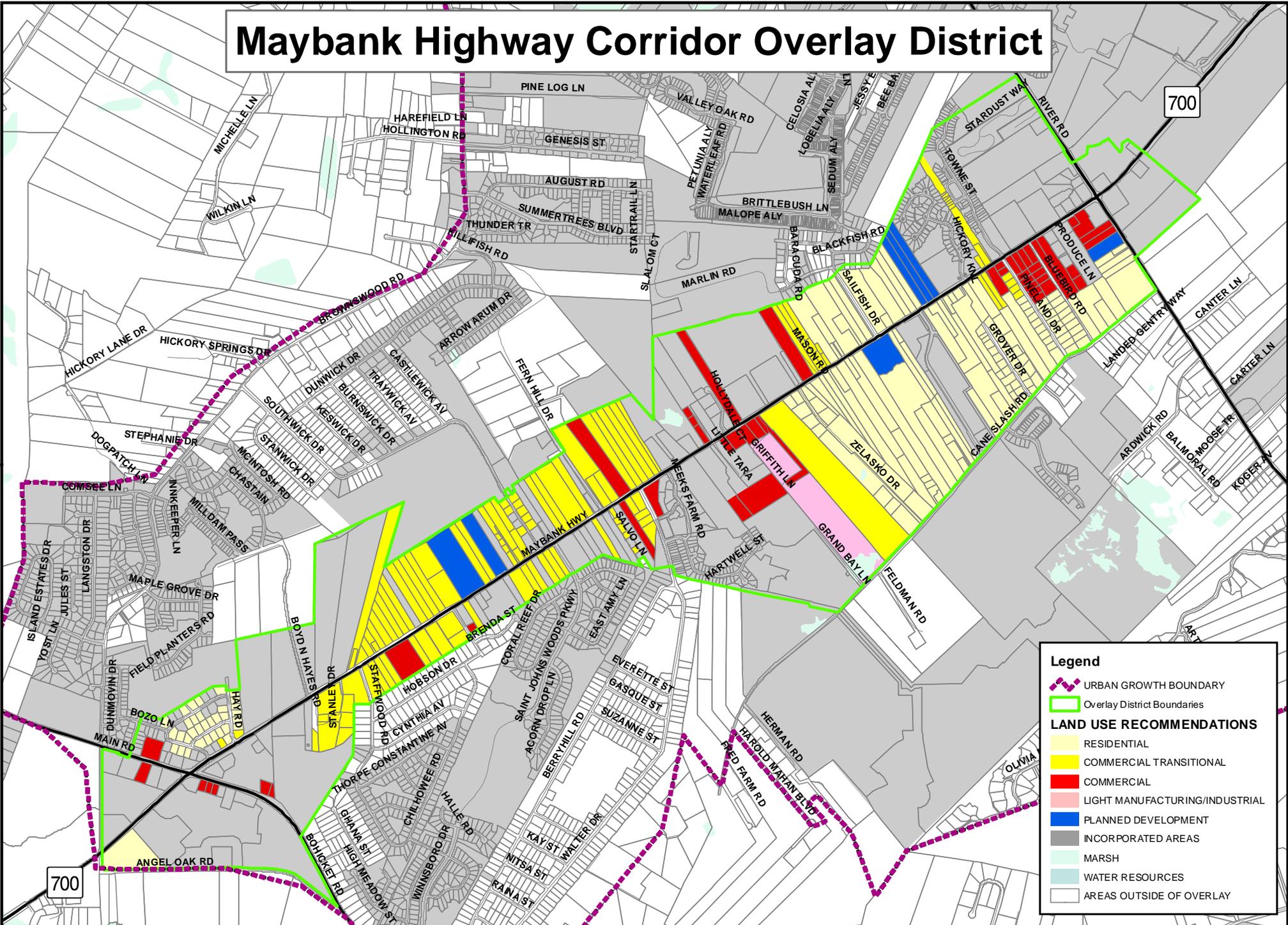
#### **§5.13.13 CONSERVATION/PARK DISTRICT**

As shown on the DuWap-O map, only one unincorporated parcel located within the DuWap-O is in the Conservation/Park District. The subject parcel is located along Pebble Road and contains a cemetery. The intent of this district is to protect the cemetery from development and retain its historic character and significance for the community. The only uses allowed within this district are cemetery uses and open space/park uses, farmers markets, Parks and Recreation uses (with the exception of Indoor and Outdoor Recreation Uses as defined in this Ordinance), and stormwater infrastructure uses that are not detrimental to the existing cemetery. The only development standards that apply are the land use and right-of-way buffer requirements.

### **CHAPTER 5 MAPS**

On the following pages:

# Maybank Highway Corridor Overlay District



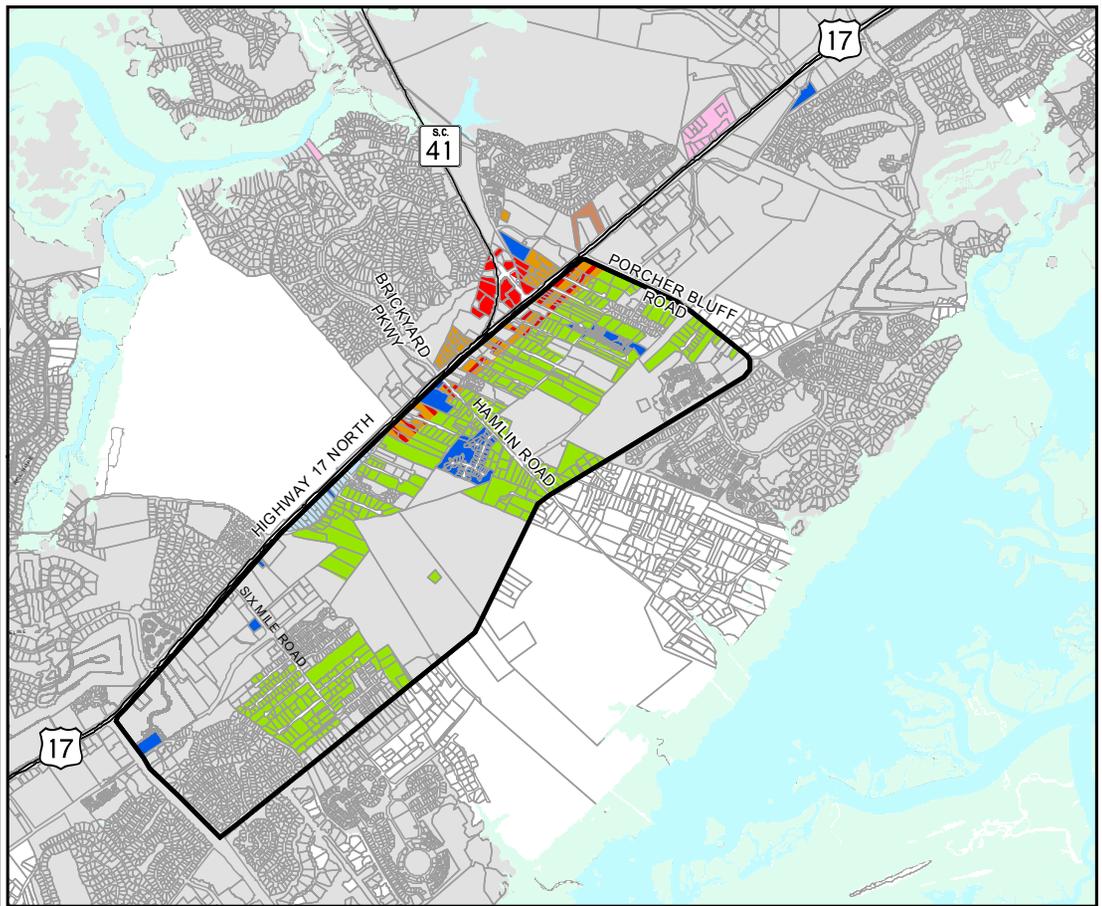
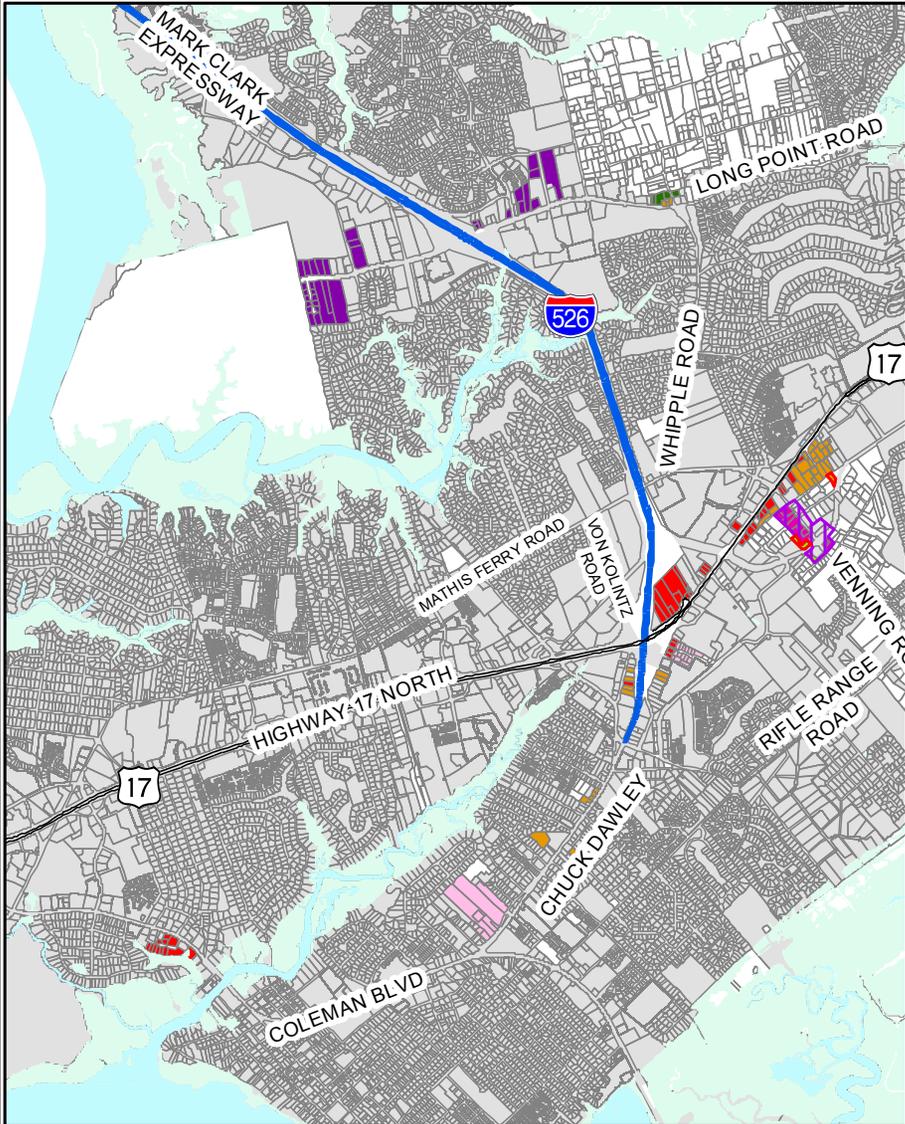
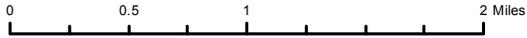
**Legend**

- URBAN GROWTH BOUNDARY
- Overlay District Boundaries

**LAND USE RECOMMENDATIONS**

- RESIDENTIAL
- COMMERCIAL TRANSITIONAL
- COMMERCIAL
- LIGHT MANUFACTURING/INDUSTRIAL
- PLANNED DEVELOPMENT
- INCORPORATED AREAS
- MARSH
- WATER RESOURCES
- AREAS OUTSIDE OF OVERLAY

