



THOMAS  
&  
HUTTON

## **REZONING APPLICATION**

PRESERVE AT RAVENEL  
PLANNED DEVELOPMENT DISTRICT (PD)  
TOWN OF RAVENEL, SOUTH CAROLINA

Prepared for:  
SOUTHEASTERN FAMILY HOMES

J - 30625

October 2022

**TABLE OF CONTENTS**

**I. General Description of the Planned Unit Development** .....Page 1  
**II. Proposed Land Uses and Intensities**.....Page 5  
**III. Definitions of Land Use Terms**.....Page 6  
**IV. Development Criteria**.....Page 11  
**V. Green Space**.....Page 11  
**V. Stormwater Management** .....Page 12  
**VI. Wetlands** .....Page 12  
**VII. Water and Sewer Services/Utility Services/Streetlights** .....Page 13  
**VIII. Site Access and Traffic** .....Page 13  
**IX. Tree Regulations**.....Page 14  
**X. Landscape Regulations** .....Page 15  
**XI. Signage Regulations** .....Page 15  
**XII. Street Lighting**.....Page 16  
**XIII. Residential Architectural Standards** .....Page 16  
**XIV. Property Owners Association**.....Page 17  
**XV. Design Review Process** .....Page 17  
**XVI. Development Schedule** .....Page 18

**TABLES**

Table 1: Density Allocation.....Page 6  
Table 2: Development Criteria .....Page 11

**EXHIBITS**

Context, Boundary & Wetland Map..... A  
Street Sections .....B  
Conceptual Land Use Master Plan ..... C  
Preliminary Drainage Map ..... D  
Coordination Letters ..... E  
Sewer Agreement Letter ..... F  
Traffic Impact Study ..... G  
Allowable Use Matrix ..... H

**APPENDIX**

Standard Ordinance ..... I

## I. GENERAL DESCRIPTION OF THE PLANNED UNIT DEVELOPMENT

The Preserve at Ravenel Planned Development District (PD) is owned by Davison Investors LLC. The property is located on the South side of County Line Rd adjacent to Poplar Grove. The property consists of three tracts totaling approximately 754 acres located in unincorporated Charleston County. These parcels are contiguous to lands within the Town of Ravenel and will be annexed into the Town as part of the PD rezoning process along with a development agreement. The site includes all of parcel # 242-00-00-014 (+/- 635 ac.) all of parcel number 301-00-00-019 (+/-90 ac.) and all of parcel number 301-00-00-018 (+/- 30 ac.) from the Charleston County Tax Map. Parcels 242-00-00-014 and 301-00-00-018 are zoned Resource Management in Charleston County. Parcel 301-00-00-019 is zoned AG-10. As part of the land being annexed, the Preserve at Ravenel encompasses 754 acres and shall be entitled up to 350 residential units and 25 acres of commercial uses.

The property is bounded on the south by lands of the McLeod Lumber Co., Inc. and on the north by County Line Rd and Dorchester County. To the west by miscellaneous parcels within Charleston County, and to the east by Poplar Grove as well as miscellaneous parcels within Charleston County. Vehicular access to the property is off County Line Rd and Davison Rd, of which there is substantial frontage. The development will be convenient to the Bulow Landing boat launch area which provides access to Rantowles Creek, providing excellent fishing and boating opportunities. An aerial photograph and context map of the property are included as **Exhibit A – Context Map**.

### A. Property Ownership

The Preserve at Ravenel is comprised of lands owned by Davison Investors LLC represented by Robert Lucas. The property ownership group has given written consent for Thomas & Hutton to submit this proposed zoning change to The Town of Ravenel.

Property Owner:  
Davison Investors LLC.  
2743 Perimeter Parkway Unit 100  
Augusta, GA 30909  
Ph. 843-410-7868  
Email: Robert.Lucas@sefh.company  
Mr. Robert Lucas

Agent for the Applicant:  
Thomas and Hutton  
682 Johnnie Dodd's Blvd.  
Mt Pleasant, SC 29464  
Ph. 843-338-9015  
Email Marscher.j@tandh.com  
Mr. John Marscher

**B. Intent of The Preserve at Ravenel PD and**

The intent of the Preserve at Ravenel PD is to provide a new walkable mixed-use residential neighborhood within Ravenel that includes usable parks, recreational facilities, mixed use commercial, a minimum 2 acre community site and open space. The new neighborhood will offer alternate housing options to the residents of Ravenel and the growing population of the Charleston region. The neighborhood has excellent access to existing infrastructure including water, sanitary sewer, and County Line Road/Davison Rd, a principal arterial route for Ravenel & Charleston County.

