



**NEWBERRY COUNTY COUNCIL  
ZONING WORK SESSION  
MINUTES  
APRIL 13, 2015  
6:00 P.M.**

Newberry County Council met on Monday, April 13, 2015, at 6:00 p.m. in Council Chambers at the Courthouse Annex, 1309 College Street, Newberry, SC, for a zoning work session.

**PRESENT:** **Henry H. Livingston, III, Chairman**  
**Kirksey Koon, Vice Chairman**  
**Bill Waldrop, Councilman**  
**Leslie (Les) Hipp, Councilman**  
**Steve Stockman, Councilman**  
**Scott Cain, Councilman**  
**Travis Reeder, Councilman**  
**Wayne Adams, County Administrator**  
**A.J. Tothacer, County Attorney**  
**Laurie Renwick, Clerk to Council**

**MEDIA:** **None Present**

The meeting was duly advertised as required by law.

Chairman Livingston called the meeting to order.

**1. *Introduction – Wayne Adams, County Administrator***

Mr. Adams commented that tonight's work session will concentrate on the review and summary of proposed changes to the Rural (R2) District of the Zoning Ordinance.

**2. *Presentation of Proposed Zoning Ordinance***

Cheryl Matheny with the Matheny-Burns Group and Carol Rhea with the Orion Planning Group presented the attached PowerPoint on the R2 Rural Zoning Ordinance (part of the official minutes). Also submitted for Councils review was proposed new language to Section 153.089 – R2 Rural District Conditional Uses; Section 153.124 – Recreational Vehicle as Temporary Accommodations; Section 153.137 R2 Rural District Special Exceptions and a Table of Permitted Uses (all attached and part of the official minutes).

There was general discussion, clarifications, and recommendations by Council throughout the presentation.

**3. *Public Comments***

No comments

**4. *Adjournment***

Chairman Livingston adjourned the meeting and stated that the next work session for the Zoning Ordinance is scheduled for April 27, 2015.

**NEWBERRY COUNTY COUNCIL**

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**Henry H. Livingston, III, Chairman**

**APPROVED:**

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**Laurie N. Renwick, Clerk to Council**

## Newberry County Council

### Work Session on the Zoning Ordinance Update



April 13, 2015

## Work Session Agenda

- Review of Council and Staff Goals and Priorities for the R2 zoning district
- Summary of Major Proposed Changes to the R2 zoning district
- Additional Council Discussion and Input

## Review of Council and Staff Goals and Priorities for the R2 Update



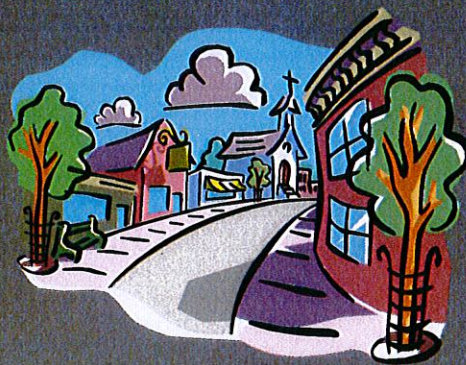
### Identified Council Priorities

- Make R2 district more flexible and appropriate for a rural area
  - Regulate scale and intensity of development
  - Allow appropriate commercial, industrial and other uses associated with residential use
  - Protect existing residential uses from sensory pollution
- Allow horses on 2+ acre properties in R2 residential districts without conditions
- Accommodate the use of recreational vehicles in the R2 district as temporary residences

## Additional Identified Priorities

- Make staff decisions quantifiable rather than subjective, provide clear standards for interpretation
- Develop tables where appropriate to improve usability and prevent inconsistency
- Focus on protecting residential uses from other uses that would disturb normal residential living
- Regulate sensory pollution (noise, light, odor, etc.), scale and intensity of use rather than appearance

## Summary of Major Proposed Changes to the R2 District



## Article 5 – Zoning Districts

- Zoning District Table of Uses
  - Substantially updated R2 permitted uses to provide more flexibility and accommodate uses compatible in a rural environment (*Article 6 – Conditional Use Regulations and Article 7 – Special Exception Regulations*)

Table of Permitted Uses										
P = Permitted C = Conditional SE = Special Exception Dash (-) = Not Permitted										
Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
<b>RESIDENTIAL</b>										
Cluster Development, Single-Family	NA	C	-	-	C	C	-	-	-	153.090
Dwelling, Above Non-residential Use	NA	C	-	-	-	-	C	C	-	153.091
Dwelling, Duplex	NA	P	-	-	-	P	P	-	-	
Dwelling, Multi-Family	NA	-	-	-	-	C	-	-	-	153.092
Dwelling, Single-Family Attached - Patio Home - Townhouse	NA	-	-	-	-	C	-	-	-	153.093
Dwelling, Single-Family Detached	NA	P	P	P	P	P	P	-	-	
Dwelling, Zero Lot Line	NA	C	-	-	C	C	C	-	-	153.094
Equestrian Subdivision Development	NA	C	-	-	-	-	-	-	-	153.095
Manufactured Home (built after June 15, 1976) on individual property	NA	P	-	-	P	P	-	-	-	
Manufactured Home Park	531190	-	-	-	-	SE	-	-	-	153.138
Mobile Home (built before June 15, 1976)	NA	-	-	-	-	-	-	-	-	
Rooming and Boarding House	721310	P	-	-	-	-	P	P	-	

## R2 – Current ZO Requirements

- Permitted Uses: single-family residential, agriculture, schools, healthcare, parks, golf courses, recreational facilities, churches, professional offices, civic clubs
- Conditional Uses: cemeteries, temporary Christmas tree sales, private hunting facilities, veterinary facilities, confined animal feeding operations (cattle and poultry), manufactured homes
- Special Exceptions: aviation hangers/runways, kennels and animal auctions, solid waste convenience centers, landfills, cultural/community facilities, shooting ranges, commercial campgrounds, motor vehicle service and repair, personal services and repair, government buildings

## R2 Zoning District Purpose

- The R2 district is intended to be rural in nature, allowing low density residential uses including manufactured housing on individual properties, as well as home occupations, family day care, agriculture, forestry, hunting, and religious uses, but also accommodating complementary and associated uses such as recreation, government services, and appropriate service, commercial and industrial uses.

