



WORKSHOP SPECIAL MEETING OF PLANNING COMMISSION

AUGUST 27, 2026 - 5:30 PM

**MUNICIPAL COURTROOM
2222 HIGHMARKET STREET
GEORGETOWN, SOUTH CAROLINA**

Notice of this meeting has been made in accordance with the South Carolina Code of Laws as amended.

I. CALL TO ORDER

II. COMMISSION DISCUSSION

- A.** Discussion of potential text amendments to the Unified Development Ordinance (UDO), to include Article III: Definitions, Article IV: Establishment of Districts, Article V: Area, Yard, and Height Requirements, Article VI: Provisions Governing Use Districts, Article VII: Application of Regulations, Article VIII: General Provisions, Article IX: Nonconforming Use Standards, and to repeal and replace Article XIV: Redevelopment District Use Standards (REDD).

III. ADJOURNMENT

Table of Contents

Article I: Authority and Enactment Clause.....	3
Article II: Short Title.....	4
Article III: Definitions	5
Article IV: Establishment of Districts.....	3834
Article V: Area, Yard, and Height Requirements [516]	4844
Article VI: Provisions Governing Use Districts.....	5147
Article VII: Application of Regulations.....	5955
Article VIII: General Provisions	6157
Article IX: Nonconforming Use Standards.....	7470
Article X: Residential Use Standards.....	7975
Article XI: Commercial Use Standards.....	8783
Article XII: Industrial Use Standards.....	9187
Article XIII: Conservation Preservation Use Standards	9591
Article XIV: Redevelopment District Use Standards	9692
Article XV: Public Service Use Standards.....	120109
Article XVI: Subdivision and Land Development Regulations	121140
Article XVII: Sign Regulations.....	135124
Article XVIII: Off-Street Parking.....	161150
Article XIX: Tree Protection Regulations.....	171160
Article XX: Historic Buildings District	177166
Article XXI: Commercial Corridor Design Overlay Districts	230219
Article XXII: Airport Environs Overlay.....	253242
Article XXIII: Administration, Enforcement, Appeals, Complaints and Remedies.....	254243
Article XXIV: Board of Zoning Appeals.....	257246
Article XXV: Architectural Review Board.....	261250
Article XXVI: Community Appearance Board.....	265254
Article XXVII: Planning Commission.....	269258
Article XXVIII: Procedures for Development Applications.....	270259

Article XXIX: Amendments~~282~~²⁷¹

Article XXX: Legal Status Provisions~~284~~²⁷³

Active Use: The use within an enclosed, conditioned space, designed for human occupation. This excludes Support Uses, Service Uses, and Storage Uses.

Advertising Flag: Any fabric or bunting containing distinctive colors, patterns, symbols, or advertising that are attached to a pole.

Affordable Housing: In the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than twenty-eight percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Urban Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

Agricultural Activity: The use of real property for activities directly related to raising, harvesting, or storing crops; feeding, breeding, or managing livestock; or producing plants, trees, fowl, or animals for human consumption.

Amusement Center: Any privately-owned or operated establishment, whether operated for profit or not for profit, primarily engaged in operating six or more mechanical or electronic amusement machines.

Amusement Machine: Amusement machines are classified as follows:

Class I Machines:

- Any machine for the playing of music or kiddy rides operated by slot or mechanical amusement devices and juke boxes wherein is deposited any coin or thing of value.
- Billiard or pocket billiard tables, foosball table, bowling-lane table and skeet ball.

Class II Machines: Any machine for the playing of amusements or video games, without free play feature or machines of the crane type operated by a slot wherein is deposited any coin or thing of value; and any machine for the playing of games or amusements, which has a free-play feature, operated by a slot wherein is deposited any coin or thing of value and such machine is of the non-payout pin table with levers or “flippers” operated by the player, by which the course of the balls can be altered or changed.

Class III Machines: Any machine of the non-payout type, in-line pin game or video game with free-play feature operated by a slot where is deposited a coin or anything of value except machines of the nonpayment pin table type with levers or “flippers” operated by the player, by which the course of the balls may be changed or altered. This definition includes machines known commonly as “video poker” or “draw poker” machines.

Animal Boarding Facility, or Day Care: A commercial establishment where the primary service offered is the care and supervision of dogs, cats, or other household pets for any length of time. Such establishment may offer ancillary services, such as grooming, but does not include Animal Hospitals/Veterinary Clinics except as an accessory use.

Animal Hospital/Veterinary Clinic: A facility used for the care, treatment, and medical services provided to animals, particularly pets, livestock, and other animals under the supervision of licensed veterinarians.

Animal Rescue/Shelter: An establishment where stray or abandoned dogs, cats, or other household pets are kept, boarded, treated, and/or groomed for purposes of adoption by members of the public.

Annexation: The legal process by which a local government, such as a city or municipality, expands its boundaries to include adjacent unincorporated land.

Apartment: A part of a principal building consisting of a room or rooms intended, designed, or used as a residence by an individual or a single-family.

Garage Apartment: The upper floor of an accessory building consisting of a room or rooms intended, designed, or used as a residence by an individual or single-family. The lower floor of a garage apartment shall be designed and used for vehicle storage.

Arborist. A person or firm possessing a current City of Georgetown business license, who has been trained in the business of diagnosing, treating, pruning and removing trees.

Architectural Review Board: The City of Georgetown Architectural Review Board governs architecture, landscape and design of new construction and alterations to existing buildings within the Historic Buildings Overlay District.

Armory: A facility or building that is used for storage, maintenance, and training related to weapons, ammunition, and military or paramilitary equipment.

Art Gallery: A place or establishment arranged for the display and exhibition of works of art by one or more artists and/or for the retail sale of works of art.

Artisan Workshop or Artist Studio, With or Without Retail Sales: An establishment for the preparation, display, and/or sale of individually crafted artwork, jewelry, furniture, sculpture, pottery, leathercraft, hand-woven articles, baked or prepared food and drink, watercraft, and similar items by one or more artisans.

Assembly Hall, Coliseums, Gymnasiums: Structures designated and used for public gatherings, events, performances, sports, or other large-scale social, recreational or entertainment purposes. Such facilities can be open air.

Automated Teller Machine: An electronic banking outlet that allows customers to perform financial transactions without the need for a human cashier or bank teller.

Automobile wrecking, junk, and salvage yards: Businesses or facilities that deal with the dismantling, recycling, and disposal of vehicles and vehicle parts.

Automotive Repair Shop: A business establishment that provides services related to the maintenance, repair, and restoration of motor vehicles, including cars, trucks, and sometimes other types of vehicles.

Automotive Sales and Service: Businesses involved in both the sale of motor vehicles (such as cars, trucks, and other vehicles) and the maintenance or repair of those vehicles. This includes the retail sale of new or used vehicles, vehicle servicing and repair including related products and services.

Automotive Washing Establishment: A business that provides car washing, detailing, and sometimes other related services for motor vehicles. These establishments can operate as self-service car washes, automatic car washes and offer a range of services from basic exterior washing to more extensive cleaning, waxing, and detailing.

Awning Sign: A sign on a structure made of canvas, vinyl, metal, etc. that extends over a door, window or patio and is attached to and does not extend above a wall.

Banner: A sign or outside advertising display having the character, letters, illustrations, ornamentations, symbol, color, or visual representation applied to cloth, paper, vinyl, fabric, plastic, or like malleable material with or without frame.

Bakery: A business primarily engaged in the production, sale, and distribution of baked goods. Goods typically include items such as bread, cakes, cookies, pastries, pies, and other items made from flour, sugar and other ingredients through a baking process.

Bank: A financial institution that is licensed to receive deposits from the public, make loans, and provide various financial services including the issuance of credit and the facilitation of financial transactions.

Bar, Nightclub, Lounge: An establishment primarily engaged in the on-site sale and service of alcoholic beverages for consumption on the premises. Such use may include incidental food service, live entertainment, dancing, or similar patron activities. Food service shall remain subordinate to the principal beverage service unless otherwise classified.

Barber Shop: A business providing haircutting, grooming, and other personal care services to customers, generally focused on men's grooming.

Basal Area: The cross-sectional area of a tree measured at breast height (4.5 feet from the ground) in square feet.

Beauty Shop: Also referred to as a beauty salon, is a business that provides personal care services, including haircuts, hair styling, and various cosmetic treatments. These services are typically focused on the aesthetic appearance and personal grooming of both men and women, though women's services are often more predominate.

Bed and Breakfast Inn: A building designed, constructed, or reconstructed and used to provide transient lodging for compensation with or without a morning meal for guests. Additionally, bed and breakfast inns are owner-operated, and serve as the primary residence of the operator. Bed and breakfast inns may consist of nine or fewer guest rooms.

Billboard: A sign identifying/advertising and/or directing the public to a business or merchandise or service or institution or residential area or entertainment which is located, sold, rented, leased, produced, manufactured and/or furnished at a place other than the real property on which said sign is located. Such signs are also known as off-premises or outdoor advertising display signs.

Billiard Parlor: Also referred to as a pool hall, is a commercial establishment where patrons can play billiards, pool, or other sports. A billiard parlor may also offer other amenities like food, beverages, and entertainment.

Bingo Parlor: A commercial establishment where bingo games are organized and played, typically for entertainment purposes. Bingo parlors may offer prizes for winners but may not involve monetary wagers.

Blank Masking: The portion of the sign face without copy.

Block: A parcel of land entirely surrounded by highways, parks, railroads, right of-ways, waterways, or by a combination thereof.

Board of Zoning Appeals: The City of Georgetown Board of Zoning Appeals grant variances which reverse orders, requirements, decisions, and determinations of the Zoning Administrator.

Boat Dock: A structure built along the shoreline of a body of water designed to provide a place for boats to be moored, docked, or secured.

Boat Landing: A designated area or structure built along the shoreline or in a body of water for the purpose of facilitating the launching or landing of boats or other watercraft.

Boat Sales, Service, and Supplies: A commercial business or establishment that is engaged in the sale, maintenance, repair and provision of supplies related to boats and watercraft. This type of business often

includes various services such as the sale of new and used boats, parts and accessories, and repair and maintenance services for boats.

Body Modification Studio: Any establishment at which services are offered to undergo non-medical cosmetic procedures to alter the body.

Piercing Parlor: An establishment where individuals can receive body piercings for cosmetic or cultural purposes. Piercing parlors typically offer services such as the insertion of jewelry into various parts of the body such as ears, nose, eyebrows, tongue or navel.

Tattoo Parlor: An establishment where tattoos are applied to clients by professional tattoo artists generally focused on the creation of permanent body art through the use of needles and ink to permanently mark the skin.

~~**Agricultural Activity:** The use of real property for activities directly related to raising, harvesting, or storing crops; feeding, breeding, or managing livestock; or producing plants, trees, fowl, or animals for human consumption.~~

Bowling Alley: A commercial establishment that provides facilities for bowling activities, typically involving the use of bowling lanes, bowling balls, and pins. Such establishments may also offer additional services and amenities such as food and beverages, entertainment, or games.

~~**Brewpub:** A bar or restaurant that also contains a microbrewery; a brewery that produces a small amount of beer (up to 10,000 barrels per year) for sale and consumption on or off premises.~~

Buffer Strip: A designated area of land, often a strip or narrow area, used to provide separation at no less than six feet between two different land uses or activities.

Screening/Screening Strip: A screening material acceptable to the Zoning Administrator which has such characteristics as will provide an obscuring screen not less than six feet in height.

Building Coverage: The horizontal area measured within the outside of the exterior walls of the ground floor of all principal and accessory buildings. ~~For properties in the REDD-B and REDD-F1, building coverage is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, building coverage is expressed as a percentage of the net development area.~~

Building Height: The vertical distance measured from the finished grade at the building line to the midpoint of the roof.

Building Identification Sign: A sign bearing only the name, number(s), letter(s), and/or symbol(s) which identifies a particular building or occupant.

Building Separation: The minimum required distance between two buildings or structures, as specified in the international building code (IBC).

Building Setback Line: A line delineating the minimum allowable distance between the property line and a building on a lot, within which no building or other structures shall be placed except as otherwise provided. Also referenced as “Building Line”.

Building Supply/Equipment Sales: A business which sells products and materials used for the construction, renovation, or maintenance of buildings and structures. These businesses typically sell items such as lumber, cement, bricks, tools, paint, plumbing supplies, and other materials necessary for building for improving residential, commercial or industrial properties.

Building/Structure: Any structure having a roof supported by columns or walls and intended for the shelter, housing or enclosure of persons, animals, or property of any kind ~~chattel~~ including appurtenances to

buildings such as chimneys, stairs, and elevated stoops, porches, terraces and decks. The connection of two buildings by means of an open-air porch, breezeway, carport or other similar structure with or without a roof, shall not be considered as one building.

Accessory Building: A building customarily incidental and subordinate to the principal building and located on the same lot with such building. Accessory Buildings may include, but are not limited to, pool houses, additional living spaces, storage sheds, garages, and additional dwelling units, as permitted by this ordinance.

Non-commercial Accessory Building: A structure that is secondary or subordinate to the primary building or use on a property. This structure or building is not intended for commercial or profit-generating purposes or activities. Examples include but are not limited to garages, tool sheds, greenhouses, storage buildings, and barns used for personal purposes.

Principal Building: A building in which is conducted the main or principal use of the lot on which said building is located.

Business Identification Sign: Any sign that contains the name(s) of the business enterprise(s) located on the same premises as the sign and the nature of the business conducted thereon.

Bus Station: A facility or structure in which buses pick up and drop off passengers, typically for public transportation services. This facility may include amenities such as waiting areas, ticket counters, restrooms, and other services to support travelers.

Campground: A designated area or facility that provides spaces for individuals or groups to set up temporary shelters, such as tents, recreational vehicles (RV's) or camper vans, for recreational purposes. Campgrounds may also offer amenities such as restrooms, showers, picnic tables and fire pits.

Cemetery: A designated piece of land set aside for the burial of deceased individuals.

Certificate of Zoning Compliance: An official document issued by a local government or zoning authority confirming that a property or structure complies with the applicable zoning regulations and is being used in accordance with the designated zoning classifications.

Chemical Manufacturing: An industrial use involving the production, processing, or blending of basic, intermediate, or final chemical products through chemical reactions or refining processes. This use may include the packaging, storage, and distribution of such products as part of on-site operations.

Circulation/Circulation System: Refers to the network or layout of pathways, roads, or passageways within a property or development that allows for the movement of people, vehicles, or goods.

City: The words "city," "the city" or "this city" shall mean the City of Georgetown, in the County of Georgetown, and State of South Carolina, except as otherwise provided.

Changeable Copy Sign: A sign on which message copy is changed manually in the field, through the utilization of attachable letters, numbers, symbols, and other similar characters of changeable pictorial panels.

Church and Religious Institutions: A place of worship where religious services and activities are conducted, often associated with specific religious beliefs and practices.

Clear Width: A clear, unobstructed width where items such as handrails, drinking fountains, hand basins, telephone booths, vending machines, furniture, or portable / mobile equipment of any sort, do not reduce the minimum clear width or impede traffic flow.

Club: Buildings and facilities owned or operated by an association or persons for a social or recreational purpose but not operated primarily for profit or to render a service which is customarily carried on as a business. A private organization or association formed by a group of people with a common interest, activity or purpose. Clubs can be social, recreational, or professional.

Clubs not operated for profit: An organization established to serve a specific purpose or interest of its members without the primary goal of generating profit. Such clubs can be focused on recreational, social, educational, or charitable activities.

Eleemosynary Club: A type of nonprofit organization or club that is established for charitable purposes. Such types of clubs focus on activities aimed at promoting the welfare of others, typically by providing assistance or support to those in need, such as through donations, fundraising or volunteer work.

Cluster Development (Clustering): The grouping of allowable uses within a subdivision or development site, permitting a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel. ~~Building and impervious coverage and density in the REDD F2 and REDD F3 are based on net development area (not individual lot area) allowing for clustering in these districts. There is no minimum or maximum building coverage in the REDD district, allowing clustering in the REDD district.~~

Cold Storage/Freezer Locker: A facility or business where individuals or companies can store goods, especially perishable items in temperature-controlled environments. Such uses are typically for food storage but can also accommodate other goods requiring low temperature storage.

~~**Commercial Recreation and Entertainment:** A commercial use providing amusement, recreation, leisure, fitness, or entertainment activities to patrons for a fee, admission charge, membership, or similar compensation. Such uses may include indoor sports or recreation facilities, arcades, bowling alleys, fitness centers, clubs, entertainment venues, amusement centers, or similar establishments.~~

Community Appearance Board: The City of Georgetown Community Appearance Board governs architecture, landscape and design of new construction and alterations to existing buildings within the Main Corridor and Urban Core Overlay Districts.

~~**Community Garden:** A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person, household, family, or nonprofit organization for personal or group use, consumption, or donation.~~

Communications Tower: A tower of any size that supports communication equipment, transmission or reception, and is utilized by commercial, governmental, or other public or quasi-public users. This does not include communication towers for amateur radio operators licensed by the Federal Communications Commission, which are exempt from municipal zoning restrictions. Communication towers can be considered either a principal or accessory use.

~~**Computing Infrastructure Providers, Data Processing, Web hosting, and Related Services:** Establishments primarily engaged in providing computing infrastructure, data processing services, web-hosting services (except software publishing), and related services, including streaming support services (except streaming distribution services).~~

Concrete Batching Plant: An industrial facility used to produce concrete by mixing various components such as cement, sand, aggregate, water, and sometimes admixtures in specified proportions to create concrete used in construction projects.

~~**Convalescent Home or Physical Rehabilitation Facility:** A facility primarily engaged in providing inpatient nursing and rehabilitative services. The care is generally provided for an extended period of time to individuals requiring nursing care and includes rehabilitative treatment, therapy, convalescent care, or~~

Formatted: Font: Bold

related supportive services for individuals recovering from illness, injury, surgery, disability, or similar conditions.

Convenience Commercial Establishments: A business that provides a limited selection of goods or services that are essential for day-to-day needs. Businesses are usually characterized by their small size and are often referred to as “general stores”, “mercantile stores”, “convenience stores”, “corner stores”, and “mom and pop stores”.

Copy: All words, letters, numbers, figures, characters, artwork, symbols or insignia that are displayed on a sign face.

Courthouse: A building where legal proceedings and judicial matters take place.