The PD proposes to cluster the residential development and provide an interconnected street network with sidewalks, street trees, pocket parks, recreational facilities, and neighborhood commercial uses coupled with commitment of at least 200 acres preserved as wetlands and common areas as part of the land being annexed. At least 150 acres of this total will be preserved for open space, ponds, undeveloped green space, and other conservation uses.

The development will primarily serve and appeal to the "Active Retirement" market. It will attract those looking for their forever homes and seeking to live in a conservation oriented planned community. The community will be designed to promote walkability and encourage physical activities contributing to the well being of the residents. The land plan will provide a safe, thoughtful design that provides connectivity through the property linking ponds, natural areas, and amenities.

**C. Compatibility with the Town's Comprehensive Plan**

The Preserve at Ravenel is not designated within The Ravenel 2020 Comprehensive Plan Update, adopted May 26, 2020. The adjacent property to The Preserve at Ravenel has been adopted into the Planned Development District (Tea Farm). In addition to the Tea Farm PD, the Future Land Use Map (Map 11) shows Low Density/Agricultural Residential as the nearest Future Land Use Designation. Low Density/Agricultural Residential is defined in the current Ravenel Zoning Code as one-acre lots. The Preserve at Ravenel PD proposes to cluster residential development on smaller lots while still achieving a density of one home per gross acre.

The Comprehensive Plan lists numerous goals for the Town and some of these goals can be achieved through annexation, development agreement, and rezoning of the Preserve at Ravenel to a Planned Development District. The following are goals that are taken from the Comprehensive Plan that can be achieved, responses are in italics:

**Population Element**

**Goal:** Encourage population growth if it will enhance Ravenel's character.

- Develop an annexation plan, with focus on protecting current Town.

*The Town of Ravenel recently adopted a Planned Development District Ordinance to achieve this goal. The Preserve at Ravenel PD is in a logical location for quality growth with existing infrastructure to support it.*



**Goal:** Support access to resources that Ravenel residents need to improve themselves.

- Promote opportunities for the location of businesses or service that Ravenel residents need or desire.

*The Preserve at Ravenel PD contains a commercial component targeting neighborhood commercial activities such as a grocery store, restaurants, and service businesses.*

#### **Housing Element**

**Goal:** Encourage a variety of housing options that appeal to Ravenel residents of all incomes.

- Review and amend Zoning Ordinance and map with respect to residential districts, standards, and densities.
- Remain flexible to take advantage of unique and innovative solutions for housing, including consideration of cluster or mixed-use zoning.

*The new PD will allow the Preserve at Ravenel neighborhood to be unique to Ravenel, providing a "less dense" design. The plan will provide proper separation of different housing types generally separated by natural features such as wetlands, canals, parks, or other buffers. Luxury townhomes will also be offered, located closer to commercial and public areas.*

#### **Natural Resource Element**

**Goal:** Limit the negative impacts of development on the environment in and around Ravenel.

- Require new development to use public services instead of wells and septic system.
- Require grading and erosion control plans.
- Continue with landscape requirements.
- Enforce stormwater runoff standards.

*The Preserve at Ravenel PD will utilize the existing sanitary sewer system and water system. Civil site design construction plans will include best management practices for stormwater quality and control and best management practices for grading and erosion control. The Preserve at Ravenel neighborhood will include enhanced landscape and entry monumentation, streetscapes, and multiple amenities. Amenities will include nature areas, water features, parks, open areas, protected wetlands, trails for walking & bicycling, and a pathway to Bulow Landing & Rantowles Creek.*

#### **Community Facilities Element**

**Goal:** Require new development to address community needs by providing public improvements

- Use Development Agreements to ensure commitments.

*The Preserve at Ravenel Development Agreement commits to dedicating the sewer system to the Town of Ravenel along with other environmental and quality of life commitments. At least 2 acres will be*

*dedicated for community uses that may include land for governmental and public service buildings, a school, a church, and uses permitted under Neighborhood Commercial and General Business zoning.*

**Goal:** Improve Ravenel pedestrian Experience.

- Sidewalks/trails/crosswalks.
- Connections to schools and parks.
- Lighting with focus on efficiency, signage – entryway and directional.

*The Preserve at Ravenel neighborhood may have sidewalks and/or trails linking all homes to the neighborhood amenities, parks, adjoining commercial, shopping, etc. Traffic control signs will be included through the streetscapes with directory signage, as necessary.*

In the **Housing section** of the Comprehensive Plan identifies issues and solutions including:

- Establish parameters for cluster zoning within Planned Developments to cluster homes near infrastructure services (e.g., public water and sewer connections) and to conserve more open space.
- Establish maximum allowed density for Planned Developments that is greater than the current allowable density in the R-3 Zoning District to increase flexibility for unique housing developments in the Town.
- Encourage mixed-use zoning within or nearby large residential development, especially Planned Development Districts.