## What are Conditional Uses?

- Uses that are allowed only if conditions are met as specified in the Zoning Ordinance
- Conditions can address a wide range of issues such as sensory impacts, buffers, road access, traffic generation
- Administered by the Zoning Administrator (ZA)
- Administrative decisions of the ZA may be appealed to the BZA

## Article 6 – R2 Conditional Uses

- Conditional Uses added to allow appropriate commercial and industrial uses in rural areas, with conditions that make them compatible with residential and agricultural uses
  - Conditional use requirements apply for such uses that are less than 5,000 sq ft in GFA for structure(s)
  - Uses must comply with all conditions associated with the use in addition to those specific to R2
  - Allows these uses to be associated with, but secondary to, single-family residential on the same property

## Article 6 – R2 Conditional Uses

- R2 Conditions
  - Buffer of 100' from adjoining property lines of existing single-family residential uses and adjacent residentially zoned properties
  - Maneuvering of associated vehicles must be accommodated on the property
  - Waste materials must be covered from public view
  - All manufacturing processes must be completely contained within the structure(s)
  - Uses must comply with light, glare, odor and vibration requirements (performance requirements) and general County noise requirements

## R2 Performance Requirements

- Light – as required in *Article 3 – General Regulations*, all exterior lighting shall be fully shielded and may not spill over on adjacent properties or rights-of-way.
- Glare – as required in *Article 3 – General Regulations*, no direct or sky-reflected glare allowed so as to be visible at the property line.

## Light and Glare

- Light and Glare added to *Article 3 – General Regulations* per staff to address issue of light/glare trespass onto adjacent properties for all uses, except those exempted, and in all districts.

Exterior lighting must:

- Be shielded so as not to produce light that spills onto adjacent properties or rights-of-way
- No flashing lights permitted, or lights that can be confused with warning, emergency or traffic signals
- Stadiums, ball and playing fields and tennis courts are exempted but lighting must be shielded to minimize light and glare trespass onto adjacent and nearby properties

## Light and Glare

- Glare - No direct or reflected glare, whether from floodlights, high temperature processing, combustion, welding, or otherwise, may be visible at any property line or right-of-way
  - Artificial light sources that create glare observable within the normal range of vision from public walks or thoroughfares under normal weather conditions are prohibited
  - Artificial light sources that create glare observable with the normal range of vision under normal weather conditions from any property other than the property where the light source is located is prohibited

## R2 Performance Requirements

- Odor – no omission of odorous gases or other odorous matter in such quantities as to be offensive to a person of normal sensibilities at the property line or right-of-way
- Vibration – no vibration allowed beyond the property line that would cause another person to be aware of the vibration by direct means such as touch or visual observation of moving objects, measured at the property line.
  - Vibration caused by construction exempted between 7 am and 9 pm

## Manufacturing, Limited

- “Manufacturing, limited” allowed in R2 as conditional use (and IND), includes less intense uses such as:
  - Grain milling
  - Fruit and vegetables, specialty foods
  - Dairy products
  - Bakeries and other food manufacturing
  - Apparel, footwear and other leather products
  - Fabricated metal products
  - Optical Equipment and Lens
  - Computers and Electronics
  - Furniture
  - Professional, scientific and technical services

## Recreational Vehicles

- Updated and clarified conditions for Recreational Vehicles as Temporary Accommodation in *Article 6 – Conditional Uses* and added conditions for use in R2 district
  - Conditions for this use in RSV district are unchanged
  - *Purpose* - to enable limited use of RVs as temporary accommodations for workers employed in or near County but do not intend to permanently relocate to the area

## Recreational Vehicles

- RVs as Temporary Accommodation, continued
  - Parcel must be 5 or more acres
  - One temporary RV allowed per acre, no more than 10 RVs on one parcel
  - Each RV must have individual water, sewer, electrical service and connections
  - Minimum 100' setback required between perimeter of all RV sites and all property lines and rights-of-way
  - Minimum 50' buffer required along side and rear property lines
  - Permit valid for 12 months, may be renewed

## What is a Special Exception?

- A use that would not be appropriate generally or without restriction in a zoning district, but if controlled as to number, area, location, or relation to the surrounding land could be appropriate
- Permitted by Board of Zoning Appeals (BZA) subject to terms and conditions as specified in the ZO
- BZA review must include a public hearing
- BZA rulings must be based on findings of fact and conclusions of law

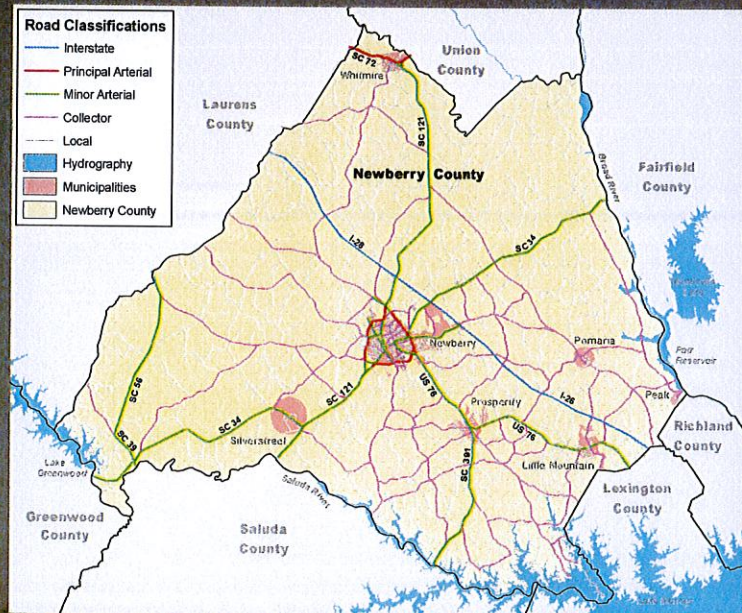
## Article 7 – R2 Special Exceptions

- Required for structures larger than 5,000 sq ft in gross floor area
  - Structures must meet all conditions in *Article 6 - Conditional Use Regulations*
  - Primary vehicular access must be on paved arterial or collector road (see map)