# Mount Pleasant Overlay Zoning District



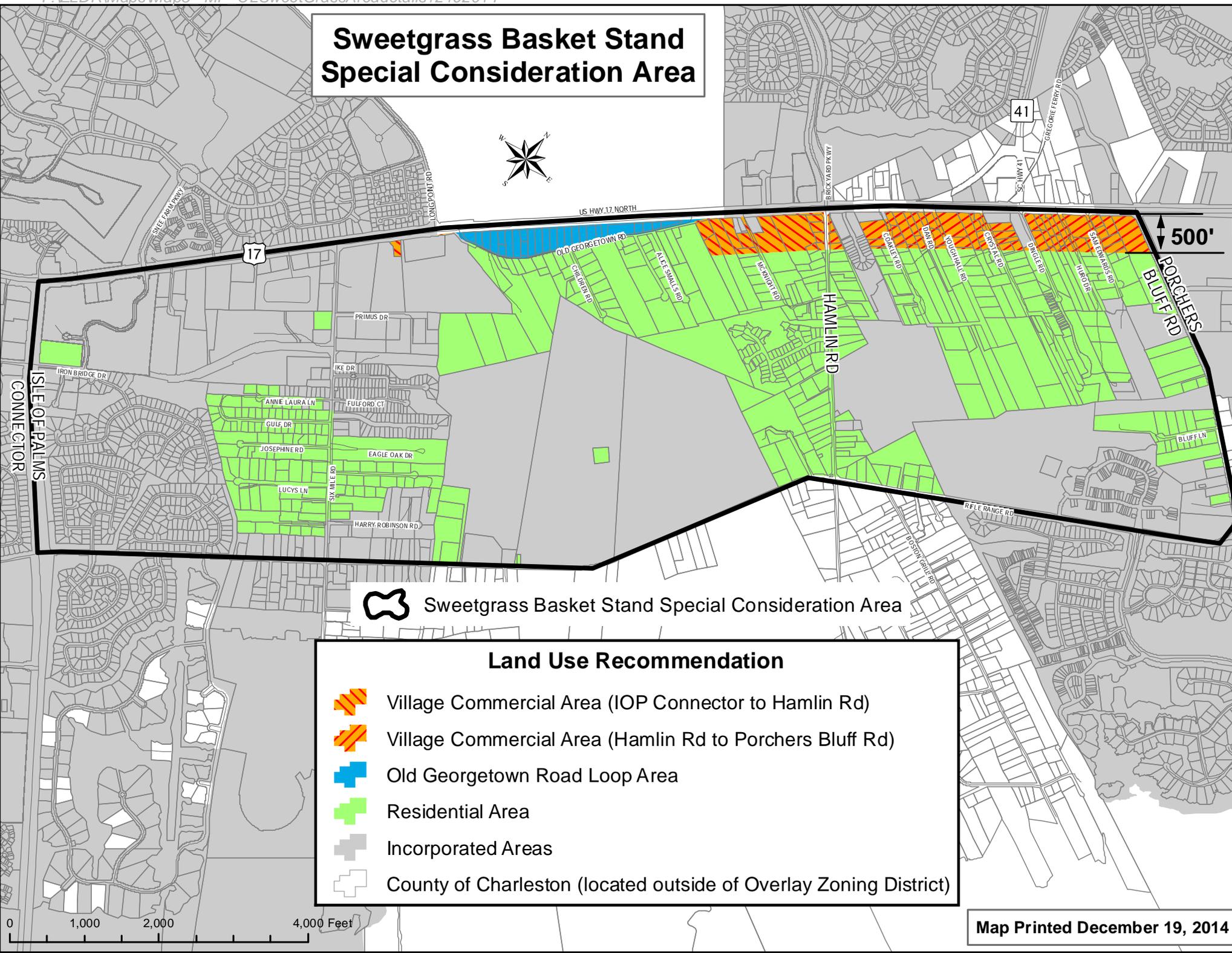
**LEGEND**  
Land Use Recommendations

Industrial	Office
Transportation	Residential Office
Commercial	Mixed Residential
Light Commercial	Suburban Residential
Village Commercial Area (IOP Connector to Hamlin Rd)	Special Management
Village Commercial Area (Hamlin Rd to Porcher Bluff Rd)	Residential Area
Transitional Commercial	Civic & Institutional
Research & Technology	Town of Mt Pleasant
	County of Charleston outside Overlay Areas

- Sweetgrass Basket Stand Special Consideration Area\*
- HUNGRYNECK BLVD AREA\*
- VENNING ROAD AREA\*

\*(SEE OTHER MAPS FOR DETAILS)

# Sweetgrass Basket Stand Special Consideration Area



Sweetgrass Basket Stand Special Consideration Area

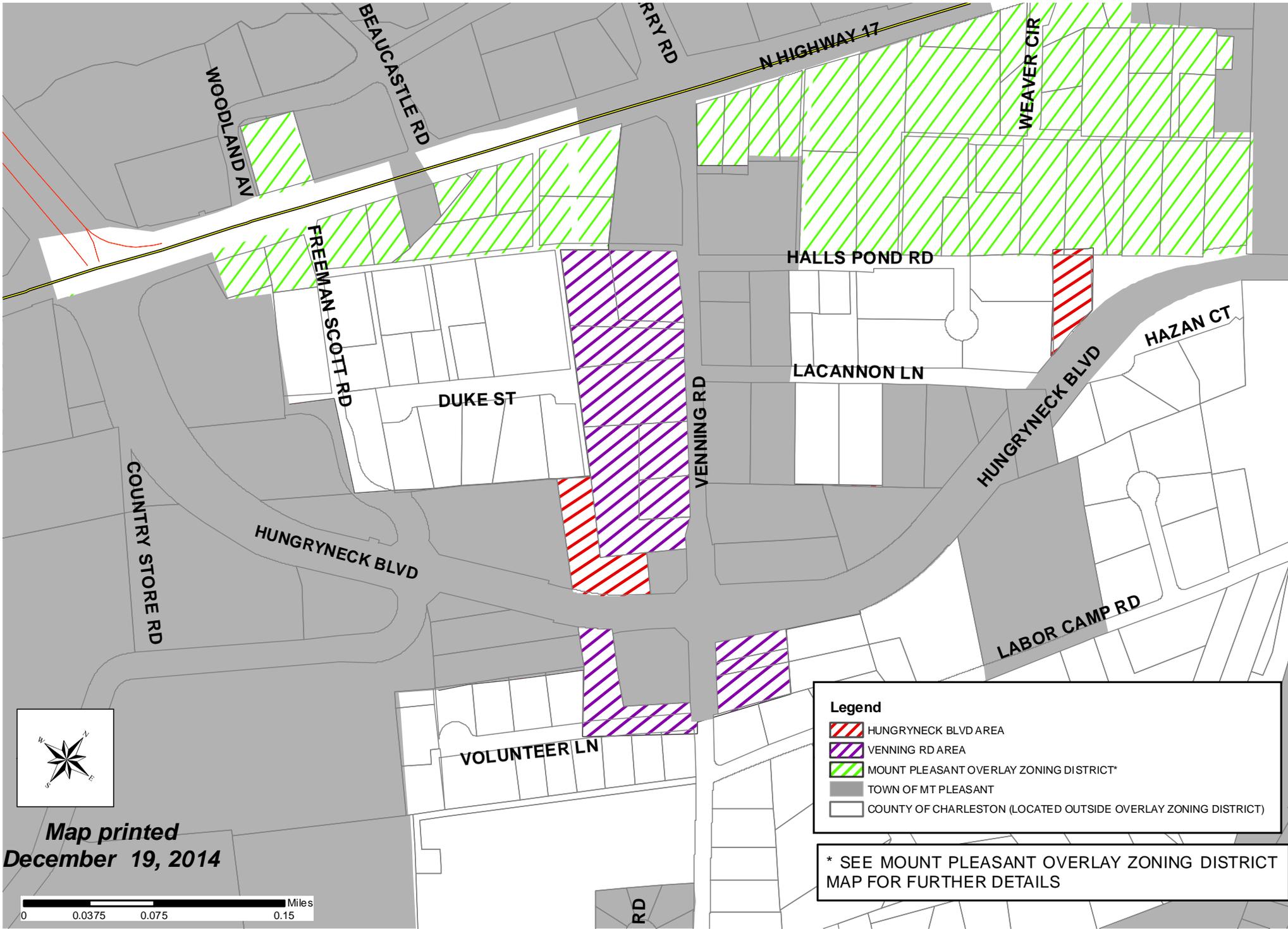
## Land Use Recommendation

-  Village Commercial Area (IOP Connector to Hamlin Rd)
-  Village Commercial Area (Hamlin Rd to Porchers Bluff Rd)
-  Old Georgetown Road Loop Area
-  Residential Area
-  Incorporated Areas
-  County of Charleston (located outside of Overlay Zoning District)

0 1,000 2,000 4,000 Feet

Map Printed December 19, 2014

# HUNGRYNECK BOULEVARD-VENNING ROAD OVERLAY AREA



**Legend**

-  HUNGRYNECK BLVD AREA
-  VENNING RD AREA
-  MOUNT PLEASANT OVERLAY ZONING DISTRICT\*
-  TOWN OF MT PLEASANT
-  COUNTY OF CHARLESTON (LOCATED OUTSIDE OVERLAY ZONING DISTRICT)

\* SEE MOUNT PLEASANT OVERLAY ZONING DISTRICT MAP FOR FURTHER DETAILS

Map printed  
December 19, 2014



# Folly Road Corridor Overlay Zoning District

North Village Area

Commercial Area

South Village Area

Neighborhood Preservation Area

Conservation Area

## Legend

Overlay District Boundary



Overlay District Areas



Future Land Use

- Community Commercial
- Neighborhood Commercial
- Residential
- Office Residential
- General Office
- Water-Dependent Commercial

Municipal Boundaries

- County of Charleston
- City of Charleston
- Town of James Island
- City of Folly Beach

Water Features

- Water
- Marsh



0 0.15 0.3 0.6 0.9 1.2 Miles

Adopted March 10, 2015

# Folly Road Corridor Overlay Zoning District North Village Area

**Legend**

**Overlay District Areas**  
 Overlay District Areas

**Overlay District Boundary**  
 Overlay District Boundary

**Future Land Use**

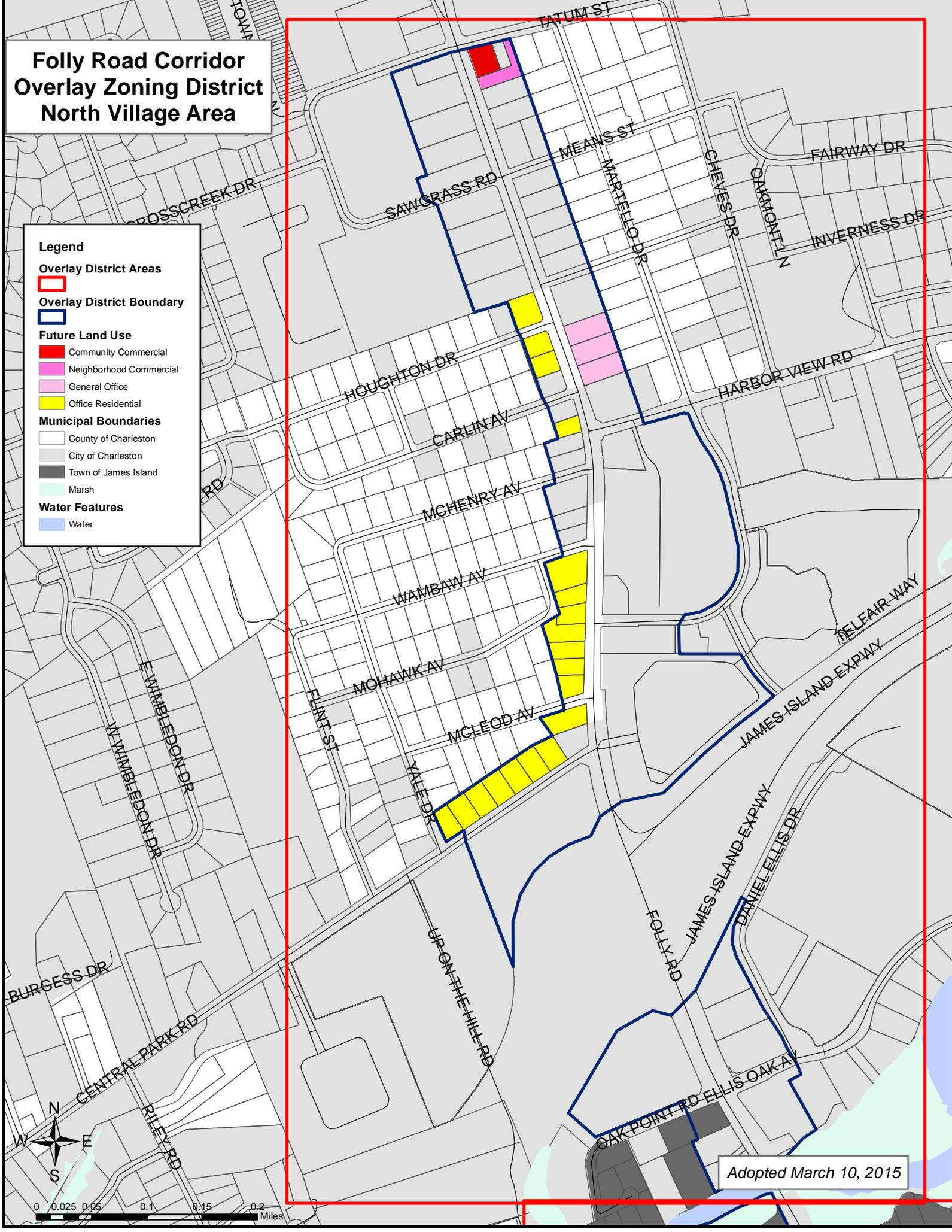
-  Community Commercial
-  Neighborhood Commercial
-  General Office
-  Office Residential

