

## **CHAPTER 2 - Zoning Districts and Land Uses**

### **ARTICLE 2.1. - CONFORMITY WITH ZONING DISTRICT REGULATIONS.**

2.1.1.1 Except for individual nonconformities addressed in Chapter 1 of the Land Management Ordinance, no property shall be used except in accordance with its zoning designation on the Official Zoning Map, conditions of zoning approval for the property, use requirements of this Chapter 2, and all applicable provisions of this Ordinance.

2.1.1.2 See also Chapter 6 for dimensional requirements by zoning district and Chapter 3 for regulations pertaining to special districts and overlay districts.

### **ARTICLE 2.2. - ZONING DISTRICTS; ESTABLISHED.**

For the purposes of these regulations, the following zoning districts are established for the unincorporated areas of Edgefield County, South Carolina:

#### **Sec. 2.2.1. - Primary zoning districts.**

- 2.2.1.1 RA – Rural Agricultural
- 2.2.1.2 RC – Rural Conservation
- 2.2.1.3 RE – Rural Estate
- 2.2.1.4 RL – Residential Large Lot
- 2.2.1.5 RS – Residential Suburban
- 2.2.1.6 RV – Residential Village
- 2.2.1.7 LSC – Light Service Commercial
- 2.2.1.8 GSC – General Service Commercial
- 2.2.1.9 LIM – Light Industrial Manufacturing
- 2.2.1.10 GIM – General Industrial Manufacturing

#### **Sec. 2.2.2. - Special zoning districts.**

- 2.2.2.1 PUD – Planned Development
- 2.2.2.2 PRD – Planned Residential

#### **Sec. 2.2.3. - Overlay districts.**

- 2.2.3.1 CDP – Corridor Design Protection Overlay District
- 2.2.3.2 ACP – Airport Compatibility Protection Overlay District
- 2.2.3.3 FHP – Flood Hazard Protection Overlay District

### **ARTICLE 2.3. - OFFICIAL ZONING MAP.**

The boundaries of the zoning districts established by this Chapter are shown on the Official Zoning Map of Edgefield County, South Carolina.

#### **Sec. 2.3.1. - Official zoning map adopted by reference.**

2.3.1.1 The Official Zoning Map is hereby adopted and identified as that map or series of maps and all amendments, certifications, citations, and other matters entered thereon. The

Official Zoning Map shall be certified by the Chairperson of the County Council and attested by the Clerk to Council.

2.3.1.2 A certified copy of the Official Zoning Map shall be kept in the Building and Planning Department, where it shall be available for public inspection.

2.3.1.3 The Official Zoning Map may be amended from time to time pursuant to the provisions of this Ordinance.

**Sec. 2.3.2. - Amendments to the official zoning map.**

2.3.2.1 No changes of any nature shall be made to the Official Zoning Map except in conformity with amendments to the map approved by the County Council and in conformity with the procedures set forth in the Land Management Ordinance or by adoption of a new Official Zoning Map. Such amendments shall be spread upon the minutes of the County Council and shall be available for public inspection.

2.3.2.2 If, in accordance with the provisions of this Ordinance, amendments to the map are approved which result in changes to the district boundaries on the Official Zoning Map, then the Planning Administrator shall alter or cause to be altered the Official Zoning Map to indicate the amendment, and shall enter in writing upon the face of the map a certification indicating the alterations and citing the date of adoption and the effective date of the ordinance amending the map. **A NEW PHYSICAL MAP IS GENERATED UPON REZONINGS; DIGITAL COPY INCLUDES CASE INFO IN ATTRIBUTES TABLE**

2.3.2.3 The Official Zoning Map as amended from time to time by the County Council may be kept in an electronic format from which printed copies can be produced.

**Sec. 2.3.3. - Boundaries.**

Where uncertainty exists as to the boundaries of a district shown on the Official Zoning Map, the following rules shall apply:

2.3.3.1 Boundaries indicated, as approximately following the centerlines of streets, highways, railroad tracks, alleys, or public utility easements shall be construed to follow such centerlines.

2.3.3.2 Boundaries indicated as approximately following platted lot or tract lines shall be construed as following such lines, whether public or private.

2.3.3.3 Boundaries indicated as approximately following political boundaries shall be construed as following such boundaries.

2.3.3.4 Boundaries indicated as approximately following the centerlines of natural barriers such as streams, shall be construed to follow such centerlines.

2.3.3.5 Where a district boundary divides a lot, the zone classification of the greater portion shall prevail throughout the lot. **DOC TO CRAFT LANGUAGE**

2.3.3.6 Boundaries indicated as parallel to, or extensions of features indicated in the above paragraphs, shall be determined by the Planning Administrator.