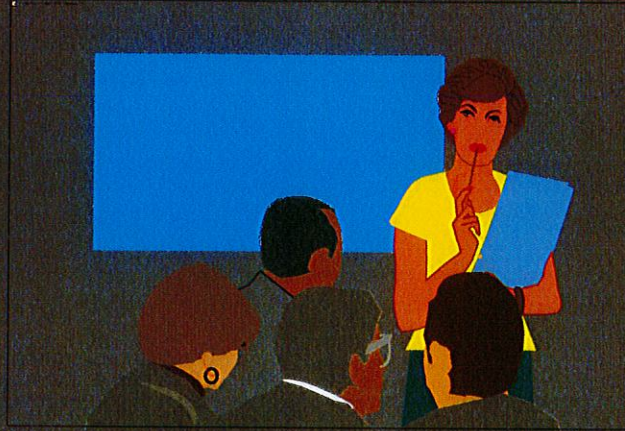
## Article 7 – R2 Special Exceptions

- R2 Special Exceptions, *continued*
  - Applicants must also provide additional info to BZA for consideration including: size/location of building(s), type of use, distance to existing residential and residentially zoned properties, hours of operation, number of employees, traffic impact
  - BZA may require additional buffer distances from adjoining residential, limit hours of operation, require access to paved road, etc. depending on their findings

## SC DOT Functional Road Classifications



## Additional Council Discussion and Input



**§ 153.089. R2 RURAL DISTRICT CONDITIONAL USES.**

In addition to single-family residential and agricultural uses, certain light commercial and industrial and substantially similar uses including uses in the healthcare, government, information, professional/office, transportation, and utilities use categories are considered to be appropriate for a rural area and as such may be allowed in the R2 district as listed in §153.073(D) – *Table of Permitted Uses*, provided the following conditions are met. These conditions do not apply to single-family residential and agricultural uses.

- (A) Such uses may be associated with, but secondary to, a single-family residential use on the same property.
- (B) Such uses must comply with conditions associated with the use, as provided in *Article 6 – Conditional Uses* and any applicable performance or other requirement as provided in this ordinance, in addition to the following conditions. Where requirements differ, the more restrictive requirement shall apply.
- (C) If the single structure or combination of structures to be included in the proposed non-residential, non-agricultural use exceeds 5,000 square feet in gross floor area, it must be permitted by special exception as provided in §153.137 – *R2 Rural District Special Exceptions*.
- (D) Where permitted, such uses shall meet the following conditions:
  - (1) A buffer of at least 100 feet shall be required from adjoining property lines of existing single-family residential uses and adjacent residentially zoned properties. If a different buffer width is required for an individual use the larger buffer shall apply. For uses requiring a special exception permit, the Board of Zoning Appeals may require a larger buffer after finding that potential offsite impacts warrant the increase.
  - (2) Maneuvering of associated vehicles of any size must be accommodated by and occur on the associated property.
  - (3) No uncovered open storage of waste materials shall be permitted in public view.
  - (4) Any manufacturing process shall be completely contained inside the permitted structure(s).
  - (5) Performance standards. Such uses must comply with the following performance standards:
    - (a) Light: As required by §153.034 – *Light and Glare*.
    - (b) Glare. As required by §153.034 – *Light and Glare*.

- (c) Odor. There shall be no emission of odorous gases or other odorous matter in such quantities as to be offensive to a person of normal sensibilities at the property line or right-of-way.
  - (d) Vibration. A person may not cause or permit, beyond the property line of a source, vibration of sufficient intensity to cause another person to be aware of the vibration by such direct means as sensation of touch or visual observation of moving objects. The observer shall be located at or within the property line of the receiving property when vibration determinations are made.
  - (e) Noise. As required by §§ 90.01 through 90.99 – *Noise* of the Newberry County Code of Ordinances.
- (6) Exceptions to performance standards. The following are exempted from the performance requirements of this subsection.
- (a) Any exemptions provided by other regulations cited in this ordinance.
  - (b) Vibration emanating from construction activities pursuant to a current building permit issued by Newberry County between the hours of 7:00 a.m. and 9:00 p.m.

**§ 153.124. RECREATIONAL VEHICLE AS TEMPORARY ACCOMODATION.**

The temporary use of recreational vehicles as temporary accommodations shall meet the following requirements where conditionally permitted.