**Municipal Boundaries**

-  County of Charleston
-  City of Charleston
-  Town of James Island
-  Marsh

**Water Features**

-  Water



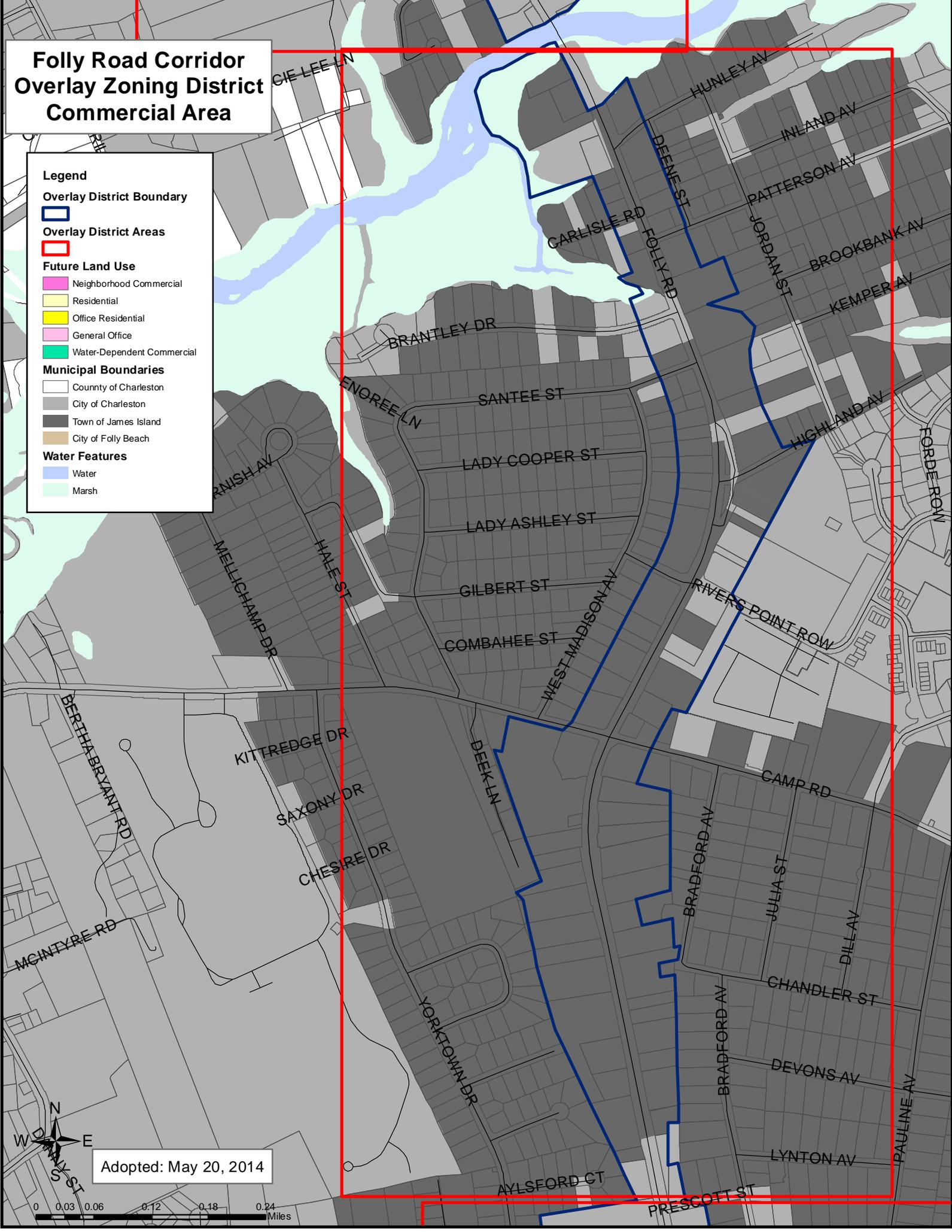
Adopted March 10, 2015

0 0.025 0.05 0.1 0.15 0.2 Miles

# Folly Road Corridor Overlay Zoning District Commercial Area

**Legend**

- Overlay District Boundary**  
[Blue outline]
- Overlay District Areas**  
[Red outline]
- Future Land Use**
  - Neighborhood Commercial [Pink square]
  - Residential [Yellow square]
  - Office Residential [Light Green square]
  - General Office [Light Blue square]
  - Water-Dependent Commercial [Light Purple square]
- Municipal Boundaries**
  - County of Charleston [Light Gray square]
  - City of Charleston [Medium Gray square]
  - Town of James Island [Dark Gray square]
  - City of Folly Beach [Brown square]
- Water Features**
  - Water [Blue square]
  - Marsh [Light Green square]



Adopted: May 20, 2014



# Folly Road Corridor Overlay Zoning District South Village Area

Commercial Area

## Legend

 Overlay District Areas (revised)

 Overlay District Boundary

### Future Land Use

 COMMUNITY COMMERCIAL

 NEIGHBORHOOD COMMERCIAL

### Municipal Boundaries

 County of Charleston (outside OD area)

 City of Charleston

 Town of James Island

### Water Features

 Water

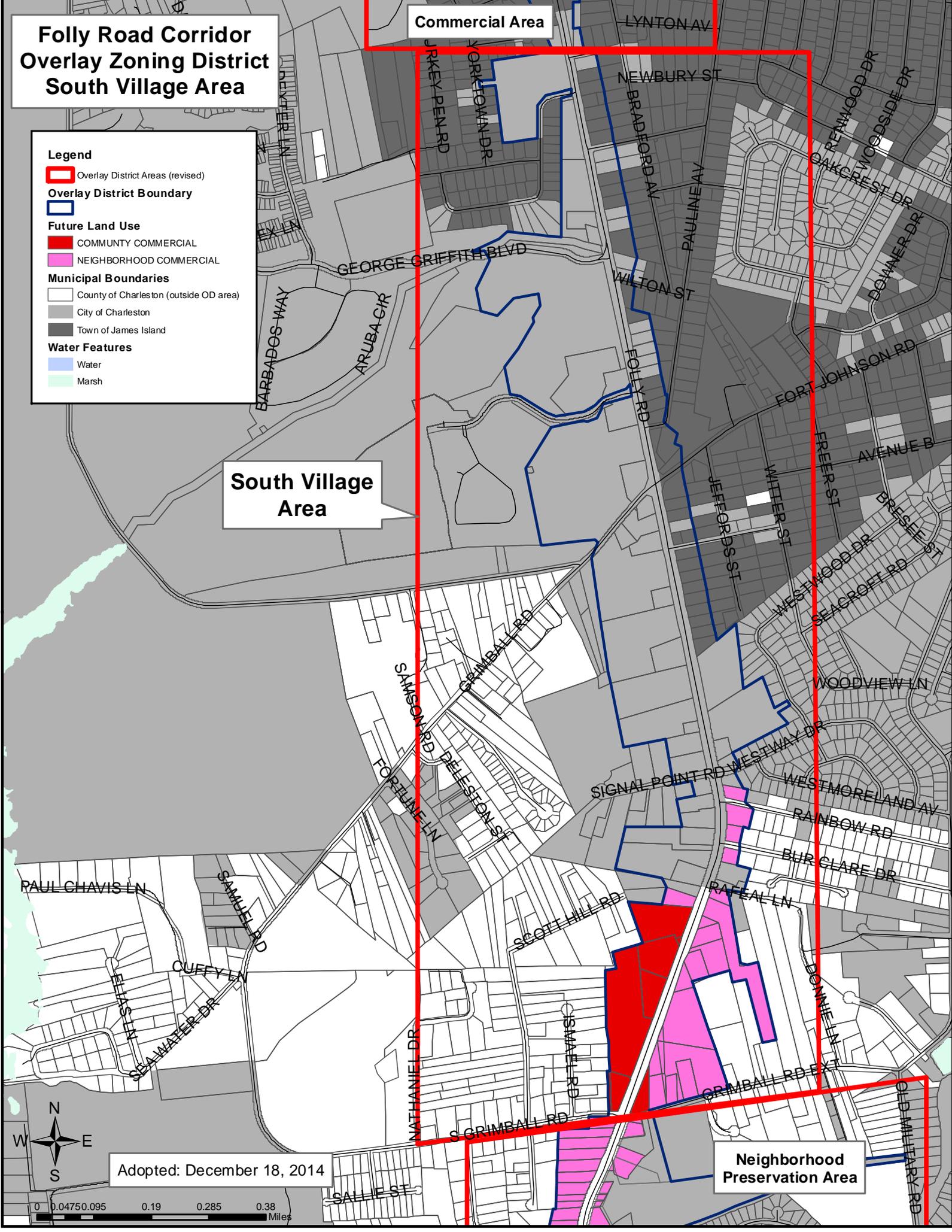
 Marsh

South Village  
Area

Neighborhood  
Preservation Area

Adopted: December 18, 2014

0 0.0475 0.095 0.19 0.285 0.38  
Miles



**Folly Road Corridor  
Overlay Zoning District  
Neighborhood Preservation Area**

**South Village  
Area**

**Legend**

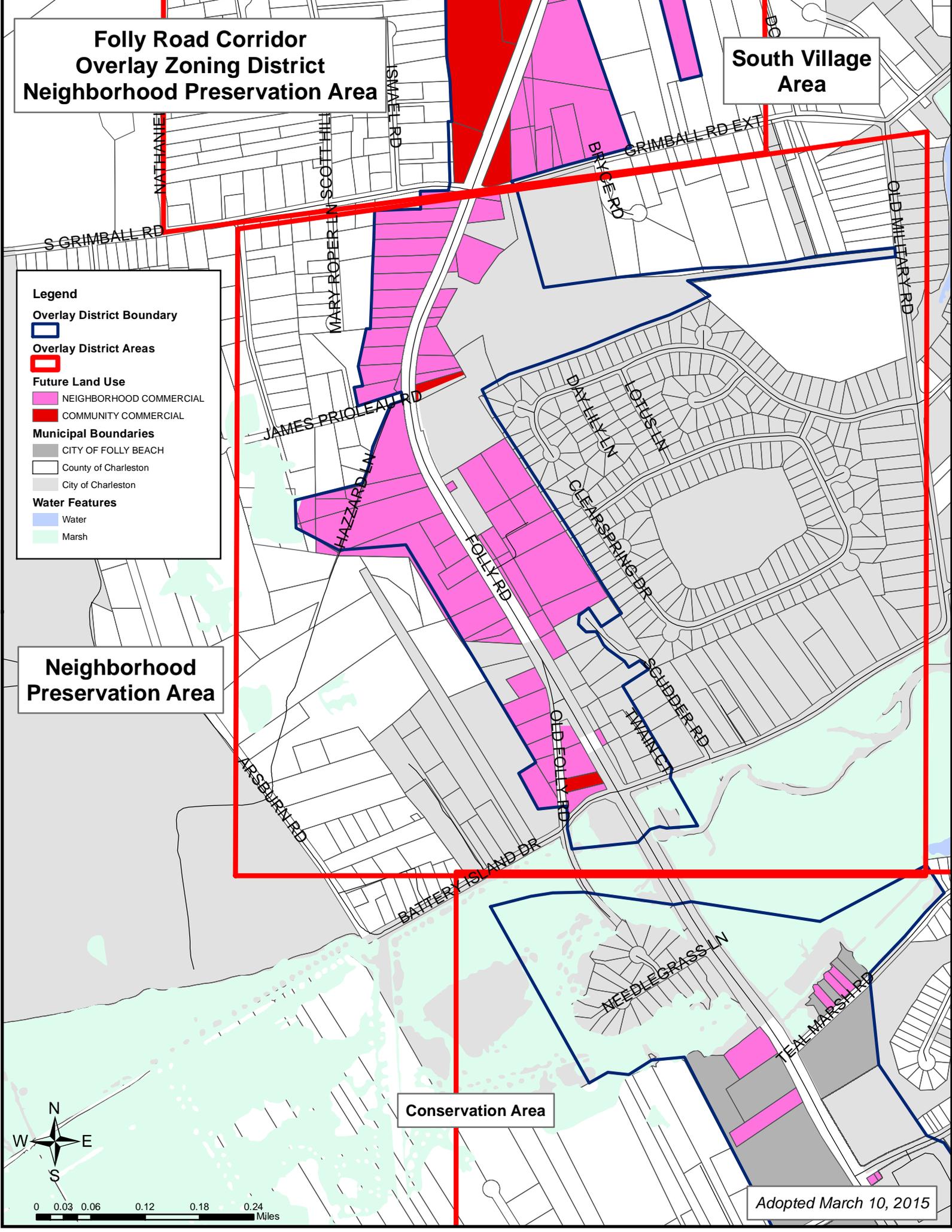
- Overlay District Boundary
- Overlay District Areas
- Future Land Use
  - NEIGHBORHOOD COMMERCIAL
  - COMMUNITY COMMERCIAL
- Municipal Boundaries
  - CITY OF FOLLY BEACH
  - County of Charleston
  - City of Charleston
- Water Features
  - Water
  - Marsh

