

## **ARTICLE VII. PROVISIONS GOVERNING USE DISTRICTS**

*700 R1 District (low density residential).*

*Intent.* It is the intent of this district to establish low density residential areas along with open areas which appear likely to develop in a similar manner. The requirements for the district are designed to protect essential characteristics of the district, to promote and encourage an environment for family life and to prohibit all business activities. In order to achieve the intent of the R1 District as shown on the Zoning Map of the City of Georgetown, South Carolina,

*700.1 The following uses are permitted:*

*700.11* Single-family dwellings (other than mobile homes);

*700.12* Customary general farming, except the keeping of poultry and livestock;

*700.13* Customary accessory buildings, including private garages and non-commercial greenhouses and workshops;

*700.14* Customary incidental home occupations; and,

*700.15* Accessory dwelling units, provided that the requirements in Section 321.1 are adhered to.

*700.2 Conditional uses.*

*700.21* Churches and parks provided a site plan is reviewed and approved by the Zoning Administrator;

*700.22* Water towers provided that:

*700.221* A site plan is reviewed and approved by the Zoning Administrator; and

*700.222* The Zoning Administrator shall establish required setbacks.

*700.23* Substations provided that:

*700.231* A site plan is reviewed and approved by the Zoning Administrator;

*700.232* There are buffers planted or erected along side and rear property lines; and

*700.233* The Zoning Administrator shall establish required setbacks.

*700.24* Nursing homes provided that:

*700.241* A site plan is reviewed and approved by the Zoning Administrator;

*700.242* There are buffers planted or erected along side and rear property lines; and

700.243 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use.

700.25 Schools offering general education provided that:

700.251 A site plan is reviewed and approved by the Zoning Administrator;

700.252 There are buffers planted or erected along side and rear property lines;

700.253 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use; and

700.254 The Zoning Administrator shall establish required setbacks.

700.26 Fraternal organizations provided that:

700.261 The location and site plan of these uses shall be reviewed and approved by the Zoning Administrator; and

700.262 A buffer strip shall be provided, if necessary.

700.27 Mini day care centers provided that:

700.271 Such uses shall be located on arterial or collector streets as shown on the City of Georgetown Major Thoroughfare Plan;

700.272 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing a mini day care center by not less than three hundred feet;

700.273 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, play area, fencing, landscaping, property lines, etc.;
- b. No structured area for active play or play structures shall be located in the front yard or within ten feet of the side or rear lot line. Outdoor play areas shall be screened with not less than a six-foot-high sight-obscuring fence, wall, or hedge;
- c. The site shall be landscaped in a manner compatible with adjacent residences; and
- d. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

700.28 Adult mini day care centers provided that:

700.281 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing an adult mini day care center by not less than three hundred feet;

700.282 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, outdoor activity area, fencing, landscaping, property lines, etc.;
- b. Outdoor activity areas shall be screened with not less than a six-foot-high, sight-obscuring fence, wall, or hedge; and,
- c. No structure or decorative alteration that will alter the residential character or an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

700.29 Bed and breakfast inns provided that a site plan shall be reviewed and approved by the Zoning Administrator.

700.3 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in R1 Districts shall be required to conform with the following requirements:

700.31 Shall meet the area, yard and height requirements of Article VIII;

700.32 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and,

700.33 All uses permitted within this R1 District shall meet all standards set forth in Article IV, pertaining to off-street parking and other requirements when applicable.

**701 R2 District (medium density residential).**

*Intent.* It is the intent of this district to establish medium density residential areas which will provide for single and duplex family units and maintain open space. In order to achieve the intent of the R2 District, as shown on the Zoning Map of the City of Georgetown, South Carolina,

701.1 *The following uses are permitted:*

701.11 Any permitted use in the R1 District; and,

701.12 Two-family dwellings or garage apartments accommodating no more than two families per lot.

701.2 *Conditional uses:*

701.21 Churches and parks provided a site plan is reviewed and approved by the Zoning Administrator.

701.22 Water towers provided that:

701.221 A site plan is reviewed and approved by the Zoning Administrator; and,

701.222 The Zoning Administrator shall establish required setbacks.

701.23 Substations provided that:

701.231 A site plan is reviewed and approved by the Zoning Administrator;

701.232 There are buffers planted or erected along side and rear property lines; and,

701.233 The Zoning Administrator shall establish required setbacks.

701.24 Nursing homes provided that:

701.241 A site plan is reviewed and approved by the Zoning Administrator;

701.242 There are buffers planted or erected along side and rear property lines; and,

701.243 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use.

701.25 Schools offering general education provided that:

701.251 A site plan is reviewed and approved by the Zoning Administrator;

701.252 There are buffers planted or erected along side and rear property lines;

701.253 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use; and,

701.254 The Zoning Administrator shall establish required setbacks.

701.26 Mini day care centers provided that:

701.261 Such uses shall be located on arterial or collector streets as shown on the City of Georgetown Major Thoroughfare Plan;

701.262 The boundary of a parcel or lot containing such use shall be separated from the boundary of any other parcel or lot containing a mini day care center by not less than three hundred feet;

701.263 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, play area, fencing, landscaping, property lines, etc.;
- b. No structured area for active play or play structures shall be located in the front yard or within ten feet of the side or rear lot line. Outdoor play areas shall be screened with not less than six-foot-high sight-obscuring fence, wall, or hedge;
- c. The site shall be landscaped in a manner compatible with adjacent residences; and,
- d. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

701.27 Fraternal organizations, clubs, and lodges provided that a site plan is reviewed and approved by the Zoning Administrator.

701.28 Courthouses provided that:

701.281 A site plan is reviewed and approved by the Zoning Administrator; and,

701.282 Additional setbacks may be required.

701.29 Adult mini day care centers provided that:

701.291 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing an adult mini day care center by not less than three hundred feet;

701.292 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, outdoor activity area, fencing, landscaping, property lines, etc.;
- b. Outdoor activity areas shall be screened with not less than a six-foot-high, sight-obscuring fence, wall, or hedge; and,
- c. No structure or decorative alteration that will alter the residential character or an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

701.30 Bed and breakfast inns provided that a site plan shall be reviewed and approved by the Zoning Administrator.

701.4 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in R2 Districts shall be required to conform with the following requirements:

701.41 Shall meet the area, yard and height requirements of Article VIII;

701.42 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and,

701.43 All uses permitted within this district shall meet all standards set forth in Article IV, pertaining to off-street parking and other requirements when applicable.

**702 R3 District (medium and limited high density residential).**

*Intent.* It is the intent of this district to establish medium to high density residential areas which will provide for single and multi-family dwellings and mobile home units in a manner that will preserve open space, prevent noise, improve visual character of the environment; avoid overcrowding of development on parcels and provide for adequate landscaping and screening of multi-family developments. In order to achieve the intent of the R3 District, as shown on the Zoning Map of the City of Georgetown, South Carolina, (amended 11-15-07)

702.1 *The following uses are permitted:*

702.11 Any permitted use in the R2 District;

702.12 Reserved (amended 11-15-07)

702.13 Group dwellings.

702.2 *Conditional uses:*

702.201 Mobile homes on individual lots provided:

702.2011 Such uses shall be occupied as permanent dwellings;

702.2012 No more than one mobile home shall be located on a given lot; and,

702.2013. All towing devices, wheels, axles, and hitches must be removed.

702.2014. Structures must be placed on a foundation consisting of footings and piers which meet the requirements of the Manufacturers Installation Manual or Section 19-425.39 of the South Carolina Manufactured Housing Board.