- (A) No recreational vehicle (RV) subject to state licensing and/or registration which does not display a current license plate or decal shall be stored in any real estate parcel in the R2, RS, RSV, RSM, and RG zoning districts.
- (B) Except as otherwise regulated by the state and the requirements of this zoning ordinance for commercial campgrounds and RV Parks, there is no restriction on the parking or recreational use of recreational vehicles in the R-2, RS, RSM, and RG zoning districts.
- (C) It is the intent of §153.124(B) above with respect to the unrestricted use of recreational vehicles, that no occupancy or use of such vehicle rise to the level of permanent occupancy or use, and that any use remain temporary in nature.
- (D) The legal owner(s) of any property on which an RV is located is responsible for any violation of this code.
- (E) Any owner of the property where the RV is to be used, and/or the user of the RV, if different, is responsible for compliance with any SCDHEC regulations which apply to the use and occupancy of recreational vehicles otherwise permitted in this section.
- (F) Notwithstanding the foregoing, in those zoning districts that allow a manufactured home to be used as a temporary residence by the owner of the property during the construction of a permanent residence on the same property, recreational vehicles may be used for the same purpose under the same conditions, restrictions, and regulations required for the manufactured home. This provision does not apply to the RSV district.
- (G) **Conditions specific to the RSV zoning district.**
  - (1) It is the intent of this subsection that any occupancy or use of a recreational vehicle in the RSV zoning district be temporary and for recreational purposes only. Temporary use of a recreational vehicle (RV) is characterized by, but is not limited to the following:
    - (a) No permanent connection to electric power for the RV.
    - (b) No occupational or commercial use shall be associated with the RV.
    - (c) The RV may not be used as a fixed place of abode or as a temporary abode during a period of employment or work as an independent contractor.
    - (d) No permanent foundation is provided for the RV.

- (e) No porches, patios or storage buildings affixed or in close proximity to the RV.
  - (f) The RV must be mechanically ready to be moved at all times under the motive power for which such unit is designed.
- (2) No recreational vehicles shall be parked or stored on any real estate parcel or right-of-way in the RSV district for more than 24 hours, except in accordance with the temporary use restrictions set forth in §153.124(G)(3) below.
- (3) The temporary use of recreational vehicles in the RSV zoning district shall be subject to the following restrictions.
- (a) The use of recreational vehicles shall be allowed only by permit, which shall be issued by the Newberry County Planning and Zoning Department only to property owner(s) of record, with each recreational vehicle requiring a separate permit for each permitted use period. Accurate vehicle licensing and registration information shall be provided for each vehicle permitted under these provisions as a condition of permit issuance.
  - (b) A maximum of 20 calendar days of recreational vehicle use may be allowed for each individual property in any calendar quarter, with each day for each recreational vehicle constituting one day's use (e.g., two recreation vehicles used on a given real estate parcel simultaneously for 10 calendar days constitutes 20 calendar days of recreational vehicle use for the individual property).
  - (c) For each calendar quarter, calendar days of recreational vehicle use not permitted shall expire (i.e., shall not accumulate or roll over) at the end of that calendar quarter. Calendar quarters one through four shall end at midnight on March 31, June 30, September 30, and December 31, respectively.
  - (d) No recreational vehicle use permit shall be issued for more than 10 consecutive calendar days, and no fewer than two calendar days shall elapse between permitted use periods, though overlapping permits for separate recreational vehicles may be continued as long as no unit is permitted for more than 10 calendar days consecutively, and provided that the use will not result in more than 20 calendar days having been permitted for the individual property in the calendar quarter.
  - (e) All property owners applying for permits for recreational vehicle use must pay an annual, non-refundable fee of \$25 at or prior to the first such permitted use in any calendar year. Annual fees paid for this purpose expire at midnight on December 31 of each calendar year, regardless of the date of permit issuance.

- (f) Permits must be prominently displayed on recreational vehicles throughout permitted use periods.
- (g) Recreational vehicle use permits shall be issued only during normal working hours of the Newberry County Planning and Zoning Department. Property owners are responsible for ensuring that applications for permits are submitted timely and should make such applications no less than three working days prior to the first date of intended use.
- (h) Except as provided for in §153.124(G)(2) above, no recreational vehicle shall be located on an individual property in an RSV zoning district without a recreational vehicle use permit first being issued by the Newberry County Zoning Office to the property owner. Failure to display a current recreational vehicle use permit shall be punishable by a fine assessed against the property owner, not to exceed \$500 per day.
- (i) Property owners desiring more than 24 hours of recreational vehicle parking or storage may apply for permits under this section.

**(H) Conditions specific to the R2 zoning district.**

- (1) Purpose. The purpose of this section is to enable limited use of recreation vehicles (RVs) as temporary accommodations for workers who will be working for a period of time in or near the County, but do not intend to permanently relocate to the area.
- (2) Conditions. A property owner may apply for a temporary RV accommodation permit in the R2 zoning district shall meet the following conditions:
  - (a) The parcel must be five contiguous acres or larger.
  - (b) One such temporary RV may be allowed per acre, not including one acre for a permanent residence if one is on the parcel. No more than 10 temporary RVs shall be allowed for this use on one parcel.
  - (c) Application must be made by the property owner for each temporary RV requested to be located on the property. Application for more than one temporary RV may be submitted for a property at the same time.
  - (d) Such temporary RV shall be maintained in a manner which will facilitate and enable its removal by the expiration date of the permit.
  - (e) The placement of the temporary RV must meet SCDHEC requirements for water and wastewater connections and Newberry County requirements for temporary electrical service. Each proposed temporary RV dwelling shall have individual water, sewer and electrical service and connections and may not share such services with other temporary RV dwellings or permanent dwellings.

- (f) A minimum setback of 100 feet is required between the perimeter of all RV sites and all property lines and the road right-of-way. A buffer of at least 50 feet in width is required along all side and rear property lines.
- (3) Application. To apply for a temporary RV housing permit, the property owner shall submit the following information:
- (a) A site plan drawn to a scale large enough to allow determination of the following:
- (i) The size and boundaries of the property;
  - (ii) The size and location of access, including driveways and access easements, from the parcel to a county, state or other public road;
  - (iii) The approximate location and size of all existing structures on the property; and
  - (iv) The proposed location and maximum size of all proposed temporary RV sites.
- (b) Application and fees for electrical hookup for each proposed temporary RV is required by Newberry County.
- (c) Approval for water and sewer service from the appropriate agency for each proposed temporary RV.
- (4) Permit term, renewal and revocation.
- (a) Term. A temporary RV housing permit issued to an applicant based on compliance with the requirements of this section shall be valid for a period not to exceed 12 months unless renewed according to the requirements of this section.
- (b) Renewal. A request for renewal of a valid temporary RV accommodation permit shall be submitted by the applicant at least 45 days prior to the expiration of the temporary permit. Such request shall be made in writing to the Zoning Administrator.
- (c) Revocation. If the Zoning Administrator determines that any of the requirements or conditions of this section or additional conditions imposed by the Board of Zoning Appeals have not been met, the Board of Zoning Appeals may revoke the temporary RV accommodation permit after notice to the property owner. If the permit holder fails to demonstrate to the satisfaction of the Board of Zoning Appeals that no grounds for revocation exist within 30 days, then the permit may be revoked.