**Neighborhood  
Preservation Area**

**Conservation Area**



Adopted March 10, 2015



# Folly Road Corridor Overlay Zoning District Conservation Area

**South Village Area**

**Neighborhood Preservation Area**

**Conservation Area**

**Legend**

**Overlay District Areas**  
 Overlay District Boundary

**Future Land Use**

-  Community Commercial
-  Neighborhood Commercial
-  Residential
-  Water-Dependent Commercial

**Municipal Boundaries**

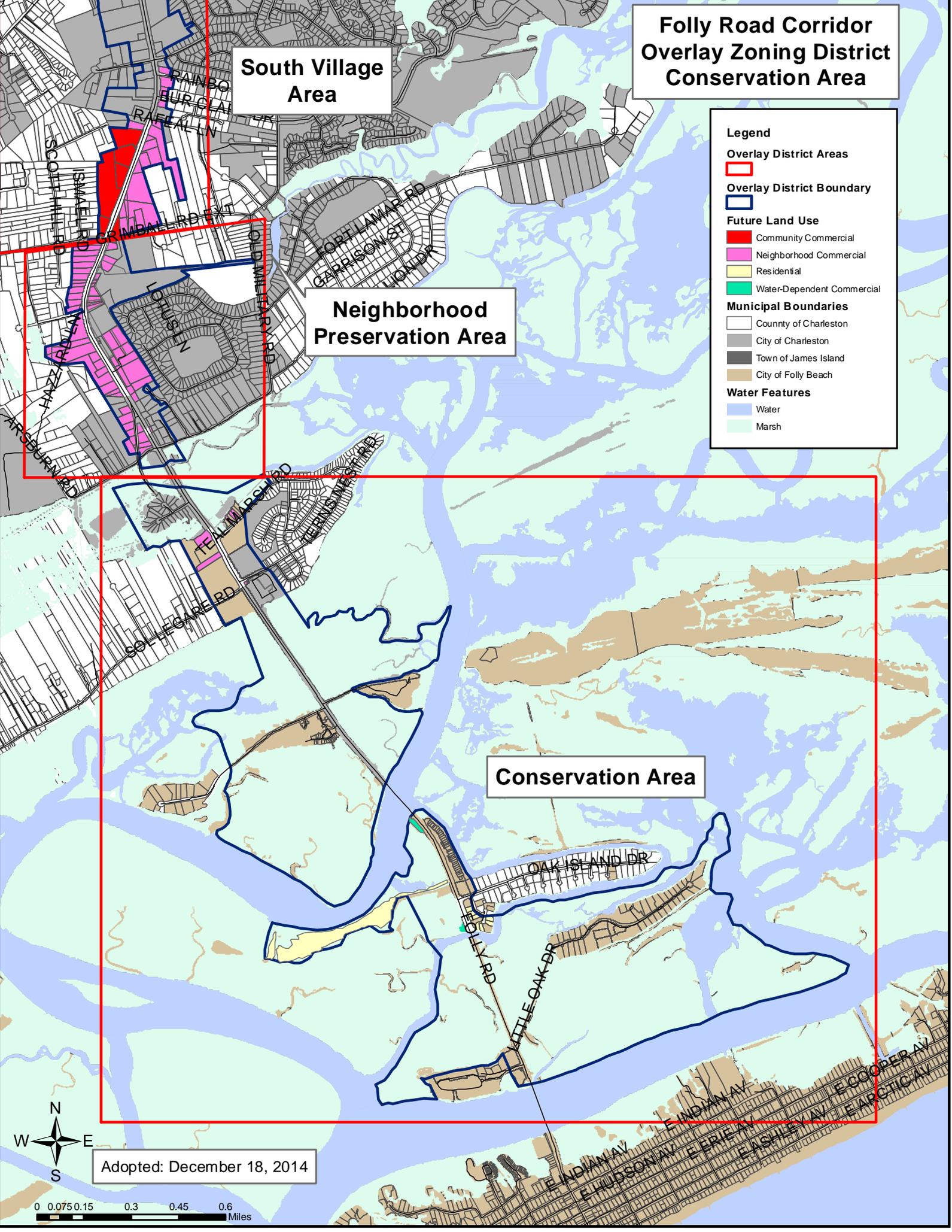
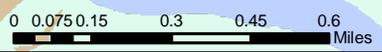
-  County of Charleston
-  City of Charleston
-  Town of James Island
-  City of Folly Beach

**Water Features**

-  Water
-  Marsh

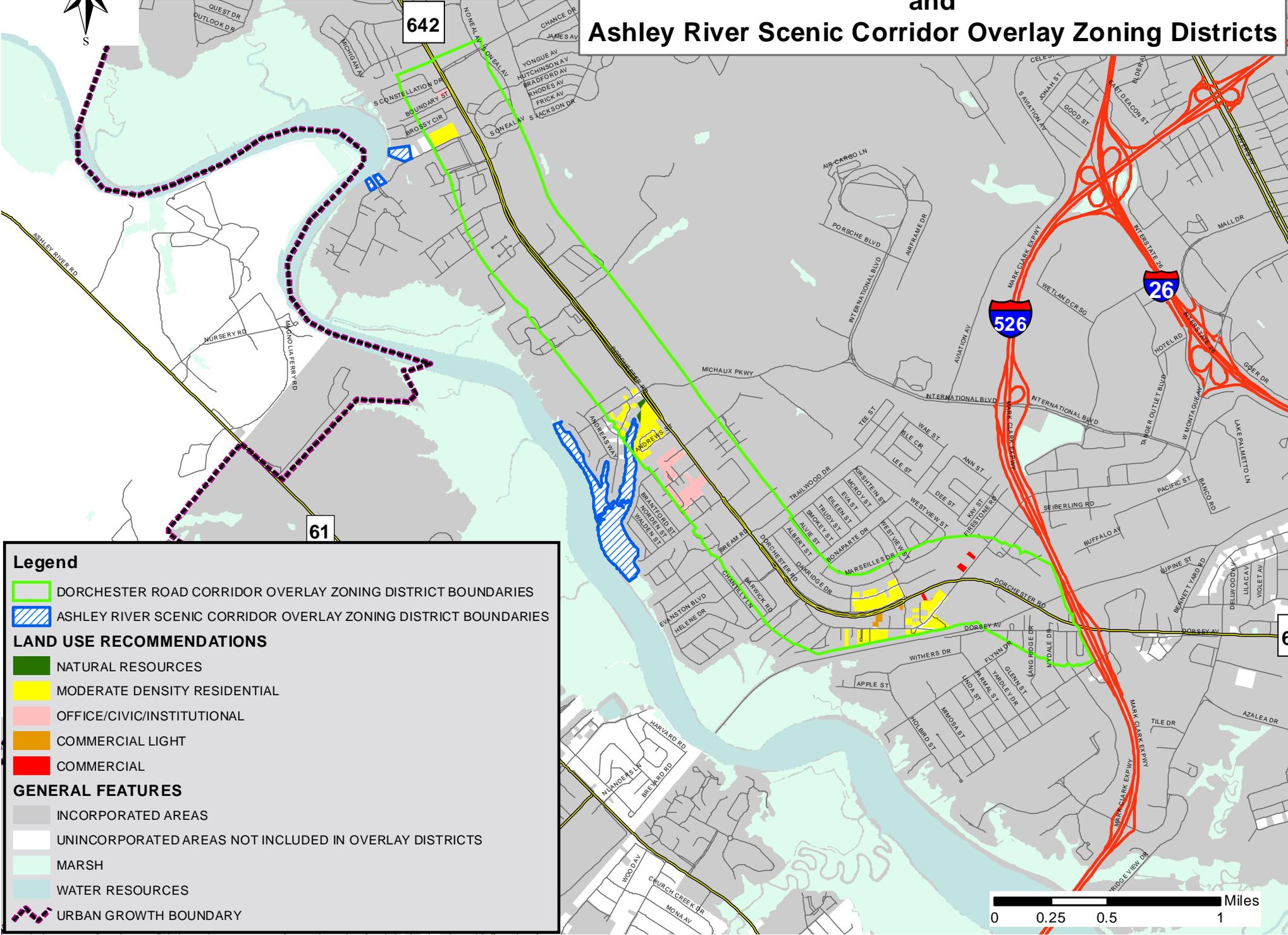


Adopted: December 18, 2014



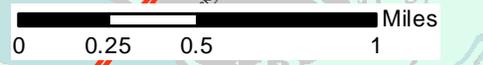


# Dorchester Road Corridor and Ashley River Scenic Corridor Overlay Zoning Districts



### Legend

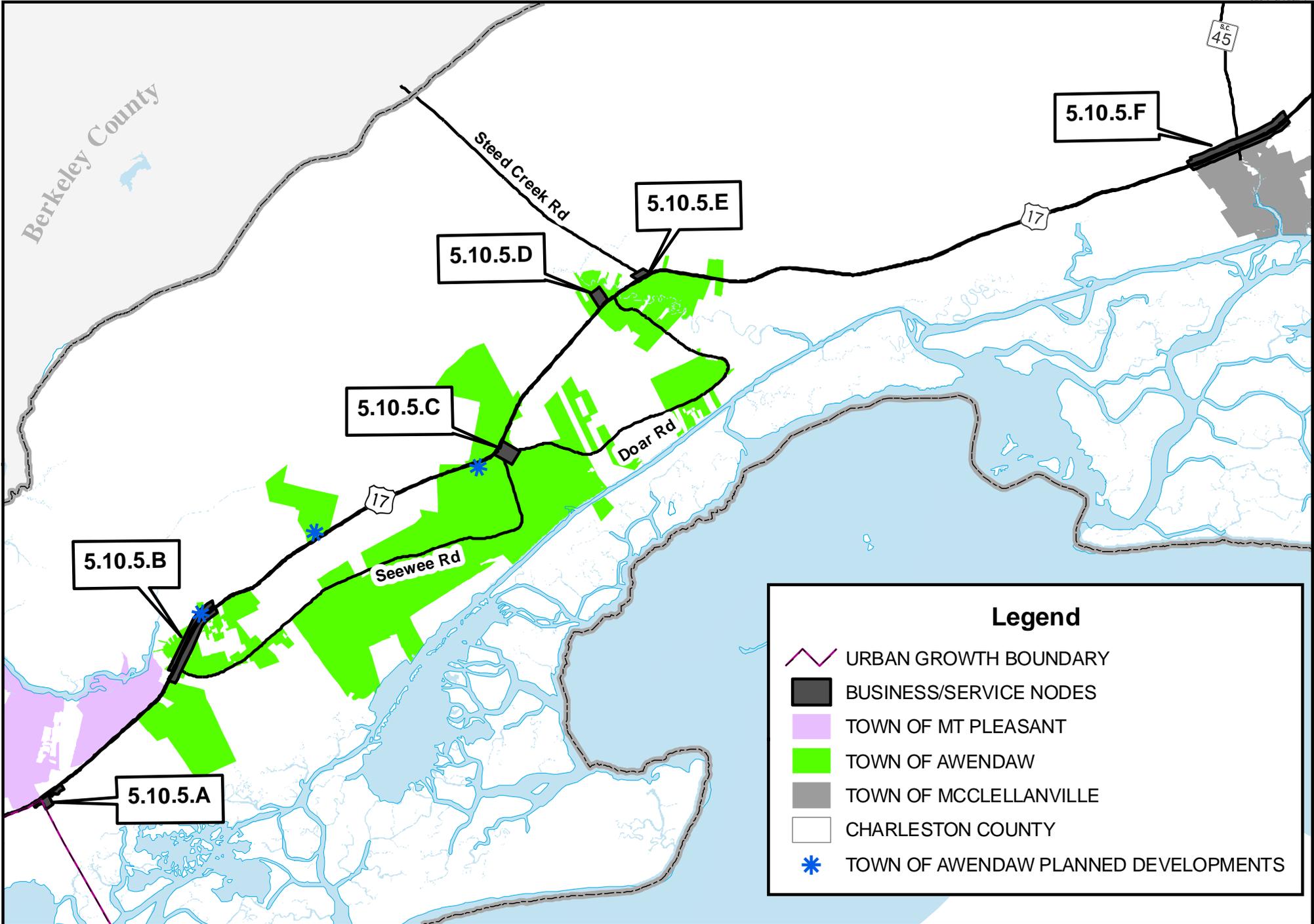
- DORCHESTER ROAD CORRIDOR OVERLAY ZONING DISTRICT BOUNDARIES
- ASHLEY RIVER SCENIC CORRIDOR OVERLAY ZONING DISTRICT BOUNDARIES
- LAND USE RECOMMENDATIONS**
- NATURAL RESOURCES
- MODERATE DENSITY RESIDENTIAL
- OFFICE/CIVIC/INSTITUTIONAL
- COMMERCIAL LIGHT
- COMMERCIAL
- GENERAL FEATURES**
- INCORPORATED AREAS
- UNINCORPORATED AREAS NOT INCLUDED IN OVERLAY DISTRICTS
- MARSH
- WATER RESOURCES
- URBAN GROWTH BOUNDARY







# HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT BUSINESS/SERVICE NODES

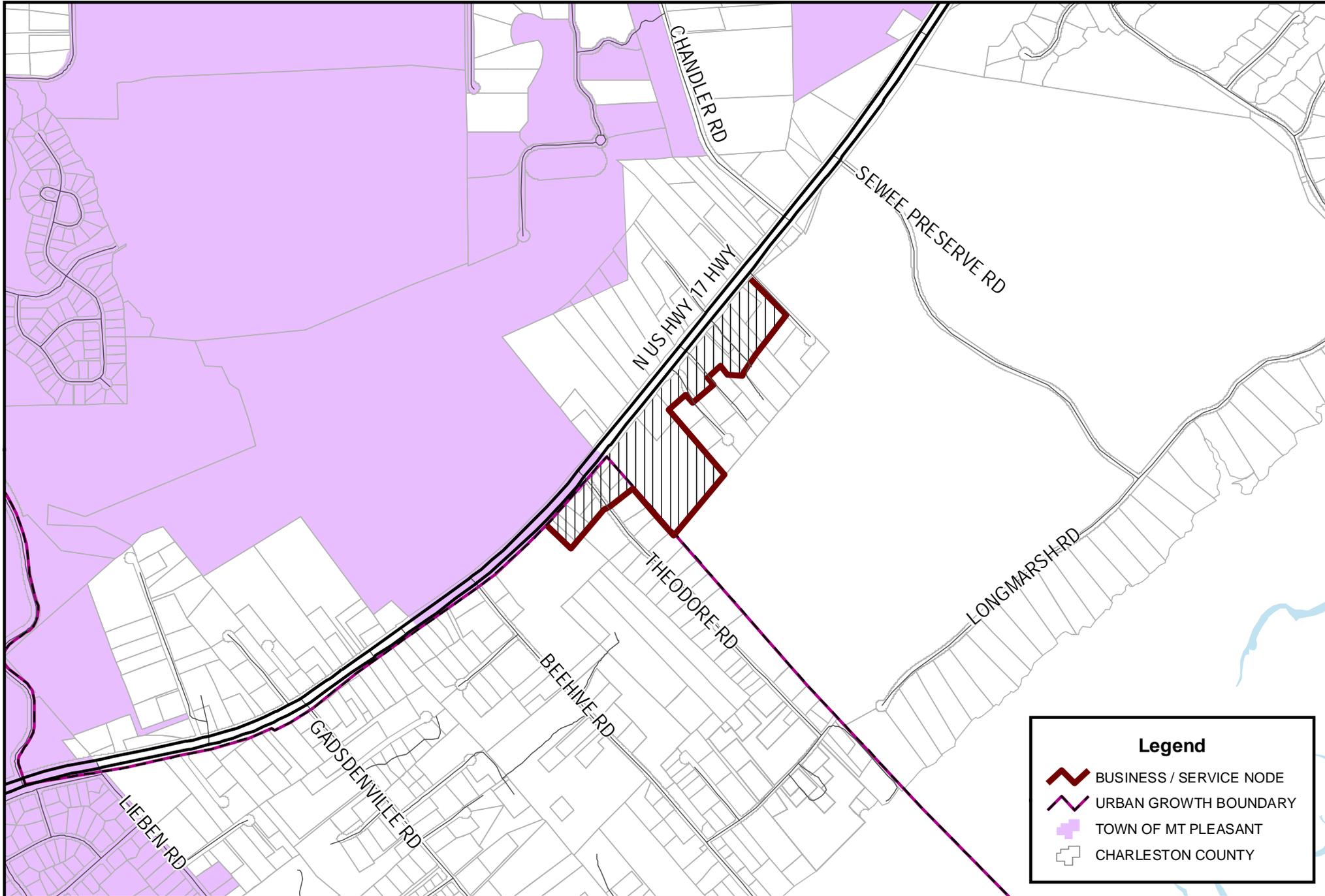


## Legend

-  URBAN GROWTH BOUNDARY
-  BUSINESS/SERVICE NODES
-  TOWN OF MT PLEASANT
-  TOWN OF AWENDAW
-  TOWN OF MCCLELLANVILLE
-  CHARLESTON COUNTY
-  TOWN OF AWENDAW PLANNED DEVELOPMENTS

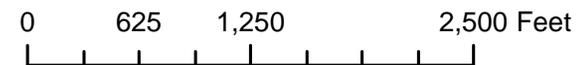


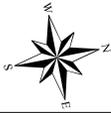
**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:  
10-MILE NEIGHBORHOOD BUSINESS/SERVICE NODE**



**ADOPTED - November 15, 2011**

**Map 5.10.5.A**

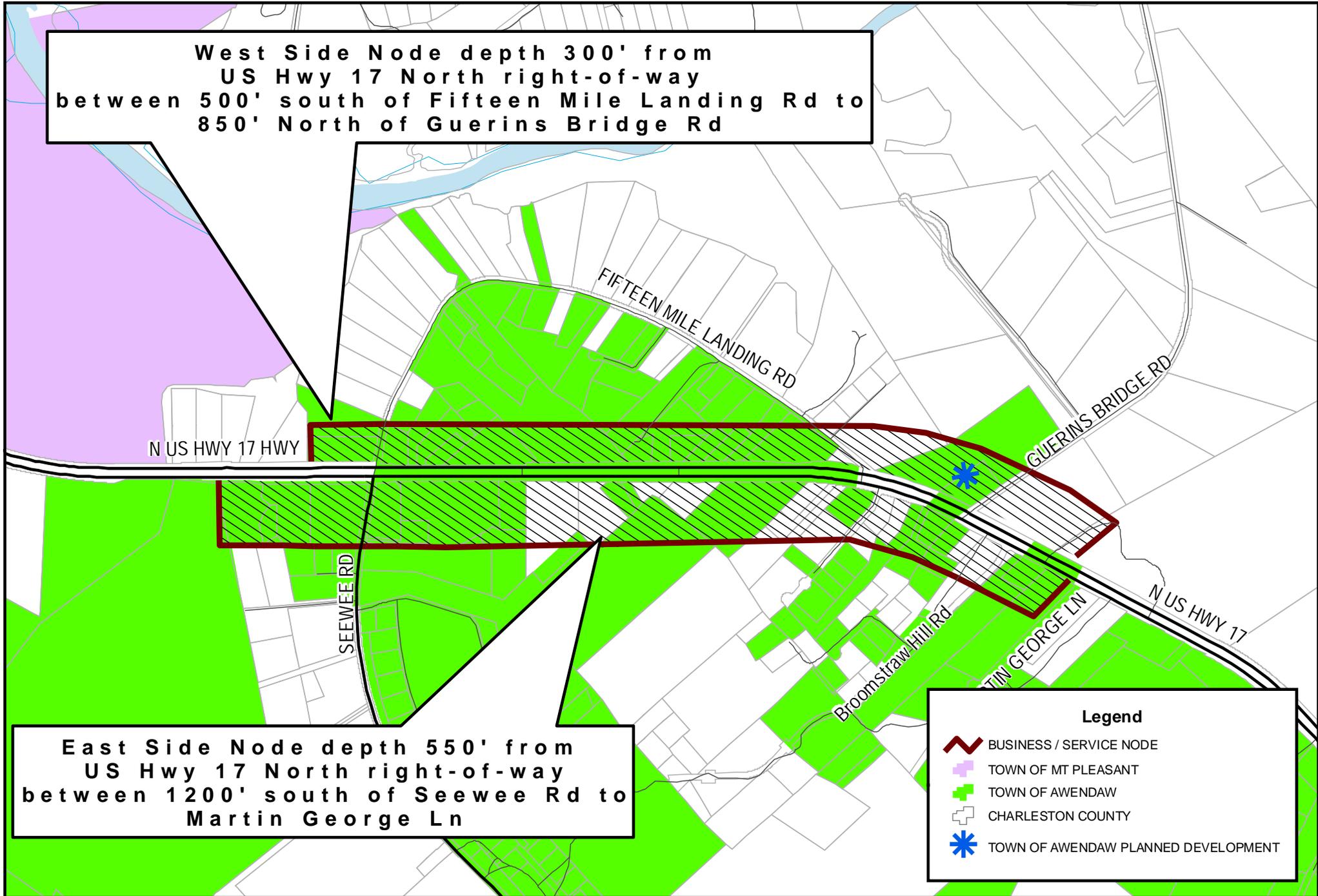




**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:  
SEEWEE ROAD BUSINESS/SERVICE NODE**



**West Side Node depth 300' from  
US Hwy 17 North right-of-way  
between 500' south of Fifteen Mile Landing Rd to  
850' North of Guerins Bridge Rd**



**East Side Node depth 550' from  
US Hwy 17 North right-of-way  
between 1200' south of Seewee Rd to  
Martin George Ln**