#### **D. The Conceptual Land Use Master Plan**

The Preserve at Ravenel PD is anticipated to be constructed in multiple phases over a period of approximately five (5) to ten (10) years. Development will begin single-family residential followed by the Commercial District. Development will occur in accordance with the **Conceptual Land Use Master Plan (Exhibit C)** and Section II.A as set forth in this document or as amended in the future.

The Conceptual Land Use Master Plan and this text outline the general scope of the development including number of units, maximum commercial use, development standards, open space, and other issues.

The Conceptual Land Use Master Plan shows a maximum 350 residential units, and 25 acres of commercial uses.

The Conceptual Land Use Master Plan and the elements of this text seek to establish areas of open space. The open space, ponds, and amenities will be owned and maintained by the developer, one or more property owners' association, or other legally designated entities. Property deeded to a governmental entity or dedicated to the public becomes the maintenance responsibility of that entity upon proper dedication and acceptance.

The Conceptual Land Use Master Plan and associated PD text includes amendments and exceptions to the current Town of Ravenel Ordinances. The provisions of the Conceptual Land Use Master Plan, Exhibits, and Appendices shall apply to the development of the Preserve at Ravenel PD. In the event of

a conflict, the hierarchy of documents that control development shall be the Development Agreement, the Preserve at Ravenel PD, and the Standard Ordinances that are defined in the Development Agreement.

Preliminary and Final Plats for each phase of the Development shall be submitted for review and approval at staff level by the Town of Ravenel.

## **PROPOSED LAND USES AND INTENSITIES**

### **A. Introduction**

The Preserve at Ravenel has been divided into seven (7) Land Use Areas as indicated on the Conceptual Land Use Master Plan included as **Exhibit C**. The Areas include:

1. Open Space
2. Social and Cultural (SC).
3. Residential Single Family Estate
4. Residential Single Family Standard
5. Residential Townhomes – Attached
6. Commercial District (CD)
7. Residential Agriculture

The Conceptual Land Use Master Plan for The Preserve at Ravenel shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters. Accordingly, the exact location of the elements of the Conceptual Land Use Master Plan and the preliminary design concepts described herein shall be subject to change as phases of the Development are submitted for detailed development; provided that the maximum densities, perimeter buffers, minimum open space, character and intent of the development and other conditions of the Preserve at Ravenel PD will be adhered to.

### **B. Allowed Density**

The Conceptual Land Use Master Plan shows a maximum 350 residential units, and a neighborhood commercial area of 25 acres. The residual lands will remain agricultural and utilize what is allowed in agricultural zoning.

For planning purposes, densities for each area have been estimated. The actual number of dwellings or Commercial District acreage shall not exceed the maximum allowed total densities for the Preserve at Ravenel PD. The following table summarizes allowed densities within the Preserve at Ravenel PD:

**Table 1. Density Allocation**

<u>Type of Land Use</u>	<u>Total Minimum</u>	<u>Total Maximum</u>
1. Open Space (Common Areas, wetlands, open space, ponds, lakes, green space, walking trails, parks, and other passive recreation areas)	150 acres	None
2. Social and Cultural (SC)	2 acres	None
3. Residential Single-Family Estate	None	None
4. Residential Single-Family Standard	None	250 acres
5. Residential Townhomes - Attached	None	15 acres, but no more than 110 total residential units
6. Commercial District (CD)	None	25 acres
7. Residual Agricultural	None	300 Acres

**III DEFINITIONS OF LAND USE TERMS**

In the absence of a term definition in the Preserve at Ravenel PD, the definitions included in the Standard Ordinance as defined below shall apply.

**A. Open Space**

There will be at least 200 acres preserved as wetlands and common areas as part of the land being annexed. At least 150 acres of this total will be preserved for open space, ponds, lakes, undeveloped green space, and other conservation uses.

**B. Standard Ordinance**

The Standard Ordinance shall be the Town of Ravenel Zoning Ordinance, as amended, the current version as of the effective date is included herein as **Appendix 1**. Should this PD not specifically address certain zoning or development standards, then the applicable terms of the Standard Ordinance shall apply; provided, however, no zoning or development standards that would be more restrictive than the terms contained in the Standard Ordinance as of the date that this PD is enacted shall apply to the Property subject to the PD. In the event of a conflict between the Standard Ordinance and this PD, the terms of this PD shall control.

**C. Social and Cultural**

At least 2 acres will be dedicated for municipal use.