702.2015. Permanent landing and steps with handrails are required at all exterior doorways,

702.2016. Skirting or a curtain wall, unpierced except for required ventilation and access doors must be installed and must consist of brick masonry, vinyl, or similar materials designed and manufactured for permanent outdoor installation.

702.202 Multi-Family dwellings provided: (amended 11-15-07)

702.2021 Buffer Requirements/Green space requirements:

For the prevention of noise, improving of visual character and generally more pleasing environment, adequate landscaping and screening shall be required for all multi-family developments within the district. For developments containing 2 acres or more a minimum 20 foot exterior landscaping buffer shall be required around the entire development where the development is adjacent to properties and or public right of ways. For developments less than 2 acres, a minimum 10 foot exterior landscaped buffer shall be required around entire development where the development is adjacent to properties and or public right of ways.

#### 702.2022 Building Separation

Each structure shall be a minimum of fifteen (15) feet from any other structure within the development.

#### 702.2023 Density

To avoid concentration and overcrowding of land and to preserve open space and quality of life a total of 6 units per net acre shall be allowed. Net acre shall be calculated by the units per acre excluding the streets, rights of ways, dedicated easements, wetlands, and ponds.

#### 702.2024 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.

702.203 Churches, libraries and parks provided that a site plan is reviewed and approved by the Zoning Administrator.

702.204 Water towers provided that:

702.2041 A site plan is reviewed and approved by the Zoning Administrator; and,

702.2042 The Zoning Administrator shall establish required setbacks.

702.205 Nursing homes provided that:

702.2051 A site plan is reviewed and approved by the Zoning Administrator; and,

702.2052 Buffers shall be planted or erected along side and rear property lines.

702.206 Schools offering general education provided that:

702.2061 A site plan is reviewed and approved by the Zoning Administrator;

702.2062 There are buffers planted or erected along side and rear property lines;

702.2063 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use; and,

702.2064 The Zoning Administrator shall establish required setbacks.

702.207 Substations provided that:

702.2071 A site plan is reviewed and approved by the Zoning Administrator;

702.2072 There are buffers planted or erected along side and rear property lines; and,

702.2073 The Zoning Administrator shall establish required setbacks.

702.208 Mini day care centers provided that:

702.2081 Such uses shall be located on arterial or collector streets as shown on the City of Georgetown Major Thoroughfare Plan;

702.2082 The boundary of a parcel or lot containing such use shall be separated from the boundary of any other parcel or lot containing a mini day care center by not less than three hundred feet;

702.2083 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, play area, fencing, landscaping, property lines, etc.;
- b. No structured area for active play or play structures shall be located in the front yard or within ten feet of the side or rear lot line. Outdoor play areas shall be screened with not less than a six-foot-high sight-obscuring fence, wall, or hedge;
- c. The site shall be landscaped in a manner compatible with adjacent residences; and,
- d. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

702.209 Adult mini day care centers provided that:

702.2091 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing an adult mini day care center by not less than three hundred feet.

702.2092 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, outdoor activity area, fencing, landscaping, property lines, etc.;
- b. Outdoor activity areas shall be screened with not less than a six-foot-high, sight-obscuring fence, wall, or hedge; and,

- c. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

702.210 Fraternal organizations, clubs, lodges, and bed and breakfast inns provided that a site plan is reviewed and approved by the Zoning Administrator.

702.211 Courthouses provided that:

702.2111 A site plan is reviewed and approved by the Zoning Administrator;

702.2112 Additional setbacks may be required.

702.212 Taxi stands provided that:

702.2121 A site plan is reviewed and approved by the Zoning Administrator.

702.2122 The Zoning Administrator shall review the potential traffic impacts on adjoining properties.

702.3 *Other requirements.* Unless specified elsewhere in this Ordinance, uses permitted in R3 Districts shall be required to conform with the following requirements:

702.31 Shall meet the area, yard and height requirements of Article VIII;

702.32 Signs permitted within this district including the conditions under which they may be located, are set forth in Article X; and,

702.33 All uses permitted within R3 Districts shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements when applicable.

**703 R4 District (*high density residential*).**

*Intent.* It is the intent of this district to provide areas for high density residential development and open areas where similar development is likely to occur. Limited professional services are permitted in the district provided that they meet applicable standards, and are limited so as not to encourage general business activity. In order to achieve the intent of the R4 District as shown on the Zoning Map of the City of Georgetown, South Carolina,

703.1 *The following uses are permitted:*

703.11 Any permitted use in the R3 District (except mobile homes).

703.2 *Conditional uses:*

703.201 Funeral homes, fraternal organizations and clubs not operated for profit, offices for doctors, lawyers, dentists, architects, engineers, surveyors, real estate agencies, insurance agencies, and offices for pharmaceutical consulting services provided that:

703.2011 Existing buildings may be utilized provided that the provisions of this Ordinance are met as closely as possible and that:

703.20111 No parking shall be allowed in front yards; and,

703.20112 A site plan is reviewed and approved by the Zoning Administrator.

703.202 Churches and parks provided that a site plan is reviewed and approved by the Zoning Administrator.

703.203 Nursing homes and offices for public uses provided that:

703.2031 A site plan is reviewed and approved by the Zoning Administrator; and,

703.2032 Buffers shall be planted or erected along side and rear property lines.

703.204 Water towers provided that:

703.2041 A site plan is reviewed and approved by the Zoning Administrator; and,

703.2042 The Zoning Administrator shall establish required setbacks.

703.205 Libraries and courthouses provided that:

703.2051 A site plan is reviewed and approved by the Zoning Administrator; and,

703.2052 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use.

703.206 Substations provided that:

703.2061 A site plan is reviewed and approved by the Zoning Administrator;

703.2062 There are buffers planted or erected along side and rear property lines; and,

703.2063 The Zoning Administrator shall establish required setbacks.

703.207 Schools offering general education provided that:

703.2071 A site plan is reviewed and approved by the Zoning Administrator;

703.2072 There are buffers planted or erected along side and rear property lines;

703.2073 The Zoning Administrator shall determine the traffic impacts of the proposed conditional use; and,

703.2074 The Zoning Administrator shall establish required setbacks.

703.208 Mini day care centers provided that:

703.2081 Such uses shall be located on arterial or collector streets as shown on the City of Georgetown Major Thoroughfare Plan;

703.2082 The boundary of a parcel or lot containing such use shall be separated from the boundary of any other parcel or lot containing a mini day care center by not less than three hundred feet;

703.2083 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting at which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, play area, fencing, landscaping, property lines, etc.;
- b. No structured area for active play or play structures shall be located in the front yard or within ten feet of the side or rear lot line. Outdoor play areas shall be screened with not less than a six-foot-high sight-obscuring fence, wall, or hedge;
- c. The site shall be landscaped in a manner compatible with adjacent residences; and,
- d. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

703.209 Adult mini day care centers provided that:

703.2091 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing an adult mini day care center by not less than three hundred feet;

703.2092 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

- a. Building location, driveways, parking spaces, outdoor activity area, fencing, landscaping, property lines, etc.;
- b. Outdoor activity areas shall be screened with not less than a six-foot-high, sight-obscuring fence, wall, or hedge; and,
- c. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

703.210 Museums, public assembly halls, post offices and bed and breakfast inns provided that a site plan is reviewed and approved by the Zoning Administrator. (Government Offices removed by City Council 7-19-07)

703.3 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in R4 Districts shall be required to conform with the following requirements:

703.31 Shall meet the area, yard and height requirements of Article VIII;

703.32 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and,

703.33 All uses permitted within the R4 District shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements when applicable.