Crematorium: A facility used for the cremation of human remains, which involves the process of reducing a body to ashes through exposure to intense heat.

Cultural Facility: A facility providing for the display, preservation, and/or exhibition of objects of historical or cultural interest. Examples of this use include, but are not limited to, museums, libraries, historical sites, botanical gardens, nature exhibitions, environmental education facilities, and interpretive centers.

Customary, Incidental Home Occupation: Any use conducted within a dwelling and carried on by the occupants thereof, which is clearly incidental and secondary to the use of a dwelling for residential purposes and does not change the character thereof.

Day Care Center:

Adult Day Care Center: A facility for adults eighteen years of age or older which offers, in a group setting, a program of individual and group activities and therapies for nineteen or more adults. Such facility shall not keep more adults than licensed by the City or by the South Carolina Department of Health and Environmental Control (DHEC) and shall meet all requirements of both organizations. In the event the number of adults licensed by the City and DHEC conflict, the lesser number of adults shall be allowed. The program is directed toward providing community-based day care services for those adults in need of a supportive setting, thereby preventing unnecessary institutionalization. The program shall provide a minimum of four and a maximum of fourteen hours of operation a day.

Day Care Center: A licensed facility that regularly provides for the care of nineteen or more children. Such facility shall not keep more children than licensed by the City or the South Carolina Department of Social Services (DSS) and shall meet all requirements of both organizations. In the event the number of children licensed by the City and DSS conflict, the lesser number of children shall be allowed.

Mini adult day care center: An adult care center limited with respect to the number of adults allowed to be enrolled at any one time from thirteen to eighteen adults.

Family adult day care home: A licensed family abode of a person or persons who regularly provide direct care during part of the twenty-four-hour day to twelve or fewer adults. Family adult care homes may be considered as a customary home occupation. Such facility shall not keep more adults than licensed by the City or DHEC and shall meet all requirements of both organizations. In the event the number of adults licensed by the City and DHEC conflict, the lesser number of adults shall be allowed.

Family Day Care Home: A licensed family abode of a person or persons who regularly provide direct care during part of the twenty-four-hour day to twelve or fewer children, including the licensee’s own and foster children less than thirteen years of age on the premises. Family day care

homes may be considered as a customary home occupation. Such facility shall not keep more children than licensed by the City or the South Carolina Department of Social Services (DSS) and shall meet all requirements of both organizations. In the event the number of children licensed by the City and DSS conflict, the lesser number of children shall be allowed.

Mini Day Care Center: A licensed facility that regularly provides for the care of thirteen to eighteen children. Such facility shall not keep more children than licensed by the City or the South Carolina Department of Social Services (DSS) and shall meet all requirements of both organizations. In the event the number of children licensed by the City and DSS conflict, the lesser number of children shall be allowed.

Decorative post for sign: A freestanding sign which is attached to a decorative post using a horizontal arm for support. Such post shall not exceed six feet in height.

Density: A measurement of how intensively a piece of land is used or should be used in terms of the number of units, structures, or people occupying a given area.

Gross Density: The total density of an identified site (including subdivisions, planned developments, and commercial developments) that includes all upland, wetland, road, and trail calculations.

Net Density: The total density of an identified site (including subdivisions, planned developments, and commercial developments) that includes only upland calculations

REDD Density: ~~The number of dwelling units permitted per acre. For properties in the REDD-B and REDD-F1, the number of dwelling units permitted is based on lot area. For properties in the REDD-F2 and REDD-F3, the number of dwelling units permitted is based on the net development area. Residential density shall not be regulated by a numerical dwelling-unit per acre standard.~~

Design Overlay District: Zoning designations established in addition to zoning districts that enhance and preserve the aesthetic and visual character of specific areas within the City of Georgetown.

Main Corridor Overlay District (MCOD): A design overlay district aimed at enhancing the aesthetic and visual character of the city's primary commercial corridors. Design in this area is governed by the Community Appearance Board.

Urban Core Overlay District (UCOD): A design overlay district aimed at enhancing the aesthetic and visual character of the city's primary commercial corridors. Design in this area is governed by the Community Appearance Board.

Historic Buildings Overlay District (Historic District): A designated area that encompasses structures of historical and architectural significance. Design in this area is governed by the Architectural Review Board.

Developed Property: Property upon which a building or structure has been placed or for which a building permit has been issued.

Development Bonus: The provision of additional development capacity in the form of an increase in allowable density, building coverage, impervious coverage or a decrease in required open area. A development bonus may be granted as an incentive for the voluntary provision of increased amenities or improvements of public benefit as identified in Article XIV: Redevelopment District Use Standards.

Development Zoning Text: Written standards adopted by legislative action of the City Council that, in addition to the standards imposed by Article XIV: Redevelopment District Use Standards and the approved development plan, establish zoning requirements within the floating zone.

Diameter Breast Height (DBH): The diameter of a tree, measured at breast height (4.5 feet from the ground).

Digital Display: A display of a sign message that is made up of internally illuminated components that display an electronic image, which may or may not include text and is capable of changing the message periodically. Digital Displays may include but are not limited to television screens, programmable ink, LCD, LED, or plasma displays.

Digital Menu Board Sign: A freestanding sign which is designed for drive-thru restaurant businesses to show menu items and costs.

Dilapidated Sign: A sign which the Zoning Administrator has determined is structurally unsound, has defective parts or is in need of painting and or maintenance

Dimensional requirements: Measurements which identify the area and height requirements.

Directional Sign: A sign permanently erected or permitted in the public right-of-way or private property by the state of South Carolina, or other governmental agency to denote the name of any thoroughfare, the route to any city, town, village, educational institution, public building, historic place, shrine, or hospital, to direct and regulate traffic, to denote any railroad crossing, bridge, or other transportation or transmission company for the direction or safety of the public.

Directory Sign: A monument sign utilized in multiple tenant developments, and shopping centers. The sign lists the names and/or use, or location of businesses, activities or professional offices conducted within a building, group of buildings or commercial center. Such signs may contain a single insert for each tenant on the premises and shall conform to all other requirements for monument signs.

District: Any section of the City of Georgetown, South Carolina, for which the regulations governing the use of land, density, bulk, height, and coverage of buildings and other structures are uniform.

Dock for Commercial Fishing Vessels: A dock used by those catching fish or other marine life for the purpose of selling such fish or marine life at wholesale or retail.

Dock, Pier and Wharf: Structures that facilitate the loading and unloading of vessels and provide access to water bodies for maritime activities.

Dog Pound: A facility or location that temporarily houses stray, abandoned, or unwanted dogs.

Drip Line: An imaginary vertical line that extends downward from the outermost branches of a tree to the ground.

Drive-in Theaters: An outdoor cinema facility here patrons can watch movies from their vehicles. The theater typically consists of a large screen visible from a parking area, where customers park their cars and view the film through a radio transmitter or outdoor speakers.

Drive-in/Drive-through Restaurants: A type of restaurant where customers can order and receive food without leaving their vehicles. These establishments are designated with a lane or service window where customers drive up, place their order, pay and receive their food while remaining in the car.

Dwelling

Group Dwelling: A building designed, constructed or reconstructed to provide lodging for compensation with or without meals, and consisting of nine or fewer guest rooms. Group dwellings include the terms “rooming house,” and “boardinghouse.”

Event Venue: A commercial facility used for the hosting of events such as, but not limited to, weddings, parties, or meetings.

Excavation: Excavation is the act of excavating, or of making hollow, by cutting, scooping, or digging out a part of a solid mass; an uncovered cutting in the earth. The word “excavation” shall include the words “removal”, “mine”, “quarry”, and “ditch”.

Fabricating Shop: A business or facility where raw materials, such as metal, wood, or plastic, are processed, shaped, or assembled into finished products or parts. This may include tasks such as welding, machining, or assembling components for various industries like construction, manufacturing, or automotive.

Family: One of the following occupying a premise and living together as a single housekeeping unit.

1. An individual
2. One or more persons related by blood or marriage with any number of natural children, foster children, stepchildren or adopted children, plus not more than two (2) unrelated persons
3. A group of no more than four (4) persons not related by blood, marriage, adoption or guardianship, except that for properties in non-residential zoning districts containing twenty (20) or more dwelling units in which the maximum number of unrelated persons allowed in a single housekeeping unit shall be six (6).

Farm Equipment Sales/Service: Businesses that sell, repair, and maintain machinery and equipment used in agricultural activities. These establishments typically offer products such as tractors, plows, harvesters, and other farming tools along with repair services to keep the equipment operational.

Farmers Market: A market, gathering, or similar venue with or without outdoor sales and service areas in single or groups of buildings with stalls where vendors offer for sale agricultural products, food items, plants, flowers, handmade goods, or similar merchandise directly to consumers, whether on a recurring, seasonal, or temporary basis.

Fence: A barrier or enclosure designed and constructed to prevent escape or intrusion or to mark a boundary. Fences may be constructed of wood, wire, masonry or combinations thereof.

Financial Institutions: Organizations that provide financial services, such as accepting deposits, making loans, and offering investment products. These institutions include banks, credit unions, insurance companies, and investment firms.

Firearms Retailer: A business that sells firearms and related accessories, such as ammunition, scopes, and gun parts, to the public. Such retailers must comply with federal, state, and local laws regarding the sale, registration, and background checks required for purchasing firearms.

Fitness Room or Fitness Facility: A facility which may include any of the following: Exercise machines weight facilities, group exercise rooms, sauna, spa, hot tub, or swimming facilities, indoor tennis, handball, racquetball, archery and shooting ranges and other indoor sports activities. Does not include adult-oriented businesses.

Fixed Projection Sign: A sign which extends outward for more than six (6) inches from the façade of any building and is rigidly affixed thereto.

Floating Zone: The zones described in the text of this article and adopted by legislative action of the City Council, but which are unmapped unless a property owner petitions the City Council to have the floating zone applied to a particular parcel meeting the minimum zoning district area requirements of this Ordinance through action by the City Council, as authorized by S.C. Code 6-29-720(C)(2).

~~**Floating Zoning District Standards, or “district standards.”** The REDD development plan and development zoning text that collectively, when adopted by the City Council, in accordance with Article XIV: Redevelopment District Use Standards, form the zoning requirements governing development in the REDD F2 and REDD F3 floating zones.~~

Food Truck: A mobile vehicle equipped to prepare, serve and sell food to the public.

Force Majeure: An unforeseeable circumstance that prevents someone from fulfilling a contract. This definition includes an event, occurrence, or circumstance reasonably beyond the control of any party, including fires, earthquakes, lightning, floods, explosions, storms, adverse weather, landslides and other acts of natural calamity or acts of God; strikes, grievances, actions by or among workers or lock-outs (whether or not such labor difficulty could be settled by acceding to any demands of any such labor group of individuals); which, by the exercise of due diligence, such party could not have been able to avoid or overcome.

Funeral Home: A business that provides services related to the preparation, burial, and cremation of the deceased. These services typically include embalming, arranging funerals, providing caskets or urns, and offering grief support to families.

Fraternal Organization: A membership-based group formed for social, charitable, or mutual benefit purposes. These organizations often are involved in activities like networking, charitable giving, and offering financial assistance or benefits.

Freestanding Sign: A sign which is permanently affixed to the ground, and which is not a part of a building or other structure having another functional purpose.

Gas Service Station: A facility that provides fuel and other services, such as vehicle maintenance, repair, and lubrication. These stations typically offer gasoline or diesel fuel for cars, trucks, and other vehicles, and may also provide additional services like tire repair, car washes, and oil changes.

Golf Driving Range and Par 3 Course: A facility where individuals can practice hitting golf balls, typically over a long distance in an open field. A par 3 course is a short golf course where each hole is designed to be played in three strokes or fewer.

Governing Authority: The City Council of Georgetown, South Carolina.

Governmental Flag: A pole mounted flag of the United States, the state or the city, or the flag of national origin of a business ownership that is not used in conjunction with or as a commercial promotion.

Greenhouse/Horticulture Nursery: A commercial establishment engaged in the cultivation, sale, and distribution of plants, including flowers, trees, shrubs, and vegetables. Nurseries may operate greenhouses to create controlled environments for plant growth.

Green Space ~~or Open Space~~: Identified areas of protected or conserved land on which will be preserved, ~~or~~ protected, or rezoned CP (Conservation Preservation) and set aside from any development.

Grocery Store/Supermarket: A retail establishment primarily engaged in the sale of food and household goods for off-site consumption or use, including but not limited to fresh produce, meats, dairy products, baked goods, beverages, and packaged items. Such establishments may also include the sale of convenience items, personal care products, and other household necessities, and may contain specialty service areas such as a bakery, deli, or pharmacy as accessory uses.

Gross Area: The total area of a site including upland, wetland, roads, and trails.

Heavy Industry (heavy industrial): A use engaged in the basic processing and manufacturing of materials or products predominately from extracted or raw materials, or a use engaged in storage or manufacturing

processes using flammable or explosive materials, or storage or manufacturing processes that potentially involve hazardous or commonly recognized offensive conditions such as smoke, noise, soot, dirt, vibrations, odor, noxious discharges, and adverse traffic generation. Heavy industrial uses include but are not limited to the manufacture of chemicals (including herbicides, insecticides, fungicides, disinfectants, solvents, and related industrial and household chemical compounds and any use involving the bulk storage of chemicals), fertilizers, paper, petroleum products (including plastics and rubber), and steel and other metals; concentrated feedlots; electric generation; oil and gas extraction and storage; incinerators; mining; animal slaughter, packaging, and rendering plants; lumber mills; and recycling and salvage yards.

Historic Tree: Any tree to which local legend or lore is attached, or which is known by a common name within the community, as determined by the Planning Commission; or any tree whose DBH is at least four times the diameter specified for that species under the definition of a significant tree. (Example: A Significant Live Oak is 8 inches DBH; therefore an Historic Live Oak is $4 \times 8 = 32$ inches DBH). The one exception to this formula is for Pine species, where the multiplier shall be two instead of four times the significant diameter.

Horse Drawn Carriage Tours: Services that offer guided tours in which passengers ride in a carriage pulled by horses. These tours typically provide a historical, cultural, or recreational experience for customers.

Hospice Care Facility: A licensed facility providing palliative and supportive medical and health services to meet the physical, psychological, social, spiritual, and special needs of terminally ill patients and their families in a home-like setting.

Hospital: The term “hospital” shall be defined as a community facility which provides a broad range of medically related services which expressly include but are not limited to, a cafeteria serving hospital staff, patients, and the general public; a commercial laundry operation, the provision of educational services, medical and dental clinics, clinical and radiological laboratories, nursing homes, convalescent centers and homes, residential care centers, drug stores and pharmacies, medical billing and transcription services, gift or curio stores, florist shops, automatic teller machines of any financial institution, day care centers of any type as set forth herein, health maintenance and counseling centers, and offices for professionals which, by definition, shall include but not be limited to physicians, including all advanced degrees or specialties, dentists, optometrists, osteopaths, pharmacologists, physical therapists, psychologists and psychiatrists, and chiropractors.

~~**Hotel:** A building or part of a building in which lodging accommodations are provided for compensation. Such accommodations may be rented on a daily basis, with or without meals provided to guests. Establishments with 10 or more rental units are considered hotels.~~

Ice Processing and Storage: Commercial activity involved in the production, storage, and distribution of ice for various purposes, such as refrigeration cooling or for use in food and beverages.

Illuminated Sign: Any sign which employs artificial illumination techniques to project the message.

Impervious Coverage: The area covered by an impervious surface expressed as a percentage. ~~For properties in the REDD-B and REDD-F1 districts, impervious coverage is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3 districts, impervious coverage is expressed as a percentage of the net development area.~~

Impervious Surface: Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, paved asphalt and concrete parking and driveway areas, sidewalks, swimming pools, and other paved areas.

Indoor Recreational Facility: An establishment that includes, but is not limited to, arcades, bowling alleys, miniature golf, swimming pools, dance halls, billiard parlors, skating rinks, racquet and handball courts or similar recreational activities.

Industrial Processing Plant: A facility where raw materials are transformed into finished foods or intermediate products through mechanical, chemical, or other industrial processes. Plants typically involve large-scale operations.

Inflatable Sign: A sign which requires air, whether contained or blown, to keep and maintain its shape, including tethering balloons and blimps.

Inner Harbor: The portion of the Sampit River that extends from the primary channel to create a loop along the frontage generally Southwe~~West of Front Street and Southea~~East of South Fraser Street.

Formatted: Font: Not Bold

Jail: A facility used for the temporary detention of individuals who are awaiting trial, serving short-term sentences, or being held by minor offenses.

Junk or Salvage Yards: The use of any part of a lot, whether inside or outside a building, for the storage, abandonment, sale or resale of junk, salvage, debris, or scrap materials; or the dismantling or demolition of automobiles and other vehicles, machinery, equipment, or parts thereof.

Landfill: A designated area where waste materials, such as household trash, construction debris, and other solid waste and disposed of by burying them in the ground.

Laundromat: A commercial establishment where customers can wash and dry their clothing and other textiles using self-service laundry machines. Laundromats may offer additional services, such as folding, dry cleaning, or drop-off laundry services.

Laydown Yard: A designated area or site used for the temporary storage, organization, and staging of materials, equipment or supplies, typically for construction, manufacturing, or industrial projects.

Library: A public or private institution that provides access to books, periodicals, digital media, and other informational resources for reading, research, and educational purposes.

Light Industry (light industrial): A use engaged in the manufacture, predominately from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales, and distribution of such products, but excluding basic industrial processing. Light industry is capable of operation in such a manner as to control the external effects of the manufacturing process, such as smoke, noise, soot, dirt, vibration, odor, noxious discharges, and adverse traffic conditions.

Liquor Store: A retail establishment that specializes in the sale of alcoholic beverages, such as wine, beer, and spirits, to consumers over the age of 21.

Live-Work Unit: An integrated housing unit and working space, that accommodates both residential occupancy and work or commercial activity. Typically, the~~The commercial space is below~~shall be on the first floor or in front of the residential space.

Loading Space: A space within the main building or on the same lot therewith, providing for the standing, loading, or unloading of a vehicle.

Lodge or Lodging: A type of building or establishment that provides accommodations catering to travelers, tourists, or members of a specific organization. Lodges may offer amenities such as meals, recreational activities, and sometimes meeting spaces.

