

LAND USE: PRIMARY USES

4

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4.1 PURPOSE AND INTENT

The purpose of Chapter 4 is to set forth the primary uses that are allowed in each zoning district, and the mechanisms by which they are allowed, as well as specific standards that apply to some types of uses. This is to:

- Encourage the most appropriate uses of land in the different zoning districts of the City;
- Protect the health, safety, morals, and general welfare of the community;
- Conserve property values;
- Provide residential areas, religious institutions, day cares and preschools, schools, and public parks adequate separation from potentially impactful uses; and
- Encourage economic development activities that provide desirable employment opportunities.

4.2 APPLICABILITY

All land in the City is subject to the standards of this chapter.

4.3 TABLE OF PRIMARY USES

4.3.1 EXPLANATION OF TABLE

- A. Descriptions of Uses:** A description of each use category that is listed in the Table of Primary Uses is located in *Appendix 4-A: Descriptions of Primary Uses*. The description includes the use category's characteristics, some examples, associated accessory uses and structures, and exceptions.
- B. Ways Uses May Be Allowed:** Uses may be allowed in three ways—as a permitted use, a conditional use, or a special exception use.
- 1. Permitted Uses (uses allowed “by right”):** A “P” in a cell indicates that a use is allowed in the respective district. These uses have no use-specific standards but are subject to all other applicable regulations in this ordinance. This is a staff-level review.
 - 2. Conditional Uses:** A “C” in a cell indicates that a use is allowed in the respective district, provided that all use-specific standards and all other applicable regulations in this ordinance are met. This is a staff-level review.
 - 3. Special Exception Uses:** An “S” in a cell indicates that the Zoning Board of Appeals may consider whether the proposed use is appropriate based on the criteria in *Chapter 2: Administration*, or other criteria listed for the particular use, such as in the use-specific standards section of this ordinance. These uses are subject to all other applicable regulations in this ordinance, including all use-specific standards if any are listed, as well as any additional conditions imposed by the Zoning Board of Appeals.

Some developments are zoned as part of a Master Plan (MP) district (or a precursor district, such as a Planned Unit Development (PUD) or Planned Development (PD)). In these cases, the zoning documents will specify whether uses are permitted uses, conditional uses, or special exception uses. If they do not, the standards in the Zoning Ordinance in place at the time of approval will apply.

- C. Use-Specific Standards:** Conditional uses and some special exception uses have use-specific standards, the existence of which is noted in the *Table of Primary Uses*. These regulations apply to all zoning districts unless otherwise specified. The use-specific standards for primary uses can be found after the *Table of Primary Uses*.
- D. Sites with Multiple Principal Uses:** When a development includes multiple uses, each use must be allowed by the underlying district and must meet all applicable regulations for that use.
- E. Prohibited Uses:** A blank cell indicates that the use is prohibited in the respective district.
- F. Unlisted Uses:** The Planning & Development Director will determine whether an unlisted use is sufficiently similar to an existing use type to be classified the same, or is prohibited. The Director must give due consideration to the intent of this ordinance concerning the zoning district involved, the character of the uses allowed in the district, and the character of the use in question.

In order to determine that the proposed use has an impact that is similar in nature, function, and duration to the other uses allowed in a specific district, the Planning & Development Director must assess all relevant characteristics of the proposed use, including but not limited to the following:

1. The volume and type of sales (retail or wholesale), size and type of items sold, and nature of inventory on the premises;
2. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution;

3. The nature and location of storage and outdoor display of merchandise, and predominant types of items stored;
4. The type, size and nature of buildings and structures;
5. The number and density of employees and customers in relation to business hours and employment shifts;
6. Traffic and transportation impacts (for people and freight);
7. Parking needs;
8. The amount and nature of any nuisances generated on the premises such as noise, smoke, odor, glare, vibration, radiation and fumes;
9. Whether any special public utilities are needed to serve the proposed use; and
10. Whether the impact on adjacent properties created by the proposed use will be greater than that of other uses in the district.