2.3.3.7 The Planning Commission will act to resolve any questions or controversy arising over district lines or where uncertainties continue to exist after the application of the above rules.

**ARTICLE 2.4. - ZONING DISTRICTS; PURPOSE.**

The following purpose statements present objectives that are intended to advance the broader purpose of this Land Management Ordinance as presented in Chapter 1. In addition, these statements are intended to assist in interpretation of the district standards.

## **Sec. 2.4.1. - Primary zoning districts.**

### 2.4.1.1 RA – Rural Agricultural.

2.4.1.1.1. The RA District is established to protect, conserve, and encourage the retention of suitable areas for common farm and agricultural practices and similar nonfarm uses, preserve open space, manage soil, water, air, game and other natural resources and amenities, and discourage the creation or continuation of conditions which could detract from the function, operation, and appearance of areas to provide food supplies and to prevent or minimize conflicts between common farm practices and nonfarm uses. This district seeks to sustain and protect the rural environment and the right of property owners to conduct owner-based entrepreneurial and agricultural-related businesses.

### 2.4.1.2 RC – Rural Conservation.

2.4.1.2.1. The RC District is intended to protect, conserve, and sustain rural areas and resources including agricultural and forested lands; and is intended to preserve a mixed agricultural and residential character; serve as a transition between rural and suburban land; protect rural areas from premature urban encroachment; and maintain a balanced rural-urban environment.

### 2.4.1.3 RE – Rural Estate.

2.4.1.3.1. The RE District is established to provide for large lot, very low-density single-family detached dwellings; and is intended to serve as a transition between rural and suburban land; and sustain existing rural-community values and environments. The district allows many agricultural uses and is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban land.

### 2.4.1.4 RL – Residential Large Lot.

2.4.1.4.1. The RL District is established to provide for large lot, low-density single-family detached dwellings, and is intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses, and to reserve sufficient undeveloped land to meet future single-family housing demands. This district also is intended to encourage infilling and expansion of "like development" consistent with the character of existing development.

### 2.4.1.5 RS – Residential Suburban.

2.4.1.5.1. The RS District is established to provide for small lot, medium density single family detached dwellings which are served by publicly-owned sanitary sewer systems. Residential uses that are not served by sanitary sewer systems require a sanitary septic system that meets state requirements on the property.

### 2.4.1.6 RV – Residential Village.

2.4.1.6.1. The RV district is established to provide for small lot, high density single family detached or attached (duplex and triplex) dwellings which are served by publicly-owned sanitary sewer systems. **The district also allows mixed uses that are conditioned to a site plan approved by the Planning Commission and the County Council.** THERE IS THE POTENTIAL FOR MIXED USE HERE, KEVIN TO GET LANGUAGE ON THIS AND OTHERS

### 2.4.1.7 LSC – Light Service Commercial.

2.4.1.7.1. The LSC district is established to provide for limited retail services, convenience goods, and personal services to satisfy the common and frequent needs of surrounding residential neighborhoods. Goods and services normally available in this district are of the "convenience variety." The size of this district should relate to surrounding residential markets

and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas, existing or proposed. Exterior storage facilities are not allowed in this district as a primary use.

2.4.1.8 GSC – General Service Commercial.

2.4.1.8.1. The purpose of the GSD District is to provide for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the county. Exterior storage facilities will be allowed in this district as conditionally approved.

2.4.1.9 LIM – Light Industrial Manufacturing.

2.4.1.9.1. The LIM District is established to provide for light industrial uses such as assembling, wholesaling, warehousing and commercial services. This district shall not allow industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste. Exterior storage facilities will be allowed in this district as conditionally approved.

2.4.1.10 GIM – General Industrial Manufacturing.

2.4.1.10.1. The GIM District is established to protect and accommodate wholesaling, distribution, warehousing, processing, manufacturing, office and related business uses on individual lots and in business park settings. This district also is intended to protect for future development land with industrial potential. The GIM District shall not allow industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste unless a special exception permit has been granted by Edgefield County in accordance with this ordinance. Exterior storage facilities will be allowed in this district.

**Sec. 2.4.2. - Special zoning districts.**

2.4.2.1 PUD – Planned Unit Development.

2.4.2.1.1. The PUD District is established to encourage flexibility in the development of land to promote appropriate uses and do so in a manner that will enhance public health, safety, morals, and general welfare, and to allow residential, commercial, industrial, or institutional uses, or certain combinations thereof, to be developed as a unit. The unified planning and development regulations within the PUD are intended to accomplish the purpose of zoning and other applicable regulations to an equal or higher degree than where regulations are designed to control unscheduled development on individual lots or tracts, and to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce an enhanced environment.

