

Most Common Violations

Some of the most common violations include, but are not limited to:

- Unpermitted additions, renovations, and construction (sheds, garages, pools, etc.);
- Opening/operating a business without permits for the location at which the business is located;
- Clearing and grubbing of property without the proper permits;
- Removal of Grand and Protected Trees without required permits;
- Improper storage and/or repair of inoperable vehicle(s);
- Living in Recreational Vehicles (RVs);
- Erecting Signs without the proper permits; and
- Beginning a home-based business without proper permits.

To report any potential violations:

Contact Code Enforcement:
(843) 202-7200

CodeEnforcement@charlestoncounty.org

Charleston County Zoning & Planning

About Us

The Zoning & Planning Department administers the County's *Comprehensive Plan* and the *Zoning and Land Development Regulations Ordinance (ZLDR)* and prepares various studies and plans related to the current and future use of land in Charleston County.

Contact Us

Phone: 843-202-7200

Email:

CodeEnforcement@charlestoncounty.org

Web:

<https://www.charlestoncounty.org/departments/zoning-planning/index.php>



**CHARLESTON COUNTY
ZONING AND PLANNING
DEPARTMENT**

4045 Bridge View Drive
North Charleston, SC 29405

CODE ENFORCEMENT

Zoning & Permitting

*Charleston County
Zoning and Planning*



The regulations and requirements of the *Zoning and Land Development Regulations Ordinance (ZLDR)* are intended to protect the health, safety, and general welfare of existing and future residents of Charleston County.

A violation of this *Ordinance* is subject to enforcement under the terms of *Chapter 11, Ordinance Compliance Required*, and South Carolina law.

Zoning Permits

A Zoning Permit acknowledges that the intended land use, structure, building, or construction complies with the processes and requirements of the ZLDR. A Zoning Permit is required before any of the following activities (per *Section 3.8.1* of the ZLDR):

- The issuance of a Building Permit under the Charleston County Building Code;
- Excavation done prior to constructing a structure that requires a Building Permit;
- Improving any Zoning lot by grading, filling, or surfacing, or by constructing a driveway in conjunction with the construction of a Single-Family Dwelling;
- Change in the use classification of any part of a Structure or Lot;
- Installation of any Sign;
- Moving of any Dwelling Unit or Manufactured Housing Unit;
- Prior to obtaining a business license;
- Any earth disturbing activity;
- Clearing and Grubbing;
- Prior to issuance of a Zoning Permit, a pre-construction planning conference for Tree preservation, as specified in Article 9.4, *Tree Protection and Preservation*, for the purpose of determining if there is a need for additional Tree protection techniques and for designating placement of Tree barricades, construction employee parking, temporary construction Offices, and Dumpsters; and/or
- Redirecting or altering in any way a pre-existing stormwater conveyance feature on-site.

Violation Enforcement, Penalties and Remedies

A violation of the ZLDR is considered a misdemeanor. On behalf of the County, the Zoning and Planning Director may take any one or more of the following actions as a remedy for any violation of this Ordinance:

- Withholding and/or revocation of any approvals or permits required by this Ordinance or direct other officials to withhold such approval or permits;
- Issuing stop orders against any work undertaken by an entity not having a proper approval or permit required by this Ordinance;
- Issuing stop orders against any actions in violation of this Ordinance;
- Bringing an action for an injunction (or, in appropriate cases, for mandamus) to prevent the violation and/or to prevent the occupancy or use of any site or structure involved in the violation;
- Bringing an action for injunction or mandamus to abate a violation;
- Issuing the violator a Uniform Ordinance Summons for each separate violation(s); and/or
- Deferral or postponement of zoning applications scheduled for public meetings or hearings in accordance with Article 11.9.

In addition, penalties and remedies for violations of the County's Tree Protection and Preservation Ordinance can be found in ZLDR Art. 11.6.

Have Questions?

Have questions? We've got answers. You can call or email us anytime if you are unsure of what is required for your project.

Code Enforcement Staff can be reached at via phone at (843) 202-7200 or via email at CodeEnforcement@charlestoncounty.org.

Need a Zoning Permit?

Avoid a fine and get a permit!

You can apply for many permits through the Charleston County CSS Portal: https://eplweb.charlestoncounty.org/energy_prod/selfservice#/applicationAssistant

You will have to register for an account to use the CSS Portal. If you have issues with the Portal, email CSS Portal Support at cssportalsupport@charlestoncounty.org.

You can also apply for permits via email or in person. Contact our Permitting Staff via phone at (843) 202-7200 or by email at zoningpermits@charlestoncounty.org for more information.