4.3.2 TABLE OF PRIMARY USES

TABLE OF PRIMARY USES																									
P = Permitted Use C = Conditional Use S = Special Exception Blank Cell = Prohibited																									
USE CATEGORY	USE TYPE	RESIDENTIAL										BUSINESS										USE-SPECIFIC STANDARDS			
		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI	DTWN	MUC		IB	IG	IH
Residential																									
Household living	Single-family detached	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S		S	C		S		4.3.3.2.1(A)
	Single-family attached								C	C	C									C					4.3.3.2.1(B)
	Multiple family								C	C	C									C					4.3.3.2.1(C)
	Residential infill						S				S		S	S	S					S	S				4.3.3.2.1(D)
Group living	Dormitories/student housing								P						P				P						None
	Fraternity or sorority house								S					C											4.3.3.2.2(A)
	Group home (Type A)											S	S	S	S	S		S	S	S					4.3.3.2.2(B)
	Group home (Type B)											S	S	S	S	S		S	S	S					4.3.3.2.2(B)
	Halfway house													S	S	S	S								4.3.3.2.2(B)
Elder care	Assisted living facility; nursing home facility; continuing care facility	S					S	P	P	P	S		P	P	P	P		S	P					None	
	Independent living apartments for seniors							C	C	C									C						4.3.3.2.3(A)
Other	Live/work; upper-story dwelling(s) over commercial use										C								C					4.3.3.2.4(A)	
Public and commercial																									
Agriculture and Hunting	Agricultural Support Sales and Services	P																							None
	Agritourism	C	S																				C		4.3.3.3.05(A)
	Community garden	C	C	C	C	C	C	S	S	S		C	C	C	C	C	C	S	C	S	S	S	S	4.3.3.3.05(B)	
	Farmers' market	C										S	S	S	C	C	C	C	S	S	S	S	S	4.3.3.3.05(C)	
	Rural farm	P	S																				P		None
	Urban farm	C											C	C	C	C	C	C		C	S	S	S	4.3.3.3.05(B)	

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	Plant nursery (production)	P														P	P	P	P			P	P		None
	Hunting with bow or cross bow, as regulated by the S.C. Department of Natural Resources	As allowed by City Code of Ordinances and S.C. Department of Natural Resources																							None
	Hunting with firearms as regulated by the S.C. Department of Natural Resources	P																							None
Animal services	Animal care (limited)	C									S	S	S	S	C	C	C	C	C	C	C	C	C		4.3.3.3.1(A)
	Animal care (general)	C													S	C	C	C			S	S	C		4.3.3.3.1(B)
	Equine Stable	C	S																						4.3.3.3.1(C)
Cemeteries, columbaria, and mausoleums	Cemetery, columbaria, mausoleum	S	S	S	S	S	S					S	S	S	C	C	C		S	C					4.3.3.3.2(A)
	Community center, youth center, senior center										S	P	P	P	P	P	P	P	P	P	P				None
Community services	Museums and libraries										P	P	P	P	P	P	P	P	P	P	P				None
	Adult day care center							S			P	P	P	P	S	P	S	P	S	P	S	S			None
Day care	Child day care center/ Preschool										C	C	C	C	C	S	C	S	C	S	S				4.3.3.3.4(A)
	College/university campus														P										None
Educational institutions	School, elementary	S	S	S	S	S	S								C	S	S	S		S	S				4.3.3.3.5(A)
	School, middle/junior or senior high														C	S	S	S		S	S				4.3.3.3.5(A)
	Vocational/trade school														P	S	S	P	P	P	P	P	S		None
	Adult entertainment															C							C		4.3.3.3.6(A)
Event and entertainment	Bar/nightclub															S	S	S	C			C			4.3.3.3.6(B)
	Conference center/convention center									C				S	C	C	C	C	C	C	S	C			4.3.3.3.6(C)
	Event venue	S												S	C	C	C	C	C	C	S				4.3.3.3.6(D)
	Teen club															S	S	S	C	S		C			4.3.3.3.6(B)
	Theater/indoor concert hall/auditorium										S			S	S	P	P	P	S	P					None
	Fraternal organization or lodge														S	C	C	C	C	C	C				4.3.3.3.6(E)
	Commissary/catering kitchen/food production														S	C	C	C	C	C	C	C	C		4.3.3.3.7(A)
Food service	Restaurant (without alcohol sales)										C	S	C	C	C	C	C	C	C	C	C	C	S		4.3.3.3.7(B)
	Restaurant serving alcohol										C	S	S	S	C	C	C	C	C	C	C	C	S		4.3.3.3.7(C)
	Extended hours restaurant serving alcohol										S			S	C	C	C	C	C			S			4.3.3.3.7(D)
	Specialty eating establishment										C	S	C	C	C	C	C	C	C	C	C	C	S		4.3.3.3.7(E)
	Craft brewery														S	C	C	C	C	C	S	S	C		4.3.3.3.7(F)
	Detention center																						S	S	4.3.3.3.8(A)
Government facilities	Emergency response facilities (fire, EMS, police)											S	S	S	P	P	P	P	P	P	P	P	P		None