2.4.2.2 PRD – Planned Residential Development.

2.4.2.2.1. The PRD District is established to provide for a variety of planned residential uses including single family detached, single family attached, triplexes, quadraplexes and multi-family dwellings (apartments) with four or more units which are served by a DHEC approved sanitary sewer systems. Limited institutional or commercial uses are permissible within the principal building.

**Sec. 2.4.3. - Overlay districts.**

2.4.3.1 CDP – Corridor Design Protection Overlay District.

2.4.3.1.1. The purpose of the CDP Overlay District is to protect residents, enhance the appearance of developments, and improve the traffic and circulation in areas adjacent to the primary highway corridors in the unincorporated areas and along the main entrance roads into the municipalities of Edgefield County by identifying additional requirements for design

and development. The requirements of the overlay zoning district are considered additional to the requirements of the underlying zoning district and are to be considered cumulative.

#### 2.4.3.2 ACP – Airport Compatibility Protection Overlay District.

2.4.3.2.1. The purpose of the ACP Overlay District is to protect the dual interests of airports and neighboring land uses, and to:

- a. Protect and promote the general health, safety, economy, and welfare of airport environs;
- b. Prevent the impairment and promote the utility and safety of airports;
- c. Promote land use compatibility between airports and surrounding development;
- d. Protect the character and stability of existing land uses; and
- e. Enhance environmental conditions in areas affected by airports and airport operations.

#### 2.4.3.3 FHP – Flood Hazard Protection Overlay District.

2.4.3.3.1. The purpose of the FHP Overlay District is to protect human life and health; minimize property damage; encourage appropriate construction practices; and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

2.4.3.3.2. Additionally, the FHP Overlay District is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

## **ARTICLE 2.5. - USES ALLOWED IN EACH ZONING DISTRICT.**

### **Sec. 2.5.1. - Primary zoning districts.**

2.5.1.1 See Table 2-1 of this Chapter for allowed Principal Uses and restrictions that apply to particular uses.

### **Sec. 2.5.2. - Special zoning districts.**

2.5.2.1 Allowed uses are established through rezoning and an approved development plan.

2.5.2.2 See Chapter 3 for details.

### **Sec. 2.5.3. - Overlay districts.**

2.5.3.1 Overlay districts provide additional requirements or restrictions on the portions of the zoning districts over which they are established. These additional requirements or restrictions generally address design and development, but may identify uses that are incompatible with an overlay district.

2.5.3.2 See Chapter 3 for details.

## **ARTICLE 2.6. - PRINCIPAL USE TABLE.**

The following Table 2-1 lists the principal uses allowed in each zoning district, as described herein:

### **Sec. 2.6.1. - "A" Allowed Use.**

2.6.1.1 An "A" means that the principal use is allowed in the zoning district without any qualifications, except wherever such qualifications may be indicated in this Land Management Ordinance. Such indication will also be noted in the righthand column of the table of uses.

### **Sec. 2.6.2. - "C" Conditional Use.**

2.6.2.1 A "C" means that the principal use is conditionally allowed, subject to meeting applicable requirements that are stated in this Land Management Ordinance. These requirements will be noted in the righthand column of the table of uses.

### **Sec. 2.6.3. - "S" Special Exception.**

2.6.3.1 An "S" means that the principal use is allowed only by approval as a special exception. A listed special exception is one which may be granted by the Board of Zoning Appeals only when certain conditions are met in accordance with the special exception process described in Chapter 9 of this Ordinance. Additional restrictions may also apply, as noted in the righthand column of the table of uses.

### **Sec. 2.6.4. - Prohibited uses.**

Any principal use not shown on the following on Table 2-1 as allowed in a zoning district, whether by right, conditionally, or with approval as a special exception, is specifically prohibited. A blank space indicates that the use is not allowed in any district and is specifically prohibited.

### **Sec. 2.6.5. - Interpretation of uses.**

Some degree of interpretation will occasionally be required. It is not possible to list each and every variation or name of a given use.

2.6.5.1 In addition to other generally accepted references and resources, the North American Industrial Classification System (NAICS), published by the U.S. Department of Commerce (current available edition), may be referred to in order to interpret the definition of uses listed on Table 2.1 and to identify similar uses that may be allowed along with each listed use. The NAICS classification number is shown on the tables for each applicable use for reference and interpretation only; the NAICS is not adopted as part of this Ordinance.

2.6.5.2 In all cases of uncertainty, the determination of whether or not a particular use is allowed in a particular zoning district shall reflect the purpose of the zoning district as stated in this Chapter, both the common and dictionary definitions of the use, and the array of listed uses that are allowed in the district as to their character and intensity, as determined by the Planning Administrator.

**Table 2-1 Principal Use Table**

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Insert Table here:

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