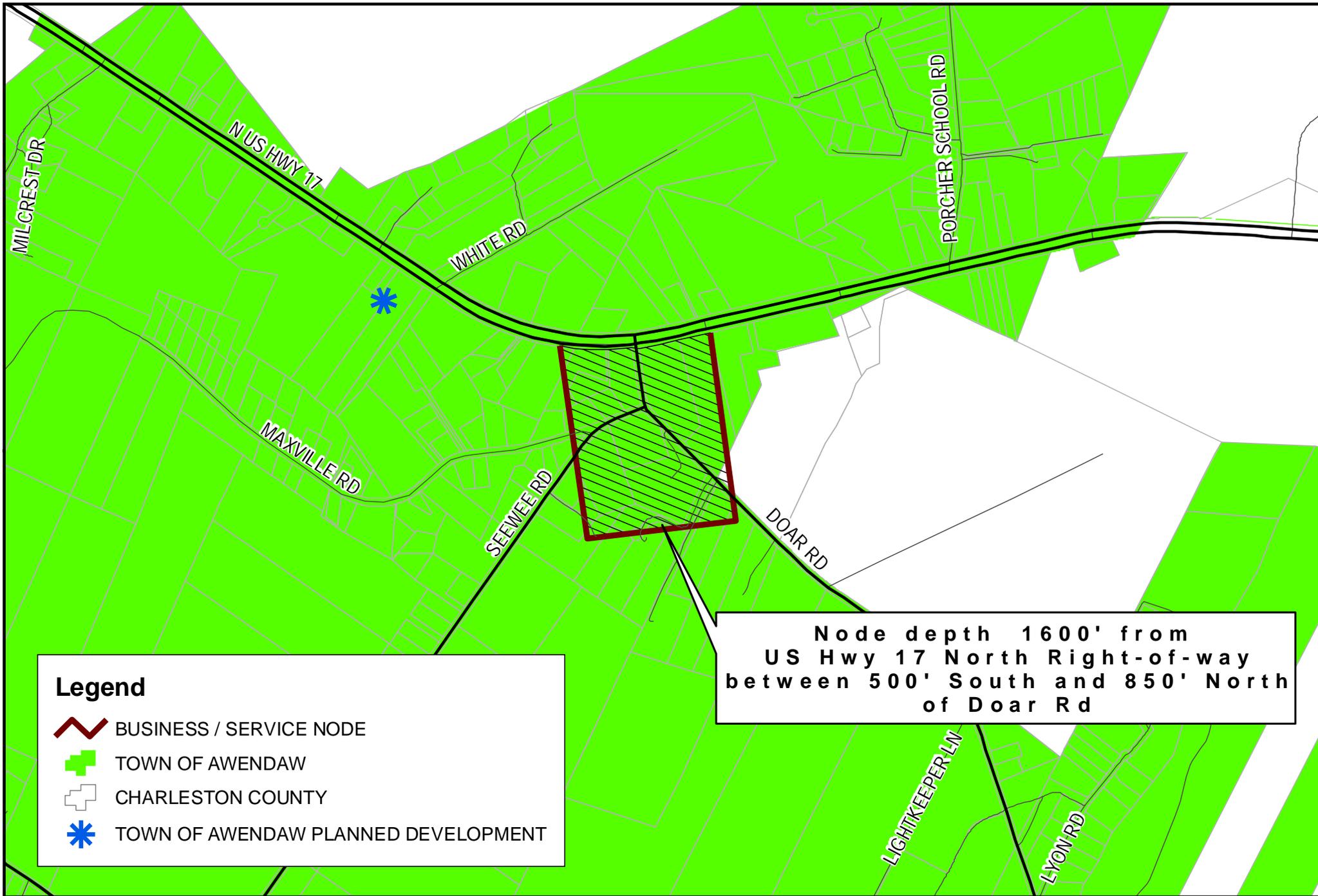
**Legend**

-  BUSINESS / SERVICE NODE
-  TOWN OF MT PLEASANT
-  TOWN OF AWENDAW
-  CHARLESTON COUNTY
-  TOWN OF AWENDAW PLANNED DEVELOPMENT





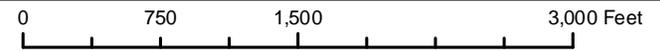
**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:  
AWENDAW TOWN CENTER BUSINESS/SERVICE NODE**



**Node depth 1600' from  
US Hwy 17 North Right-of-way  
between 500' South and 850' North  
of Doar Rd**

**Legend**

-  BUSINESS / SERVICE NODE
-  TOWN OF AWENDAW
-  CHARLESTON COUNTY
-  TOWN OF AWENDAW PLANNED DEVELOPMENT





**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:  
NORTHERN DOAR ROAD UTILITIES/CONVENIENCE CENTER NODE  
AND  
STEED CREEK ROAD TRANSIT NODE**