- (d) *Expiration.* Occupancy of the temporary RV shall cease immediately upon expiration of a temporary RV accommodation permit or within 14 days after mailing, by certified mail, of notice of revocation, whichever event shall occur first. All utilities shall be disconnected and the temporary RV dwelling shall be removed within 30 days after expiration or revocation of the temporary RV accommodation permit. An unoccupied RV may be stored on the property with all utilities disconnected as long as it meets the setback requirements for a manufactured home on an individual parcel, and any other applicable provision of this section or this zoning ordinance.

**§ 153.137. R2 RURAL DISTRICT SPECIAL EXCEPTIONS.**

In addition to single-family residential and agricultural uses, certain light commercial and industrial and substantially similar uses including uses in the healthcare, government, information, professional/office, transportation, and utilities use categories are considered to be appropriate for a rural area and as such may be allowed in the R2 district as listed in §153.073(D) – *Table of Permitted Uses*, provided the conditions as listed in §153.089 – *Rural Conditional Uses* are met. If the single structure or combination of structures to be included in the proposed non-residential use exceeds 5,000 square feet in gross floor area, it must be permitted by special exception, provided the Board of Zoning Appeals finds that the conditions provided in §153.089 – *R2 Rural District Conditional Uses* are met, in addition to applicable considerations as provided in §153.137(A).

- (A) Additional considerations for approval by special exception shall include, but are not limited to:
- (1) Proposed size of the building;
  - (2) Proposed location of the building;
  - (3) Type of and classification of use proposed;
  - (4) Distance to existing residences or residentially zoned properties;
  - (5) Hours of operation, to include deliveries and shipping;
  - (6) Projected number of employees for largest shift.
  - (7) Probable sensory impacts to neighboring properties including, but not limited to: noise, odor, vibration, light and glare;
  - (8) Primary vehicular access on a paved arterial or collector road; and
  - (9) Traffic impacts including, but not limited to: deliveries, shipping, customers, and workers.

**Table of Permitted Uses**

P = Permitted C = Conditional SE = Special Exception Dash (-) = Not Permitted										
Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
<b>COMMERCIAL - WHOLESALE</b>										
Chemical and Allied Products, Wholesale	424690	-	-	-	-	-	-	-	SE	153.144
Durable and Nondurable Goods, Wholesale Trade (excluding NAICS 424690, 42393, 424710, 423140)	42	C	-	-	-	-	-	P	-	153.089
Petroleum Bulk Stations and Terminals, Wholesale	424710	-	-	-	-	-	-	-	SE	153.144
Salvage and Scrap Operations; Recyclable Materials Merchant, Wholesale; Used Motor Vehicles Parts, Wholesale; Junkyards	42393 423140	SE	-	-	-	-	-	-	SE	153.145 153.089
<b>INFORMATION</b>										
Broadcasting and Telecommunication (except NAICS 5172 communications towers)	515 517	C	-	-	-	-	P	P	-	153.089
Information and Data Processing	518 519	C	-	-	-	-	P	P	-	153.089
Motion Picture Production (except 512131 and 512132)	5121	C	-	-	-	-	-	-	P	153.089
Movie Theater (not drive-in)	512131	C	-	-	-	-	P	P	-	153.089
Movie Theater (drive-in)	512132	SE	-	-	-	-	-	-	-	153.146 153.089
Newspaper and Software Communications and publishing	511	C	-	-	-	-	P	P	P	153.089
Communication Tower, Cell and Antennas	5172	C	SE	SE	SE	SE	C	C	C	153.109 153.147
<b>PROFESSIONAL AND OFFICE</b>										
Contractors, All Types	23	C	-	-	-	-	-	-	P	153.089
Finance and Insurance	52	C	-	-	-	-	P	P	-	153.089
Pawn Shops	522298	C	-	-	-	-	P	P	-	153.089
Professional, Scientific and Technical Services and Offices (excluding NAICS 54194 Veterinary Services)	54	C	-	-	-	-	P	P	-	153.089
Real Estate, Rental and Leasing	53	C	-	-	-	-	P	P	-	153.089
Veterinary Services	541940	C	-	-	-	-	C	C	-	153.110 153.089
<b>INDUSTRIAL - Processing, Manufacturing, Warehousing, Distribution</b>										
Fuel dealer	454310	-	-	-	-	-	-	-	P	