**D. Residential Agriculture**

Residential Agriculture lands will be governed by existing zoning codes at the time of the development agreement. Accessory structures for Residential uses shall be permitted on these lots as well as any other structures, improvement, and or uses permitted under the Agricultural Residential District zoning designation.

**E. Single Family Estate**

Single family estate lots will be served by public water and sewer. Access to trails are intended in lieu of sidewalks. Given the low density of the estate lots, roadways may be slightly narrower and may or may not require concrete curbing so as to maintain a more rural design. The estate lots will be located near walking and equestrian trails providing access to the various amenities within the community. Accessory structures shall be permitted on these lots as well as horse/animal barns, and any other structures, improvement, and or uses permitted under the Residential One District zoning designation.

**F. Single Family Standard**

Single family standard lots will represent the largest number of homesites within the community. These homes will be serviced by standard roadways with or without curb and gutter depending on adjacent amenities. Some areas may require sidewalks and certain areas may be designed to incorporate rear access alleyways to attached or detached garages. Accessory Structures for Residential Uses shall be permitted on these lots as well as any other structures, improvement, and or uses permitted under the Residential Three District zoning designation.

**G. Townhomes (fee simple)**

The units will represent the highest density residential homes within the development. Townhomes will be required to incorporate sidewalks in their design. The land plan for these homes will include water features and park areas and may offer rear access to attached garages.

**H. Commercial**

Commercial buildings within the community will be concentrated along the two major arteries Davidson & County Line roads. Commercial properties will provide services for the residential community and may also cater to other nearby developments such as Poplar Grove. Commercial properties will primarily consist of retail facilities offering shopping convenient to residents of The Preserve and neighboring communities. Other facilities within the commercial area will consist of professional and medical office space for various users such as physicians, veterinarians, and other medical services. Normal retail users will provide space for retail uses such as gift shops, boutiques, and sit-down restaurants. The selection of tenants within the commercial area will be chosen based on their compatibility with the

surrounding residential communities and other high-quality users. The following uses will be permitted within this zoning classification shown in Exhibit H use matrix, planned commercial shopping facilities, including neighborhood centers; professional and executive office facilities, financial institutions (banks); barber and beauty shops; florists; retail nurseries, lawn, garden supply, greenhouses; gift shops and boutiques; neighborhood healthcare facilities, including inpatient and outpatient; medical & veterinary (small animal) clinics; assisted living facilities; nursing homes; restaurants, including, but not limited to, formal sit-down facilities, single drive-thru restaurants, neighborhood pubs, and cafes; hardware store, and country stores with a limited number gasoline pumps. Various other uses may be permitted within the commercial areas working with the developer and the planning and zoning staff of Ravenel. Referenced in **Exhibit H** is a use matrix showing allowed uses.

**I. Streets and Roadways**

Streets and roadways within development will be 2 way and may be public or privately owned. All roads will meet applicable town & SCDOT standards. In order to achieve the overall goal of preserving the natural landscape, special consideration or other variances may be required along certain sections of roadways. All roads will meet Existing or new "all-weather" secondary roads may be used in the agricultural area and to service the Estate Lots. Properties such as townhomes will generally offer sidewalks and will be adjacent to Parks and opens spaces.

Single-family Estate and Standard lots may be serviced by either sidewalks or nearby walking trails or other equestrian or recreational trails. Roads will be designed, where possible, to preserve natural vegetation and discourage speeding within the development. Traffic moving throughout the development will be expected to remain under 25 miles per hour. For those roads having limited access such as primary collector roads they will be designed to slow traffic and may employ single lanes, somewhat narrower width, landscape islands and other methods designed to slow traffic.

Street parking will only be permitted in higher density neighborhoods such as townhomes. Bicycle trails are considered desirable and will be maintained throughout the development. Special consideration will always be given to pedestrian safety.

Streetlights may be used in certain areas of development, particularly in higher density areas. Streetlights may include standard or decorative lamps or custom lamps and utility poles. In certain instances, utilizing gas light lamp post may be architecturally desirable. Power, cable, and other services will generally be underground.

In general, as a conservation community night lighting may be limited or reduced to be more of a "dark sky" community.

**Street Designs**

**Connector Roads** - Connector roads will consist of two single-lane thoroughfares. Each lane will be approximately 12-foot wide with

roadside or median swales to handle stormwater runoff, and may have adjoining walking or bicycle trails. Some of the landscaped areas for the major connector road will be irrigated, and a meaningful effort will be made to retain significant or monument trees within the right-of-way. Connector roads will require an 8-inch base (FLBC), and a 2-inch asphalt binder, and a 2-inch asphalt surface or an engineer approved alternative.