**704 MR District (medical residential).**

*Intent.* The City of Georgetown is unique--within its bounds is one hospital serving the health needs and general welfare of the residents of the City and County. It is the intent of this district to provide an area for residential and medical facilities, which will allow for the long-term operation of a hospital facility and its customary ancillary and accessory uses; and also protect adjacent residential property from incompatible land uses. The regulations which apply to and within this district are designed to encourage the existence of an economically viable medical campus. In order to achieve the intent of the MR District as shown on the Zoning Map of the City of Georgetown, South Carolina:

704.1 The following uses are permitted:

704.11 Single-family dwellings (other than mobile homes);

704.12 Customary incidental home occupations;

704.13 Hospitals. For the purposes of this section, 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.

704.14 Customary buildings and uses accessory to a hospital;

704.15 Multi-level parking facilities; and,

704.16 Group dwellings.

704.2 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in the MR District shall be required to conform to the following requirements:

704.21 Shall meet the area, yard, and height requirements of Article VIII;

704.22 Signs permitted in this district, including the conditions under which they may be located, are set forth in Article X; and,

704.23 All uses permitted within this district shall meet all standards set forth in Article IV, pertaining to off-street parking, loading, and other requirements when applicable.

**705 HB District (historic buildings).**

*Intent.* It is the purpose of this district (1) 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; (2) to promote the cultural, economic and general welfare of the people of the City of Georgetown; (3) to foster civic pride; (4) to encourage harmonious, orderly and efficient growth and development of the City of Georgetown; (5) to strengthen the local economy; and (6) to 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. The Historic Buildings District encompasses four other zoning district and the regulations contained in this Ordinance shall apply to these districts. In addition, the following regulation shall apply:

705.1 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)

**706 IC District (intermediate commercial).**

*Intent.* It is the intent of this district to establish an area for limited business development which does not create excessive demands for vehicular parking. The requirements of the district are designed to promote business development and to minimize adverse effects to adjoining properties. In order to achieve the intent of the IC District as shown on the Zoning Map of the City of Georgetown, South Carolina,

706.1 *The following uses are permitted:*

706.101 Armories;

706.102 Courthouses;

706.103 Barber shops and beauty shops;

706.104 Jails;

706.105 Libraries;

706.106 Museums and mini-shopping centers;

706.107 Offices--business, professional and governmental;

706.108 Parking lots;

706.109 Police and fire stations;

706.110 Printing establishments;

706.111 Repair shops, including automotive; (amended 4-20-06)

706.112 Stores retailing antiques, appliances, flowers, furniture, jewelry, leather goods, office equipment and supplies, paint and wallpaper, and pets;

706.113 Cold storage and freezer lockers;

706.114 Fabricating shops of small size such as cabinet, upholstery and sheet metal shop;

706.115 Reserved;

706.116 Sign painting and fabrication shops;

706.117 Plumbing shops; and,

706.118 Wholesale and warehouse establishments in enclosed buildings.

*706.2 Conditional uses:*

706.21 Any permitted use in the GC District provided that all requirements for the GC District can be met; except for hospitals, in which case site plan review and approval from the Zoning Administrator must first be obtained;

706.22 Parks, post offices and substations provided a site plan is reviewed and approved by the Zoning Administrator; and,

706.23 Water towers provided that:

706.231 A site plan is reviewed and approved by the Zoning Administrator; and,

706.232 The Zoning Administrator shall establish required setbacks.

*706.3 Other requirements.* Unless specified elsewhere in this Ordinance, uses permitted in IC Districts shall be required to conform with the following requirements:

706.31 Shall meet the area, yard and height requirements of Article VIII;

706.32 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X;

706.33 Shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements when applicable; and,

706.34 Buffer strips are required along rear property lines when any lot within this district abuts a residential zoning district.

**707 CC District (core commercial).**

*Intent.* It is the intent of this district to establish an area for concentrated general business development that the general public requires. The regulations are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the general public and to discourage industrial and wholesale developments which do not lend themselves to pedestrian traffic. In order to achieve the intent of the CC District as shown on the Zoning Map of the City of Georgetown, South Carolina,

*707.1 The following uses are permitted:*

707.101 Banks and other financial institutions including loan and finance establishments;

707.102 Barber shops and beauty shops;

707.103 Billiard parlors;

707.104 Churches;

707.105 Clubs;

707.106 Courthouses;

707.107 Eating and drinking establishments; excluding drive-in restaurants;

707.108 Fraternal organizations;

707.109 Hotels;

707.110 Ice processing and storage facilities;

707.111 Laundromats;

707.112 Lodges, museums and libraries;

707.113 Mini-shopping centers;

707.114 Offices--business, professional and governmental;

707.115 Parking lots;

707.116 Police and fire stations;

707.117 Post offices;

707.118 Printing establishments;

707.119 Public assembly halls;

707.120 Repair shops, excluding automotive;

707.121 Stores retailing antiques, auto accessories, appliances, clothing, drugs, dry goods, newspapers, flowers, food (including bakeries where products are sold exclusively at retail on premises), beverages, furniture, gifts, hardware, hobby and craft supplies, jewelry, leather goods, notions, office equipment and supplies, paint and wallpaper, pets, seeds and feed, and groceries;

707.122 Substations;

707.123 Theaters, indoor only; and,

707.124 Uses customarily accessory to permitted uses, but not to include open-air storage.

*707.2 Conditional uses:*

707.21 Multi-family dwelling units or group dwellings subject to the provisions listed below:

707.211 Such uses shall be allowed on upper floors in combination with permitted commercial and office uses or on separate lots or parcels (Upper floor shall mean the first finished floor at least nine (9) feet above grade);

707.212 Such uses shall meet the requirements for off-street parking as determined by the Zoning Administrator.

707.22 Uses located over water provided that:

707.221 Such uses be limited to those retail and service functions that can directly attribute increased sales and service volumes to a waterfront location (e.g. restaurants, marine radio repair shops, etc.);

707.222 Such use shall not generate unusual vehicular parking demands;

707.223 Such use shall not involve major repairs (engine overhaul, hull scraping or painting, etc.), servicing and refueling of boats, or processing of any kind;

707.224 Such use shall not include the storage for commercial boats that utilize nets and/or long lines or boats used for industrial purposes such as dredges and barges;

707.225 Such use shall not be utilized for long-term residency, unless waste disposal is provided by the boat owner;

707.226 Any first floor deck or structure which extends over water shall be connected to the boardwalk by a walkway to provide public access during normal business hours. Construction shall utilize pilings in order to minimize the need for filling; and

707.227 Finger pier and deck construction shall comply with the applicable local, state and federal standards and regulations.