Table of Permitted Uses

P = Permitted C = Conditional SE = Special Exception Dash (-) = Not Permitted										
Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
Swimming	713940	P	P	P	P	P	P	-	-	
Tennis	713940	P	P	P	P	P	P	-	-	
Zoo	712130	SE	-	-	-	-	-	-	SE	153.142 153.089
<b>RELIGIOUS AND RELATED USES</b>										
Educational Building, Religious (not including Preschool, School or Daycare uses)	8131	P	P	P	P	P	P	P	-	
Parsonage or Parish House, Accessory to Religious Use	NA	P	-	-	-	-	P	P	-	
Places of Worship	8131	P	P	P	P	P	P	P	P	
Recreation Facility, Accessory to Religious Use	8131	P	-	-	-	-	P	P	-	
Religious Organizations	8131	P	P	P	P	P	P	P	-	
<b>SERVICE ORGANIZATIONS</b>										
Clubs, Civic and Social	8134	C	-	-	-	-	-	P	-	153.089
Clubs, Civic and Social - no alcohol sales	8134	P	-	-	-	-	P	P	-	
<b>ACCOMODATION AND FOOD SERVICES</b>										
Bed & Breakfast Inn	721191	C	-	-	-	-	P	P	-	153.089
Drinking Places, Bars	7224	C	-	-	-	-	P	P	-	153.089
Hotels and Motels	72111	C	-	-	-	-	-	P	-	153.089
Restaurant, full service	722511	C	-	-	-	-	P	P	-	153.089
Restaurant with drive-thru	722513	C	-	-	-	-	P	P	-	153.089
Special Food Service	7223	C	-	-	-	-	P	P	-	153.089
<b>OTHER SERVICES</b>										
Automotive Service, Repair and Maintenance	8111	C	-	-	-	-	P	P	-	153.089
Car Wash	811192	C	-	-	-	-	P	P	-	153.089
Cemetery	81222	P	-	-	-	-	P	-	-	
Dry Cleaning and Laundry	8123	C	-	-	-	-	P	P	-	153.089
Funeral Home, Crematories	81221 81222	C	-	-	-	-	P	P	-	153.089
Kennel, Other Pet Care Services	812910	C	-	-	-	-	C	C	-	153.107 153.089
Landscaping Service	561730	C	-	-	-	-	-	-	-	153.089
Personal Care Services (including Barber & Beauty shops, Nail Salons, Day Spas), excluding Tattoo Parlors and Sexually Oriented Businesses (NAICS 812199)	8121	C	-	-	-	-	P	P	-	153.089

**Table of Permitted Uses**

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<b>Description of Use</b>	<b>2012 NAICS</b>	<b>R2</b>	<b>RS</b>	<b>RSV</b>	<b>RSM</b>	<b>RG</b>	<b>LC</b>	<b>GC</b>	<b>IND</b>	<b>C/SE Reference</b>
Private Residential Community Recreation, Community Center, Common Area, or Storage Area (within residential community)	NA	P	P	P	P	P	P	-	-	
Structure for Storage of Building or Lot Maintenance Equipment	NA	P	P	P	P	P	P	-	-	
<b>EDUCATION</b>										
College or University	6113	C	-	-	-	-	P	P	-	153.089
Community or Junior College	6112	C	-	-	-	-	P	P	-	153.089
Elementary, Intermediate or Middle School, Public and Private	6111	P	P	-	P	P	P	P	-	
Kindergarten, Private	6111	P	P	-	P	P	P	P	-	
Other Schools and Places of Instruction	6116	C	-	-	-	-	P	P	-	153.089
Preschool	624410	P	P	-	P	P	P	P	-	
Professional School	6114	C	-	-	-	-	-	P	-	153.089
High School, Public and Private	6111	P	P	-	P	P	P	P	-	
Vocational, Technical and Trade School	6115	C	-	-	-	-	-	P	P	153.089
<b>HEALTH CARE AND SOCIAL SERVICES</b>										
Ambulance and EMS Services	62191	C	-	-	-	-	P	P	-	153.089
Community Care and Assisted Living Facilities for the Elderly	62331	C	-	-	-	-	P	P	-	153.089
Day Care Centers, Child and Adult	624410 624120	C	C	-	C	C	C	C	-	153.101 153.089
Home Health Care services	6216	C	-	-	-	-	P	P	-	153.089
Hospital, General	6221	C	-	-	-	-	-	C	-	153.102 153.089
Hospital, Psychiatric and Substance Abuse	6222	C	-	-	-	-	-	C	-	153.102 153.089
Hospital, Other Specialty	6223	C	-	-	-	-	-	C	-	153.102 153.089
Laboratory, Medical and Diagnostic	6215	C	-	-	-	-	-	P	-	153.089
Nursing Home	6231	C	-	-	-	-	C	C	-	153.103 153.089
Other Ambulatory Health Care Services	6219	C	-	-	-	-	P	P	-	153.089
Outpatient Care Centers	6214	C	-	-	-	-	P	P	-	153.089
Physician, Dentist, Other Health Care Practitioner Office	6211 6212 6213	C	-	-	-	-	P	P	-	153.089
Social Services and Assistance	624	C	-	-	-	-	P	P	-	153.089

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Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
<b>NATURAL RESOURCES - Agriculture, Forestry, Mining/Extractive</b>										
Agricultural Support Activities	115	P	-	-	-	-	-	-	-	
Agriculture, Related Structures	111 112	P	-	-	-	-	-	-	-	
Animal Production (except as otherwise listed)	112	P	-	-	-	-	-	-	-	
Concentrated Animal Feeding Operations, all except Swine	112 112112 1123	C	-	-	-	-	-	-	-	153.115
Concentrated Animal Feeding Operations, Swine	1122	SE	-	-	-	-	-	-	-	153.151
Aquaculture	1125	P	-	-	-	-	-	-	-	
Auctions, Livestock Wholesale	424520 424590	SE	-	-	-	-	-	-	-	153.152
Cattle Ranching and Farming	112111	P	-	-	-	-	-	-	-	
Crop Production	111	P	-	-	-	-	-	-	P	
Horses and Other Equine Production	11292	P	-	-	-	-	-	-	-	
Farmer's Markets per DHEC	445230	P	-	-	-	-	-	-	-	
Forestry and Logging	113	P	-	-	-	-	-	-	P	
Mining	212	SE	-	-	-	-	-	-	SE	153.153
Mining Support Activities	213	SE	-	-	-	-	-	-	SE	153.153
Nurseries (not including retail)	111421	P	-	-	-	-	-	-	-	
Poultry Hatcheries	112340	P	-	-	-	-	-	-	-	
Slaughterhouse Operation	112	SE	-	-	-	-	-	-	-	153.151
<b>ASSESSORY USES TO NON-RESIDENTIAL USES</b>										
Cemetery and/or Columbarium, Accessory to Religious Use	81222	P	-	-	-	-	P	-	-	
Completely Enclosed Building for Storage of Supplies or Merchandise for Use in the Principal Business or Industry	NA	P	-	-	-	-	P	P	P	
Helipad, Accessory to Commercial and Industrial Uses	488119	C	-	-	-	-	-	C	C	153.116
Housing, Accessory to Agricultural Use	NA	C	-	-	-	-	-	-	-	153.117
Junked Vehicle Storage	NA	C	C	C	C	C	C	C	C	153.100
Open Outdoor Storage	NA	C	-	-	-	-	C	C	C	153.118
Shed for Storage of Building or Lot Maintenance Equipment for Nonresidential use	NA	P	-	-	-	-	P	P	P	
Storage, Transport Container	NA	C	-	-	-	-	-	C	P	153.119