Bed and Breakfast Inn: A building designed, constructed, or reconstructed and used to provide transient lodging for compensation with or without a morning meal for guests. Additionally, bed and breakfast inns are owner-operated, and serve as the primary residence of the operator. Bed and breakfast inns may consist of nine or fewer guest rooms.

Boutique Hotel or Inn: A building or group of attached or detached buildings containing up to 24 total guest rooms intended for rental or lease to transients by the day, week, or month, whether individually or combined in guest suites.

Hotel: A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.

Long-Term Rental: An accommodation for guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time equal to or longer than thirty-one (31) consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types.

Lot: A parcel of land which fronts on and has access to a public street, and which is occupied or intended to be occupied by a building or buildings with customary accessories and open space.

Lot area: The total surface area of land included within the lot lines.

Lot Frontage: The distance for which the boundary line of the lot and the street right-of-way line are coincident.

Lot Lines: The boundary dividing a given lot from the street, an alley, or adjacent lots.

Lot Width: The width of a lot at the building setback line measured at right angles to its depth.

Lot of Record: A lot in which the boundaries are filed as legal record.

Corner Lot: A lot which is situated at the intersection of two or more streets, where the property has frontage on both intersecting streets.

Principle Street Side on Corner Lot: The side of a corner lot that faces the primary or most significant street.

Maintenance Shop, Public: Facility used primarily for the routine maintenance and repair of any type of equipment utilized by any municipal, county, state, or federal governmental unit for any purpose.

Manufactured Home: Home built entirely in the factory under a federal building code administered by the U.S. Department of Housing and Urban Development (HUD,) and are transported to the site and installed.

Manufactured Home Sales Lot/Office: An establishment which displays and sells manufactured homes. Lots may include an office for customer service, financing and paperwork related to the sale or leasing of homes.

Marina:

Dry: A type of marina where boats and watercraft are stored on land, typically in a secure enclosed area. Boats are usually stored in racks, trailers, or structures and are launched into the water as needed. Dry marinas often offer services such as maintenance, cleaning, and storage.

Wet: A type of marina where boats and other watercraft are stored in the water, typically at docks or slips. Wet marinas often provide facilities for fueling and maintenance.

Marine-related Storage Yard: A facility used for the storage of boats, watercraft and marine equipment typically on land. These yards are often used for seasonal storage, maintenance, or repair of boats and other watercraft and may include services such as storage racks, trailers, and equipment handling.

considered to be outside such platted parcel of land and any sign located or proposed to be located in an easement or other appurtenance shall be considered an off-premises sign.

Open Area: Land not occupied by buildings, parking lots, or structures. Open area includes yards, ~~Open Space, active and passive parks,~~ stormwater basins and swales, and other vegetated lands that are open from the ground to the sky. ~~For properties in the REDD-B and REDD-F1, open space is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, open space is expressed as a percentage of the net development area. For property within the REDD district, Open Area is expressed as a percentage of the net development area.~~

Open Space: Noncommercial land not occupied by buildings, parking lots, or structures that have been set-aside, reserved, or dedicated for public use or for the general use and enjoyment of residents, employees, or patrons of a development. Open spaces are planned and clearly delineated areas. Open space may contain improvements (and incidental impervious surfaces) such as swimming pools, pedestrian walkways, boardwalks, play equipment for children or adults, ball fields, court games, picnic tables, etc. when included as part of approved district standards. Active and passive parks are considered open space. Open space does not include required yards or isolated (noncontiguous) areas of less than 1,000 square feet. ~~For properties in the REDD-B and REDD-F1, open space is expressed as a percentage of lot area. For properties in the REDD-F2 and REDD-F3, open space is expressed as a percentage of the net development area. In the REDD district, Open Space is expressed as a percentage of the total development area and includes newly created streets and rights-of-way.~~

On-site Sign: A sign relating in its subject matter to the premises on which it is located, or to products, accommodations, services or activities on the premises. On-site signs do not include signs erected by the outdoor advertising business.

Outdoor Drive-Through Menu Board: Signs associated with drive-through restaurants which list the type and price of food items offered for sale at the establishment.

Outdoor Open Display: The exhibition or placement of goods, merchandise, or items in an outdoor area, typically for sale or display purposes. Such uses are either required to obtain an encroachment permit or a special event permit.

Outdoor Seating: An outdoor area operated by a Restaurant that provides seating outside of an establishment for patrons and contains readily removable tables, chairs, railings, or planters, and is located on private property or on a public sidewalk, or other public property, which is public through dedication or easement, or public right-of-way.

Parallel Sign: Sign erected on a building or as a monument extending the same direction as the street or building in which it is being erected.

Parapet: That portion of a building wall that rises above the roofline.

Park: A public or private space that is designated for recreational use, typically featuring open green areas, playgrounds, sports facilities, walking paths, and natural or landscaped elements.

Park (Active): A park that features recreation including swimming pools, gyms, playing fields and courts, or similar recreation.

Park (Passive): A park that features interpretive programs, open space, picnic areas, trails or similar amenities that take advantage of natural and scenic resources but not including recreational facilities, such as swimming pools, gyms, and playing fields.

Parking Lot: A designated area of facility where vehicles can be parked temporarily.

Parking Space: An off-street space available for parking one motor vehicle and having an area of not less than nine feet by eighteen feet exclusive of passageways and driveways giving access thereto and having direct access to a street or alley.

Parking Structure: A structure designed to accommodate vehicular parking spaces that are fully or partially enclosed or located on the deck surface of the structure.

Peddler: An individual who travels from place to place offering goods, merchandise, or services for sale directly to customers, typically without a fixed place of business.

Pennant: Any lightweight plastic, fabric, or other material, whether or not containing copy, suspended from a rope, wire, or string, usually in a series and designed to move in the wind. Strings of lights shall be considered a pennant.

Perpendicular Sign: Sign erected on a building or as a monument sign at a right angle to the building or street.

Pet Care Service: An establishment primarily engaged in providing services for household pets, such as grooming and training. Animals may be kept in indoor kennels before and/or after a service, but in no case for more than 24 hours. This definition excludes animal boarding facilities and day cares, animal shelters, and veterinary clinics.

Planned Development: A planned residential, commercial, or industrial development professionally designed as a unit and reviewed by the City of Georgetown Planning Commission and approved by City Council.

Master Planned District: A planned residential, commercial, or industrial development professionally designed as a unit and reviewed by the City of Georgetown Planning Commission and approved by City Council. The Master Planned District is established for the purpose of encouraging innovative land planning and site design concepts that support the socio-economic vitality of the city through flexible and diversified land development standards.

Master Planned Residential: Residential Master Planned Districts provide a mix of residential uses and open space.

Master Planned Commercial: Commercial Master Planned Districts provide mixed-use retail and office development with limited moderate and higher-density residential uses.

Master Planned Business/Industrial Park: Business/Industrial Master Planned Districts provide a mix of employment and residential uses.

Plat: A map, plan, or layout indicating the location and boundaries of individual properties; A map or drawing upon which the subdivider's plan of the subdivision is presented for approval.

Plumbing Shop: A business that sells plumbing supplies, fixtures, and equipment, may also offer plumbing services such as repairs, installations, and maintenance.

Planning Commission: The City of Georgetown Planning and Zoning Commission serves as an advisory board focusing on reviewing and recommending policies related to land use, community development and long-term planning.

Political Sign: A temporary off-site sign erected by a political candidate, group or agent thereof, for the purpose of advertising a candidate or stating a position regarding an issue upon which the voters of the City shall vote in an upcoming election or referendum. Outdoor advertising signs shall not be considered campaign signs.

Portable Sign: Any sign designed or intended to be readily relocated whether or not it is permanently attached to a building, structure or on the ground. The term includes on wheels or on portable structures, tent signs, A-frame signs, sidewalk signs, and similar devices or any sign not securely affixed to the ground or a permanent structure. Sandwich board signs are excluded from this definition.

Printing Establishment: A business or facility engaged in the production of printed materials, including books, newspapers, brochures, and other forms of print media.

Private Traffic Directional Sign: A sign which is on-premises consisting of type and/or an arrow and is designed, sized and erected solely for the purpose of vehicular or pedestrian traffic direction or safety.

Produce Stand, Seafood Stand, -Agricultural Stand, and Market: A retail establishment that sells fresh fruits, vegetables, seafood and other agricultural products directly to consumers. These markets may be temporary or permanent structures.

Production Studio: A facility used for the creation, recording, filming, broadcasting, editing, or production of audio, video, film, photography, digital media, or similar creative content.

Projected Image sign: A type of sign that is a form of electronic display that projects images onto a screen or other flat roof surface, including LCD and plasma displays.

Projecting Sign: A sign projecting from the outside wall or walls of any building which is supported by only one (1) rigid support, irrespective of the number of guy wires used in connection therewith.

Property, Private: Any parcel that is not owned by a governmental entity but rather is owned by any individual(s), firm or corporation, whether in whole or in part, profit or nonprofit.

Protected Tree: Any tree which is classified as scenic, replacement, historic, or significant.

Protective Barricade: A physical structure of no less than four feet in height, limiting access to protected trees. A suitable protective barrier shall be composed of wood or other durable material which ensures protection of trees during development.

Public Assembly Hall: A building or facility designed to host gatherings, events or meetings for the general public. Such use is typically for activities such as concerts, conferences, weddings or civic meetings. May be enclosed or open air.

Publicly Owned and Operated Buildings, Facilities, Park, or Land: Properties that are owned and managed by a governmental entity.

Public Utility Line: A system of pipes, cables, or wires that are owned and operated by a public utility company to deliver services such as water, electricity, gas or telecommunications to the public.

Pylon Sign: Any sign which is freestanding and supported by, from or on top of a vertical pole(s) or beam(s) composed of metal or other substantial support.

Racquet Sports Facilities: A facility which allows for active sport or passive recreation for both indoor and outdoor activities including but not limited to tennis, pickle ball, racquetball.

Real Estate Sign: A temporary sign erected by the owner, or his agent, advertising the real property upon which the sign is located for rent, for lease, or for sale.

Recycling Material Recovering Facility: Any facility or operation used primarily for the processing of recyclables such as glass, paper, plastic, oils, metals, etc. collected by any governmental entity or private concern.

REDD Development Plan: ~~A component of proposed floating zone district standards, drawn to scale and prepared by a licensed design professional, that depicts the location of proposed uses and structures and the existing and proposed conditions of the lot, including topography, vegetation, drainage, floodplains, marshes and waterways, open spaces, walkways, means of ingress and egress, utility services and other public improvements such as streets and sidewalks, landscaping, signs, lighting and screening devices, and any other information required by this article or that may be reasonably required in order that an informed decision can be made by the approving authority.~~

Repair Shop: A business or facility that provides services to fix, maintain, or restore items such as vehicles, appliances, machinery or electronic equipment.

Repaint: To apply new paint without changing wording, composition, color, or making minor nonstructural repairs.

Replacement Tree: Any tree that is planted in order to replace an existing protected tree which is permitted to be removed. Replacement trees must be at least two inches American Nursery Stock Standards, (typically measured 6 inches above ground level) except if it is a tree being planted in order to fulfill the requirements of the parking and landscaping provisions herein; in which case the sizes called for in the approved plant list shall take precedence.

Research and Development Facility: An establishment in which an organization conducts investigative activities for the purpose of developing new products, procedures, or processes, or improving existing products, procedures, or processes. Such facility may include limited on-site production of related goods.

Residential Agricultural Activity: Farming activities that are incidental and subordinate to residential activities and uses including plowing, tillage, cropping, seeding, cultivating and harvesting for production of food and fiber products (except commercial logging and timber harvesting operations), the grazing and raising of livestock, aquaculture, sod production, orchards, nursery, and other products cultivated by the owner and resident of the property.

Residential Treatment Facility: An establishment providing for the assessment, diagnosis, treatment, and/or care of children, adolescents, or adults with mental illness, substance abuse, or other behavioral problems. Services may include educational programs, individual and family counseling programs, occupational training programs or facilities, and recreational facilities, all accommodated in a residential setting

Restaurant: A commercial enterprise whose primary function is the preparation and serving of food. Outdoor cafes shall be considered as restaurants. This definition shall not include establishments operated as “drive-in” restaurants. Such establishments may also include outdoor seating as an accessory use.

Rescue Squad: An emergency response team that provides specialized rescue services.

Retail Store: A business that sells goods or merchandise directly to consumers for personal or household use. Retail stores offer a variety of products such as clothing, food, electronics or household items. Liquor stores are not considered retail stores for the purposes of this ordinance.

Retail Store, small: A commercial use, conducted exclusively within an enclosed building that engages in the sale of goods to ultimate consumers, usually in small quantities. Small retail stores are conducted in a building with a gross floor area of 5,000 square feet or less.

Retail Store, medium: A commercial use, conducted exclusively within an enclosed building that engages in the sale of goods to ultimate consumers, usually in small quantities. Medium retail stores are conducted in a building with a gross floor area of more than 5,000 but less than 10,000 square feet.

Retail Store, large: A commercial use, conducted exclusively within an enclosed building that engages in the sale of goods to ultimate consumers, usually in small quantities. Large retail stores are conducted in a building with a gross floor area of more than 10,000 square feet.

Right-of-way: Access over or across property for a specific purpose or purposes.

Roof Sign: A sign erected over or on, and wholly or partially dependent upon thereof any building for support or attached to the roof in any way.

Sandwich Board Sign: A sign of A-frame construction (two sign faces joined at the top by a hinge or similar device which allows the sign to be folded flat or spread apart so as to be freestanding) designed for placement on a sidewalk in front of the place of business being advertised. All other such signs must be placed on the same site as the business which it advertises. Sandwich-board type signs must not be placed in any sight triangle, or any other location that impedes traffic or causes a vision obstruction for motorists. A permit is required for sandwich-board type signs, which shall be good for a period of one year. Upon expiration, the owner may seek a permit renewal, which may be granted provided the sign has been maintained in good condition.

Scenic Tree: Any tree which, because of its size, shape, location, or other aesthetic feature is deemed by the Planning Commission to significantly add to the scenic beauty of the general location in which it is situated.

School: An institution that provides educational instruction to students, typically organized by grade levels or academic stages.

Schools Offering General Education: Educational institutions that provide a broad curriculum and do not specialize in vocation, technical, or specialized educational programs.

Seafood Establishment: A business that primarily sells, prepares, or serves seafood products such as fish, shellfish, and other marine life. Such establishments may include seafood markets, restaurants, or processing facilities.

Service Use: A Support Use that is not intended for public occupancy and is associated with operational, back-of-house, or utility activities. Service Uses include, but are not limited to, loading and unloading areas, delivery zones, refuse and recycling facilities, mechanical or utility rooms, maintenance areas, and other similar non-public operational spaces.

Sewer, Sanitary: A sewage collection treatment and disposal system of a type approved by the South Carolina Department of Health and Environmental Control.

Sewer, Storm: A collection and disposal system for the control of storm water drainage.

Sexually Adult Oriented Business: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theatre, adult theatre, escort agency, nude model studio, or sexual encounter center commercial enterprise for adult entertainment which may include, but not be limited to, the following:

Adult arcade: Any place to which the public is permitted or invited wherein, coin-operated or slug-operated or electronically or mechanically controlled still or motion picture machine, projectors or other image-producing devices are maintained to show at any time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas".

Adult bookstore or adult video store: A commercial establishment that has a substantial or significant portion of its stock, or devotes at least three percent (3%) of its retail floor area or twenty-five (25) square feet, whichever is less, to the sale, rental, or display of books, magazines, periodicals, photographs, films, videos, slides, or other printed or visual materials, or instruments, devices, or

Special Event Sign: A sign which carries a message regarding a special event or function which is of general interest to the community.

Staff, Planning Commission: Any person, firm, or agency utilized by the Planning Commission in the review and approval procedure for subdivision.

Storage Facility: A building or group of buildings designed and used primarily for the storage of goods, materials, equipment, or personal property, whether for commercial or personal use. Such facilities may include mini-warehouses, self-storage units, or larger warehouse-type structures but shall not include outdoor storage, hazardous material storage, or storage incidental to retail, industrial, or residential use unless otherwise permitted.

Street The word “street” shall include the words “road,” “highway,” and “thoroughfare.” A dedicated public way for vehicular traffic, whether designated as an avenue, boulevard, thoroughfare, road highway, expressway, lane drive, alley, or any other public way. For the purposes of this Ordinance, “streets” are divided into the following categories:

~~**Minor Street:** A street used primarily for access to abutting properties.~~

Alley: A vehicular way used primarily for providing secondary access along the rear or side of properties which are also served by one of the other types of streets defined herein;

Arterial: A street designed for the movement of vehicles through the City of Georgetown or from one section of the city to another;

Collector: A street designed primarily to connect arterial, or to connect minor streets to arterials;

Cul-de-sac: A minor street with only one outlet, sometimes called a “dead-end” street.

Marginal Access Street: A minor street parallel and adjacent to a major street and which provides access to abutting properties and protection for through traffic;

Minor Residential Street: A street used primarily for access to abutting properties.

~~**Minor Street:** A street used primarily for access to abutting properties.~~

~~**Primary Street:** A public or private street, public or private access easement, drive aisle, or public waterway that a building’s primary façade faces.~~

Structure Any man-made device, whether free standing or attached to another structure. This definition includes, but is not limited to: buildings, fences, signs, canopies, trellises, arboretums, swimming pools, docks, piers, flag poles, gazebos, satellite dishes, antennae, greenhouses, decks, dumpster screens, etc.

Accessory Structure: Any structure not meeting the definition of a principal structure.

Principal Structure: Any building in which is conducted the main or principal use of the lot on which said building is located (principal building); or any off-premises sign.

Structure Sign: A supporting structure erected or intended for identifying/advertising purposes, with or without a sign thereon, situated upon or attached to real property, upon which any sign is, or intended to be, fastened, affixed, displayed, applied, or a part of, provided however, that said definition shall not include a building, fence, flagpole, utility pole or tree.

Storage Building Dealership: A business that sells prefabricated storage buildings such as sheds, garages, or warehouses. Such uses typically have an on-site office.

Storage Plant, Tanks, and Businesses: A facility or site used for the storage of goods, liquids or gasses, often in large quantities.

Storage Use: A Support Use that is not intended for public occupancy and is used for the holding, warehousing, or placement of materials, equipment, supplies, inventory, or goods. Storage Uses include, but are not limited to, bulk storage rooms, supply closets, inventory rooms, equipment storage areas, and similar non-public spaces associated with the operation of a building. Storage Use is considered a support use and is not classified as Active Use.