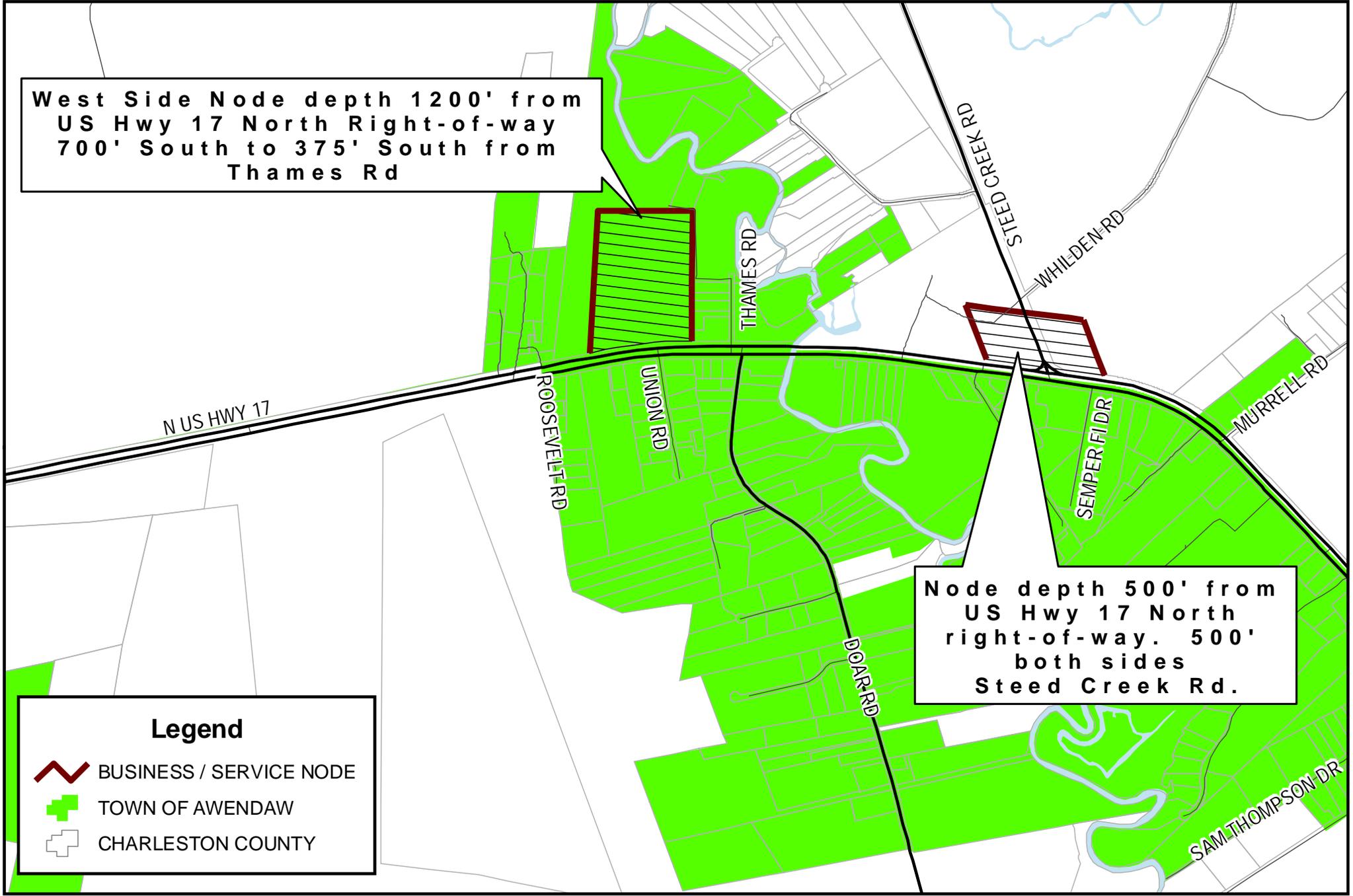


**West Side Node depth 1200' from  
US Hwy 17 North Right-of-way  
700' South to 375' South from  
Thames Rd**

**Node depth 500' from  
US Hwy 17 North  
right-of-way. 500'  
both sides  
Steed Creek Rd.**

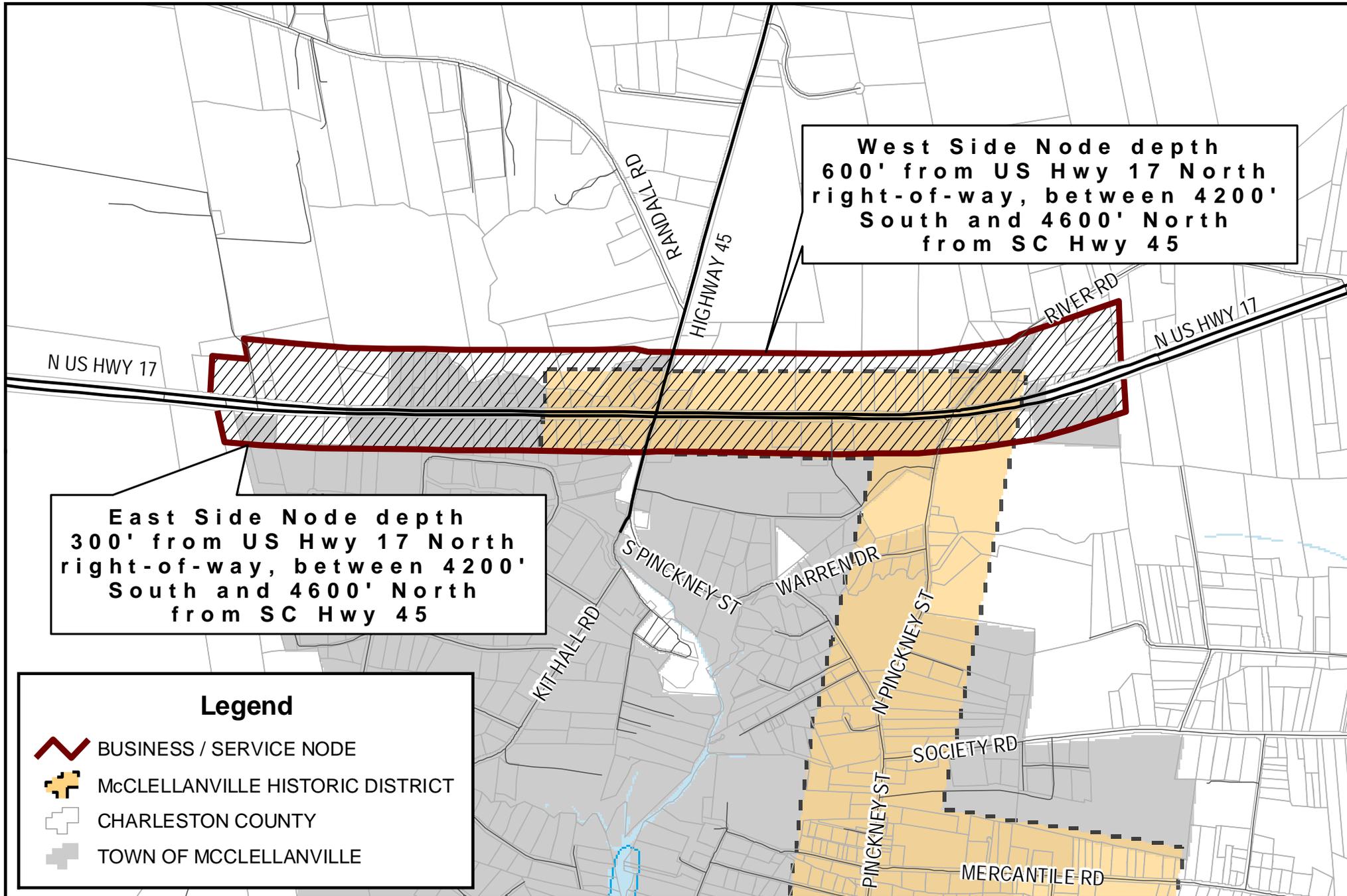
**Legend**

-  BUSINESS / SERVICE NODE
-  TOWN OF AWENDAW
-  CHARLESTON COUNTY

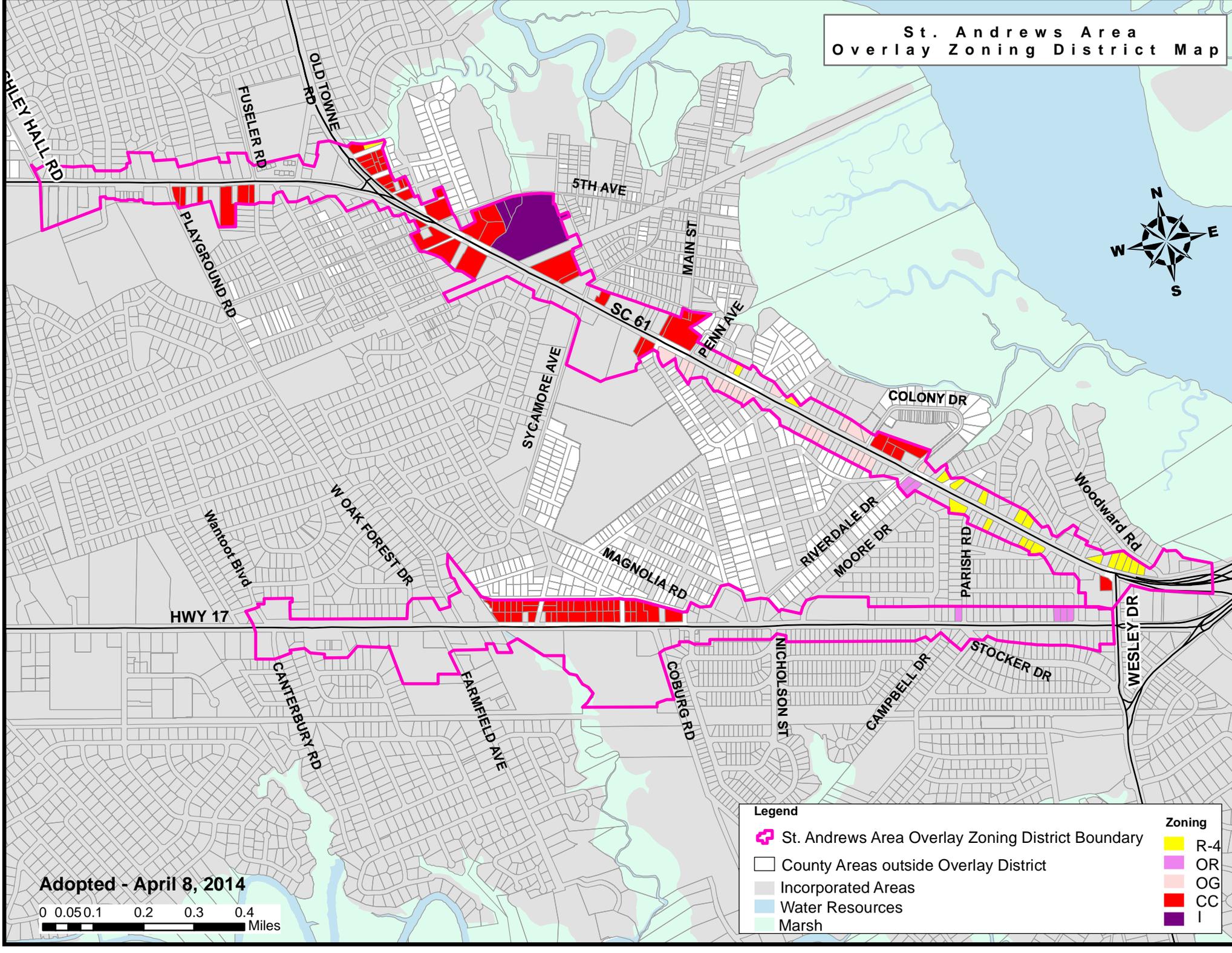
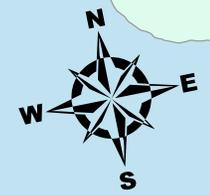




**HIGHWAY 17 NORTH CORRIDOR OVERLAY ZONING DISTRICT:  
MCCLELLANVILLE HIGHWAY COMMERCIAL DISTRICT**



# St. Andrews Area Overlay Zoning District Map



Adopted - April 8, 2014



Legend		Zoning	
	St. Andrews Area Overlay Zoning District Boundary		R-4
	County Areas outside Overlay District		OR
	Incorporated Areas		OG
	Water Resources		CC
	Marsh		I

# Ashley River Road Corridor Overlay Zoning District (Ashley Hall Rd to Church Creek)



**Ashley River Road Corridor Overlay Zoning District Boundary Areas**

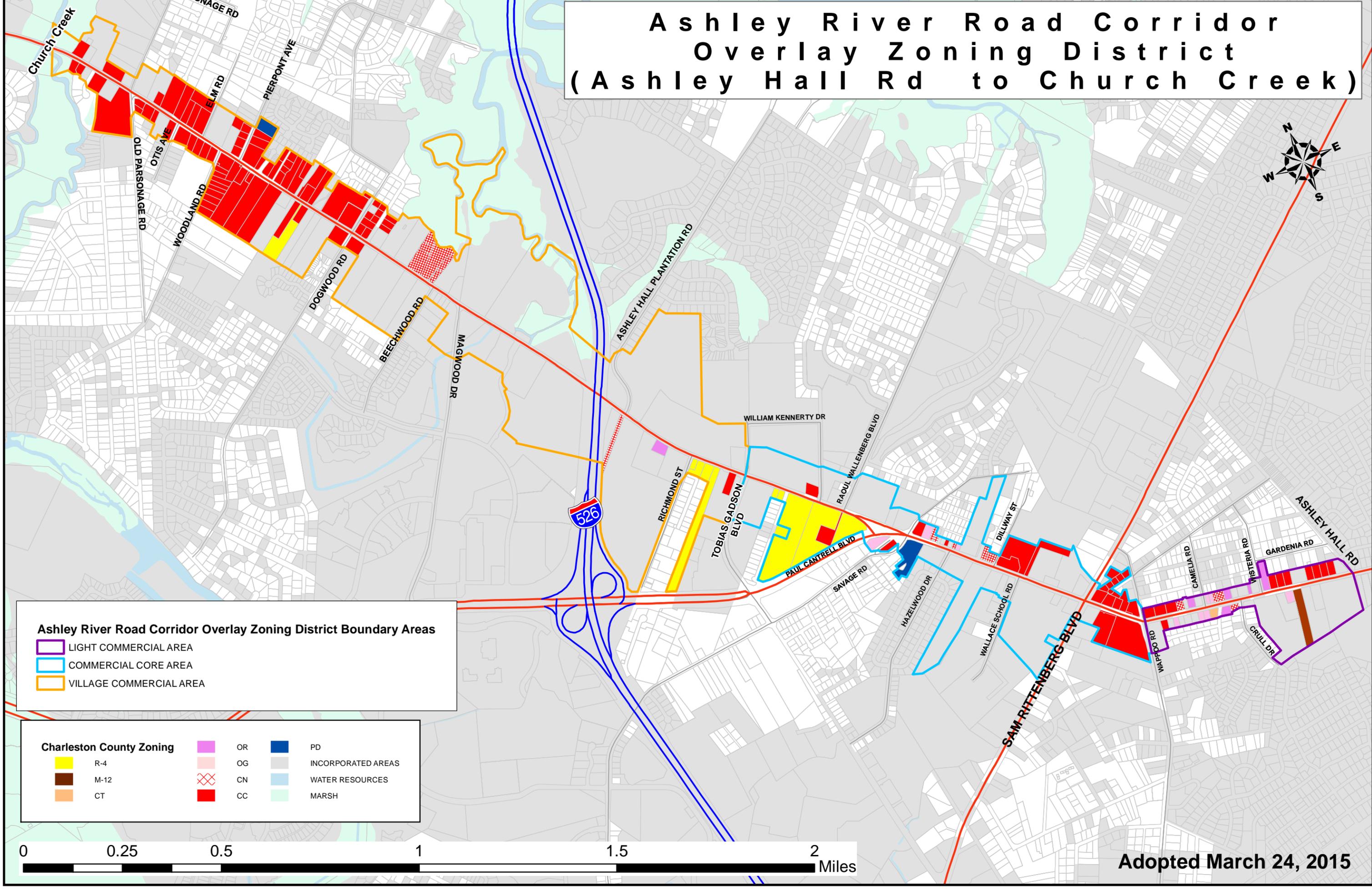
- LIGHT COMMERCIAL AREA
- COMMERCIAL CORE AREA
- VILLAGE COMMERCIAL AREA

**Charleston County Zoning**

<span style="display: inline-block; width: 10px; height: 10px; background-color: yellow; border: 1px solid black; margin-right: 5px;"></span> R-4	<span style="display: inline-block; width: 10px; height: 10px; background-color: pink; border: 1px solid black; margin-right: 5px;"></span> OR	<span style="display: inline-block; width: 10px; height: 10px; background-color: blue; border: 1px solid black; margin-right: 5px;"></span> PD
<span style="display: inline-block; width: 10px; height: 10px; background-color: brown; border: 1px solid black; margin-right: 5px;"></span> M-12	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightcoral; border: 1px solid black; margin-right: 5px;"></span> OG	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgrey; border: 1px solid black; margin-right: 5px;"></span> INCORPORATED AREAS
<span style="display: inline-block; width: 10px; height: 10px; background-color: orange; border: 1px solid black; margin-right: 5px;"></span> CT	<span style="display: inline-block; width: 10px; height: 10px; border: 1px dashed red; margin-right: 5px;"></span> CN	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightblue; border: 1px solid black; margin-right: 5px;"></span> WATER RESOURCES
	<span style="display: inline-block; width: 10px; height: 10px; background-color: red; border: 1px solid black; margin-right: 5px;"></span> CC	<span style="display: inline-block; width: 10px; height: 10px; background-color: lightgreen; border: 1px solid black; margin-right: 5px;"></span> MARSH



**Adopted March 24, 2015**



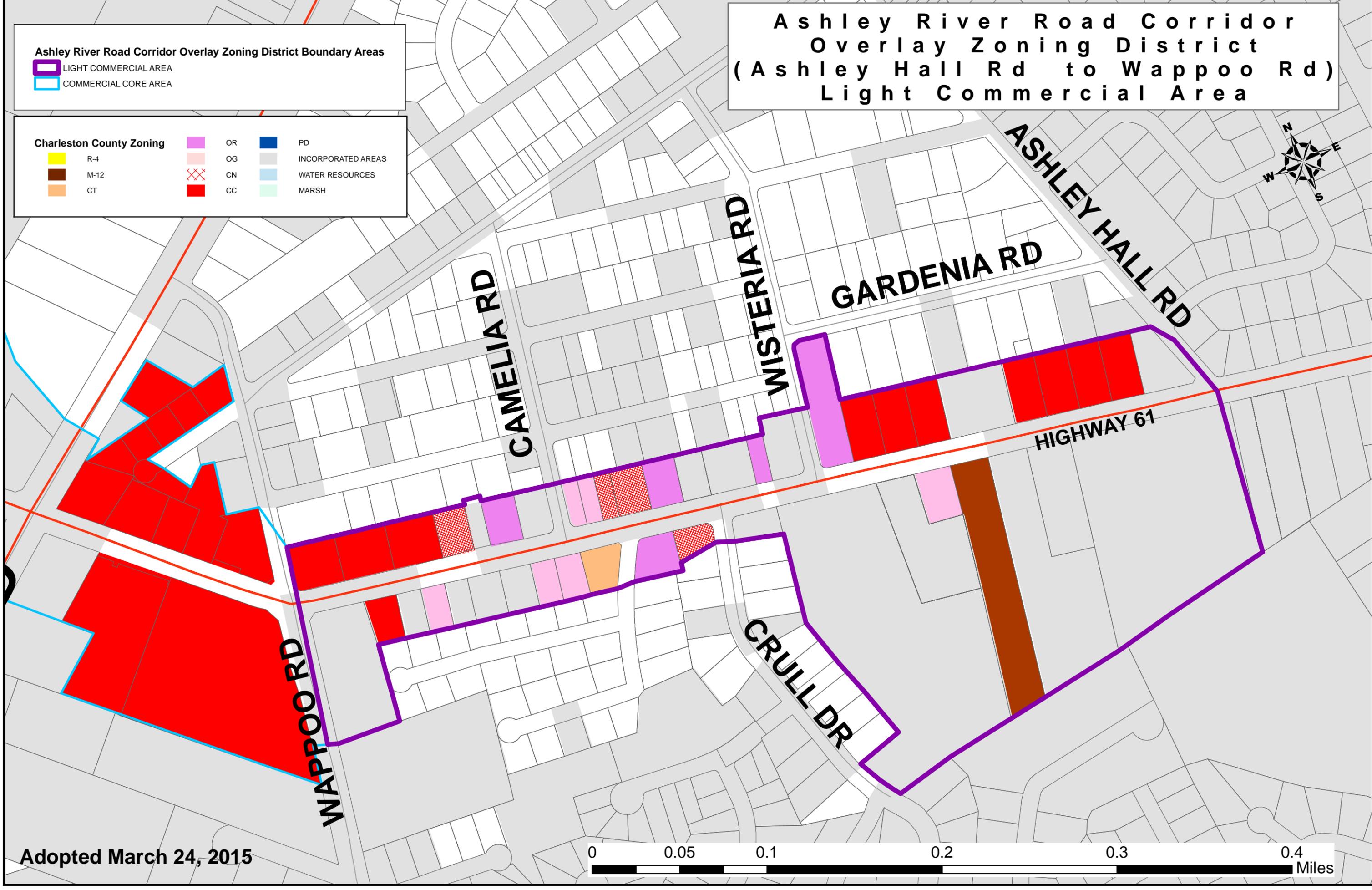
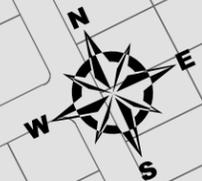
**Ashley River Road Corridor  
Overlay Zoning District  
(Ashley Hall Rd to Wappoo Rd)  
Light Commercial Area**