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USE CATEGORY	USE TYPE	RESIDENTIAL										BUSINESS						USE-SPECIFIC STANDARDS							
		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC		CC	CI	DTWN	MUC	IB	IG	IH
	Government operations center														S	S	P	P	P	S	P	P	P	P	None
	Post office (regional or headquarters)														P	S	P	P	P	S	P	S	S	S	None
Health care	Hospice												P	P	P	P	P	P	P	P	P			None	
	Hospital														C			C		S	S			4.3.3.3.9(A)	
	Mental health treatment facility														C			C	C	C	S			4.3.3.3.9(B)	
Offices	Business or professional office										P	P	P	P	P	P	P	P	P	P	P	P	P	None	
	Contractor's office (Type A)														S	C	S	P			P	P		None	
	Contractor's office (Type B)																C					C	C	4.3.3.3.10(A)	
Parking & transportation	Airport/helicopter facilities																				S	S	S	4.3.3.3.11(A)	
	Fleet maintenance and storage yard																	C			C	C	C	4.3.3.3.11(B)	
	Parking lot/structure														P	P	P	P	P	P	P	P	P	None	
	Passenger bus terminal														S	S	S	S	S	S	S		S	None	
Recreation	Indoor recreation uses of ≤3,000 sf										P	S	P	P	P	P	P	P	P	P	P	S	S	None	
	Indoor recreation uses of >3,000 sf										S	S	S	S	P	P	P	P	P	P	P	S	S	4.3.3.3.12(A)	
	Commercial outdoor recreation (Type A)	S															C	C	C	C	C			4.3.3.3.12(B)	
	Commercial outdoor recreation (Type B)	S	S	S				C															S	None	
	Indoor firing range																	S	S			S	S	4.3.3.3.12(C)	
	Public parks and neighborhood common areas	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.12(D)	
Religious institution	Religious institution (small)	C	S	S	S	S	S	S		P	S	P	P	P	P	P	P	P	P	P	S		None		
	Religious institutions (medium)	C				S	S	S		C		S	S	C	C	C	C	C	C	C				4.3.3.3.13(A)	
	Religious institution (large)	S				S	S	S		S		S	S	C	C	C	C	C	C	C				4.3.3.3.13(A)	
Retail	Alternative financial services																S						S	4.3.3.3.14(A)	
	Bank/credit union										C	S	C	C	C	C	C	C	C	C	C		S	4.3.3.3.14(B)	
	Flea market																S						S	4.3.3.3.14(C)	
	Funeral home											S	S	P	P	P	P	P	P	P	S			None	
	Gasoline station / convenience store that sells gasoline										S		S		C	C	C	C	C		C	C	S	4.3.3.3.14(D)	
	Liquor store											C		C	C	C	C	C	C	C	C			4.3.3.3.14(E)	
	Personal instruction											P	C	C	P	P	P	P	P	P	P	S	S	4.3.3.3.14(F)	
	Personal services (Type A)											P	C	C	P	P	P	P	P	P	P	S	S	4.3.3.3.14(F)	
	Personal services (Type B)															S	S	S					C	4.3.3.3.14(G)	
	Retail sales or services (indoor)	S										C	S	C	C	C	C	C	C	C	C		S	4.3.3.3.14(H)	
	Retail sales or services (outdoor); outdoor storage (as a principal use)																	C	C	C		S		4.3.3.3.14(I)	
Self-storage	Self-storage													S	S	S	S	S	S	S	S	C	C	4.3.3.3.15(A)	
	Minor utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.16(A)	
	Major utilities (Type A)										S	S	S	S	C	C	C	C	S	S	C	C	4.3.3.3.16(B)		