Storage Yard: An area designated for the storage of goods, materials or equipment, typically outdoors. These yards are used for both temporary and long-term storage.

Substation: A facility in the electrical power distribution system that steps down high-voltage electricity from transmission lines to lower-voltage electricity suitable for distribution to homes and businesses.

Subdivider: Any person subdividing land within the City of Georgetown.

Subdivision: The division of a tract of land into two or more lots for the purpose, whether immediate or future, of sale, legacy or development. This includes all division of land involving a new street or a change in the arrangement of existing streets or a change in the arrangement of existing streets and includes any re-subdivision of land. The following exceptions are included within this definition only for the purpose of requiring that the Planning Commission be informed and have a record of such subdivision:

1. The combination of previously platted lots, or portions of lots, where the total number of lots is not increased and the resultant lots are equal to the standards contained in all applicable ordinances and regulations; and,
2. The division of land into parcels of five acres or more where no new street is involved.

Support Use: A non-public, operational function that is not intended for human occupancy and that facilitates the primary activities of a building or site. Service Uses, Storage Uses, and Parking. Support Uses are not classified as an Active Use.

Surface Area: For the purpose of determining surface area of a sign, the area of a sign shall be computed as including the entire area within a parallelogram, triangle, circle, or semi-circle comprising all the displayed matter, exclusive of frames or supports. In the case of back-to-back, double-faced, or V-type signs, the largest of the two display surfaces shall be used to compute surface area.

Surveyor: A registered land surveyor in good standing with the South Carolina Board of Engineering Examiners.

Sweetgrass Basket Stand: An open-air stand from which baskets handmade from locally grown sweetgrass are sold.

Taxi Stand: A designated area where taxis park and wait for passengers.

Temporary/Emergency Shelter: A facility that provides temporary housing and basic services such as food, hygiene, and safety to individuals or families experiencing homelessness.

Temporary Sign: any sign or information transmitting structure intended to be erected or displayed for a limited period.

Testing Laboratories and Services: Establishments engaged in performing physical, chemical, mechanical, electrical, environmental, biological, geotechnical, analytical, calibration, or similar testing, inspection, or evaluation services in a laboratory or on-site setting.

Theater: An indoor facility used for the presentation of live performances, motion pictures, concerts, lectures, or other entertainment activities conducted primarily within an enclosed building for viewing by an audience.

Time and Temperature Sign: An electrical sign utilizing lights going on and off periodically to display the current time and temperature in the community.

Tobacco/Vape/CBD Store: A retail establishment primarily engaged in the sale of tobacco products, electronic cigarettes, vaping devices and supplies, cannabidiol (CBD) products, and related accessories. Such establishments may also sell ancillary convenience items but are distinguished by their principal focus on tobacco, vape, and CBD merchandise. This use does not include licensed pharmacies, general retail stores, or establishments where such products are incidental to the primary business.

Total Development Area: The cumulative area of all lots and land including open space within an individual district sharing common district standards, including streets, rights-of-way, dedicated easements, wetlands, and ponds.

Tractor Trailer, Commercial Vehicle, and Bus: A tractor trailer is a large motor vehicle combination consisting of a tractor (front motorized portion) and a trailer (attached cargo compartment). A commercial vehicle is a motor vehicle used for business purposes, such as transporting goods or passengers. A bus is a motor vehicle designed to carry a large number of passengers.

Traffic Impact Mitigation Measure. Any measures or improvements taken by, or required of, the developer in order to lessen, abate, or reduce the impact of the development on the public streets and highway system.

Traffic Impact Study. An engineered analysis of the effects of traffic generated by a development at build-out on the capacity, operations, and safety on the public streets and highway system and including an assessment of traffic impact mitigation measures necessary to reduce impact.

Treatment Plant: A facility that processes and treats water, wastewater, or other materials to remove contaminants and make them safe for consumption, discharge, or reuse.

Tree: Any living, self-supporting perennial plant with a definitive crown, and which has a trunk diameter of two inches or larger.

Protected Tree: Any tree which is classified as scenic, replacement, historic, or significant.

Replacement Tree: Any tree that is planted in order to replace an existing protected tree which is permitted to be removed. Replacement trees must be at least two inches American Nursery Stock Standards, (typically measured 6 inches above ground level) except if it is a tree being planted in order to fulfill the requirements of the parking and landscaping provisions herein; in which case the sizes called for in the approved plant list shall take precedence.

Historic Tree: Any tree to which local legend or lore has attached, or which is known by a common name within the community, as determined by the Planning Commission; or any tree whose DBH is at least four times the diameter specified for that species under the definition of a significant tree. (Example: A Significant Live Oak is 8 inches DBH; therefore, an Historic Live Oak is $4 \times 8 = 32$ inches DBH). The one exception to this formula is for Pine species, where the multiplier shall be two instead of four times the significant diameter.

Scenic Tree: Any tree which, because of its size, shape, location, or other aesthetic feature is deemed by the Planning Commission to significantly add to the scenic beauty of the general location in which it is situated.

Significant Tree: The following table shall define the minimum diameter criteria for the designation of a tree as significant:

Tree Damage or Abuse: Any intentional action which does not follow good arboricultural practices or approved actions within the Tree Investigation Form. Abuse also includes excessive pruning which endangers survivability of the tree, damage inflicted upon roots by machinery, changing the natural grade above the root system or around the trunk, and changing drainage patterns so as to appreciably reduce the water supply necessary for the tree's survival.

Tree Expert: Any individual licensed as or who is otherwise a practicing landscape architect, arborist, forester, or horticulturist.

Tree Removal: Any intentional or negligent act which will cause a tree to decline and die, including, but not limited to, such damage inflicted upon the root system of a tree by application of toxic substances, the operation of machinery, the change of natural grade by excavation or filling above the root system or around the trunk of a tree, pruning, and damages from injury or fire inflicted upon trees which result in or permit insect infestation.

Tree Topping: The severe cutting back of limbs to stubs larger than three inches in diameter within the crown of a tree to such a degree as to remove the normal canopy or disfigure the tree.

Trees: Any living, self-supporting perennial plant with a definitive crown, and which has a trunk diameter of two inches or larger.

Trucking Terminal/Transfer Co: A facility or business involved in the storage, transfer, or distribution of goods via trucks.

Tiny Home/Tiny House: A small, self-contained residential unit, utilized as the primary structure for a parcel, and must meet the minimum square footage requirements of the International Residential Code.

Tiny Home/Tiny House Community: A planned development of multiple tiny homes within a single parcel.

Use: The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained.

Accessory Use: A use customarily incidental, appropriate and subordinate to the principal use of land and located on the same lot therewith.

Principal Use: The primary purpose for which a lot is occupied and/or used.

Union Hall: A building or facility used by a labor union for meetings, administrative functions, and other activities related to the union's operations.

Uses Located Over Water: Structures, activities, or development situated on or above a body of water, such as docks, piers, or platforms.

Uses customarily accessory to permitted uses, but not to include open air storage: Activities or structures that are incidental and subordinate to the main, permitted use of a property.

Variance: A modification of the strict terms of this Ordinance granted by the Board of Zoning Appeals where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property and not as a result of any action on the part of the property owner, a literal enforcement of this Ordinance would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the Zoning District in which the property is located.

Vehicle Sign: A permanent or temporary sign affixed, painted on, or placed in or upon any vehicle, trailer or other device capable of being towed, the primary purpose of which is to attract the attention of the public rather than to serve the business of the owner thereof in the manner which is customary for said vehicle, provided that this definition does not include any signs which are required by any unit of government and does not include a single sign placed on a single vehicle or trailer at a residence of an individual which sign identifies the vehicle or trailer as being for sale.

Wall Sign: Any sign that is permanently affixed to the face of a wall, roof, awning, marquee, or canopy of the building which houses the business or organization the sign advertises. The sign shall be affixed parallel to the wall or printed on the wall of any building in such a manner as to read parallel to the wall on which it is mounted; provided however, said wall sign shall not project above the top of the wall or beyond the end of the building.

Watchmen/Caretaker Dwelling: A residential unit located on a commercial or industrial property to house a person who is responsible for overseeing the premises, ensuring security, or performing maintenance.

Water Tower: A structure designed to store water at an elevated height.

Water Oriented Uses: A use that is located over or is otherwise reliant on its proximity to the water. These uses include, but are not limited to, docks, piers, and wharfs.

Water Taxi or Other Charter Boat Facility: A commercial waterfront facility used for the embarkation, disembarkation, docking, loading, unloading, ticketing, storage, maintenance, and operation of water taxis, ferries, tour boats, sight seeing vessels, fishing charter vessels, passenger water craft, and similar for-hire vessels that transport passengers for compensation. Such use may include associated docks, piers, waiting areas, ticket offices, administrative offices, passenger amenities, and accessory facilities customarily incidental to the operation of passenger-oriented marine transportation services.

Watercraft or Marine Equipment Service or Repair: A facility or business engaged in the maintenance, servicing, repair, refitting, or restoration of boats, vessels, motors, trailers, or marine equipment and accessories.

Watercraft Rentals or Sales: A business or establishment engaged in the rental, lease, sale, display, brokerage, or transfer of boats, personal watercraft, marine vessels, or similar water-related vehicles, and may include incidental parts, accessories, maintenance, or service functions.

Wholesale and warehouse in enclosed building: The use of a building or facility primarily for the bulk storage, distribution, and sale of goods to retailers, commercial businesses, or other wholesalers.

Window Band Sign: A sign consisting of a continuous band of wording located on window(s).

Window Sign: Any sign which is painted on, applied to, or projected upon or within the exterior or interior of a building glass area, including doors, or located within five (5) feet of the interior of a building glass area, including doors, whose identification, message, symbol, insignia, visual representation, logotype, or any form which communicates information, can be read from off premises, contiguous property or public right-of-way.

Yard: An open space on the same lot as the principal building, open, unoccupied, and unobstructed by buildings from the ground to the sky except as otherwise provided in this Ordinance.

Front Yard: A yard extending across the full width of the lot, the depth of which is the horizontal distance between the street and the front building line.

Rear Yard: The yard extending across the rear of the lot between inner side yard lines.

for the purposes outlined herein and to discourage any encroachment by residential, commercial, industrial or other uses capable of adversely affecting the relatively undeveloped character of this district. In order to achieve the intent of the CP District, as shown on the Zoning Map of the City of Georgetown, South Carolina.

403.15 PS District (Public Service)

The intent of this district is to designate certain areas of town for the use of Public Service facilities. This district is intended to allow for Local, State and Federal governmental agencies as well as Educational Facilities as defined to use with the intent to be harmonious with surrounding zoning districts.

403.16 REDD District (Redevelopment District)

403.1601 The Georgetown City Council has determined that new heavy industrial uses are incompatible when in close proximity to the city's downtown, waterfront, historic district, residential neighborhoods, and gateway corridors and intersections. It has been further determined by the council that the discontinuance of incompatible industrial uses is in the long-term interest of the city. These areas should be redeveloped in a manner which improves property value, promotes economic development, and enhances the viability of surrounding residential neighborhoods and businesses, while providing the owners of affected sites flexibility in the transition and repurposing of their lands.

403.1602 ~~The intent of this Ordinance, and the districts created herein, is to provide a regulatory framework that promotes the thoughtful redevelopment of industrial sites, industrial districts, and adjacent properties in accordance with the City of Georgetown's Comprehensive Plan, including the future land use map, and the City of Georgetown's Official Map. The intent of the REDD district is to enhance and reinforce the City's relationship to the water by promoting development that improves public access, and integrates waterfront oriented amenities into the built environment. Redevelopment within this district will contribute to a cohesive waterfront identity, support water dependent and water enhancing uses where appropriate, and create a seamless transition and interconnectivity between urban development and the City's waterfront assets. In coordination with the Comprehensive Plan, this district aims to promote sustainable growth, encourage reinvestment in underutilized areas, strengthen multimodal connectivity, and support a resilient, economically diverse waterfront community that reflects the long term vision for the City's future.~~ Specifically, the provisions of this Ordinance are designed in furtherance of the comprehensive plan to encourage compatible redevelopment by:

- (1) Allowing a mixture of uses;
- (2) Prohibiting new heavy industrial uses while providing for the conditioned continuation of existing nonconformities;
- (3) Promoting setback, height, and other bulk and dimensional restrictions that are compatible with adjacent districts or provide for reasonable transition;
- (4) Providing density, height, parking, ~~and other development bonuses~~ and design modifications for developments that provide interconnectivity and additional open spaces or public amenities;
- (5) Protecting adjacent streets and view corridors; and
- (6) Protecting adjacent waterfronts and preserving and/or creating viewsheds by promoting development that improves public access, and integrates waterfront

oriented amenities into the built environment. Redevelopment within this district will contribute to a cohesive waterfront identity, support water dependent and water enhancing uses where appropriate, and create a seamless transition and interconnectivity between urban development and the City's waterfront assets. In coordination with the 2040 Comprehensive Plan, this district aims to promote sustainable growth, encourage reinvestment in underutilized areas, strengthen multimodal connectivity, and support a resilient, economically diverse waterfront community that reflects the long term vision for the City's future. .

~~403.1603 It is recognized that some aspects of the redevelopment and repurposing of former industrial sites may occur in the short term and that other aspects may take years to accomplish. This article and the district created by it provide for short and long-term redevelopment with multiple options designed to afford flexibility to affected property owners.~~

403.1604 REDD Districts.

In addition to the districts and overlays provided by this article, the following districts are hereby created:

(1) — Base Redevelopment District (REDD-B)

(a) — District Intent.

~~The intent of the Base Redevelopment District is to provide for lower intensity nonindustrial development while protecting adjacent streets, waterways, and uses from encroachment. This district provides for varying uses but limits intensity through setback, lot size, coverage, density, and other standards. These standards are designed to promote compatible reuse while preserving the higher intensity redevelopment potential of properties. It is anticipated that in the future, properties or portions of the REDDB district may be rezoned to the higher intensity floating zones as property and development conditions warrant.~~

(b) — Eligibility for Designation.

~~Notwithstanding the provisions of Section 709709 Minimum Area of Zoning District, any property, irrespective of lot size, within the city may be zoned as a Base Redevelopment District subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to REDD-B may be initiated by the City Administrator, the Planning Commission, the City Council, or by the owner of the property.~~

(2) — Redevelopment District Floating Zone 1 (REDD-F1)

(a) — District Intent.

~~The intent of the Redevelopment District Floating Zone 1 is to provide for development on smaller, pre-existing lots within the REDD. These lots by virtue of their size, location, or lot width may not readily accommodate the setback and coverage requirements of the base district. Also, due to their lot size, these smaller lots would not be eligible for consideration under the other floating zone options provided by this article. This floating zone permits uses similar to the base district and provides reduced setbacks and coverage requirements. This district also allows for light industrial uses as a special~~

exception. It is further intended that this district only be assigned in cases where the orientation of lots allow for self-contained or stand-alone development that do not impact the development of adjacent properties or conflict with the city's official map.

(b) — Eligibility for Designation.

Notwithstanding the provisions of Section 709 Minimum Area of Zoning District, any property within the REDD-B district that constituted an existing lot of record of less than three (3) acres in area at the time of this article's adoption may be zoned as a Redevelopment District Floating Zone 1 subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to REDD-F1 district may only be initiated by the owner(s) of the property(s).

(3) — Redevelopment District Floating Zone 2 (REDD-F2)

(a) — District Intent.

The intent of the Redevelopment District Floating Zone 2 is to provide for higher intensity development consistent with approved floating zoning district standards. Further, this district is intended to accommodate imminent development on tracts of three acres or greater. Uses within this district are prescribed by the ordinance; however, this district is intended to allow for design flexibility in setback, height, density, and parking standards and to allow for cluster development. In addition, architectural standards may be customized. This district is designed to encourage development that is compatible with adjacent nonindustrial districts, integration with surrounding development, and provide for the coordination of improvements outlined in the city's comprehensive plan and official map.

(b) — Eligibility for Designation.

Any property or combination of properties within the REDD-B or REDD-F1 districts that is three acres or greater of contiguous area may be zoned as a Redevelopment District Floating Zone 2 subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to REDD-F2 district may only be initiated by the owner(s) of the property(s).

(4) — Redevelopment District Floating Zone 3 (REDD-F3)

(a) — District Intent.

The intent of the Redevelopment District Floating Zone 3 is to provide for higher intensity development consistent with approved floating zoning district standards. Unlike the REDD-F2, this district is intended for larger developments and affords the greatest amount of flexibility in design and permissibility of uses of any of the REDD districts. This district is designed to encourage large scale development that can occur in phases and that incorporates the design principles and improvements of the city's comprehensive plan and official map.

(b) — Eligibility for Designation.

~~Any property or combination of properties within the REDD-B, REDD-F1, or REDD-F2 districts that is ten (10) acres or greater of contiguous area may be zoned as a Redevelopment District Floating Zone 3 subject to conformity with the comprehensive plan and the requirements of this Ordinance. A request to rezone a property to an REDD-F3 district may only be initiated by the owner(s) of the property(s).~~

~~403.1605 District Citation.~~

~~The individual districts may be cited by full title, e.g. Base Redevelopment District or by abbreviated reference, e.g. REDD-B or REDD-B district. Collectively these districts and affected properties may be referred to as “the REDD”, “REDD districts” or “REDD properties.” The requirements for properties in the REDD-F2 and REDD-F3 are based on the floating zone district standards approved by legislative action of the City Council. As these floating zones are applied, a unique name or identifier will be used as a prefix to the zone’s title, for example: “Georgetown Market Village” REDD-F3.~~

~~403.1606 District Assignment.~~

~~Except as provided in this article, properties may be zoned REDD-B and REDD-F1 following the map amendment procedures as provided Article XXIX: Amendments of this Ordinance. The application of REDD-F2 and REDD-F3 floating zones to a particular parcel also constitutes a text and map amendment and requires compliance with Section 1425 REDD Zoning and Floating Zone Approval Process, as a requisite to City Council consideration and action.~~

404 Special Districts

404.1 Main Corridor Overlay District

It is the intent of this district to delineate a design overlay through the main corridors. The purpose of establishing this overlay is to identify areas of the City which reflect the culture of the City of Georgetown, protect and enhance the aesthetic and visual character of all commercial and residential development within the overlay district, promote the cultural, economic and general welfare of the people of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth and development of the City of Georgetown, and improve property values.