707.23 Parks and bed and breakfast inns, provided that a site plan is reviewed and approved by the Zoning Administrator; and,

707.24 Water towers provided that:

707.241 A site plan is reviewed and approved by the Zoning Administrator; and,

707.242 The Zoning Administrator shall establish required setbacks.

707.3 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in the CC District shall be required to conform with the following requirements:

707.31 Shall meet the area, yard and height requirements of Article VIII;

707.32 Signs permitted within the district, including the conditions under which they may be located, are set forth in Article X.

(Ord. of 11-16-2000)

**708 WC District (waterfront commercial).**

*Intent.* It is the intent of this district to set apart and protect areas considered vital for the maintenance and enhancement of the City's image as a seaport. To these ends, it is intended to permit in such districts the full range of facilities necessary for successful and efficient utilization of the waterfront. Further, it is the intent of this district that permitted uses be conducted so that noise, odor, dust and glare shall be, to the extent possible, completely confined within enclosed buildings or controlled in other ways so that they do not constitute a public nuisance. This is intended to prevent frictions between uses within the district and also to protect nearby residential districts.

708.1 *The following uses are permitted:*

708.11 Docks piers and wharves;

708.12 Marinas, wet or dry;

708.13 Marine sales and service establishments;

708.14 Watchman's or caretaker's dwelling; and,

708.15 Wholesale or retail seafood establishments.

708.2 Conditional uses:

708.21 Storage yards for marine-related items, provided that:

708.211 No storage yard shall be located closer than thirty feet to any street right-of-way, or rear or side property line when such line serves as a boundary for residentially zoned property; and,

708.212 Adequate buffer strips are established and maintained between the storage yard and any street right-of-way and any property line serving as a boundary for residentially zoned property.

708.22 Utility installations and substations, provided that a site plan is reviewed and approved by the Zoning Administrator.

708.3 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in the WC District shall be required to conform with the following requirements:

708.31 Shall meet the area, yard and height requirements of Article VIII;

708.32 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and,

708.33 All uses permitted within this district shall meet all standards set forth in Article IV, pertaining to off-street parking and other requirements when applicable.

**709 GC District (general commercial).**

*Intent.* It is the intent of this district to establish business areas that encourage the grouping of compatible business activities in which parking and traffic congestion can be reduced to a minimum. In order to achieve the intent of the GC District, as shown on the Zoning Map of the City of Georgetown, South Carolina,

709.1 *The following uses are permitted:*

709.101 Any permitted use in the CC District (core commercial);

709.102 Animal hospitals and veterinary clinics;

709.103 Armories;

709.104 Assembly halls, coliseums, gymnasiums and similar structures;

709.105 Automobile sales and service and washing establishments, excluding automotive junk yards;

709.106 Bingo parlors;

709.107 Boat sales, service and supplies;

709.108 Bowling alleys;

709.109 Building supply and equipment sales;

709.110 Bus stations;

709.111 Churches and their customary accessory uses, including cemeteries;

709.112 Clubs and lodges;

- 709.113 Cold storage and freezer lockers;
- 709.114 Dairy bars and ice cream manufacturing;
- 709.115 Day care centers and mini day care centers;
- 709.116 Electrical appliances and equipment, sales and repair;
- 709.117 Fabricating shops of small size such as cabinet, upholstery and sheet metal;
- 709.118 Farm equipment sales and services;
- 709.119 Funeral homes and mortuaries;
- 709.120 Golf driving ranges, miniature and par 3 golf courses and other similar outdoor recreational facilities;
- 709.121 Greenhouses and horticulture nurseries;
- 709.122 Hospitals;
- 709.123 Jails;
- 709.124 Libraries;
- 709.125 Maintenance shops;
- 709.126 Mobile home sales lots and offices, provided any display area for used mobile homes shall not be visible from any public right-of-way;
- 709.127 Nursing homes;
- 709.128 Plumbing shops;
- 709.129 Police and fire stations;
- 709.130 Produce stands and markets, excluding flea markets;
- 709.131 Restaurants, including drive-in restaurants;
- 709.132 Schools;
- 709.133 Sign painting and fabricating shops;
- 709.134 Single-family dwellings (including watchmen's or caretaker's dwelling);
- 709.135 Skating rinks;
- 709.136 Trucking terminals, transfer companies;

709.137 Wholesale and warehouse establishments (including dry stack and wet marinas); and

709.138. Docks, piers, wharves.

709.2 Conditional uses:

709.201 Communications towers subject to the following conditions:

709.2011 The height of the proposed tower does not exceed 200 feet measured from grade;

709.2012 The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties (the fall zone shall be determined by an engineer certified in the State of South Carolina in a letter which includes the engineer's signature and seal);

709.2013 The proposed tower and associated improvements meet applicable zoning district, and applicable landscaping and tree protection requirements;

709.2014 The applicant has attempted to collocate on existing communication towers, building, or other structures and the applicant is willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure, frequency considerations, and proper compensation from the additional user;

709.2015 The proposed tower is only illuminated as required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agencies. Nighttime strobe lighting shall not be incorporated unless required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agency;

709.2016 The proposed tower and associated structures are appropriately secured by means of walls, fences or other devices; and,

709.2017 The proposed tower does not include signage of any nature on any portion of the tower, except for any necessary informational or warning signs related to the safe operation of the tower.

709.2018 Applications shall include the following information:

709.201.1 A scaled site plan showing the location of the tower(s), guy anchors (if any), buildings and other structures or improvements, parking, driveways, fences, and protected and protect trees affected by the proposed improvements. Adjacent land uses shall also be noted on the site plan.

709.20182 The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings.

709.20183 Documentation indicating that collocation on existing towers or buildings in the vicinity of the proposed tower was attempted by the applicant but found to be unfeasible, with reasons noted.

709.20184 Other information as requested by staff to allow adequate review of approval criteria.

709.202 Day care facilities provided that such facilities shall meet the minimum rules and regulations for licensing by the South Carolina Department of Social Services.

709.203 Drive-in theaters, subject to the following conditions:

709.2031 No part of the theater screen, projection booth, or other building shall be located closer than five hundred feet to any property line. No parking space shall be located closer than one hundred feet to any residential district; and,

709.2032 The theater screen shall not face an arterial or collector street.

709.204 Parks and recycling material recovery centers provided a site plan is reviewed and approved by the Zoning Administrator.

709.205 Water towers provided that:

709.2051 A site plan is reviewed and approved by the Zoning Administrator; and,

709.2052 The Zoning Administrator shall establish required setbacks.

709.206 Dog pounds, provided that larger landscape buffer areas shall be provided than is ordinarily required in Section 402.

709.207 Adult day care centers provided that such facilities shall meet the minimum rules and regulations for licensing by the South Carolina Department of Health and Environmental Control.