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Utilities	Major utilities (Type B)															S						S	S		4.3.3.3.16(B)
	Freestanding wireless communications tower and/or antenna	S										S	S	S	S	S	S	S	S	S	S	S	S	S	4.3.3.3.16(C) and 4.3.3.3.16(D)
	Collocation of antenna onto existing wireless communications tower	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.16(C) and 4.3.3.3.16(E)
	Placement of antenna onto existing structure	S										S	S	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.16(C) and 4.3.3.3.16(F)
	Freestanding small-cell DAS telecommunications pole	C in all districts provided that all conditions in 4.3.3.3.16(F) are met; S otherwise.																					4.3.3.3.16(F) and 4.3.3.3.16(H)		
	Attachment of small-cell DAS telecommunications equipment onto existing pole	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.16(C) and 4.3.3.3.16(I)
Vehicle sales and rentals	Automobile sales															S	C	C		S		C		4.3.3.3.17(A)	
	Automobile rentals															S	C	C	S	S	S			4.3.3.3.17(B)	
	Boat sales															S	C	C						4.3.3.3.17(C)	
	Commercial truck or equipment rental or sales															S	S	C			S	C	C	4.3.3.3.17(B)	
	Recreational vehicle rental and sales															S	C	C						4.3.3.3.17(B)	
Vehicle services	Aircraft parts, sales, and maintenance																	P			S	P	P	None	
	Automobile repair															S	C	C	C	S		C	S	4.3.3.3.18(A)	
	Automobile painting/body shop															S	C	C	C			C	C	4.3.3.3.18(B)	
	Automotive wrecker service																	S		S		S	S	4.3.3.3.18(C)	
	Car wash															S	C	C	C	S		C		4.3.3.3.18(D)	
	Truck stop															S	S	C				C	C	4.3.3.3.18(E)	
Visitor accommodation	Campground	S		S													C	C						4.3.3.3.19(A)	
	Hotel or motel												S	S	C	C	C	C	C	S	S			4.3.3.3.19(B)	
	Short-term rentals											C	C	C	C	C	C	C	C	C				4.3.3.3.19(C)	
Industrial																									
Extractive industry	All uses																					C	C	4.3.3.4.1(A)	
General industrial	Crematory																				S	C		4.3.3.4.2(A)	
	Equipment repair															C	C	C	C	S	C	C	C	4.3.3.4.2(B)	
	Fuel oil/bottled gas distributor																	S				P	P	None	
	Heavy equipment sales, rental, repair or storage																	C			S	C	C	4.3.3.4.2(C)	
	Laundry, dry cleaning, and carpet cleaning plants															S	S	S		S	S	C	C	4.3.3.4.2(D)	
	Solar installations																	C	C	C		C	C	C	4.3.3.4.2(E)
	Taxidermist																	C	C	C		C		4.3.3.4.2(F)	
Manufacturing and production	Machine shop																	P			P	P	P	None	
	Maker space											S	S	S	C	C	C	C	C	C	C			4.3.3.4.3(A)	
	Research and development																	P	P	P	P	P	P	None	
	Manufacturing, limited															S		C	S		C	C	C	4.3.3.4.3(B)	