Neighborhood Roads - Neighborhood roads may vary in width from 18-feet to 24-feet, and, except for those roads servicing the Townhomes, will normally not have curb and gutter. On-Street parking will be permitted adjoining neighborhood roads, but will be discouraged along any connector roads. In determining the width of roads, consideration will be given to existing tree cover; the number of lots being serviced by the road, and whether or not the roads connect directly to another community within the PD. Neighborhood roads will require an 8-inch base (FLBC), plus 1 ½-inch asphalt binder, and 1 ½-inch asphalt surface. The asphalt binder and asphalt surface applications may be reduced to 1-inch each in low traffic areas, or an engineer approved alternative.

Unimproved All-Weather Surface Roads - Some of the areas within the Development may be serviced by existing unimproved surface roads. These roads will be generally located adjacent to or servicing Mini Farm and Single Family Estate Lot areas of the Development. Newly constructed Unimproved Surface Roads will require a minimum width of 18-feet. The surface, if newly constructed, will require 24-inch compacted dirt as the combined base and surface materials. The newly constructed roads will require a slope of 3:1 to a ditch section of at least 12-inch depth.

Sidewalks – Sidewalks or trails are required in certain areas of the development where pedestrian traffic is concentrated. Given the efforts to maintain the natural beauty of the site, most sidewalks will be replaced by bicycle trails, walking trails and other natural trails, with a less formal design.

Traditional Neighborhood Development – The Townhome Lot and Single-Family Standard Lot areas within the development may provide for a Traditional Neighborhood Development (TND), offering service roads along rear property lines for individual residences. In these instances, the neighborhood roads may be somewhat narrower, since the rear service roads will remove some of the commercial traffic. On-street parking will be acceptable in the TND. The service lanes built within the TND will have a minimum 20-foot right-of-way, and a 12-foot-wide roadway.

**J. Buffers**

Setbacks and buffers shall meet the minimum requirements established herein.

Buffers shall only apply to the perimeter of the Property, and certain Residential and Neighborhood Commercial Center areas, as set forth below; provided, however, that any required wetlands buffers shall apply according to applicable state or federal law throughout the Property. Buffers shall include:

- Commercial to County Line Rd. 30' Min.
- Residential to County Line Road 50' Min
- All other Perimeters 30' Min
- A thirty (30) foot minimum buffer shall be provided between Residential and Neighborhood Commercial Center and Municipal Site

Wetland buffers shall allow selective clearing and tree pruning as allowed by the South Carolina Department of Health and Environmental Control and The Army Corps of Engineers and the Ravenel Tree Regulations included in the Standard Ordinance otherwise noted herein.

The location of perimeter setbacks and buffers are indicated on the Conceptual Land Use Master Plan (Exhibit E):

Allowed uses within perimeter setback and buffer zones shall include:

1. Selective clearing and tree pruning
2. Landscape Development
3. Earth berming
4. Bike/leisure trails/sidewalks
5. Utilities
6. Road crossings
7. Signage and entry monuments

#### IV. DEVELOPMENT CRITERIA

The Following development criteria shall apply to the Preserve at Ravenel PD.



<b>TABLE 2</b> <b>Development Criteria</b> <b>Preserve at Ravenel PD</b>							
Land Use Type	Min. Lot Size (sq ft.)	Min. Lot Width at Building Line	Setback (ft.)	Min. Side Yd. Setback (ft.)	Max. Impervious Coverage (%)	Max. Building Height (ft.)	Accessory Structures
Open Space	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Social and Cultural (SC)	N/A	N/A	N/A	N/A	N/A	N/A	N/A
Residential Single Family Estate	21,780	100'	Front: 25' Side: 10' Rear: 15' Accessory: 5'	10 (b)(c)	35%	42'	Up to 1 Accessory Structure (no more than 50% of primary structure gross sq. ft.)
Residential Single Family Standard	7,000	65'	Front: 25' Side: 7.5' Rear: 15' Accessory: 5'	10 (b)(c)	50%	42'	Up to 1 Accessory Structure (no more than 50% of primary structure gross sq. ft.)
Residential Townhomes - Attached	3,000	25'	Front: 15' Side: N/A Rear: 10'		70%	42'	None Permitted
Commercial District	10,890	50' (unless attached)	Front: 5' Side: N/A Rear: 15'		90%	42'	N/A

**GENERAL NOTES**

1. Minimum distance between buildings shall be determined based on Fire Code requirements at the time the building permit application is submitted.
2. Setbacks are measured to the face of proposed structures, including face of porches.
3. Corner lots shall comply with development criteria listed in this chart and be considered to have one front, two sides and a rear.
4. Steps, hardscaping, eaves, and chimneys may encroach into setback areas but not into easements. Front porches shall be allowed to project up to a maximum of 10 feet into the front setback if the garage is setback a minimum of 20 feet from the front road right-of-way.
5. Building heights are measured to the eve of structure.