709.208 Storage yards for marine-related items, provided that:

709.2081 No storage yard shall be located closer than thirty (30') feet to any public street right-of-way, or 50' from any rear or side property line when such line serves as a boundary for residentially-zoned property;

709.2082 Buffer strips are established and maintained between the storage yard and any public street right-of-way and any property line serving as a boundary for residentially/zoned property; and,

709.2083 No storage yard shall be located further than 1,000 feet from a navigable waterway.

709.209 Free Standing ATMs provided a site plan is reviewed and approved by the Zoning Administrator. (Amended 11-17-05)

709.3 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in GC Districts shall be required to conform with the following requirements:

709.301 Shall meet the area, yard and height requirements of Article VIII;

709.302 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and,

709.303 All uses permitted within this GC District shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements when applicable.

(Ord. of 1-16-2003; Ord. of 1-15-04)

**710 LI District (*limited industrial*).**

*Intent.* This industrial district is established to provide areas in which the principal use of land is for light manufacturing and warehousing. It is the intent that permitted uses are conducted so that noise, odor, dust, and glare of each operation are completely confined within an enclosed building. These regulations are intended to prevent frictions between uses within the district and also to protect nearby residential districts. In order to achieve the intent of the LI District, as shown on the Zoning Map of the City of Georgetown, South Carolina,

710.1 The following uses are permitted:

710.101 Any use permitted in the GC District, except residences, post offices, libraries, courthouses, museums, nursing homes, and public assembly halls;

710.102 Storage plants, tanks and businesses;

710.103 Storage yards (excluding the storage of noxious matter);

710.104 Dog pounds;

710.105 Mobile home sales lots and offices, including lots with "used" manufactured homes displayed on the premises.

710.106 Reserved;

710.107 Water towers; and,

710.108 Uses customarily accessory to permitted uses and structures when located on the same lot as the principal structure.

710.2 Conditional uses:

710.201 Communication towers.

710.2011 The height of the proposed tower must not exceed 200 feet measured from grade; and

710.2012 The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties (the fall zone shall be determined by an engineer certified in the State of South Carolina in a letter which includes the engineer's signature and seal); and

710.2013 The proposed tower and associated improvements meet applicable zoning district, and applicable landscaping and tree protection requirements; and

710.2014 The applicant has attempted to collocate on existing communication towers, buildings, or other structures and the applicant is willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure, frequency considerations, and proper compensation from the additional user; and

710.2015 The proposed tower is only illuminated as required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agencies. Night time strobe lighting shall not be incorporated unless required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agency; and

710.2016 The proposed tower and associated structures are appropriately secured by means of walls, fences or other devices; and

710.2017 The proposed tower does not include signage of any nature on any portion of the tower, except for any necessary informational or warning signs related to the safe operation of the tower.

710.2018 Applications shall include the following information:

710.20181 A scaled site plan showing the location of the tower(s), guy anchors (if any), buildings and other structures or improvements, parking, driveways, fences, and protect trees affected by the proposed improvements. Adjacent land uses shall also be noted on the site plan.

710.20182 The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings.

710.20183 Documentation indicating that collocation on existing towers or buildings in the vicinity of the proposed tower was attempted by the applicant but found to be unfeasible, with reasons noted.

710.20184 Other information as requested by staff to allow adequate review of approval criteria.

710.202 Industrial uses and processing plants, provided that such uses shall not be injurious or obnoxious to surrounding development;

710.203 Parks and recycling material recovery facilities provided a site plan is reviewed and approved by the Zoning Administrator.

710.204 Sexually oriented business provided that:

710.2041 Such uses shall not be located closer than eight hundred feet from any residentially zoned property or any house of worship, day care center, school, public park, public library, cemetery, city limit line, or any motion picture establishment that shows "G" or "PG" rated movies to the general public on a regular basis;

710.2042 Such uses shall not be located closer than one thousand feet from any other sexually oriented business, provided that this shall not apply to any establishment that does not provide adult entertainment more than two times per calendar year. Measurements of distance of separation shall be in a straight line from the closest points of the buildings in which the adult uses are located;

710.2043 The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one of the manager's stations. The view required in this subsection must be direct line of sight from the managers' station; and

710.2044 Signs for such uses shall contain no photographs, silhouettes, drawings or other pictorial representations of any manner and shall only contain one or more of the following phrases: "Adult bookstore"; "adult movie theatre" (may also contain "movie titles posted on premises"); "adult cabaret"; adult entertainment"; or "adult model studio". In addition, signs shall comply with all other requirements for this district.

710.205 Storage yards, excluding the storage of noxious matter but including junk yards, motor vehicle junk yards and salvage yards provided:

710.2051 Any adverse effects of such uses do not create a nuisance beyond the premises;

710.2052 No material shall be placed in any storage yard in such a manner that it is capable of being transferred out of the storage area by wind, water or other causes. All paper, rags, cloth and other fibers and articles involving the same except during loading and unloading, shall be within fully enclosed buildings;

710.2053 No storage yard shall be located closer than thirty feet to any street right-of-way, or rear and side property line when such line serves as a boundary for property zoned in a non industrial manner;

710.2054 Adequate buffer strips are established and maintained in accordance with Section 510. The Board of Zoning Appeals may modify the buffer strip requirements in situations where abundant buffering exists in the form of vegetation and/or terrain. The Board may also approve an alternative method of buffering when planting is not practical; and,

710.2055 In order to lessen the adverse effect on adjoining property, reduce windblown trash and create a more healthful environment, all junk yard material and activities not within a fully enclosed building shall not be located nearer than sixty feet to any street line and shall be surrounded by a buffer strip which may be modified by the Board of Zoning Appeals in situations where abundant buffering exists in the form of vegetation and/or terrain or when other suitable planting is proposed. The Board of Zoning Appeals may also approve an alternative method of buffering when planting is not practical.

710.206 Landfills, provided that ten-foot minimum width landscaped buffers shall be established around the perimeter of the site.

710.207 Treatment plants, provided that site will be suitably screened with a vegetative buffer.

710.3 *Other requirements.* Unless otherwise specified elsewhere in this Ordinance, uses permitted in the LI District shall be required to conform with the following requirements:

710.301 Shall meet the area, yard and height requirements of Article VIII;

710.302 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and,

710.303 All uses permitted within this LI District shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements when applicable.

(Ord. of 11-16-2000; Ord. of 1-16-2003)

**711 HI District (heavy industrial).**

*Intent.* It is the intent of this district to establish industrial areas along with open areas, which will develop in a similar manner. The requirements established in the district regulations are designed to protect the essential characteristics, to promote and encourage industrial wholesaling and business uses and to discourage residential development. In order to achieve the intent of the HI District, as shown on the Zoning Map for the City of Georgetown, South Carolina,

711.1 The following uses are permitted:

711.101 Animal shelters, which may or may not include animal crematoriums;

711.102 Storage plants, tanks and businesses;

711.103 Concrete batching plants;

711.104 Police and fire stations;

711.105 Jail;

711.106 Armories;

711.107 Water towers;

711.108 Treatment plants;

711.109 Maintenance shops; and,

711.110 Substations.

711.2 Conditional uses:

711.201 Communication towers.

711.2011 The height of the proposed tower must not exceed 200 feet measured from grade; and

711.2012 The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching onto adjoining properties (the fall zone shall be determined by an engineer certified in the State of South Carolina in a letter which includes the engineer's signature and seal); and

711.2013 The proposed tower and associated improvements meet applicable zoning district, and applicable landscaping and tree protection requirements; and

711.2014 The applicant has attempted to collocate on existing communication towers, buildings, or other structures and the applicant is willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure, frequency considerations, and proper compensation from the additional user; and

711.2015 The proposed tower is only illuminated as required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agencies. Night time strobe lighting shall not be incorporated unless required by the Federal Communications Commission, Federal Aviation Administration or other regulatory agency; and

711.2016 The proposed tower and associated structures are appropriately secured by means of walls, fences or other devices; and

711.2017 The proposed tower does not include signage of any nature on any portion of the tower, except for any necessary informational or warning signs related to the safe operation of the tower.