404.2 Urban Core Overlay District

It is the intent of this district to delineate a design overlay through the main corridors. The purpose of establishing this overlay is to identify areas of the City which reflect the culture of the City of Georgetown, protect and enhance the aesthetic and visual character of all commercial and residential development within the overlay district, promote the cultural, economic and general welfare of the people of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth and development of the City of Georgetown, and improve property values.

404.3 HB District (Historic Buildings)

It is the intent of this district to protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations, promote the cultural, economic and general welfare of the people of the City of Georgetown, foster civic pride, encourage harmonious, orderly and efficient growth

and development of the City of Georgetown, to strengthen the local economy, and improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving, or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval. (Ord. of 8-17-2000, § 1)

405 PD District (Planned Development)

The purpose of this district (hereinafter referred to as PD) is to provide opportunities to create more desirable environments through the application of flexible and diversified land development standards under a comprehensive plan and program that is professionally prepared. The PD District is intended to be used to encourage the application of new techniques and technology to community development which will result in superior living or development arrangements with lasting values. It is further intended to achieve economics in land development, maintenance of street systems and utility networks while providing buildings groupings for privacy, usable, attractive open space, green space, buffer zones, safe circulation and the general well-being of the inhabitants.

406 Master Planned District

Master Planned (MP) districts are a type of Planned Development District and are established for the purpose of encouraging innovative land planning and site design concepts that support a high quality of life, and that achieve a high quality of development, environmental sensitivity, energy efficiency, and other City goals as follows:

406.101 Reducing or diminishing the uniform design that results from the strict application of zoning and development standards that are designed primarily for individual lots.

406.102 Allowing greater freedom in selecting the means to provide access, open space, and design amenities.

406.103 Allowing greater freedom in providing a well-integrated mix of residential and non-residential land uses throughout the development and on individual lots, including a mix of housing types, lot sizes, and densities. Mixed uses are strongly encouraged.

406.104 Providing of an efficient use of land resulting in smaller networks of utilities and streets, and thereby lowering development and housing costs.

406.105 Promoting quality design and environmentally sensitive development by allowing development to take advantage of special site characteristics, locations, and uses.

406.106 In specific instances, encouraging quality design and environmentally sensitive development by allowing increases in residential density or non-residential square footage when such increases can be justified by superior design or the provision of additional amenities, such as public open space and natural storm water features.

406.107 Architectural style must reflect the historic character of the City of Georgetown.

406.2 Master Planned District Types

406.201 Master Planned Residential (MP-R):

building site, provided that said lot dimensions and frontage are not more than forty-five (45) per cent below the minimum specified in this Ordinance. Where the forty-five (45) per cent dimensional and frontage waiver set forth in this section does not provide sufficient relief in order to build, an application may be submitted to the Board of Zoning Appeals for a variance from the terms of this Ordinance, in accordance with variance provisions established by this Ordinance.

513 Front Yard.

The front yard requirements of this Ordinance for Residential Districts shall not apply to any lot where the average depth of existing front yards on developed lots, located within one hundred feet on each side of such lot and within the same block and zoning district and fronting on the same street as such lot, is less than the minimum required front yard depth. In such case, the minimum front yard shall be the average of the existing front yard depths on the developed lots.

514 Exception on Height Limits.

The height limitations of this Ordinance shall not apply to church spires, belfries, cupolas and domes not intended for human occupancy, monuments, water towers, observation towers, transmission towers, windmills, chimneys, smoke stacks, derricks, conveyors, flag poles, radio towers, masts, and aerials.

515 Group Housing.

In the case of a group housing project of two or more buildings to be constructed on a plot of ground of at least one acre not subdivided into the customary streets and lots, and which will not be so subdivided, or where the existing or contemplated street and lot layout make it impractical to apply the requirements of this Ordinance to the individual building units in such housing projects, an exception to the terms of this Ordinance may be made by the City of Georgetown Zoning Administrator in a manner that will be in harmony with the character of occupancy and which would result in an intensity of land use no higher and a standard of open space no lower than that permitted by this Ordinance in the district in which the project is located, or a smaller area per family than the minimum required in such district, or a greater height or a larger coverage than the requirements of this Ordinance permit in such a district.

516 Dimensional and Density Standards for ~~the~~ REDD Districts.

Dimensional and Density Standards ~~defined for the REDD Districts~~ are listed in Article XIV: Redevelopment District Use Standards.

Wholesale and warehouse in enclosed building		P			
Uses customarily accessory to permitted use and structures when located on the same lot as the principal structure		P			

604 — Redevelopment District Use Classifications

REDD Use Classifications	REDD-B	REDD-F1	REDD-F2	Conditions
Adult Day Care			P	
Armory	P	P	P	
Assembly Hall, Coliseums, Gymnasiums, and similar uses			P	
Automated Teller Machine (Free-Standing)	C	P	P	Section 818
Bakery	P	P	P	
Bank	P	P	P	
Barber Shop	P	P	P	
Beauty Shop	P	P	P	

REDD Use Classifications	REDD-B	REDD-F1	REDD-F2	Conditions
Bed & Breakfast			P	
Billiard Parlor			P	
Boat Sales, Service, and Supplies			P	
Bowling Alley			P	
Bus Station			P	
Church and other religious institutions			P	
Club			P	
Courthouse			P	
Day Care Center			P	
Dock, Pier and Wharf	P	P	P	
Family Day Care Home			P	
Financial Institutions			P	
Fire Station	P	P	P	
Fraternal Organizations			P	
Greenhouse/Horticulture Nursery	P	P	P	
Group Dwelling			P	
Horse Drawn Carriage		SE	P	Section 1103
Hospital			P	
Hotel			P	
Industrial, Light		SE	P	Section 1414.1
Library	P	P	P	
Lodge			P	
Marina (Wet or Dry)			P	
Marine Related Storage			P	
Mini-Day Care Center			P	
Mini-shopping Center	SE	SE	P	
Multi-Family	SE	SE	P	Section 1414.2
Museum	P	P	P	
News Stand	P	P	P	

Office (Business, Professional, government)	P	P	P	
Park, Active	SE	SE	P	
Park, Passive	P	P	P	
Parking Lot (principal use)	SE	SE	P	
Police Station	P	P	P	
Post Office			P	
Printing Establishment			P	
Produce Stand and Market	SE	SE	P	
Public Assembly Hall			P	
Publicly Owned and Operated Buildings, Facilities, and Land	P	P	P	
Restaurant (excluding drive-in)	SE	SE	P	
Retail Store, Small	P	P	P	
Retail Store, Medium	P	P	P	
Retail Store, Large	SE	SE	P	Section 1414.3
Schools			P	
Seafood Establishment (wholesale/retail)			P	
Single Family Dwelling			P	
Skating Rink			P	
Substation	SE	SE	P	Section 813

REDD Use Classifications	REDD-B	REDD-F1	REDD-F2	Conditions
Taxi Stand			P	
Theater (indoor)	SE	SE	P	
Trucking Terminal/Transfer Company			P	
Two-Family Dwelling or Duplex			P	
Uses Located Over Water	P	P	P	
Watchmen/Caretaker Dwelling	P	P	P	
Water Tower	C	C	P	Section 812
Wholesale and warehouse in enclosed building		SE	P	Section 1414.1

Article VII: Application of Regulations

700 Use

Except as herein provided, no building or land shall hereafter be used and no building or part thereof shall be erected, moved or altered unless for a use expressly permitted by and in conformity with the regulations herein specified for the District in which it is located.

701 Street Frontage

Except as herein provided, no building shall hereafter be erected, constructed, moved or relocated on a lot which does not have at least forty feet of frontage on a publicly dedicated and accepted or publicly maintained street. The provisions shall not apply to condominium and townhouse lotting arrangements that are approved by the Planning Commission. Lots which front on culs-de-sac may have a minimum street frontage of thirty feet, provided that the lot width at the building line meets the minimum requirements set forth in Article V: Area, Yard, and Height Requirements [516] Where a lot exists prior to the adoption of the Unified Development Ordinance without any frontage, the Planning Commission may determine if private access is adequate for the proposed development; however, if the owner of the lot owns adjoining property with street frontage, he must combine said lots to comply with the section. This exception only applies to lots separately owned prior to the enactment of this Ordinance.

702 Corner Lots

The minimum width of a side yard along an intersecting street shall be fifty per cent greater than the minimum side yard requirements of the district in which the lot is located.

703 One Principal Building on a Lot

Only one principal building or structure and its customary accessory buildings or structures (garage apartments and granny flats where permitted) may hereafter be erected on any lot; except that in the case of condominium, townhouse, shopping center, and motel projects, more than one principal building, as defined in Article III: Definitions may be erected. The Zoning Administrator shall determine whether a structure is a principle or accessory use. Off premise signs existing and permitted as of the date of this Ordinance, and which are located upon a parcel that contains another existing principal building or structure, are hereby declared grandfathered and exempt from this requirement as long as they are not removed from the site or moved to another parcel. Parcels within the REDD district may contain multiple principal buildings/uses provided cumulative standards are met under Section 14084; district level clustering and shared features are permitted.

704 Reduction of Lot Size

No lot shall be reduced in area so that yards, lot area per family, lot width, building area or other provisions of this Ordinance shall not be maintained.

705 Yard and Open Space

No part of any yard or other open space required for any building to comply with the provisions of this Ordinance shall be included, as part of a yard or other open space required under this Ordinance for another building.

706 Conformity to Subdivision Regulations

No building permit shall be issued for, or no building shall be erected on any lot within the City unless the streets giving access to the lot on which said building is proposed to be placed shall have

been accepted or opened as a public street prior to that time or unless such street corresponds in its location in line with a street shown on a subdivision plat approved by the City of Georgetown Planning Commission and such approval entered in writing on the plat by the Chairman of the Commission.

707 Height and Density

No building or structure shall hereafter be erected or altered so as to exceed the building height limit, to accommodate or house a greater number of families, or to have narrower or smaller front yards or side yards than are required or specified in the regulations herein for the district in which it is located.

708 Annexations

All territory which may be hereafter annexed into the City of Georgetown, South Carolina, shall be considered to be in the R1 (Low Density Residential) District until otherwise classified.

709 Minimum Area of Zoning District

No tract(s) of land shall be rezoned for a zoning classification different from that of the surrounding properties unless such tract(s) is a minimum of two (2) acres in area.

710 One Principal Use on a Lot

Only one principal use may be permitted on a parcel with the exception of Planned Developments as defined in Section 405 and the REDD ~~district F2 and REDD F3 as~~ district as provided in Article XIV: Redevelopment District Use Standards. Parcels that have existing building prior to the adoption of this ordinance may continue use of the building. If the existing use ceases to operate, a new use will not be permitted. If the use ceases for a period of 90 days, the use will no longer be considered existing and will not be eligible for a permit to reopen. A property owner may subdivide the property if all the requirements established in Article V: Area, Yard, and Height Requirements [516] of the Unified Development Ordinance can be met.

711 Zoning District Requirements

Unless otherwise specified elsewhere in this Ordinance, uses permitted in Districts shall be required to conform to the following requirements:

711.1 Shall meet the area, yard and height requirements of Article V: Area, Yard, and Height Requirements [516];

711.2 Signs permitted within the district, including the conditions under which they may be located, are set forth in Article XVII: Sign Regulations; and

711.3 All uses permitted within the District shall meet all standards set forth in Article XVIII: Off-Street Parking and other requirements when applicable. CC District is excluded from this requirement.

802.203 No one accessory use, building, or structure in a residential zoning district shall exceed the size of the primary accessory use, building or structure.

802.204 Additions attached to the primary structure via a conditioned walkway, as well as attached decks, carports and garages (open-air or enclosed) shall not be considered accessory structures and must comply with setback requirements as defined in Article V: Area, Yard, and Height Requirements [516] for the applicable zoning district.

802.205 Buildings or structures either entirely detached or attached via a non-conditioned walkway are to be considered accessory structures.

802.3 Commercial and Industrial Properties.

Each accessory use, building or structure shall be separated at least six (6) feet from any other building, structure or use. Accessory structures must abide by the regulations defined in Article V: Area, Yard, and Height Requirements [516] for the applicable commercial or industrial zoning district.

803 Fences

803.1 Height.

Fences shall not exceed eight feet in height in R-1, R-2, R-3, R-4, REDD, and MR Districts. The maximum height for fences in the IC, CC, GC, LI, and HI Districts shall be twelve feet.

803.2 Adequate light and air:

Fences which are located outside of the normal building setback area that are greater than six feet in height shall be required to be constructed so that opacity levels do not exceed seventy-five per cent. Fences which are constructed within building setback areas may be one hundred per cent opaque.

803.3 Historic Buildings District:

Any fence proposed to be located within the Historic Buildings District shall be reviewed and approved by the Board of Architectural Review prior to construction or erection.

804 Vision Clearance

In all zoning districts established by this Ordinance, except the Core Commercial District and Intermediate Commercial District, no fence, wall, shrubbery, sign, sign structure, building or other obstruction to vision between the height of three feet and ten feet above finished street grade shall be located within the triangular area created by connecting points located on the property line a distance of ten feet and forty feet, respectively, from the corner of all intersections, including driveway intersections.

805 Ingress and Egress

A plan for adequate and safe ingress and egress for all land uses shall be required.

806 Flood Protection

Any structure proposed to be located within a flood hazard area as indicated on the Flood Insurance Rate Map shall meet the requirements of the City of Georgetown Flood Damage Prevention Ordinance.

903 General Provisions Governing Nonconformities in the REDD District~~s~~.

903.1 Applicability.

Notwithstanding the provisions of Section 900, nonconforming uses, structures, lots, and site features within the REDD districts ~~are~~ are subject to the requirements of this article.

903.2 Continuance.

Any use, structure, lot, or other property feature that lawfully existed on this article's effective date may continue in accordance with and subject to the limitations imposed by this division.

903.3 Determination of nonconformity status.

The burden of establishing that a use, structure, lot, or site feature is a legal nonconformity, which lawfully existed on the effective date of this article shall, in all cases, be solely upon the zoning administrator.

903.4 Incidental Repairs and maintenance.

Incidental repairs and normal maintenance of nonconformities shall be permitted unless such repairs are otherwise prohibited by this article. Nothing in this article shall be construed to prevent structures from being structurally strengthened or restored to a safe condition, in accordance with an official order of the building official or his/her designee.

903.5 Change of tenancy or ownership.

The status of a nonconformity is not affected by changes of tenancy, ownership, or management and the provisions of this division shall apply to current and subsequent owners and assigns of properties in the REDD.

904 Nonconforming Uses in the REDD District~~s~~.

904.1 Expansion.

A nonconforming use shall not be enlarged or expanded unless:

904.101 Such expansion eliminates or reduces the nonconformity and such expansion or extension conforms to the provisions of this Ordinance; or

904.102 The expansion is into a part of an existing building or structure that was lawfully and manifestly designed or arranged for such use, provided that no such expansion shall be allowed if it displaces a conforming use defined herein; or

904.103 Such expansion is an expansion of an existing nonconforming HI (Heavy Industrial) use or is a use accessory to the principal existing nonconforming Heavy Industrial use.

904.2 Change of use.

A nonconforming use may not be changed to any use other than a use allowed in the zoning district in which it is located.

904.3 Abandonment and loss of nonconforming status.

904.301 Once a nonconforming use, which lawfully existed on the effective date of this Ordinance, is abandoned, the use's legal nonconforming status shall be lost and the re-establishment of a nonconforming use shall be prohibited. Any subsequent use of the property shall comply with the regulations of the REDD district ~~in which it is located~~.

904.302 The abandonment of a nonconforming use and any related building(s) or structure(s) shall be deemed to have occurred upon any one or more of the following for more than three hundred sixty five (365) consecutive days or more than three hundred sixty five (365) days in any two consecutive years:

- (1) Abandonment, as defined in Article III: Definitions of this Ordinance, including but not limited to, the cessation of production or processes for which the nonconforming use was intended, unless cessation is due to an official labor action, including a labor lockout or labor strike; or
- (2) The vacating of the premises; or
- (3) Failure to secure or maintain licenses, permits, or regulatory approvals necessary for operation, unless such licenses, permits, or regulatory approvals are required because Damage or Destruction, regulated by Sections 904.4 and 905.3; or
- (4) Disconnecting or discontinuing utility service, such as water, gas, or electric service, serving the nonconforming use or property; or
- (5) Removal of buildings, equipment, or fixtures which are necessary for the operation of the nonconforming use; or
- (6) Any structure containing a nonconforming use that has fallen into disrepair and has been deemed unfit for occupancy by the building official, fire marshal, or other competent authority.

904.4 Damage or destruction.

A nonconforming use that is unintentionally damaged or destroyed by force majeure may be restored or re-established to its pre-damaged use, if said use, conforms to the provisions of this Ordinance. The commencement of the 365 days abandonment clause in Section 904.3 will go into effect immediately after the event occurs, or upon notification from the city building official that the damaged site can be accessed. The timeline for abandonment will be put on hold once an application for a city demolition or building permit is submitted for said use. Continued entitlement to the nonconforming use shall be established by the commencement of a continuous process of repair, reconstruction or replacement or in the case of work which cannot commence without first obtaining permits, licenses or approvals required by any governmental authority, then the date of filing of the appropriate applications for the necessary permits, licenses or approvals shall be considered the commencement date.

904.5 Accessory uses.

No use that is accessory to a principal nonconforming use shall continue after the principal use has ceased, unless it complies with the regulations of this Ordinance.

904.6 Discontinuance in use.

Any period of time during which all or a portion of a property's use is not continued for the purpose of repair, construction, reconstruction, expansion, modification, or because of an

event of Force Majeure, shall not be considered abandonment under this Ordinance. The official commencement for abandonment and the discontinuance of a nonconforming use, as stated in Section 904.3, shall begin upon legal notification by property owner or representative thereof. If the City does not receive notification of abandonment by the nonconforming use, the City shall reserve right of entry to inspect the property of the nonconforming use to confirm abandonment.

905 Nonconforming Structures in ~~the~~ REDD District.

905.1 Use.

A nonconforming structure may be occupied by any use allowed in the underlying zoning district. When a nonconforming structure contains one or more nonconforming uses, the nonconforming use of the structure is subject to the requirements of Section 904.