**VI. STORMWATER MANAGEMENT**

The Property Owner or his successors will prepare a Stormwater Management Plan for each phase of the Preserve at Ravenel PD in accordance with the current stormwater management standards of the Town. The plan will address site hydrological characteristics, pre-development conditions, post-development runoff, and stormwater management facilities for flood control and treatment. The stormwater management plan will consider future construction, and it will detail the ability of the drainage system to treat runoff and control release rates during storm events as required. A preliminary Drainage Map is included as **Exhibit D - Preliminary Drainage Map**.

**VII. WETLANDS**

A Depiction of Wetland's has been prepared and is included on **Exhibit A**. Final wetland delineation shall be completed prior to submittal of development plans to the town of Ravenel. No wetlands shall be impacted without a wetland permit issued by the USACOE and OCRM. The residual agricultural zone will continue under silviculture/agricultural practices until the time infrastructure plans are applied for each specific area.

Wetlands may count as part of the minimum Open Space requirement for the Preserve at Ravenel PD.

**VIII. WATER AND SEWER SERVICE/UTILITY SERVICES/STREETLIGHTS**

Water shall be provided by Charleston Water System (CWS) to development within the Property. A coordination letter from CWS is included in **Exhibit E – Coordination Letters**.

Sanitary Sewer will be provided by the Town of Ravenel/DCWS/CWS via a tri party agreement. An agreement is included as **Exhibit F**. 105,000 gallons per day ("**GPD**") of sewer capacity will be required for the residential portions of The Preserve at Ravenel. Commercial areas will be served via septic.

Electrical service shall be provided by Dominion Energy. A coordination letter from Dominion is included in **Exhibit E – Coordination Letters**.

**IX. SITE ACCESS AND TRAFFIC**

Access to the Property is currently provided via County Line/ Davison Road. The Preserve at Ravenel PD proposes a minimum of 2 points of access off County Line/ Davison Road, as indicated on the Conceptual Land Use Plan.

These access points will require coordination and approval from the SCDOT.

Streets within the property shall be interconnected, as site and environmental conditions allow. Street sections are included as **Exhibit B – Street Sections**.

The Preserve at Ravenel has conducted a traffic study performed by a traffic engineer and is included as Exhibit G. The Town at Ravenel PD shall comply with the improvements recommended by the study and the conditions of the Preserve at Ravenel Development Agreement for Traffic Considerations.

**X. TREE REGULATIONS**

The Preserve at Ravenel PD shall be subject to the requirements of Section 5.15 Tree regulations of the Standard Ordinance with the following exceptions.

**A. Street Trees**

Street trees shall be planted in regular patterns and should be no more than approximately 100 feet on center. If the street trees are planted in a landscape planter strip between the back of curb and the sidewalk, the planter strip shall be a minimum of six (6) feet wide. Each tree planted shall include a 12-month guaranty period. If the street tree fails to survive in the 12-month guaranty period, another street tree shall be replanted with another 12-month guaranty period. Street trees shall be allowed to meet tree mitigation requirements provided the trees are planted adjacent to the mitigation area.

Exact location for planting of mitigation trees shall be approved by Town staff prior to installation. Suitable areas may include public open spaces, buffers, passive recreational areas, and the like.

The Property Owner or its designee shall be responsible for monitoring and implementation of the street tree planting requirement. If the Property Owner designates its obligations hereunder to another entity, the Property Owner must provide the Director of Planning written notification of same. A written schedule and detailed planting plan for the street tree planting requirement shall be submitted to the Town on a yearly basis. The schedule and planting plan shall correspond to implementation of the work no later than the last quarter of the year following the completion of the buildings within a project phase. Following the completion of the work the Property Owner or designee shall request Town inspection for compliance.

Developers within the property shall coordinate the placement of proposed streetlights with the street tree planting required to avoid conflict between the two streetscape elements.

Street Trees shall be a minimum of 2-1/2-inch caliper and of a variety from the following approved street tree list or as approved by the Town Arborist:

- Quercus lyrata 'Highbeam' Highbeam Overcup Oak
- Quercus nuttallii 'Highpoint' Highpoint Nuttall Oak
- Quercus phellos 'Hightower' Hightower Willow Oak
- Quercus virginiana 'highrise' Highrise Live Oak
- Ulmus parvifolia 'Emerll' Allee Allee Elem

**B. Tree Survey Requirements**

Tree surveys, if required will be completed prior to development plan permit.