711.2018 Applications shall include the following information:

711.20181 A scaled site plan showing the location of the tower(s), guy anchors (if any), buildings and other structures or improvements, parking, driveways, fences, and protect trees affected by the proposed improvements. Adjacent land uses shall also be noted on the site plan.

711.20182 The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on elevation drawings.

711.20183 Documentation indicating that collocation on existing towers or buildings in the vicinity of the proposed tower was attempted by the applicant but found to be unfeasible, with reasons noted.

711.20184 Other information as requested by staff to allow adequate review of approval criteria.

711.202 Storage yards, excluding the storage of noxious matter but including junk yards, motor vehicle junk yards and salvage yards provided:

711.2021 Any adverse effects of such uses do not create a nuisance beyond the premises;

711.2022 No material shall be placed in any storage yard in such a manner that it is capable of being transferred out of the storage area by wind, water or other causes. All paper, rags, cloth and other fibers and articles involving the same, except during loading and unloading shall be within fully enclosed buildings;

711.2023 Storage yards and buildings may be permitted on parcels containing less than five acres provided that:

711.20231 No storage yard shall be located closer than thirty feet to any street right-of-way, or rear and side property line when such line serves as a boundary for property zoned in a non industrial manner; and,

711.20232 Adequate buffer strips are established and maintained in accordance with Section 510. The Board of Zoning Appeals may modify the buffer strip requirements in situations where abundant buffering exists in the form of vegetation and/or terrain. The board may also approve an alternative method of buffering when planting is not practical.

711.20233 In order to lessen the adverse effect on adjoining property, reduce windblown trash and create a more healthful environment, all junk yard material and activities not within a fully enclosed building shall not be located nearer than sixty feet to any street line and shall be surrounded by a buffer strip which may be modified by the Board of Zoning Appeals in situations where abundant buffering exists in the form of vegetation and/or terrain or when other suitable planting is proposed. The Board of Zoning Appeals may also approve an alternate method of buffering when planting is not practical; and,

711.203 Sexually oriented businesses provided that all conditions of Section 710.204 are met.

711.204 Industrial and processing plants provided that such uses shall not be injurious or obnoxious to surrounding development.

711.205 Landfills, provided that ten-foot minimum width landscaped buffers shall be established around the perimeter of the site.

711.206 Recycling material recovery facility, provided that a site plan is reviewed and approved by the Zoning Administrator.

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

711.301 Shall meet the area, yard and height requirements of Article VIII;

711.302 Signs permitted within this district, including the conditions under which they may be located are set forth in Article X; and,

711.303 All uses permitted within this HI District shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements when applicable.

(Ord. of 4-19-2000; Ord. of 11-16-2000)

**712 CP District (conservation preservation).**

*Intent.* The intent of the CP District is to preserve and control development within certain land, marsh and/or water areas of the City which serve as wildlife refuges, possess great natural beauty or historical significance, are utilized for outdoor recreational purposes, provide needed space for the health and general welfare of the City's inhabitants, or are subject to periodic flooding. The regulations which apply within the district are designed to reserve such areas 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,

712.1 The following uses are permitted:

712.101 Private dock or boat house;

712.102 Public utility line, fire or water tower or substations; and,

712.103 Publicly owned and/or operated park, open space, recreational facility or use, boat landings, public docks and non-commercial water-oriented facilities.

712.2 Other requirements. Unless otherwise specified in this Ordinance, uses permitted in CP Districts shall be required to conform with the following requirements:

712.201 Shall meet the area, yard and height requirements of Article VIII;

712.202 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and,

712.203 All uses permitted within this district shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements when applicable.

**713 Planned Development District (PD)** (amended 5-17-07)

713.1 *Intent.* The purpose of the Planned Development District (sometimes 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 Planned Development 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.

- 713.2 Minimum Acreage Requirements, Setbacks, Height and Density: The site utilized for a Planned Development District shall contain the following:
- A. A Planned Development project area shall contain a minimum of three (3) contiguous acres of land.
  - B. The Planning Commission shall determine appropriate building setbacks from exterior property lines, taking into account the type of development and arrangement of building on adjoining parcels.
  - C. Maximum building heights and density shall be proposed for each Planned Development as part of the master plan submittal and shall be subject to approval or modifications by the City Planning Commission and/or City Council.

- 713.3 Common Open Green Space Requirements  
The total common open green space within a Planned Development shall be a minimum of 20% percent of the gross acreage of the Planned Development. On-site usable green open space shall be centrally located relative to the development and/or neighborhood with the intent to service the people of the Planned Development and should be easily accessible to all parcels. Wetlands shall not be included as being part of the required 20% of open space.

- 713.4 Minimum Buffer requirements  
For the prevention of noise, improvement of visual character and generally more pleasing environment, adequate landscaping and screening shall be required and shown on the Planned Development Plan. A minimum 25 foot exterior landscaped buffer shall be required around the Planned Development and adjacent properties and or Public right-of-ways.

- 713.5 Wetland Buffer Requirements  
All proposed buildings / parcel boundaries adjacent to delineated wetlands shall have a required minimum buffer of ten (10) feet for structures at or below 35 ft. in height. Structures over 35 ft. in height shall be required to add an additional (5) feet of setback for every 10 ft. of height requested.

For the purpose of Sections 713.4 and 713.5 Buffer shall be defined as landscape areas, fences, walls or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisance. Berms shall not be allowed within buffer areas.

- 713.6 Utilities, Services, and Easements  
Structures within a planned development shall be connected to city water and sewer lines, as well as City Electric and all utility lines shall be placed underground except for major electrical transmission lines. Adequate provisions

to maintain on-site and off-site drainage shall be provided. Adequate provisions for all utility and drainage easements shall be provided.

713.7 Street and sidewalks

All dedicated public streets, private streets and sidewalks shall be constructed to conform to SCDOT standards within the Planned Development.

713.8 Access and Circulation

A circulation system shall be designed so as to provide for safe and convenient access to dwelling units, open space, community facilities, commercial uses, and industrial uses in the planned development. Principal vehicular access points shall be designed to permit smooth traffic flow and minimum hazards to vehicular, bicycle, or pedestrian traffic. Cul-de-sacs shall be discouraged; sidewalks, walking trails and bicycle lanes shall be encouraged. Adequate access and circulation for emergency and service vehicles shall be provided.