905.2 Moving or relocation.

A nonconforming structure may be moved in whole or part to another location on the same lot. A nonconforming structure may be moved to another lot provided that the dimensional and use requirements of the lot's underlying zoning district can be met.

905.3 Damage or destruction.

A nonconforming structure that is unintentionally damaged or destroyed by force majeure may be restored or re-established to its pre-damaged design, if said structure, conforms to the provisions of this Ordinance. The commencement of the 365 days abandonment clause in Section 904.3 will go into effect immediately after the event occurs, or upon notification from the city building official that the damaged site can be accessed. The timeline for abandonment will be put on hold once an application for a city demolition or building permit is submitted for the damaged structure. Continued entitlement to the nonconforming structure shall be established by the commencement of a continuous process of repair, reconstruction or replacement work, or in the case of work which cannot commence without first obtaining permits, licenses or approvals required by any governmental authority, then the date of filing of the appropriate applications for the necessary permits, licenses or approvals shall be considered the commencement date. Where the building official has determined that damage is fifty (50) percent or more of its pre-damaged appraised value, the structure shall be repaired, reconstructed or replaced using the most recently adopted codes; including but not limited to, building codes, fire codes and flood zone regulations. Where damage is fifty (50) percent or less and such repairs are permitted, said repairs shall be in full compliance with the regulations of this Ordinance.

906 Nonconforming Lots in ~~the~~ REDD Districts.

906.1 Vacant lots.

Nonconforming vacant lots may be occupied by a use allowed by the underlying zoning district, provided that the use shall comply with all applicable setbacks. If the applicable zoning district permits a variety of uses or a variety of intensities and one or more uses or intensities would comply with setback and other district standards, while others would not, then only the uses or intensities that would comply with the applicable district standards shall be permitted.

906.2 Lots with building(s) or structure(s).

If a nonconforming lot contains a building or structure on the date on which this article becomes applicable to it, then the owner may continue the use of that building or structure and may reasonably expand the structure in a way that does not increase the degree of nonconformity. For buildings or structures occupied by a permitted use, an increase in the building size shall not be deemed to increase the degree of nonconformity unless it increases the encroachment on a required yard or, in the case of residential occupancy, increases the number of dwelling units on the nonconforming lot.

907 Nonconforming Features in the REDD District.

Except as may be provided elsewhere in this Ordinance, nonconforming features to include a deficiency in the number of required parking spaces, paving, deficiency in landscaping, required illumination, excessive impervious coverage or similar site appurtenance may continue pursuant to the provisions of this section. Any change of principal use, will thereupon require full compliance with the requirements of this Ordinance.

1007.3 Parking

Onsite parking shall be required at two spaces per dwelling unit. Recreation centers/amenities center shall be based on square footage of building as provided for in this ordinance.

1008 Short-Term Rentals

Short-term rentals are subject to the following requirements:

1008.1 Applicability, Definition, Purpose 1008.101 Business license

A document executed by a short-term rental owner certifying that the short-term unit complies with applicable zoning, building, health and safety code provisions. No person shall allow occupancy or possession of any short-term rental unit if the premises is in violation of any applicable zoning, building, health and safety code provisions.

1008.102 Short-term rental

An accommodation for transient guests where, in exchange for compensation, a residential dwelling unit is provided for lodging for a period of time not to exceed thirty (30) consecutive days. Such use may or may not include an on-site manager. For the purposes of this definition, a residential dwelling shall include all housing types and shall exclude group living, hotel/motel, or other lodging uses.

1008.103 Short-term rental agent

A natural person or agency designated by the owner of a short term rental on the short-term rental business license application. Such person shall be available for and responsive to contact at all times and someone who is customarily present at a location within the city for purposes of transacting business.

1008.104 Short-term rental operator

Any property owner who receives payment for operating a residential dwelling unit, or portion thereof, as a short-term rental.

1008.105 Short-term rental occupants

Guests, tourists, lessees, vacationers or any other person who, in exchange for compensation, occupy a dwelling unit for lodging for a period of time not to exceed thirty (30) consecutive days.

1008.106 Purpose.

It is the purpose of this section to protect the public health, safety and general welfare of individuals and the community at large; to monitor and provide reasonable means for citizens to mitigate impacts created by occupancy of short-term vacation units; Establish a system to track and manage STVR inventory in the city; and to implement rationally based, reasonably tailored regulations to protect the integrity of the city's neighborhoods.

1008.107 Maximum number allowed.

At no time shall the maximum number of residential dwelling units used as short-term rentals exceed 250 properties (the "Cap"). The proposed CAP can be changed if needed by City Council.

Article XIV: Redevelopment District Use Standards

1400 Summary of Article Provisions

This article outlines the mixture of uses with permitted intensities and densities. Heavy Industrial uses are prohibited, and this article provides nonconformity standards to address the continuation and eventual cessation of these pre-existing uses. Where standard in Article XIV conflicts with any other standard of this Ordinance, the Article XIV standard shall control. Unless Article XIV expressly incorporates, defer to the other articles in the Ordinance. Specifically, dimensional and density standards for the properties zoned REDD are governed exclusively by this Article XIV and supersede any conflicting provisions herein, including any overlay districts.

~~1400.2 Properties may be rezoned by the City Council to the REDD base district to accommodate the repurposing and transitioning of lands from incompatible industrial or other uses to activities and uses that are economically viable and harmonious with the city's longstanding commercial and residential districts. The base district allows for lower intensity nonindustrial development and retains many of the non-district specific requirements of the city's zoning ordinance.~~

~~1400.3 Property owners may choose to proceed with development under the standards of the base district; however, this article provides the authority for the City Council to apply three floating zone options available within the base redevelopment district, each of which are described herein. Property owners may petition for the rezoning of their properties to one of these floating zones. The flexibility afforded by the floating zones varies. Two of the floating zones require the approval by the City Council of a development plan and development zoning text, collectively referred to as floating zone district standards. However, the proposed standards must be in agreement with the comprehensive plan and the requirements of this article and must be approved by the City Council. If approved by City Council, floating zone district standards govern future development of the property within the floating zone.~~

~~1400.4 The table below provides an overview of the different requirements and options provided under the four REDD districts.~~

Summary of REDD Districts				
Standards	Base District	Floating Zones		
	REDD-B	REDD-F1	REDD-F2	REDD-F3
Development Plan Required	No (Site Plan Required)	No (Site Plan Required)	Yes	Yes
Development Zoning Text Required	No Standards Set by Article	No Standards Set by Article	Yes	Yes
Density Bonus Available	No	No	Yes	Yes
Flexible Height Standards	No	No	Yes	Yes

Flexible Lot Size Standards	No	No	No	Yes
Flexible Parking Standards	No	No	Yes	Yes
Flexible Sign Standards	No	No	Yes	Yes
Flexible Use Standards	No	No	No	Yes
Subject to Design Overlay District Standards	Yes	Yes	Optional	Optional
Heavy Industry Permitted	No	No	No	No
Light Industry Permitted	No	Yes	Yes	Yes
		<i>By Special Exception Only</i>	<i>If Authorized by the District's Standards</i>	<i>If Authorized by the District's Standards</i>

1401 ~~REDD-B~~ Dimensional and Density Standards

~~The following standards shall apply to properties within the REDD-B district. The no-setback and buffer provisions supersede setback and any buffer standards elsewhere, except (a) Article XIV view corridor protection (1401.8), and (b) riverwalk dedication (1401.9).~~

1401.1 Minimum lot size.

~~Each lot shall have a minimum area of ten (10) acres. No minimum lot size requirement.~~

1401.2 Minimum lot width.

~~Each lot shall have a minimum lot width of three hundred (300) feet. Each lot shall have a minimum width of eighteen (18) feet.~~

1401.3 Building coverage.

~~The total lot coverage permitted for all buildings shall not exceed ten (10) percent of the lot area, except as provided by Section 904.103. There is no maximum building coverage as long as Open Space requirements and Open Area Requirements are met.~~

1401.4 ~~Impervious coverage.~~ Height limit.

~~Height shall be measured in stories as follows:~~

~~1401.401 Maximum: Buildings and structures shall be permitted to be a maximum height of eight (8) six (6) stories. Notwithstanding the foregoing, the height of a building or a~~

structure located within one hundred (100) feet of the South Carolina Department of Environmental Services-approved Critical Line and along the City's Inner Harbor shall be limited to a maximum height of three (3) stories. For purposes of this section, the "Critical Line" shall mean the jurisdictional critical area boundary as delineated and approved by the South Carolina Department of Environmental Services, including any revisions or updates to such delineation.

1401.402 Stories shall be measured in the following manner based on use and location within a building.

(1) Heights are measured in the following manner based on use and location within a building.

(a) Residential:

(i) Ground floor: Minimum of sixteen (16) feet and maximum of twenty (20) feet.

(ii) Floors two (2) through ~~eight (8)~~six (6): Minimum of ten (10) feet and maximum of twelve (12) feet.

(b) Non-residential:

(i) Ground floor: Minimum of sixteen (16) feet and maximum of twenty (20) feet.

(ii) Floors two (2) through ~~eight (8)~~six (6): Minimum of twelve (12) feet and maximum of fourteen (14) feet.

(c) Accessory Multi-level parking structures: Accessory multi-level parking structures shall not exceed the height of the principal buildings on the site.

(d) Standalone Multi-level parking structures: Standalone multi-level parking structures shall not be constrained by floor-to-floor height requirements, but primary multi-level parking structures shall appear from the street to conform to the number of stories permitted in the height district where the structure is located.

1401.403 Exceptions to height limits:

(a) The height limits outlined in this Ordinance shall not apply to ornamental appurtenances and utilitarian appurtenances not intended for human occupancy. Mechanical equipment or structural systems (such as elevator and stair towers, exhaust fans, HVAC, and communication equipment) that exceed the maximum allowable height may be permitted.

(b) Utilitarian appurtenances shall not exceed twelve (12) feet and shall be placed to the rear or side of a building where possible to minimize visibility.

(c) Mechanical equipment on a roof shall be visually screened with parapets or other types of visual screens of the minimum height necessary to conceal the equipment from all sides. Density of screening shall be adequate to sufficiently conceal mechanical equipment.

1401.5 Buffer yards and Setbacks

1401.501 Buffer yards

Residential developments providing opportunities for interconnectivity with adjacent parcels are required to provide rear buffer yards of ten (10) feet along rear parcel boundaries adjacent to non-residential uses.

1401.502 Setbacks

Front, side, and rear setbacks are not required. Street-facing frontages shall comply with Section 1401.503.

1401.503 Build-to-line

Measured from the property line, a maximum of ten (10) feet build-to-line is required for all street frontages. The creation of courtyards and public urban spaces is encouraged and exempt from the build-to-line requirement for up to fifty (50) percent of the parcels' street frontage.

1401.504 Wetlands and critical area buffers

Wetlands and critical area buffers are to comply with the Georgetown County Wetland Protection Ordinance.

1401.6 Open Area and Open Space required

1401.601 Open Area required

No less than fifteen (15) percent of the total development area shall be open area.

1401.602 Open Space required

No less than ten (10) percent of the net development area of shall be open space.

1401.7 Density

The maximum number of dwelling units permitted on a site shall be established by the number that can be accommodated within the allowable building envelope established by: maximum building height, minimum setbacks, maximum lot coverage, required parking, open space requirements, and open area requirements.

1401.8 View corridor protection

Structures shall be spaced so that no street prolonged towards the Inner Harbor (Butts Street, Gilbert Street, and Emmanuel Street) shall be blocked by a structure, thereby preserving the vista from South Fraser Street. The minimum width of the view corridor to the City's Inner Harbor is the existing street right-of-way-width.

1401.9 River walk

Waterfront public walkways and pedestrian waterfront connections are required for properties adjacent to the river/marsh. The walkway shall be constructed and dedicated prior to issuance of a certificate of occupancy for the parcel. Areas that connect pedestrians from the street to the waterfront shall consist of the following elements:

1401.901 Waterfront public walkway location and dimensions.

Waterfront public walkways shall be generally located parallel to shorelines and shall include an open area with a minimum Clear Width of ten (10) feet and an average width of twenty (20) feet measured landward from the critical line. Waterfront public walkways shall include a primary path or boardwalk with a minimum Clear Width of ten (10) feet, located to the greatest extent possible adjacent to the shoreline. The waterfront public walkways are allowed within the waterfront setback area.

1401.902 Pedestrian waterfront connections locations and dimensions

Pedestrian waterfront connections shall be generally located perpendicular to the shoreline, shall include an open area with a minimum width of twenty (20) feet, a primary path with a minimum Clear Width of eight (8) feet. The minimum number and location of pedestrian waterfront connections shall be determined by the extension of rights-of-way perpendicular to the shoreline to maintain view corridors. These corridors may be designed to accommodate emergency access.

1401.10 Active ground level

1401.101 All buildings fronting a Public Street shall have Active Uses on the ground floor for the length of the street frontage and that occupies, at a minimum, a depth of thirty (30) feet within the building, measured from the front façade of the building. Changes in elevation between the façade of the building and the street shall be avoided to the fullest extent possible. Stairs abutting the sidewalk may be utilized to accommodate a change in grade elevation. Stair design shall be integrated into the overall streetscape design.

1401.102 All buildings containing non-residential, mixed-use of residential and non-residential, and multi-family dwellings shall contain active non-residential uses on the first floor.

1402 REDD District Uses

Permitted uses in the REDD district are as follows:

Formatted: Font: Not Bold

<u>Permitted Uses</u>
<u>NON-RESIDENTIAL</u>
<u>Amusement Center</u>
<u>Animal Boarding Facility, or Day Care</u>
<u>Animal Hospital and Veterinary Clinics</u>
<u>Animal Rescue/Shelter</u>
<u>Art Gallery</u>
<u>Artisan Workshop or Artist Studio, With or Without Retail Sales</u>
<u>Assembly Hall, Coliseum, and Gymnasium</u>
<u>Automated Teller Machine (Free Standing)</u>

Automotive Repair Shop

Automotive Sales or Service

Automotive Washing Establishment

Bakery (subject to conditions in Section 1106)

Bank

Bar, Nightclub, or Lounge

Barber Shop

Bed and Breakfast Inn

Beauty Shop

Billiard Parlor

Boat Launch or Dock

Bowling Alley

Brewery, Distillery, or Winery

Brewpub

Building Supply/Equipment Sales

Bus Station

Church and other Religious Institutions

Club

Commercial Recreation and Entertainment

Community Garden

Computing Infrastructure Providers, Data Processing, Web hosting, and Related Services

Cultural Facility

Dock for Commercial Fishing Vessel(s)

Dock, Pier, and Wharf

Event Venue

Farmers Market

Financial Institutions

Funeral Home

Gas Service Station

<u>Greenhouse/Horticulture</u>

<u>Grocery Store/Supermarket</u>

<u>Hospice Care Facility</u>

<u>Hospital (subject to conditions in Section 818)</u>
--

<u>Laundromat</u>

<u>Library</u>

<u>Live-Work Unit</u>

<u>Lodging</u>

<u>Marina</u>

<u>Museum</u>

<u>Nursing Home</u>

<u>Parking and Multi-level Parking Structures</u>

<u>Pet Care Service</u>

<u>Printing Establishment</u>

<u>Production Studio</u>

<u>Produce Stand, Seafood Stand, Agricultural Stand, and Market</u>

<u>Publicly Owned and/or Operated Park, Open Space, Recreational Facility, Commercial or Non-Commercial Water Oriented Facility</u>

<u>Research and Development Facility</u>
--

<u>Residential Treatment Facility</u>

<u>Restaurant, With or Without Drive-Through</u>
--

<u>Restaurant, Without Drive Through</u>
--

<u>Retail Store</u>

<u>Skating Rink</u>

<u>Taxi Stand</u>

<u>Testing Laboratories and Services</u>
--

<u>Theater (indoor only)</u>

<u>Uses Located over Water</u>

<u>Water Taxi or Other Charter Boat Facility</u>
<u>Watercraft Rentals or Sales</u>

RESIDENTIAL USES

Apartment Complex

Community Residence

Condominium Complex

Multi-Family Dwelling

Multiplex Dwelling Multi-family Dwelling

Two-Family or Duplex Dwelling

Watchman / Caretaker Dwelling

~~The total lot coverage permitted for all impervious surfaces shall not exceed twenty (20) percent of the lot area, except as provided by Section 904.103.~~

~~1401.5 Height limit.~~

~~Building and structure height shall not exceed thirty five (35) feet. No building shall exceed two (2) stories.~~

~~1401.6 Setbacks.~~

~~The minimum setback from property lines shall be as follows:~~

~~1401.601 Front yard: Ninety (90) feet;~~

~~1401.602 Rear yard: Fifty (50) feet;~~

~~1401.603 Side yard: Forty (40) feet; and~~

~~1401.604 Side yard abutting a public street: Sixty (60) feet.~~

~~1401.7 Special setbacks from natural water body.~~

~~The minimum setback from a natural water body shall be one hundred (100) feet. For tidal rivers, bays, or inlets this distance is measured from the mean high water mark. This requirement does not apply to water-oriented uses that are approved as a special exception by the Board of Zoning Appeals.~~

~~1401.701 Open Area Required.~~

~~No less than sixty (60) percent of the lot area shall be open area.~~

~~1401.702 Open Space.~~

~~Except as may be required for a conditional or special exception use, open space is not required in this district.~~

~~1401.703 Density.~~

~~Where multi-family units are permitted as a special exception, density shall not exceed two (2) units per acre (or fractional equivalent thereof) of lot area. REDD floating zones may permit densities in excess of two (2) units per acre as expressly provided by this article.~~

~~1402 REDD-B Uses.~~

~~Uses permitted by right, by conditional use, and by special exception are provided in Article VI: Provisions Governing Use Districts and Sections 1413 – 1415 of this article.~~

~~1403 REDD-F1 Dimensional and Density Standards.~~

~~The following standards shall apply to properties within the REDD-F1 district.~~

~~1403.1 Minimum lot size.~~

~~Each lot shall have a minimum area of one (1) acre.~~

~~1403.2 Minimum lot width.~~

~~Each lot shall have a minimum lot width of one hundred (100) feet.~~

~~1403.3 Building coverage.~~

~~The total lot coverage permitted for all buildings shall not exceed twenty-five (25) percent of the lot area.~~

~~1403.4 Impervious coverage.~~

~~The total lot coverage permitted for all impervious surfaces shall not exceed thirty-five (35) percent of the lot area.~~

~~1403.5 Height limit.~~

~~Building and structure height shall not exceed thirty-five (35) feet. No building shall exceed two (2) stories.~~

~~1403.6 Setbacks.~~

~~The minimum setback from property lines shall be as follows: 1. Front yard: Forty (40) feet; 2. Rear yard: Twenty (20) feet; 3. Side yard: Twenty (20) feet; and 4. Side yard abutting a public street: Thirty (30) feet.~~

~~1403.7 Special setbacks from natural water body.~~

~~The minimum setback from a natural water body shall be one hundred (100) feet. For tidal rivers, bays, or inlets this distance is measured from the mean high water mark. This requirement does not apply to water-oriented uses that are approved as a special exception by the Board of Zoning Appeals.~~

~~1403.8 Open Area Required.~~

~~No less than forty-five (45) percent of the lot area shall be open area.~~

1403.9 Open Space.

Except as may be required for a conditional or special exception use, open space is not required in this district.