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Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
<b>RESIDENTIAL</b>										
Cluster Development, Single-Family	NA	C	-	-	C	C	-	-	-	153.090
Dwelling, Above Non-residential Use	NA	C	-	-	-	-	C	C	-	153.091
Dwelling, Duplex	NA	P	-	-	-	P	P	-	-	
Dwelling, Multi-Family	NA	-	-	-	-	C	-	-	-	153.092
Dwelling, Single-Family Attached - Patio Home - Townhouse	NA	-	-	-	-	C	-	-	-	153.093
Dwelling, Single-Family Detached	NA	P	P	P	P	P	P	-	-	
Dwelling, Zero Lot Line	NA	C	-	-	C	C	C	-	-	153.094
Equestrian Subdivision Development	NA	C	-	-	-	-	-	-	-	153.095
Manufactured Home (built after June 15, 1976) on individual property	NA	P	-	-	P	P	-	-	-	
Manufactured Home Park	531190	-	-	-	-	SE	-	-	-	153.138
Mobile Home (built before June 15, 1976)	NA	-	-	-	-	-	-	-	-	
Rooming and Boarding House	721310	P	-	-	-	-	P	P	-	
<b>ASSESSORY USES TO RESIDENTIAL USES</b>										
Barns, Silos, Outbuildings for Agricultural Use and Equipment	NA	P	-	-	-	-	-	-	-	
Boat Dock, Private	NA	P	P	P	P	P	P	-	-	
Boat Dock, Community (non-commercial)	NA	P	P	P	P	P	P	-	-	
Domestic Animal Shelters	NA	P	P	P	P	P	P	-	-	
Family Day Care Home	624410	C	C	-	C	C	C	-	-	153.096
Garage Apartment, Accessory to Single-family Dwelling	NA	P	C	C	C	C	-	-	-	153.097
Garage for Motor Vehicle, Private	NA	P	P	P	P	P	P	-	-	
Garden and Greenhouse, Private (non-commercial)	NA	P	P	P	P	P	P	-	-	
Home Occupation	NA	C	C	C	C	C	C	-	-	153.098
Horse Stables, Horses for Personal Recreational Use	NA	P	C	C	C	C	P	-	-	153.099
Junked Vehicle Storage	NA	C	C	C	C	C	C	C	C	153.100
Open Parking Area for one Commercial Motor Vehicle per DU	NA	P	-	-	P	P	P	-	-	
Private Swimming Pool with Deck, Bath House or Cabana	NA	P	P	P	P	P	P	-	-	
Private Tennis Court, picnic facilities, Other Outdoor Recreation	NA	P	P	P	P	P	P	-	-	

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Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
<b>GOVERNMENT</b>										
Correctional Institution, County	922140	C	-	-	-	-	-	P	-	153.089
Correctional Institution, Other	922140	SE	-	-	-	-	-	SE	-	153.139 153.089
Executive, Legislative, General Government	921	C	-	-	-	-	P	P	P	153.089
Fire Services	92216	C	-	-	-	-	P	P	P	153.089
Judicial Building	922110	C	-	-	-	-	P	P	P	153.089
Police Services	922120	C	-	-	-	-	P	P	P	153.089
Post Office	491	P	-	-	-	-	P	P	P	
<b>ARTS, ENTERTAINMENT AND RECREATION</b>										
Amusement Arcade	713120	-	-	-	-	-	-	P	-	
Amusement Ride	713990	-	-	-	-	-	-	P	-	
Ball Field	713990	P	-	-	-	-	-	-	-	
Botanical Garden	712130	P	-	-	-	-	P	P	-	
Bowling Center	713950	-	-	-	-	-	-	P	-	
Campground & RV Parks, Commercial	7212	SE	-	-	-	-	-	-	-	153.140 153.089
Driving Range, Standalone	713990	P	-	-	-	-	-	-	-	
Fairs	711310	C	-	-	-	-	-	-	C	153.104
Fishing, Hunting and Trapping	114	P	-	-	-	-	-	-	-	
Fitness and Recreational Sports Center	713940	C	-	-	-	-	-	P	-	153.089
Golf Course	713910	P	P	P	P	P	-	-	-	
Hunting Preserve	114210	P	-	-	-	-	-	-	-	
Marina, Public	713930	P	-	-	-	-	-	C	-	153.105
Miniature Golf	713990	C	-	-	-	-	-	P	-	153.089
Museum	712110	C	-	-	-	-	-	P	-	153.089
Nature Park	712190	P	-	-	-	-	P	P	-	
Park with Playground	713990	P	P	P	P	P	-	-	-	
Park and Recreation Facilities	713990	P	-	-	-	-	-	-	-	
Performing Arts Facilities	7111	-	-	-	-	-	-	SE	-	153.141 153.089
Racetracks	711212	SE	-	-	-	-	-	-	SE	153.141 153.089
Recreational Day Camp	611620	C	-	-	-	-	-	-	-	153.106
Shooting or Archery Range	713990	C	-	-	-	-	-	-	-	153.106
Spectator Sport Complex	71121	SE	-	-	-	-	-	-	SE	153.141 153.089
Stadium	711310	-	-	-	-	-	-	-	SE	153.141 153.089