713.9 Permitted Uses

Any use proposed by the developer and considered by the Planning Commission and approved by City Council as being compatible to other nearby uses within and without the district in keeping with the intent of the particular PD may be permitted in such district upon approval by the City Council. A listing of permitted uses within a particular PD district shall be adopted as part of the regulations applying to that district. The developer shall prepare a list of proposed uses for submission with his/her application. After review by the Planning Commission and approved by City Council the list shall be adopted as part of the regulations applying to that particular PD district. Thereafter, the uses permitted in the district shall be restricted to those listed, approved, and adopted according by City Council.

713.10 Signs

All proposed signs regulations for the Planned Development shall be prepared by the developer and submitted with his/her application with proposed dimensions for PD.

713.11 Application and Approval of Planned Developments

- A. Prior to formal application being filed to rezone property to planned development, a sketch plan shall be submitted to the Planning Director. Such sketch plan shall illustrate the boundaries of the proposed area to be rezoned to planned development; the proposed lot layout and street configuration, estimated gross densities, and estimated usable open space.
- B. The Planning Director shall submit the proposed sketch plan to the Planning Commission. The Planning Commission shall either instruct the applicant to proceed with the drafting of a detailed master plan based on the proposed sketch plan, or resubmit a revised sketch plan.
- C. The Applicant shall prepare and submit a detailed master plan for the entire planned development to the Planning Commission. The master plan shall contain all relevant information deemed necessary by the Planning Commission and/or Planning Director. Relevant information shall include but shall not be limited to the following:

1. A complete narrative (Descriptive statement) of the proposed PD plan is required. The narrative shall include but not be limited to the following information:
  - a. Legal description of site boundaries, and total area of the site;
  - b. Owner information;
  - c. Intent of the Planned Development;
  - d. Project description (including but not limited to number of proposed lots, proposed amenities, wetland information, etc.);
  - e. Site description (including but not limited to number of parcels, locations, tax map number, current owner, acreage, current zoning);
  - f. Proposed uses (principal as well as accessory) of all land areas;
  - g. Proposed dimensional standards;
  - h. Proposed densities;
  - i. Proposed open space;
  - j. Ownership and maintenance of open space;
  - k. Proposed parking standards;
  - l. Proposed signage;
  - m. Phasing summary including number of units and approximate construction dates;
  - n. Transportation Improvements and standards;
  - o. Ownership and maintenance of streets;
  - p. On-site road improvements;
  - q. Off-site road improvements;
  - r. Pond/Lake Maintenance standards;
  - s. Public site improvements;
  - t. Public Facilities impacts;
  - u. Stormwater management;
  - v. Flood Information;
  - w. Such other information as may be appropriate for the Planning Commission and Planning Director review.
2. A plan illustrating the proposed land use of each lot or tract within the development;
3. A plan illustrating the circulation patterns of vehicular, pedestrian or other traffic;
4. A plan illustrating proposed community facilities and proposed useable open space;
5. A plan illustrating the location and specifications of existing and proposed utilities;
6. A plan illustrating the location and specifications of existing and proposed drainage;
7. A site plan illustrating the proposed location of existing structures, proposed new structures, renovations, and/or additions;
8. Elevations of proposed new structures, renovations, and or additions including but not limited to scaled drawings, list of proposed building materials and color samples shall be required for all Commercial, Industrial, and Mixed Use Planned Developments. (Single family

Planned Developments w/Amenities centers shall be exempt from this requirement).

9. Elevations of proposed structures in comparison with the surrounding structures shall be required for all Commercial, Industrial, and Mixed Use Planned Developments. (Single family Planned Developments w/Amenities Centers shall be exempt from this requirement).
  10. A landscape plan with specifications (types and sizes, etc.) of the proposed development;
  11. A topological survey which illustrate existing elevations, the location of existing trees with a minimum caliber of eight (8") inches, other significant natural features;
  12. Statistical data necessary to evaluate the total development included but not limited to the following:
    - a. Amount of land proposed to be used for public or semipublic uses such as religious institutions, educational facilities, etc.;
    - b. Amount of land proposed to be set aside for recreation use;
    - c. Amount of land in the floodplain and/or unusable land within the project boundary;
    - d. Traffic study. The scope of which shall consider the current traffic conditions, the traffic generated by the proposed Planned Development site at full development, traffic generated by developments approved in the areas that would affect future traffic flows, and an estimate of future traffic on the system at the time of build out. Calculations shall reference to the current edition of the Institute of Transportation Engineer's Trip generation Manual.
    - e. Average daily traffic counts (ADT) for proposed streets within the development (to determine street classification requirements);
    - f. Proposed number of parking spaces for cars and recreational vehicles and the number of parking spaces per unit;
    - g. Proposed Density: (only land which can be developed can be used to calculate the units per acre. Wetlands and water bodies shall not be included in calculating density. All density shall be calculated as net density. The net density is calculated by the units per acre excluding the streets, rights of way, dedicated easements, wetlands, and ponds).
    - h. The name, professional title, and address of the planner, urban designer, architect, or engineer who prepared the proposed plan development;
    - i. Total area of impervious surfaces.
  13. The plans shall be prepared in accordance with the standards set forth in the City of Georgetown Land Development Regulations;
- D. The Planning Commission shall review the master plan and hold a Public Hearing on the proposed rezoning to Planned Development, after the public hearing the Planning Commission shall make a recommendation to the City Council as to whether to approve or deny the requested rezoning to planned development. City Council shall consider an ordinance rezoning the property to planned development. If the request is approved by two (2) readings of the ordinance, the rezoning shall be considered

complete and the master plan shall become the zoning standards for the property.

#### 713.12 Plat Approval

Planned Developments which require the subdivision of property shall adhere to the requirements for plat approval in the City of Georgetown Land Development Regulations.

#### 713.13 Procedure for Phased Development

Nothing in this section shall prevent an applicant from developing a planned development in phases provided the following conditions are met:

- a. A phase of development shall be part of an overall approved planned development.
- b. The proposed phases shall be delineated on the plan of development.
- c. A construction timetable shall be submitted and approved showing the estimated completion dates for each phase.
- d. The gross density of phases shall not vary by more than ten (10) percent of the gross density approved for the total development.
- e. In a phased planned development, each phase shall provide a minimum of ten (10) percent of the gross site area of that particular phase as open space.
- f. When any phase of a planned development is developed, such phase shall conform to the master plan for the planned development as approved or amended.

#### 713.14 Amendment Procedures

- A. Major Changes. Major changes in the Planned Development Plan after it has been adopted shall be considered the same as a new petition and shall be made in accordance with the procedures specified in Section 1300 of this ordinance.
- B. Minor changes. Minor changes in the Planned Development may be approved by the Zoning Administrator providing that such changes:
  1. Do not increase the densities;
  2. Do not change the outside (exterior) boundaries;
  3. Do not change any use;
  4. Do not materially change the location or amount of land devoted to specific land use; or,
  5. Do not significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers;
  6. Minor changes may include, but are not limited to: minor shifting of the location of buildings, proposed streets, public or private ways, utility easements, parks or other public open spaces, or other features of the plan.

#### 713.15 Zoning and Building Permits

No zoning or building permit shall be issued until after the final PD plan, narrative is approved by City Council and a final plat for any portion of the property

contained within the area encompassed by the final PD plan is recorded in the Georgetown County Courthouse.