1403.10 Density.

Where multi-family units are permitted as a special exception, density shall not exceed three (3) units per acre (or fractional equivalent thereof) of lot area.

1404 REDD-F1 Uses.

Uses permitted by right, by conditional use, and by special exception are provided in Division IV of this article.

1405 Redd-F2 Density and Dimensional Standards.

The following standards shall apply to properties within the REDD-F2 district.

1405.1 Minimum lot size.

Each lot shall have a minimum area of four thousand (4,000) square feet.

1405.2 Minimum lot width.

Each lot shall have a minimum lot width of twenty-five (25) feet.

1405.3 Building coverage.

The total lot coverage is established by applicable district standards. The coverage for all building within the floating zone shall not exceed thirty-five (35) percent of the net development area.

1405.4 Impervious coverage.

The total lot coverage is established by applicable district standards. Impervious coverage shall not exceed forty-five (45) percent of the net development area.

1405.5 Height limit.

The maximum building and structure height is established by the district standards.

1405.6 Setbacks.

The minimum setbacks are established by applicable district standards.

1405.7 Open Area Required.

No less than forty (40) percent of the net development area shall be open area.

1405.8 Open Space Required.

No less than twenty-five (25) percent of the net development area shall be open space.

1405.9 Density.

Density shall not exceed five (5) units per acre (or fractional equivalent thereof) of net development area.

~~1405.10 Clustering.~~

~~The REDD F2's district standards may provide for cluster development.~~

~~1406 REDD F2 Uses.~~

~~Uses that may be permitted by right, by conditional use, and by special exception are provided in Article VI: Provisions Governing Use Districts and Sections 1413–1415 of this article. The REDD F2's floating zone may further restrict allowable uses by requiring a higher level of approval procedure but not a lower level approval procedure than is shown in Section 604 Redevelopment District Use Classifications. Where uses are further restricted, the floating zone text shall specify those uses which are allowed by right, conditional use, or special exception and provide conditions, if any, requisite to the establishment of each use. A use which does not appear within Section 604 Redevelopment District Use Classifications is an unlisted use and is not permitted within an REDD F2 floating zone.~~

~~1407 REDD F3 Dimensional and Density Standards.~~

~~The following standards shall apply to properties within a REDD F 3 floating zone.~~

~~1407.1 Minimum lot size.~~

~~The minimum lot size is established by the applicable district standards.~~

~~1407.2 Minimum lot width.~~

~~Each lot shall have a minimum lot width of twenty (20) feet.~~

~~1407.3 Building coverage.~~

~~The total lot coverage is established by the REDD F3's district standards. The coverage for all building within the floating zone shall not exceed forty (40) percent of the net development area.~~

~~1407.4 Impervious coverage.~~

~~The maximum impervious coverage for each lot is established by the REDD F3's district standards. Impervious coverage shall not exceed fifty (50) percent of the net development area.~~

~~1407.5 Height limit.~~

~~The maximum building and structure height is established by the approved district standards.~~

~~1407.6 Setbacks.~~

~~The minimum setbacks are established by the approved district standards.~~

~~1407.7 Open Area Required.~~

~~No less than thirty five (35) percent of the net development area shall be open area.~~

~~1407.8 Open Space Required.~~

~~No less than twenty five (25) percent of the net development area shall be open space.~~

1407.9 Density.

Density shall not exceed seven (7) units per acre (or fractional equivalent thereof) of net development area.

1407.10 Clustering.

The REDD-F3's district standards may provide for cluster development.

1408 REDD-F3 Uses.

Permitted uses and their location within the district are established by the district standards. In addition to permitted uses, the development's zoning text may provide for alternate uses that may be permitted by right, as a conditional use, or as a special exception.

Summary of REDD District Dimensional and Density Standards				
Standards	Base District	Floating Zones		
	REDD-B	REDD-F1	REDD-F2	REDD-F3
Minimum Area for District Designation	None	None	3 acres	10 acres
Maximum Area for District Designation	None	Less than 3 acres	None	None
Minimum Lot Size	10 acres	1 acre	4,000 sq-ft	Set by DS
Minimum Lot Width	300-ft	100-ft	25-ft	20-ft
Maximum Building Coverage*	10%	25%	35%	40%
Maximum Impervious Coverage*	20%	35%	45%	50%
Height Limit	35-ft	35-ft	Set by DS	Set by DS
Setbacks	Front	90-ft	40-ft	Set by DS
	Rear	50-ft	20-ft	Set by DS
	Side	40-ft	20-ft	Set by DS
	Street Side Yard	60-ft	30-ft	Set by DS
	Waterfront	100-ft	100-ft	Set by DS
Minimum Open Area	60%	45%	40%	35%
Minimum Open Space	None	None	25%	25%
Density (Units per acre)*	2	3	5	7
Notes: The dimensional and density standards illustrated in this table are the minimum standards for the above districts. Where the text of this Ordinance provides more restrictive standards than those summarized above, the more restrictive standards shall apply. *Density and coverage bonuses are available in the REDD-F2 and REDD-F3 districts and shall not exceed any density limitations set forth in the comprehensive plan.				

1403~~9~~ Heavy Industrial Uses Prohibited ~~in the REDD Districts.~~

Notwithstanding any provision to the contrary, new heavy industrial uses are prohibited ~~in the REDD districts.~~ Heavy industrial uses that lawfully existed on the effective date of this article are nonconforming uses ~~in the REDD.~~

1410 Alternate Development Options Retained.

~~This article provides various zoning district options and requirements for properties within the REDD. Nothing herein precludes an owner of an REDD property from requesting that it be rezoned~~

to an alternate zoning district as provided in Article IV: Establishment of Districts or petitioning for approval as a planned development district as provided in Section 2806.

~~1411 Effect of the Design Overlay District Standards.~~

~~Properties located within the REDD B and REDD F1 are subject to the standards and requirements of Article XXI: Commercial Corridor Design Overlay Districts. Properties located within the REDD F2 and REDD F3 are subject to the design and appearance standards as specified in the approved floating zone district standards for their respective floating zone.~~

~~14012 REDD Districts~~ Subject to Other Requirements of Unified Development Ordinance.

~~Except where specifically supplanted by this article or approved district standards applicable to a floating zone, all~~ All lands within the REDD are subject to this ordinance's requirements of general applicability affecting uses, lots, structures, parking, and other features.

~~1413 Classification of Use in the REDD.~~

~~1413.1 Referral to Zoning Administrator.~~

~~All questions concerning the classification of uses within the REDD shall be referred to the Zoning Administrator for an interpretation of this Ordinance. The referral of the use classification question shall be accompanied by a written statement of facts listing the nature of the use and whether it involves dwelling activity, sales, processing, storage and the amount thereof, anticipated employment, types of products, transportation requirements, and any additional information determined necessary by the Zoning Administrator to classify the proposed use.~~

~~1413.2 Decision of the Zoning Administrator.~~

~~The Zoning Administrator shall consider the nature and described performance of the proposed use and may assign a use classification descriptive of the use from Section 604 Redevelopment District Use Classifications or assign a use classification as is otherwise specifically provided by this Ordinance.~~

~~1413.3 Appeals.~~

~~Appeals from the determinations of the Zoning Administrator are made to the Board of Zoning Appeals pursuant to Article XXIV: Board of Zoning Appeals.~~

~~1413.4 Referral of Unlisted Uses.~~

~~If the Zoning Administrator or the Board of Zoning Appeals, operating under parts (2) and (3) above, determines that a described use does not appear within this Ordinance, the Zoning Administrator or the Board of Zoning Appeals shall transmit a copy of the determination to the Planning Commission. The City Administrator, Planning Commission or City Council may initiate a text amendment to classify the proposed use.~~

~~1413.5 Unlisted Uses are Prohibited.~~

~~Any use which does not appear within this Article shall be determined to be a Use Not Allowed within the REDD B, REDD F1, and REDD F2 districts.~~

~~1414 Use Conditions.~~

~~In addition to the district and supplemental requirements imposed on lands and uses by this Ordinance and the required findings for special exceptions in Section 2404.4, the following conditions shall apply in the~~

Formatted: Indent: Left: 0"

REDD districts where a use is allowed as a conditional use or special exception as shown in Section 604 Redevelopment District Use Classifications.

~~1414.1 Light Industry (including wholesale and warehouse uses).~~

Light industry may be permitted in the REDD F1 provided that:

~~1414.101~~ Total building floor area shall not exceed 15,000 square feet;

~~1414.102~~ The principal building and any permitted accessory structures shall observe a minimum rear yard setback of one hundred (100) feet and a side yard setback of fifty (50) feet;

~~1414.103~~ The principal building and any permitted accessory structure shall not be placed any closer than four hundred (400) feet from Front Street nor placed any closer than two hundred (200) feet from any arterial street. This distance shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building to the nearest boundary of the Front Street or arterial street's right-of-way;

~~1414.104~~ All activities associated with the use shall be contained within an enclosed building. No outdoor processes or storage of materials is permitted;

~~1414.105~~ An exterior landscaping buffer, a minimum of thirty (30) feet in width, shall be provided along the rear and side yards; and

~~1414.106~~ Vehicular access onto Front Street is prohibited.

~~1414.2 Multi-Family.~~

Multi-family uses in the REDD B and REDD F1 require one thousand (1,000) square feet of open space per unit. An exterior landscaping buffer, a minimum of twenty (20) feet in width, shall be required around the entire development.

~~1414.3 Retail Store, large.~~

Large retail stores may be permitted in the REDD B and REDD F1 provided that:

~~1414.301~~ Total building floor area shall not exceed 40,000 square feet;

~~1414.302~~ The principal building and any permitted accessory structure shall not be placed any closer than four hundred (400) feet from Front Street. No parking lot(s) and drive(s) associated with the retail store shall be placed closer than two hundred (200) feet from Front Street. This distance shall be measured in a straight line, without regard to intervening structures or objects, from the nearest portion of the building, parking lot, or drive to the nearest boundary of the Front Street right-of-way;

~~1414.303~~ Vehicular access onto Front Street is prohibited; and

~~1414.304~~ A traffic impact study is required.

~~1415 Special Exception Required for High-Intensity Uses.~~

Notwithstanding the provisions of Section 604, in the REDD B and REDD F1 uses that require new curb cuts or access points onto Front Street or uses that have the potential to generate three hundred (300) or more peak hour trips as determined by the Institute of Transportation Engineer's Trip-Generation Manual (latest edition) are special exception uses and require approval by the Board of Zoning Appeals. The board shall require the submission of a traffic impact study and condition the special exception's approval on the implementation of traffic impact mitigation measures.

Formatted: Indent: Left: 0"

1416 Fences and Walls.

In the REDD-B and REDD-F1, fences and walls shall not exceed eight (8) feet in height and shall not be placed within any required yard. In cases where a fence or wall is used to conceal or enclose a nonconforming industrial use or a utility use, is required by Sections 1102 or 1417 of this Ordinance, or is required by a health or safety code (e.g., construction fencing), the Zoning Administrator may permit the placement of a fence or wall in a required yard provided such placement does not infringe on sight distance at an intersection or driveway. In the REDD-F2 and REDD-F3, the approved floating zone shall establish requirements for the placement of fences and walls.

1417 Screening of Nonconforming Heavy Industrial Uses Required.

In addition to the requirements imposed by Section 1102, heavy industrial uses in the REDD-B and an REDD-F1 floating zone shall be screened from view from any public street or right-of-way with no less than a six-foot high, sight-obscuring fence, wall, or hedge, of not less than an eighty percent opacity.

Notwithstanding the provisions of Division 7, heavy industrial uses shall conform with the requirements of this section no later than three hundred sixty-five (365) days from the effective date of this Ordinance. Where not in conflict with this section, screening installed after this article's effective date shall conform to the requirements of Article XXI: Commercial Corridor Design Overlay Districts.

140518 Outdoor Storage and Display.

Except where expressly provided in ~~REDD this Ordinance, F2 or REDD-F3 district standards approved by City Council, no~~ Ordinance, no merchandise, equipment (excluding licensed vehicles and trailers), machinery, bulk materials for processing or shipment, or recyclable, salvage, or junk materials shall be stored or displayed outside of an enclosed building ~~in the REDD~~, except as follows:

140518.1 Materials and associated recyclables may be stored outside of an enclosed building when appurtenant to a permitted construction or demolition project; ~~and~~

140518.2 Outdoor ~~S~~storage ~~and Display~~, of less than twenty (24) total hours in any seven (7) day period and excluding outdoor sales or display, is permitted when incidental to the shipping, receiving, or stocking of a licensed business, ~~or in accordance with Chapter 20 of the Georgetown Code of Ordinances;~~ ~~or~~

1418.3 Outdoor storage that lawfully existed on the effective date of this article is a nonconforming feature and is subject to the provisions of Section 907. The area devoted to outdoor storage may not hereafter be enlarged.

140619 Signs.

140619.1 Review, Permitting, and Enforcement.

Except where expressly provided otherwise in a REDD-F2 and REDD-F3 floating zone district, ~~S~~signs ~~in the REDD districts~~ are subject to the review, permitting, and enforcement standards contained in Article XVII: Sign Regulations. Signage for permitted businesses shall follow the regulations in the Core Commercial (CC) District, Section 1711 herein. ~~and Article XXI: Commercial Corridor Design Overlay Districts.~~

1419.2 Permitted Signs in REDD-B and REDD-F1.

In addition to signs deemed exempt from the terms of this Ordinance, the following signs are

~~permitted in REDD-B and REDD-F1 districts:~~

1419.201 Monument freestanding sign:

One (1) monument freestanding sign shall be permitted per lot. The maximum gross surface area per sign face shall not exceed sixty (60) square feet and the aggregate gross surface area of the sign shall not exceed one hundred twenty (120) square feet. The freestanding sign shall not exceed eight (8) feet in height and shall not be placed closer than fifteen (15) feet from any property line.

1419.202 Wall signs.

Each principal building shall be permitted one (1) wall sign. The maximum gross surface area of the wall sign shall not exceed sixty (60) square feet. In cases where a principal building is

located on a corner lot, an additional wall sign is permitted provided that the gross surface area of the sign does not exceed thirty (30) square feet.

1419.3 Permitted Signs in the REDD F2 and REDD F3.

In the REDD 2 and REDD F3 districts, signs shall be permitted in accordance with the approved floating zone district standards.

140720 Parking Requirements, Locations, and Access Standards.

In the REDD B and REDD F1 districts, off street parking shall be provided, constructed, and maintained in accordance with Article XVIII: Off Street Parking and Article XXI: Commercial Corridor Design Overlay Districts. In the REDD 2 and REDD F3 districts, off street parking shall be provided in accordance with the approved floating zone.

1407.1 Parking space requirements

The minimum number of off-street parking spaces shall (a) conform with Article XVIII: Off-Street Parking or (b) established by a parking demand study. Any use that is not defined within this Ordinance must provide a parking demand study. If the minimum number of off-street parking spaces is established by a parking demand study, the following is required:

(1) The parking demand study is prepared by a professional engineer or transportation planner;

(2) The professional engineer or transportation planner shall provide the following documentation:

(a) Relevant data for the proposed use;

(b) Actual parking counts for uses or a combination of uses that are the same or comparable to the proposed use(s) in terms of density, scale, bulk, area, type of activity, and location; and/or

(c) Data from the Institute of Transportation Engineers, Urban Land Institute meeting a Level of Service A or B for walking distances from parking to entrance, or another generally accepted resource of parking demand data.

(3) The parking demand study shall consider the availability of current or planned public transportation routes, greenways, and other pedestrian and bicycle connections.

1407.2 Changes in Parking Requirements

Formatted: Indent: Left: 0"

If changes occur that affect the number of parking spaces needed for any use, such as building additions, changes to operational characteristics of the use, or adjustments to the hours of operation, than either:

Formatted: Indent: Left: 1"

 (1) A new parking demand study shall be submitted to demonstrate whether the number of existing off-street parking spaces continues to accommodate the parking demand for the use; or

 (2) The number of off-street parking spaces shall conform with Article XVIII: Off-Street Parking.

1407.3 Location of parking

Formatted: Indent: Left: 0"

 Off-street parking spaces shall be located as follows:

Formatted: Indent: Left: 1"

 (1) on the same parcel for the building containing the use for which the parking spaces serve; or

 (2) on parcels within 1,200 feet of the building (measured from the nearest point of the parking lot to the nearest boundary of the parcel the parking lot is serving) containing the use for which the parking spaces serve.

1407.4 Multi-level parking screening

Formatted: Indent: Left: 0"

 Multi-level parking, not concealed by another use, will incorporate architectural screening to conceal headlights and maintain the district's architectural character

Formatted: Indent: Left: 0.5"

1408.1 Application of District Standards; Clustering.

~~In the REDD-B and REDD-F1, density, open area, open space, building coverage, impervious coverage, and other standards are coverage, are based on total development area, setbacks, and height, applied uniformly to each lot. In the REDD-F2 and REDD-F3, density, open area, open space, building coverage, and impervious coverage are based on the net development area.~~

Cluster development is permitted, ~~if authorized in approved floating zone district standards.~~ Individual lots within these districts may have varying densities and coverages, provided that cumulatively the lots within the district conform to the standards of this Ordinance and the comprehensive plan.