**C. Tree Clearing**

Mass grading and removal of trees is allowed for construction if the following conditions are met:

- Clearing and mass grading shall only occur one phase of development at a time per each residential neighborhood or commercial area within the Project.

- Where clearing and grading the lots to final design elevations is required to positively drain the roads and lots or the final pad elevations of the proposed lots will exceed 24 inches of elevation change from existing grades.
- Every effort should be made to design around Significant Trees that are graded A or B by a certified arborist. If this is not feasible, they shall be mitigated at 100%. Canopy trees on lots and streets trees may count toward any required mitigation.
- There shall be 1 street tree and 1 Canopy tree per single-family home and/or 1 tree per 2 townhome or duplex units planted in a location approved by the Director of Planning.
- Trees shall be planted at least 10' from any structure including drainage structures.
- Significant trees 24 inches diameter at breast height or greater shall be surveyed if requested by the Town.
- The following tree species shall not be considered significant:
  - Pine, Sweet Gum, Chinese Tallow, and any other invasive species as identified by the State of South Carolina.
- Mitigation shall be based on the Standard Ordinance.
- Clearing associated with Stormwater Management and Erosion Control and Maintenance shall be exempt from any mass clearing restrictions.

#### **XI. LANDSCAPE REGULATIONS**

Except as otherwise provided in the PD, including but not limited to Section X(C) above, the Preserve at Ravenel PD shall be subject to the landscape requirements included in Section 4.2 – Screening, Buffer yards, and Landscape Requirements of the Standard Ordinance.

#### **XII. SIGNAGE REGULATIONS**

Signage for the Preserve at Ravenel PD shall comply with Section 4.3 Sign Regulations of the Standard Ordinance.

#### **XIII. STREET LIGHTING**

The streets within the Preserve at Ravenel PD may include Streetlights. Streetlights shall be selected from the decorative fixtures offered by Dominion Energy of South Carolina. Light pole spacing shall be based on the photometric design standards recommended by Dominion Energy of South Carolina. Final light pole locations shall be coordinated with the street tree plantings to avoid conflict.

#### **XIV. RESIDENTIAL ARCHITECTURAL STANDARDS**

Any residential architectural standards shall comply with Chapter 4 – Land Development Regulations of the Standard Ordinance. Residential architectural standards shall be established by recorded declarations of restrictive covenants (“CCRs”) for the residential communities and governed by an established Design Review Board (DRB).

In addition to Chapter 4, the following will be prohibited:

- Slab on grade construction by requiring all foundation be at least 20" above grade.
- The use of vinyl siding.

#### **XV. PROPERTY OWNERS ASSOCIATIONS**

One or more Property Owners Associations (POAs) shall be established for residential neighborhoods in the PD. Membership in the applicable residential POAs will be mandatory for residential property owners. The POAs will be funded by assessments to be established in recorded restrictive covenants. The POAs' responsibility will be to manage the affairs of the POAs including the enforcement of the restrictive covenants and the maintenance of common areas. Common areas may include, among other items, passive park space, landscape areas, trails, grounds, recreational facilities, common improvements and stormwater detention facilities.

Neighborhood Commercial Centers may or may not have POAs. If a Neighborhood Commercial Center does not have a POA, any common areas, cross easements, or other similar shared use rights will be established and governed by applicable recorded declarations.

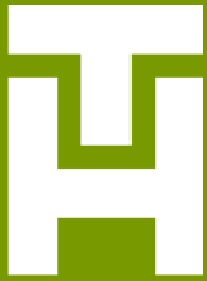
#### **XVI. DESIGN REVIEW PROCESS**

Architectural design review for residential dwellings shall be the responsibility of the Developers and/or the applicable Property Owners' Associations and based on the design guidelines pursuant to CCRs as referenced in Section XIV.

#### **XVII. DEVELOPMENT SCHEDULE**

Following is an approximate development schedule. Actual start dates, rates of home construction and sales, and timing of commercial acreage sales and construction may vary based on market conditions/force majeure such as economic recessions, etc.

1. 2022-2023: Land planning, site civil design, permitting and commencement of construction of phase one of residential development.
2. 2022-2025: Homes sales and continued construction of phase one of residential development. Land planning, site civil design, permitting and commencement of construction of phase two of residential development.
3. 2024-2027: Homes sales of phase one of residential development. Homes sales and continued construction of phase two of residential development
4. 2025-2031: Neighborhood Commercial Center land planning, site civil design, permitting and construction.



