

ARTICLE 7: PRIMARY DISTRICTS

Section

- 7:1 Permitted Uses
 - 7:2 Minimum Lot Area
 - 7:3 Yard and Setback Requirements
 - 7:4 Riparian Buffers
 - 7:5 Maximum Height
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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	6,500	N/A	N/A	N/A	3,500	3,500	N/A	N/A	N/A
Duplex	8,500	N/A	2 acres	N/A	5,000	5,000	N/A	N/A	N/A
Townhome	2,000	N/A	N/A	N/A	1,800	1,800	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									Patio	Duplex	Town-home	
	R	RRL	RP	RC	CC	GC	ID	RE	MB				All Districts
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 (Mutli-lane)	60*	60*	60*
Major Street (Two-lane)	35	35	45	45	35	35	45	200	45	Major Street (Two-lane)	25	25	25
Minor Street	25	15	25	25	25	25	25	150	25	Minor Street	15	15	10
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	5	10	5
Rear										Rear			
Residential	25	20	25	100	10	10	N/A	100	N/A	Residential	20	20	5
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.

Non-Habitable structures such as towers and 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.

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