

ARTICLE 7: PRIMARY DISTRICTS

Section

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§ 7:1 PERMITTED USES.

See Section 6.1, Table 1.

§ 7:2 MINIMUM LOT AREA.

The minimum lot areas per dwelling unit for each zoning district are listed in Section 7:3, Table 1 unless otherwise required by the South Carolina Department of Health and Environmental Control (SCDHEC).

§ 7:3 YARD AND SETBACK REQUIREMENTS.

All setback lines adjacent to a public right-of-way are measured from the edge of the public right-of-way. When the right-of-way is not known, the setback shall be measured from the edge of the pavement or back of the curb, if present, and each required setback shall be increased by a minimum of 10 feet.

In such cases in the Residential Zone where the frontage along both sides of the street is at least 50% developed, then the required Front Yard Setback for a new structure not the subject of a site plan or subdivision application may be modified to the average for the existing development.

Setbacks from existing roads will be consistent with the requirements outlined in the appropriate zoning district and listed in Table 1 on the following page.

Section 7:3 Table 1:

Schedule of Lot Area, Yard, Setback, and Density

By District

| | R | RRL | RP | RC | CC | GC | ID | RE | MB |
|-----------------------------|---------|-------|---------|---------|--------|--------|--------|---------|--------|
| Minimum Lot per Unit | | | | | | | | | |
| Non Residential Area (SF) | 40,000 | N/A | 2 acres | 2 acres | 10,000 | 10,000 | 12,000 | 2 acres | 12,000 |
| Residential | | | | | | | | | |
| Single Family | .5 acre | 7,800 | 1 acre | .5 acre | (B) | (A) | N/A | N/A | N/A |
| Patio | N/A | N/A | N/A | N/A | (B) | 3,500 | N/A | N/A | N/A |
| Duplex | N/A | N/A | N/A | N/A | (B) | (A) | N/A | N/A | N/A |
| Townhome | N/A | N/A | N/A | N/A | 3,500 | 2,000 | N/A | N/A | N/A |

(A) 4 Per Acre For Single Family Dwelling Units; 6 Per Acre For Attached Units.

(B) 2 Per Acre For Single Family Dwelling Units; 4 Per Acre For Attached Units.

Minimum Yard & Building Setback (feet)

| | Multifamily, Single-Family & Non-Residential Uses | | | | | | | | | PER UNIT | Patio | Duplex | Town-home |
|---------------------------|---|-----|-----|-----|----|----|-----|-----|-----|---------------------------|-------|--------|-----------|
| | R | RRL | RP | RC | CC | GC | ID | RE | MB | | | | |
| Minimum lot width | 50 | 50 | 200 | 200 | 80 | 80 | 90 | 200 | 90 | Minimum lot width | 45 | 50 | 20 |
| Front | | | | | | | | | | Front | | | |
| Major Street (Multi-Lane) | 60 | 60 | 60 | 60 | 60 | 60 | 60 | 200 | 60 | Major Street (Multi-lane) | 60* | 60* | 60* |
| Major Street (Two-lane) | 35 | 35 | 45 | 45 | 35 | 35 | 45 | 200 | 45 | Major Street (Two-lane) | 35 | 35 | 35 |
| Minor Street | 25 | 15 | 25 | 25 | 25 | 25 | 25 | 150 | 25 | Minor Street | 25 | 25 | 20 |
| Side | | | | | | | | | | Side | | | |
| Residential | 10 | 10 | 25 | 50 | 5 | 5 | N/A | N/A | N/A | Interior | N/A | 0 | 0 |
| Non-Residential | 10 | N/A | 25 | 50 | 5 | 5 | 10 | 100 | 10 | Street-Side/Exterior | 10 | 10 | 10 |
| Rear | | | | | | | | | | Rear | | | |
| Residential | 25 | 20 | 25 | 100 | 10 | 10 | N/A | 100 | N/A | Residential | 25 | 25 | 15 |
| Non-Residential | 40 | N/A | 50 | 150 | 10 | 10 | 15 | 100 | 15 | Non-Residential | N/A | N/A | N/A |

*Access to units along a multi-lane major street shall generally have a common access onto a frontage road or similar, which shall be considered a minor street; the frontage road or similar may encroach into the 60' front setback from the multi-lane major street.

§ 7:4 RIPARIAN BUFFERS.

A Riparian Buffer shall be provided along tidelands, wetlands, streams and rivers. Buffers are measured from OCRM designated critical lines for tidelands; delineation lines for wetlands; and from stream and river banks.

The buffer area shall remain undeveloped, except for piers, docks and pervious access paths to the water or wetlands bank. Any disturbance of the buffer area shall adhere to OCRM's Best Management Practices (BMPs). Riparian Buffers shall also be in accordance with any applicable State and Federal Regulation.

Buffer widths are based on land use. In the event that a setback standard in Section 7:3 is less than the required buffer width, the required buffer regulation applies.

Riparian Buffer Table

| Water Resource | Individual Dwelling Unit | Single Family Residential Development | Multi-Family Residential | Non-Residential |
|--|--------------------------|---------------------------------------|--------------------------|-----------------|
| Critical Area (Coastal Waters, Tidelands, Beach/Dune System) | 15' | 25' * | 35' * | 50' * |
| Jurisdictional Wetlands, Saltwater or Freshwater | 15' | 25' * | 35' * | 50' * |
| Non-Jurisdictional Wetlands, Saltwater or Freshwater | 15' | 25' * | 35' * | 50' * |
| Rivers, Streams (non-critical area) | 25' | 50' | 50' | 50' |
| The above setbacks are total average widths; with widths not to be less than 15 feet for a 25-foot buffer, 20 feet for a 35-foot buffer, and 30 feet for a 50-foot buffer. | | | | |
| *- Buffer requirement may be waived if applicant provides an OCRM land disturbance permit and/or approved wetland mitigation plan as part of a PDD, Subdivision or Development Plan submittal. | | | | |

Maintenance within a Riparian Buffer will adhere to the following limitations:

1. Trees can be limbed up to fifteen (15) feet.
2. Underbrush can be cleared down to no less than four (4) inches above grade.

3. Unprotected trees under three (3) inch caliper can be cut.

§ 7:5 MAXIMUM HEIGHT.

Maximum building height in all districts is 35 feet. Height measurement shall be made from the average finished grade elevation at the building line to the mean roof height.

The maximum building height may be increased to 50 feet, measured from the average finished grade elevation at the building line to the mean roof height, in areas where there is a public water distribution system and the Fire Chief or their appointed designee, confirms that there is adequate firefighting equipment capable of fighting a structure fire available in such areas to safely accommodate the increased height.

Chimneys, elevators, poles, spires, tanks, towers, and other projections not used for human occupancy may exceed the district height limit.

Flagpoles shall not exceed 35 feet in height measured from the average finished grade except where flags are expressly permitted in Article 15, Sign Standards.