**Ashley River Road Corridor Overlay Zoning District Boundary Areas**

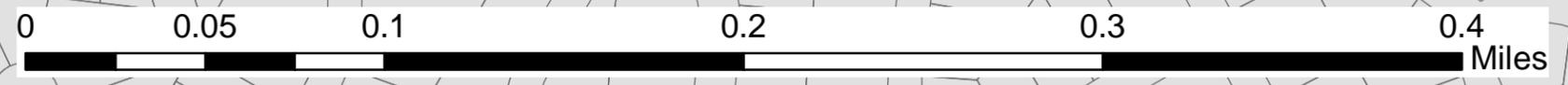
- LIGHT COMMERCIAL AREA
- COMMERCIAL CORE AREA

**Charleston County Zoning**

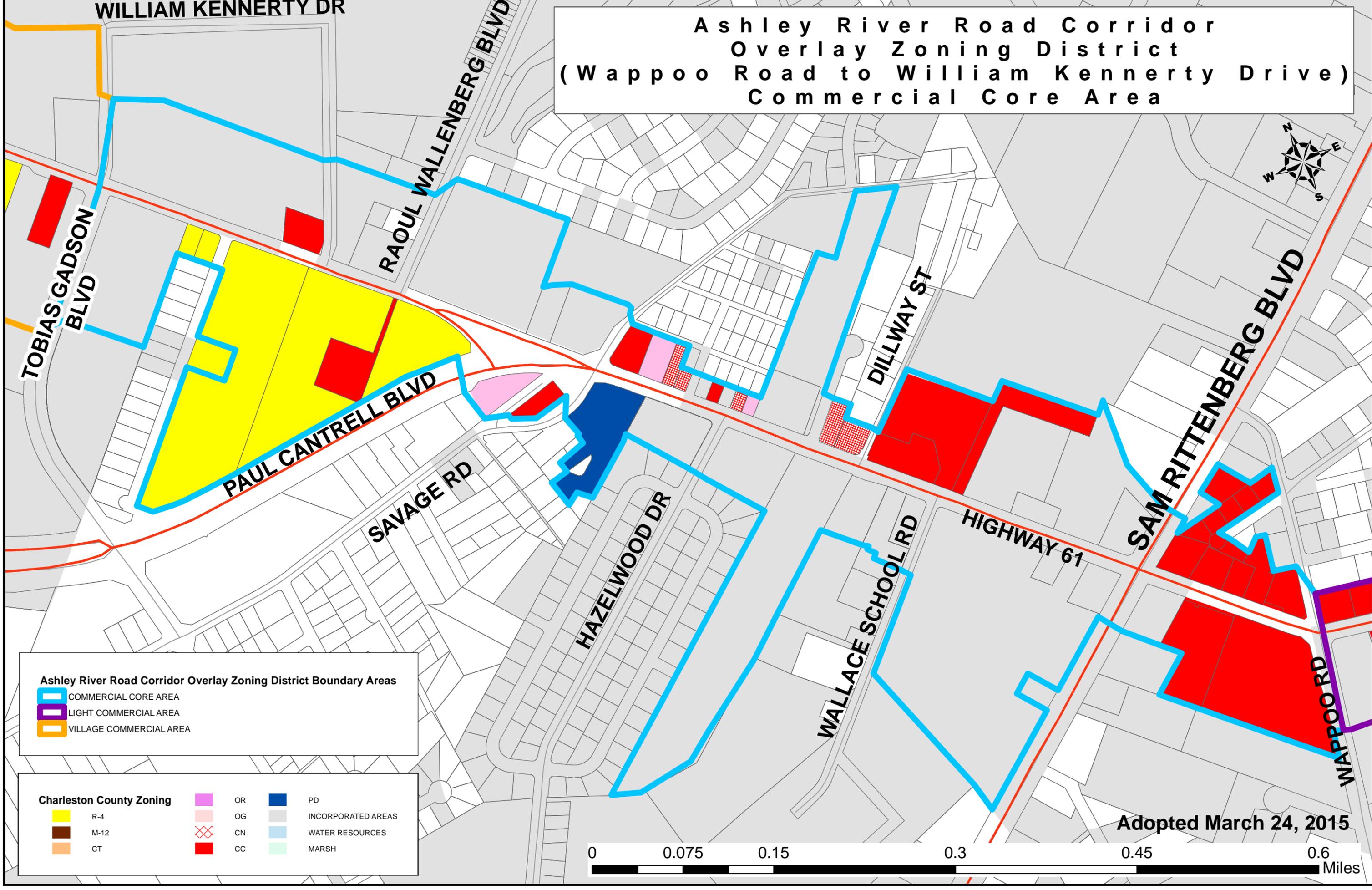
<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: yellow; margin-right: 5px;"></span> R-4</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: brown; margin-right: 5px;"></span> M-12</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: orange; margin-right: 5px;"></span> CT</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: pink; margin-right: 5px;"></span> OR</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightpink; margin-right: 5px;"></span> OG</li> <li><span style="display: inline-block; width: 15px; height: 10px; border: 1px dashed red; margin-right: 5px;"></span> CN</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: red; margin-right: 5px;"></span> CC</li> </ul>	<ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: blue; margin-right: 5px;"></span> PD</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgrey; margin-right: 5px;"></span> INCORPORATED AREAS</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightblue; margin-right: 5px;"></span> WATER RESOURCES</li> <li><span style="display: inline-block; width: 15px; height: 10px; background-color: lightgreen; margin-right: 5px;"></span> MARSH</li> </ul>
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**Adopted March 24, 2015**



**Ashley River Road Corridor  
Overlay Zoning District  
(Wappoo Road to William Kennerty Drive)  
Commercial Core Area**



**Ashley River Road Corridor Overlay Zoning District Boundary Areas**

- COMMERCIAL CORE AREA
- LIGHT COMMERCIAL AREA
- VILLAGE COMMERCIAL AREA

**Charleston County Zoning**

<span style="display: inline-block; width: 15px; height: 15px; background-color: yellow; border: 1px solid black;"></span> R-4	<span style="display: inline-block; width: 15px; height: 15px; background-color: pink; border: 1px solid black;"></span> OR	<span style="display: inline-block; width: 15px; height: 15px; background-color: darkblue; border: 1px solid black;"></span> PD
<span style="display: inline-block; width: 15px; height: 15px; background-color: brown; border: 1px solid black;"></span> M-12	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightpink; border: 1px solid black;"></span> OG	<span style="display: inline-block; width: 15px; height: 15px; background-color: grey; border: 1px solid black;"></span> INCORPORATED AREAS
<span style="display: inline-block; width: 15px; height: 15px; background-color: orange; border: 1px solid black;"></span> CT	<span style="display: inline-block; width: 15px; height: 15px; border: 1px solid black; border-style: dashed;"></span> CN	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightblue; border: 1px solid black;"></span> WATER RESOURCES
	<span style="display: inline-block; width: 15px; height: 15px; background-color: red; border: 1px solid black;"></span> CC	<span style="display: inline-block; width: 15px; height: 15px; background-color: lightgreen; border: 1px solid black;"></span> MARSH



**Adopted March 24, 2015**

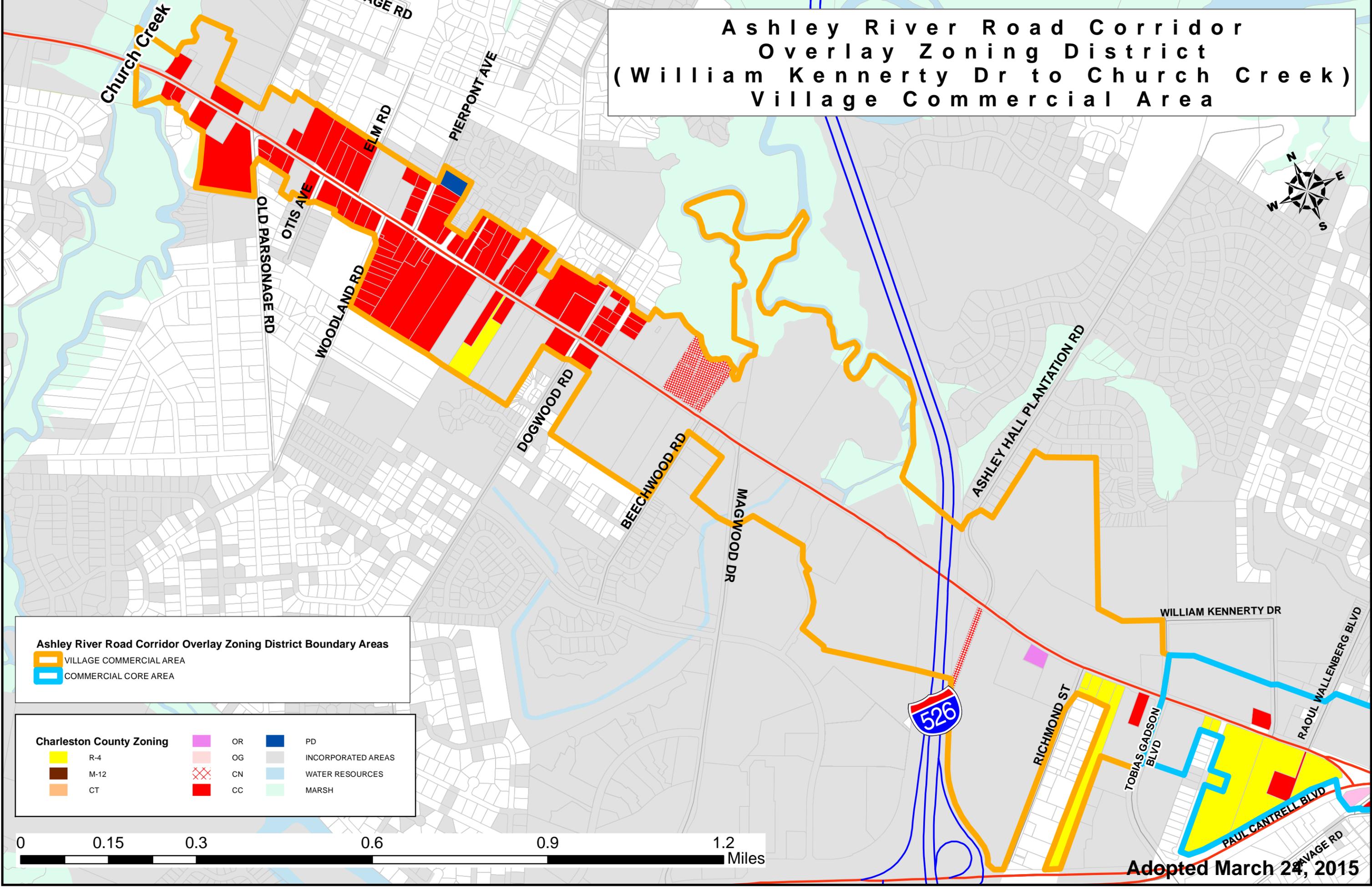
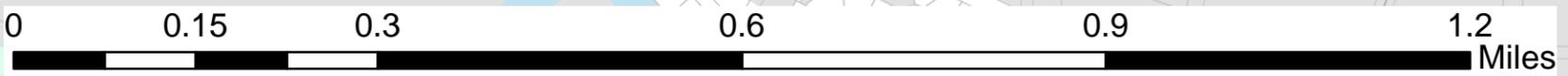
# Ashley River Road Corridor Overlay Zoning District (William Kennerty Dr to Church Creek) Village Commercial Area



**Ashley River Road Corridor Overlay Zoning District Boundary Areas**

- VILLAGE COMMERCIAL AREA
- COMMERCIAL CORE AREA

Charleston County Zoning		OR	PD
<span style="background-color: yellow; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> R-4	<span style="background-color: pink; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> OG	<span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> CN	<span style="background-color: lightgreen; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> MARSH
<span style="background-color: brown; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> M-12	<span style="border: 1px dashed red; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> CC	<span style="background-color: grey; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> INCORPORATED AREAS	<span style="background-color: lightblue; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> WATER RESOURCES
<span style="background-color: orange; width: 15px; height: 10px; display: inline-block; margin-right: 5px;"></span> CT			



**Adopted March 24, 2015**

# DUPONT-WAPPOO AREA OVERLAY ZONING DISTRICT

## Adopted November 1, 2016

### Legend

-  Study Area
  -  Outside of Overlay Zoning District &/or Study Area
  -  City of Charleston
- Zoning Designations**
-  Conservation/Park District (C)
  -  Community Commercial District (CC)
  -  Job Center District (JC)
- Light Commercial District**
-  Residential Office (OR)
  -  General Office (OG)
  -  Commercial Transition (CT)
- Residential Areas**
-  Single Family Residential (R-4)
  -  Mixed Style Residential (M-12)