**714 NC District (*neighborhood commercial*).**

*Intent.* The intent of the NC District is to establish and reserve appropriate land for local or neighborhood-oriented business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy, and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic congestion; avoid the development of strip business districts; and to discourage industrial and other development capable of adversely affecting the localized commercial character of the district. In order to achieve the intent of the NC District, as shown on the Zoning Map of the City of Georgetown, South Carolina.

714.1 The following uses are permitted:

714.101 Single-family dwellings;

714.102 Barber and beauty shops;

714.103 Bank teller machines;

714.104 Churches;

714.105 Laundromats;

714.106 Funeral homes;

714.107 Professional offices (excluding veterinary offices);

714.108 Day care centers, mini day care centers, and family day care homes;

714.109 Newsstands and taxi stands;

714.110 Lodges or union halls; and

714.111 Uses customarily accessory to permitted uses, but not to include open-air storage.

714.2 Conditional uses:

714.201 Convenience commercial establishments such as grocery stores, drug stores, shoe repair shops and gift shops, provided that:

714.2011 Such uses are limited to 2,000 square feet of gross floor area; and

714.2012 No alcoholic beverages are sold.

714.202 Publicly owned and operated buildings, facilities, or land such as branch libraries, police or fire stations, recycling drop-off sites and parks or recreation centers,

provided that the locations of such use[s] is [are] reviewed and approved by the Zoning Administrator;

714.203 Utility substations, provided that:

714.2031 A site plan is reviewed and approved by the Zoning Administrator, along with appropriate setbacks; and,

714.2032 There are planted buffer strips established along side and rear property lines.

714.204 Bakeries, provided that all goods baked on the premises are sold only at retail, on the premises.

714.205 Bed and breakfast inns provided that a site plan shall be reviewed and approved by the Zoning Administrator.

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

714.301 Shall meet the area, yard and height requirements of Article VIII;

714.302 Signs permitted within this district, including the conditions under which they may be located, are set forth in Article X; and

714.303 All uses permitted within the district shall meet all standards set forth in Article IV, pertaining to off-street parking and other requirements when applicable.

(Ord. of 3-23-2000)

**715 R5 District (high density residential).**

*Intent.* It is the intent of this district to promote and enhance the development and redevelopment of certain existing neighborhoods, providing for single and multi-family dwellings and maintaining open areas. In order to achieve the intent of the R5 District, as shown on the Zoning Map of the City of Georgetown, South Carolina.

*715.1 The following uses are permitted:*

715.11 Any permitted use in the R2 District; and,

715.12 Multi-family dwellings

*715.2 Conditional Uses:*

715.21 Churches, libraries and parks provided that a site plan is reviewed and approved by the Zoning Administrator.

715.22 Nursing homes provided that a site plan is reviewed and approved by the Zoning Administrator and buffers are planted or erected along side and rear property lines.

715.23 Substations provided that:

715.231 A site plan is reviewed and approved by the Zoning Administrator;

715.232 There are buffers planted or erected along side and rear property lines;

715.233 The Zoning Administrator shall establish appropriate setbacks to ensure the safety of adjoining properties.

715.24 Mini day care centers provided that:

715.241 Such uses shall be located on arterial or collector streets as shown on the City of Georgetown Major Thoroughfare Plan;

715.242 The property line of a parcel or lot containing such use shall be separated from the property line of any other parcel or lot containing a mini day care center by not less than three hundred feet;

715.243 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

a. Building location, driveways, parking spaces, play area, fencing, landscaping, property lines, etc;

b. No structured area for active play or play structures shall be located in the front yard or within ten feet of the side or rear lot line. Outdoor play areas shall be screened with not less than a six-foot-high sight-obscuring fence, wall, or hedge;

c. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be designed to be compatible with the residential character of the surrounding neighborhood.

715.25 Adult Mini day care centers provided that:

715.251 The boundary of a parcel or lot containing such use shall be separated from the boundary of any parcel or lot containing an adult mini day care center by not less than three hundred feet.

715.252 A site plan shall be reviewed and approved by the Zoning Administrator at a meeting in which all property owners within one hundred feet of the subject property have been notified by mail. The site plan shall show the following:

a. Building location, driveways, parking spaces, outdoor activity area, fencing, landscaping, property lines, etc.;

b. Outdoor activity areas shall be screened with not less than a six-foot-high, sight-obscuring fence, wall, or hedge; and,

c. No structure or decorative alteration that will alter the residential character of an existing residential structure shall be allowed. Any new or remodeled structure shall be

designed to be compatible with the residential character of the surrounding neighborhood.

715.26 Fraternal organizations, barber shops, beauty shops, eleemosynary clubs, lodges, and bed and breakfast inns provided that a site plan is reviewed and approved by the Zoning Administrator.

715.3 *Other requirements:* Unless specified elsewhere in this Ordinance, uses permitted in R5 Districts shall be required to conform with the following requirements:

715.31 Shall meet the area, yard and height requirements continued in Article VIII, except that lots of record that are less than fifty (50) feet in width shall have the following minimum side yard setbacks:

TABLE INSET:

Width of Lot	Minimum Side Yard Setback (in feet)*	Maximum Building Width
45 feet to 49	6	35
40 to 44	5	30

\*Measured from face of wall

715.311 The construction of exterior walls located less than seven (7') feet from the property line shall use 2" x 4" wood studs at 16" on center; outside finish shall consist of brick, stucco, fiber cement siding or other non-combustible siding over a vapor retarder and approved one-hour fire rated structural sheathing.

715.32 Signs permitted within this district including the conditions under which they may be located, are set forth in Article X; and,

715.33 All uses permitted within R5 Districts shall meet all standards set forth in Article IV, pertaining to off-street parking, loading and other requirements, when applicable.  
(Ord. of 2-19-04)

## 716 PS Public Service District

*Intent.* 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.

### 716.1 Permitted Uses

Governmental Offices and facilities including but not limited to the following (permitted uses exclude jails/detention centers and animal control facilities):

- Armories
- Educational facilities – All levels
- Employment agencies
- Fire Department
- Governmental Offices
- Judicial Center/Courthouse
- Law Enforcement
- Library
- Military services building
- Parking lots – (publicly owned)
- Public Utilities infrastructure including water storage tanks, water pump stations, sewer pump stations, telephone switching stations, electric substations and natural gas substations
- Recreational Facilities
- Rescue squad

### 716.2 Conditional Uses:

- Detached accessory structures which are accessory to the principal use of the property provided such accessory structures shall be located in the buildable area of the side or rear yard.
- Public Works Facilities, Public Utilities facilities and Maintenance Facilities provided “storage” or “lay down” areas shall be permitted in the rear yard and meet the minimum landscape buffer and fencing requirements set forth below:
  - 10 foot wide buffer containing
    - One (1) shade tree per 25 linear feet
    - One (1) ornamental tree per 25 linear feet
    - Seven (7) tall shrubs per 25 linear feet
    - Solid wooden fence or masonry wall (earth tone in color), six (6) feet in height the entire length of the property boundary being used for storage or lay down areas
    - Groundcover

For the purpose of this ordinance “storage” or “lay down” areas shall be defined as any portion of a parcel in which stock is located outside the walls of any enclosed structure.