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Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
Repair, Electronic and Precision Equipment, Commercial and Industrial Machinery and Equipment	8112 8113	C	-	-	-	-	P	P	-	153.089
Repair, Personal and Household Goods	8114	C	-	-	-	-	P	P	-	153.089
Sexually Oriented Business	812199	-	-	-	-	-	-	SE	-	153.143
Social Advocacy, Business, Professional and Similar Organizations	8133 8139	C	-	-	-	-	P	P	-	153.089
Tattoo or Body Piercing Establishment	812199	-	-	-	-	-	-	P	-	
<b>COMMERCIAL - RETAIL</b>										
Automotive Parts, Accessories and Tire Stores	4413	C	-	-	-	-	-	P	-	153.089
Beer, Wine and Liquor Store	4453	C	-	-	-	-	-	P	-	153.089
Building Materials and Supplies	4441	C	-	-	-	-	-	P	-	153.089
Clothing and Accessories Store	448	C	-	-	-	-	P	P	-	153.089
Convenience Store with fuel pumps	447110	C	-	-	-	-	P	P	-	153.089
Convenience store, w/out fuel pumps	445120	C	-	-	-	-	P	P	-	153.089
Courier Services	492	C	-	-	-	-	P	P	P	153.089
Furniture, Home Furnishings, Electronics, Appliance Store	442 443	C	-	-	-	-	P	P	-	153.089
Gasoline Station, w/o convenience store	447190	C	-	-	-	-	P	P	-	153.089
Garden Equipment and Supplies	4442	C	-	-	-	-	P	P	-	153.089
General Merchandise Stores	452	C	-	-	-	-	P	P	-	153.089
Grocery and Beverage Store	445	C	-	-	-	-	P	P	-	153.089
Health and Personal Care Store	446	C	-	-	-	-	P	P	-	153.089
Jewelry Store	448310	C	-	-	-	-	P	P	-	153.089
Manufactured Home Dealer	453930	C	-	-	-	-	-	P	-	153.089
Mini-warehouse and Commercial Personal Storage	531130	C	-	-	-	-	-	C	C	153.108 153.089
Motor Vehicle Dealers	4411 4412	C	-	-	-	-	-	P	-	153.089
Non-store Retailers	454	C	-	-	-	-	P	P	-	153.089
Roadside Fruit and Vegetable Markets	445230	P	-	-	-	-	P	P	-	
Sporting Goods, Hobby, Music, Book Store	451	C	-	-	-	-	P	P	-	153.089
Store Retailers, Other Miscellaneous	453	C	-	-	-	-	P	P	-	153.089
Vending Machine Operators	4542	C	-	-	-	-	P	P	-	153.089

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Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
Manufacturing, Limited	3112, 3114, 3115, 3118, 3119, 3121, 315, 3162, 3169, 232, 327111-113, 327999, 332, 333314, 334, 336991, 337, 339	C	-	-	-	-	-	-	P	153.089
Manufacturing, All Types (excluding NAICS 324 and 32592)	31, 32, 33	-	-	-	-	-	-	-	P	
Manufacturing, Petroleum & Coal Products	324	-	-	-	-	-	-	-	SE	153.148
Manufacturing, Explosives	325920	-	-	-	-	-	-	-	SE	153.148
Warehousing and Storage	493	C	-	-	-	-	-	C	P	153.111 153.089
<b>TRANSPORTATION</b>										
Air Transportation, Public (including NAICS 48111 Air Traffic Control)	4811	-	-	-	-	-	-	-	C	153.112
Air Transportation, Private (including associated hangers and runways)	48121	C	-	-	-	-	-	-	C	153.113
Air Transportation Support	4881	-	-	-	-	-	-	-	C	153.112
Bus and Rail Terminals	488490 488210	-	-	-	-	-	-	C	P	153.114
Transportation Support Activities (excluding NAICS 4881, 488490, 488210)	488	C	-	-	-	-	-	P	P	153.089
<b>UTILITIES AND INFRASTRUCTURE</b>										
Compost Facilities	562219	C	-	-	-	-	-	-	-	153.089
Electric Power Generation	22111	C	-	-	-	-	-	-	P	153.089
Landfill, Class One and Two	562212	SE	-	-	-	-	-	-	-	153.149 153.089
Renewable Power Generation, Non-commercial	NA	C	-	-	-	-	-	-	P	153.089
Sewage Treatment Facilities	22132	C	-	-	-	-	-	-	P	153.089
Waste Management and Remediation Services (excluding NAICS 562212)	562	SE	-	-	-	-	-	-	P	153.150 153.089
Water Treatment Plants	22131	C	-	-	-	-	-	-	P	153.089
Utility, Public Utility Office or Operations Center only	22	C	-	-	-	-	P	P	-	153.089

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Description of Use	2012 NAICS	R2	RS	RSV	RSM	RG	LC	GC	IND	C/SE Reference
<b>TEMPORARY USES</b>										
Contractor office & equipment shed - temporary	23	C	C	C	C	C	C	C	C	153.120
Manufactured Home, Emergency Housing	NA	C	C	C	C	C	-	-	-	153.121
Manufactured Home, Temporary Assistance	NA	SE	SE	SE	SE	SE	-	-	-	153.154
Manufactured Home, Temporary during Construction	NA	C	C	C	C	C	-	-	-	153.122
Portable On-demand Container (POD), as Temporary Storage	NA	C	C	C	C	C	C	C	C	153.123
Recreational Vehicle, as Temporary Accommodation	NA	C	-	C	-	-	-	-	-	153.124