1422 Frontage Requirements in the REDD.

~~Notwithstanding the provisions of Section 1402, all lots in the REDD districts shall have frontage on and access to a publicly dedicated and accepted or publicly maintained street. The minimum frontage requirement shall be a distance equal to or greater than the minimum lot width requirement for the district in which the lot is located.~~

1423 Exception for Small Lots in REDD-B and REDD-F1.

~~In the REDD-B and REDD-F1, coverage and setback requirements shall not be applied to limit building coverage to less than 2,500 square feet or limit impervious coverage to less than 5,000 square feet on any lot. The Zoning Administrator is authorized to proportionally reduce setback requirements in accordance with this requirement (see also Section 906).~~

1424 Development Bonuses Available in REDD-F2 and REDD-F3.

1424.1 Development Bonuses Available for Certain Improvements.

The owner of the property may propose a development bonus as part of an application for a REDD-F2 or REDD-F3 floating zone. Bonuses may be granted for:

1424.101 The dedication of active and passive parks for public use;

1424.102 The construction and dedication of pedestrian trails;

1424.103 The construction and dedication of streets as illustrated on the official map or provided in the comprehensive plan; or

1424.104 Affordable housing.

1424.2 When in conformity with the density provisions of the comprehensive plan, development bonuses may be granted in accordance with the Schedule of Development Bonuses Table:

Schedule of Development Bonuses		
Improvement	Development Bonus	Maximum Development Bonus
<u>Parks and Pedestrian Trails:</u> The voluntary construction and dedication of onsite active or passive park area to the city or other entity for perpetual public use. The location of park areas should correspond with the locations and intended purposes as provided in the comprehensive plan.	For every ½ acre of park area, the district may be afforded one additional dwelling units per acre of net development area and an additional 1% in building and impervious surface coverage.	No more than four additional dwelling units per acre and no more than a 4% increase in allowable building and impervious surface coverage for the district.
<u>Waterfront Parks and Pedestrian Trails:</u> The voluntary construction and dedication of onsite, waterfront active or passive park area to the city or other entity for perpetual public use. The location of park areas should correspond with the locations and intended purposes as provided in the comprehensive plan.	For every ½ acre of waterfront park area, the district may be afforded two additional dwelling units per acre of net development area and an additional 1% of building and impervious surface coverage.	No more than eight additional units per acre and no more than a 4% increase in allowable building and impervious surface coverage for the district.
<u>Street Dedication:</u> The construction and dedication of onsite streets (and associated rights-of-way) as illustrated on the official map or as outlined in the comprehensive plan.	For every ½ acre of dedicated street right-of-way, the district may be afforded three additional dwelling units per acre of net development area and an additional 2% of building and impervious surface coverage.	No more than nine additional units per acre and no more than a 6% increase in allowable building and impervious surface coverage for the district.
<u>Affordable Housing:</u> The provision of affordable housing is subject to sufficient instruments being provided to guarantee unit affordability for a period of no less than fifteen (15) years.	For every affordable unit provided, one additional market-rate unit may be allowed (for the entire district).	May not increase density by more than 20% of district standards.

1424.3 Application and Recommendation of Planning Commission.

The application and accompanying proposed district standards shall clearly describe the improvements and the requested development bonus. The Planning Commission in its report on the proposed floating zone to City Council shall make a recommendation on the requested development bonuses including the justifications for granting the request and its consistency with the comprehensive plan.

1424.4 Approval of Development Bonus.

The City Council may, with the approval of a REDD floating zone, grant the requested development bonus. Where the requested bonus would involve the transfer of real property to the City of Georgetown, the acceptance of property and the corresponding granting of development bonuses is discretionary to the City Council. Improvements which are to be dedicated to the City shall follow the procedures as outlined in the City of Georgetown Development Regulations.

1425 REDD Zoning and Floating Zone Approval Process.

1425.1 REDD-B and REDD-F1.

Except as provided by Sections 403.1604(1)(b) and 403.1604(2)(b), the rezoning of property to the REDD-B and REDD-F1 districts shall follow the amendment provisions of Article XXIX: Amendments.

1425.2 REDD-F2 and REDD-F3.

Designation of a parcel with the REDD-F2 or REDD-F3 floating zone shall follow the procedures as outlined in this article.

1425.201 Sketch Plan Prepared.

A sketch plan shall be prepared illustrating the boundaries of the proposed areas to be rezoned, the proposed land uses, a proposed lot layout and street configuration, estimated gross densities the generalized location of proposed buildings and improvements, and estimated useable open space.

1425.202 Sketch Plan Review.

The Zoning Administrator shall submit the sketch plan to the Planning Commission with a recommendation as to whether the proposed design concept is consistent with the comprehensive plan and the requirements of this article. Within sixty (60) days of the receipt of the sketch plan by the Zoning Administrator, the Planning Commission shall either request preparation of detailed district standards consistent with the proposed sketch plan or recommend revisions to the sketch plan.

1425.203 Content of Proposed Floating Zone.

A proposal to have an REDD-F2 or REDD-F3 floating zone applied to a particular parcel shall be on forms approved by the Planning Commission. As part of the proposal, the applicant shall prepare and submit a detailed REDD development plan and zoning text for the entire proposed district to the Zoning Administrator for consideration by the City Council as provided herein. Floating zone district standards shall contain all relevant information deemed necessary by the Planning Commission and the Zoning Administrator. Relevant information and exhibits shall include but are not limited to the following:

(1) — REDD Development plan.

A development plan shall be submitted that illustrates:

- (a) ~~The surveyed boundary of the district including approximate interior property lines when future division is permitted;~~
- (b) ~~Proposed land uses for each lot or tract within the district;~~
- (c) ~~The location of existing and proposed utilities, streets, easements, and other rights of way. Where offsite improvements are required, the plan shall illustrate the location and extent of improvements;~~
- (d) ~~The location(s) and proposed use(s) of existing and planned buildings;~~
- (e) ~~The location of parking lots, drives, and walkways;~~
- (f) ~~The location and acreage of passive and active parks and open spaces;~~
- (g) ~~A delineation of development phases, if applicable, with an estimated timeline for development (REDD 3 only);~~
- (h) ~~Topographical data including existing and proposed contour elevations, areas of special flood hazard, drainage easements, and storm water detention easements.~~
- (i) ~~Supplemental exhibits and written narratives that include:~~
 - (i) ~~A traffic impact study including a description of traffic impact mitigation measures to be taken;~~
 - (ii) ~~A lighting plan denoting the types and locations of exterior fixtures and intensity of illumination;~~
 - (iii) ~~A signage plan;~~
 - (iv) ~~An analysis of public facility impacts;~~
 - (v) ~~A detail of improvements to be constructed and dedicated to public use. This written narrative shall include a cost estimate and specify the intended ownership, use, and maintenance of improvements;~~
 - (vi) ~~An analysis of any special site conditions that require remediation or mitigation such as floodplains, wetlands, and brownfields;~~
 - (vii) ~~A listing of all onsite nonconformities and a schedule for their removal;~~
 - (viii) ~~If applicable, any requested development bonuses, and~~
 - (ix) ~~A statement of conformity with the city's comprehensive plan, this article, and the official map, and~~
 - (x) ~~Any additional information the applicant believes to be pertinent.~~

(2) ~~District text.~~

~~Proposed text that establishes the requirements of the REDD district shall be submitted. At a minimum, the proposed text shall include:~~

- ~~(a) — The name (prefix) of the REDD district, not duplicating the name of any other REDD district, planned development, or subdivision;~~
- ~~(b) — A statement of the intent and objectives of the proposed district;~~
- ~~(c) — A legal description of the district boundaries, including the location and acreage of varying densities, uses, or other areas subject to special requirements;~~
- ~~(d) — Proposed land uses and dimensional requirements including:

 - ~~(i) — A listing of uses to be allowed within the proposed district the total acreage for each use and their location. This listing may include primary and alternate uses;~~
 - ~~(ii) — Proposed maximum and average residential densities for each residential use, not in excess of those allowed by this Ordinance or the City comprehensive plan, if applicable;~~
 - ~~(iii) — The maximum proposed floor area ratios, if any, and the maximum building and impervious coverage for each use;~~
 - ~~(iv) — The maximum height for each use or for the district as a whole;~~
 - ~~(v) — The minimum setbacks for each use or for the district as a whole;~~
 - ~~(vi) — The minimum separation distance, if any, between buildings or uses, and~~
 - ~~(vii) — Any other proposed use or dimensional requirements to be enforceable to the district.~~~~
- ~~(e) — Requirements imposed on development within the district including, but not limited to: landscaping and streetscapes, signage, parking, pedestrian amenities, lighting, architectural, and/or orientation standards;~~
- ~~(f) — A provision which establishes for the possible reversion of property if construction does not occur within a specified time period; and~~
- ~~(g) — A provision which enumerates, other than district requirements, the specific requirements of this chapter which are not applicable to or that are amended upon approval of applicable district standards.~~
- ~~(3) — Complete forms and required exhibits, together with an application fee to cover administrative costs, shall be filed with the Zoning Administrator. Any communication purporting to be an application for an amendment shall be regarded mere notice to seek relief until it is made in the form required.~~

~~1425.204 Planning Commission Review; Hearing; Recommendation.~~

~~The Zoning Administrator shall promptly transmit all complete applications to have a floating zone applied to a particular parcel to the Planning Commission. The Planning Commission shall conduct a public hearing on the proposed REDD district floating zone following the notification and hearing procedures for text and map amendments as specified in Section 2903.3 of this Ordinance. At the hearing, any party may appear in person, or by agent, or by attorney. The Planning Commission shall have thirty days following the public hearing within which to submit its recommendation and report to the City Council. The report submitted to~~

~~the City Council shall contain a summary of all significant issues or concerns presented at the public hearing.~~

~~Criteria to be considered by the Planning Commission in making a recommendation include, but are not limited to, the following:~~

- ~~(1) Whether or not the proposed district complies with the standards and intent of this article;~~
- ~~(2) Whether or not the proposed district is consistent with the comprehensive plan, official map, and adopted land use standards (including the zoning ordinance and land development regulations);~~
- ~~(3) Whether or not the city or other agencies will be able to provide necessary public services, facilities, and programs to serve the district at the time the property is developed; and~~
- ~~(4) When applicable, whether the development bonus(es) requested are in agreement with this article and any applicable policies or density provisions set forth in the comprehensive plan.~~

~~If the Planning Commission fails to submit a recommendation within the thirty-day period, it shall be deemed to have recommended approval of the requested district.~~

1425.205 Action by the City Council.

~~The Planning Commission shall promptly transmit its recommendation to the City Council for legislative action. For each district request, the City Council shall consider the recommendation of the Planning Commission; however, the City Council is not bound by the recommendation in making its final decision. The creation of the REDD district must be adopted as an ordinance in accordance with South Carolina law and the requirements of the Unified Development Ordinance.~~

1425.3 Reversion.

~~1425.301 Notwithstanding the provisions of Section 2904, the Planning Commission shall within two years of a rezoning, and periodically thereafter, review the assignment of an REDD-B or REDD-F1 districts to determine its continued appropriateness under the terms of the comprehensive plan. If warranted, the Planning Commission may initiate proceedings to reclassify the property.~~

~~1425.302 In the REDD-F2 and REDD-F3, the timeline for development (including phased development in the REDD-F3) and process for evaluation and reversion are to be specified in the approved floating zone; however, nothing therein shall limit the authority of the City Council to amend the official zoning map or text as provided Title 6, Chapter 29 of the South Carolina Code of Laws or abridge the vesting of rights as provided in the City of Georgetown Development Regulations.~~

1425.4 REDD Districts Subject to Land Development Regulations.

~~1425.401 When an REDD district provides for the dedication of land for rights-of-way, parks, or other public spaces; requires the division of property into two or more lots; requires easements; or necessitates the installation of other public improvements, zoning permits for property within the district shall not be issued until such time as a final plat has been approved by the Planning Commission in accordance with the Georgetown Land Development Regulations. The Planning Commission shall require the posting of a surety~~

instrument to guarantee the installation and/or dedication of required improvements including traffic impact mitigation measures and any legal instruments necessary to accomplish public dedication.

~~1425.402~~ All plats approved under the terms of this section shall be recorded in the Office of the Register of Deeds of Georgetown County.

~~1425.5 Permitting.~~

~~1425.501~~ Following the adoption by the City Council of a REDD district and an applicant's compliance with this Ordinance, permits may be issued by the Zoning Administrator to allow construction. All permitting shall conform to the application and site plan review procedures as specified within this chapter.

~~1425.6 REDD F2 and REDD F3 Floating Zone Amendments.~~

~~1425.601 Minor Amendments.~~

Minor changes in a REDD floating zone's district standards may be approved by the Zoning Administrator provided that such changes:

- ~~(1) Do not increase the density of the district;~~
- ~~(2) Do not change the exterior boundaries of the district or alter the permitted height of structures;~~
- ~~(3) Do not increase the intensity of land use;~~
- ~~(4) Do not increase the number of lots (where subdivision has been approved);~~
- ~~(5) Do not materially change the location or amount of land devoted to a specific land use;~~
- ~~(6) Do not alter or conflict with the district's zoning text; and,~~
- ~~(7) May include but not be limited to the minor shifting of buildings, proposed streets, public or private ways, utility easements, parks or other public open spaces, or other features of the plan. Minor shifting of buildings does not include encroaching into any required setback.~~

All minor changes approved by the Zoning Administrator and all amended plans or plats shall be recorded in the Office of the Clerk of Court of Georgetown County.

~~1425.602 Major Amendments.~~

Major changes in an approved REDD floating zone's district standards shall be considered an amendment to the original ordinance and shall require a public hearing, review and recommendation by the Planning Commission, and approval by City Council as required by South Carolina law and the City Zoning Ordinance. Major changes may include, but are not limited to, the following:

- ~~(1) Increases in density, within any limitations described in this Ordinance or the City comprehensive plan;~~
- ~~(2) Changes in the exterior boundary lines of the REDD floating zone district or alterations in the district's lot size, density, or dimensional requirements;~~

~~(3) — Changes in the location or amount of land devoted to specific land uses;~~

~~(4) — The creation of any new lot; or~~

~~(5) — Any change that requires the zoning text of the floating zone district to be altered.~~

~~A major change(s) to an REDD floating zone district shall be approved or denied pursuant the procedures established in Section 1425.2.~~

Shrubs	
Azalea	Azalea spp.
Indian Hawthorn	Raphiolepis indica
Leyland Cypress	Cupressocyparis leylandii
Nandina	Nandina domestica
Oleander	Nerium oleander
Possumhaw	Llex decidua
Privet	Ligustrum spp.
Red Tip Sasanqua	Camellia sasanqua
Viburnum	Viburnum spp.
Sasanqua Camellia	Camellia sasanqua

2126 Procedures for Appeals and Variances regarding the City of Georgetown Design Overlay Corridor District

Any person aggrieved by an administrative action or decision or seeking relief from a requirement of the City of Georgetown Design Overlay Corridor District shall make a formal request to the Community Appearance Board (CAB) on an application supplied by the Zoning Administrator. Such application shall be completed in full and returned to the office of the Zoning Administrator. Appeals from the Community Appearance Board shall be in accordance with Section 6-29-870 of the South Carolina Code of Ordinances.

II. Urban Core Design Overlay District

2127 Intent

There is hereby established an Urban Core Overlay District (UCOD). It is the intent of the Urban Core Overlay District (UCOD) to promote the attractive, harmonious and pedestrian friendly re-development of the City's urban core while enhancing the adjacent uses. The design standards provided pursuant to this section shall substitute the same standards provided in the underlying zone district. Where the UCOD is silent on a standard provided in the underlying zone district, the standard of the underlying zone district shall be determinative. Where conflicting provisions exist, the standards of the UCOD shall be determinative. ~~Notwithstanding the foregoing, any parcel within the REDD district is exempt from UCOD design standards.~~

2128 Affected Properties

2128.1 The UCOD standards that follow shall be applicable to any parcel, structure, building, or use within the UCOD boundaries, ~~except for parcels located within the REDD district,~~ when:

2128.101 Such building is a newly constructed, commercial, industrial, multi-family residential, or office development; or

2128.102 New or redeveloped parking lots, accessory structures, landscaped buffers or islands that are located partially or completely within the boundaries established for the UCOD; or

2128.103 When any dwelling is being converted to a non-residential use; or

2128.104 For alterations to existing structures, only those standards that are directly applicable to the scope of the proposed project shall apply.

2128.2 Single family detached dwellings, including any associated accessory structures located in the UCOD, shall be exempt from the design review procedure and requirements set forth herein.

2128.3 No zoning approval or building permit may be issued for any alteration of existing conditions to the lands, use, or structures within the UCOD except in accordance with the requirements stated herein. The Community Appearance Board (CAB) may approve, approve with conditions, or deny any application brought before it. When approved or approved with conditions by the CAB, a Certificate of Appropriateness shall be issued prior to a building permit.

2129 Delineation of District Boundaries

The boundaries of the UCOD as illustrated on the Official Zoning Map and the map attached as approved by the Mayor and City Council include the following zoning districts within the UCOD:

2129.1 General Commercial (GC);

2129.2 Intermediate Commercial (IC);

2129.3 Redevelopment District (REDD);

2129.4 Light Industrial (LI);

2129.5 Planned Development (PD);

2129.4501 Properties currently zoned PD are subject to the standards of the PD as a matter of priority unless rezoned. However, projects within a PD zone district shall be subject to the CAB review provided herein. Where the standards provided in UCOD are compatible with and complementary to the standards of the PD, the CAB shall apply the design standards of the UCOD so long as they are not in direct conflict with the standards of the PD. The CAB shall have discretion when considering the complementary or contradictory standards of a PD and the UCOD. The CAB should consider the purpose, intent, and specific guidelines of both the PD and the UCOD as well as the overall character of the project when considering a project within an underlying PD zone district.

2129.6 Residential 4 (R4);

2129.7 Core Commercial (CC);

2129.8 Residential 5 (R5).

2130 Certificate of Approval Required

A COA must first be obtained prior to the initiation of work within the Urban Core Design Overlay. Approvals are granted by the Community Appearance Board through the issuance of a COA.

2131 Application of Revisions

An application of revisions is required to be submitted before undertaking a change or deviation from the Certificate of Appropriateness.

2132 Violations

If a violation is discovered or reported, the following steps may be taken:

2132.101 The Building and Planning Office may issue a Stop Work Order and Zoning Violation Letter, which will outline the deadline for a response. At this point the