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	Manufacturing, general																		S			S	C	C	4.3.3.4.3(C)
	Manufacturing, heavy																							C	4.3.3.4.3(D)
	Manufacturing, special heavy uses																							S	4.3.3.4.3(E)
	Printing and publishing															P	S	P	P	P	P	P	P	P	None
Wholesaling, warehouse, and freight movement	Parcel services' terminal																		C			C	C	C	4.3.3.4.4(A)
	Truck or freight terminal																						C	C	4.3.3.4.4(A)
	Flex space															P	S	P	P	P	P	P	P	None	
	Wholesale and Warehouse (limited)																S		C	S		C	C	C	4.3.3.4.4(B)
	Wholesale and Warehouse (general)																		S			S	C	C	4.3.3.4.4(A)
Waste-related services	Recycling drop-off center																		S				S	S	4.3.3.4.5(A)
	Municipal/commercial recycling facility																							S	4.3.3.4.5(B)
	Landfill																							S	4.3.3.4.5(C)
	Solid waste composting facility																						S	S	4.3.3.4.5(C)
	Tire disposal/recycling facility																							S	4.3.3.4.5(B)
	Junkyard																							S	4.3.3.4.5(B)
	Energy recovery plant																						S	S	4.3.3.4.5(C)
	Hazardous waste collection site																							S	4.3.3.4.5(C)
Incinerator																							S	4.3.3.4.5(C)	

4.3.3 USE-SPECIFIC STANDARDS

4.3.3.1 GENERALLY

- A. Use-Specific Standards:** Conditional uses and some special exception uses have use-specific standards, the existence of which is noted in the last column of the Table of Primary Uses. These regulations apply to all zoning districts unless otherwise specified.

Additionally, the following use-specific standard applies to all conditional and special exception uses, unless a different standard called *Road Capacity* is listed for a particular use.

- 1. **Site and emergency access:** All conditional and special exception uses must have adequate road capacity available to serve the use. Additionally, the use must be designed to ensure safe ingress onto and egress from the site, safe road conditions around the site, and adequate access onto the site for fire, police, and emergency medical services.

- B. How to Measure Separation Requirements:** Some uses are required to be separated a specified distance away from other uses or zoning districts. The measurement rules for the separation requirement are as follows.

- 1. For the following specified uses, the separation requirement will always be measured from lot line to lot line. These uses are not eligible to reduce the separation requirement by any mechanism.

- Adult Entertainment
 - Bars & Nightclubs
 - Teen Clubs
 - Alternative Financial Services
 - Flea Market
 - Personal Services (Type B)
2. For all other types of uses, separation will be measured from lot line to lot line unless the use is the part of a multiple-use site, or part of a larger tract containing significant vacant land, in which case the requirement will be measured from the activity area attributed to the subject use, including buildings, service areas, storage areas, and required parking for that use.

For these types of uses, the zoning of a road is immaterial in determining the separation requirement. (For example, a residentially-zoned road does not necessitate separation for uses that require separation from residential zoning districts.)

C. Possible Reduction in Separation Requirements: After the separation requirement has been determined, a use may receive a reduction in the separation requirements down to any number, including zero, if the approving authority for the particular use determines that the following two standards are met:

1. The uses that necessitate the separation would experience no greater adverse impacts from the proposed use than those that are generally experienced in the area from permitted uses in the district. For this standard, the impacts measured may include but are not limited to noise, lighting, and traffic.
2. Any impacts of the proposed use can be mitigated through buffering, screening, or other mechanisms that are made a part of the site plan for the property.

Two mechanisms exist for receiving this reduction:

1. The Planning & Development Director may grant an administrative adjustment if the use has existed on the property within the previous three years. The process for administrative adjustments is set forth in *Chapter 2: Administration*.
2. The Zoning Board of Appeals may grant a separation reduction in situations where the use has not existed on the property within the previous five years. The process for separation reductions is set forth in *Chapter 2: Administration*.

D. Possible Reduction in Lot Standards and Other Dimensional Requirements: The Zoning Board of Appeals is allowed to hear requests for variances on any use-specific standard that is a lot standard, such as but not limited to lot area, lot width, lot coverage, maximum height of structures, and required setbacks, or other dimensional requirements such as the height or location of a fence. The process for variances is set forth in *Chapter 2: Administration*. The Zoning Board of Appeals is not allowed to hear variances for any other type of use-specific standard.