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## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

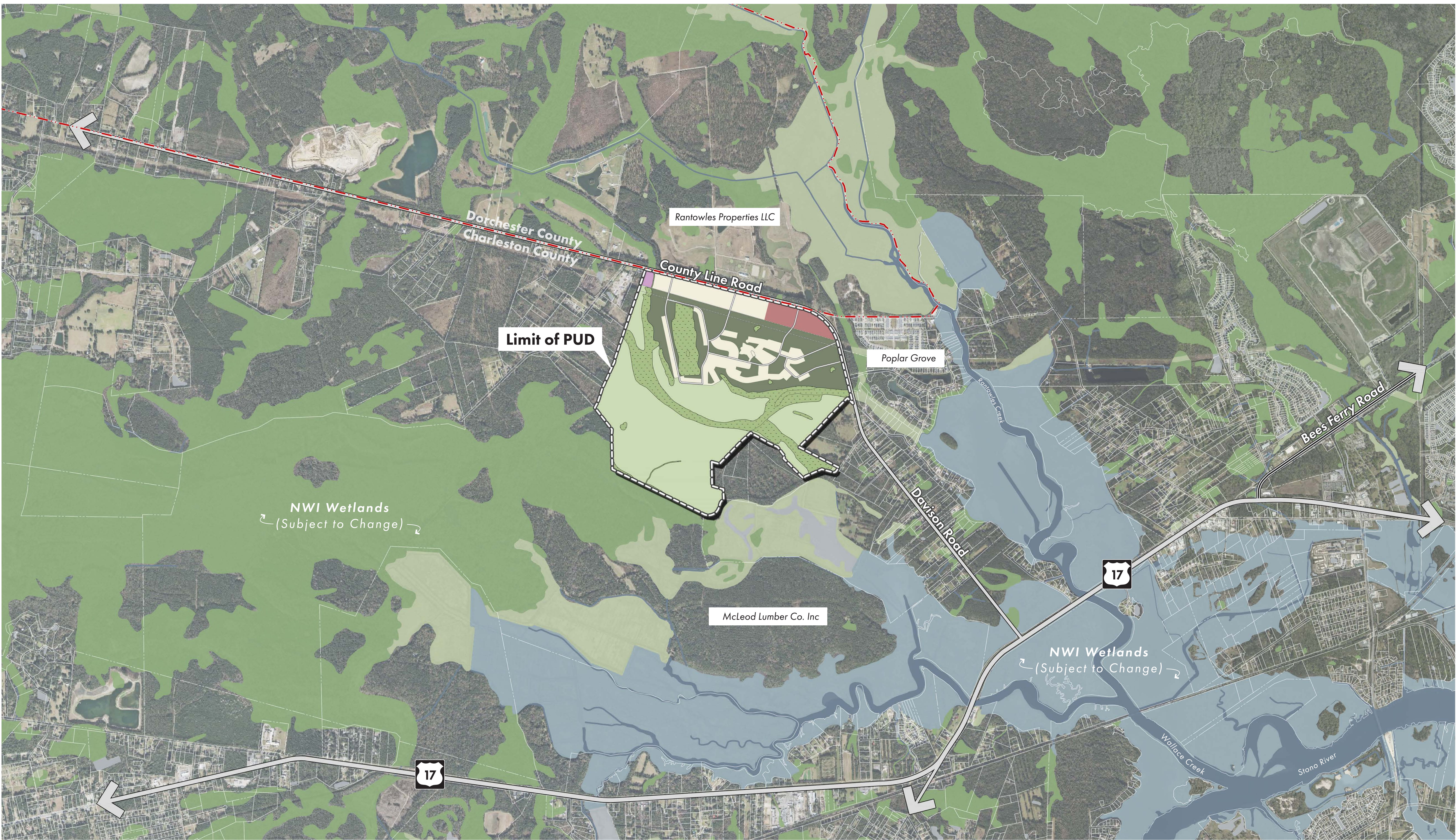
### **EXHIBIT A** **Context, Boundary & Wetland Map**

J – 28397

November 2022



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Davison Investors LLC

**The Preserve at Ravenel**  
**Planned Development District (PD)**

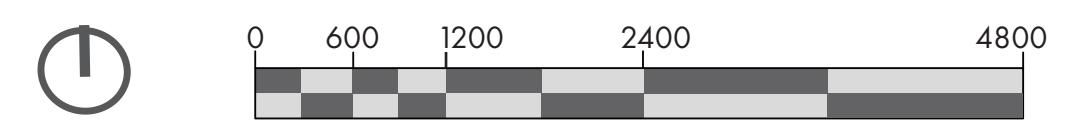
NOVEMBER 15, 2022

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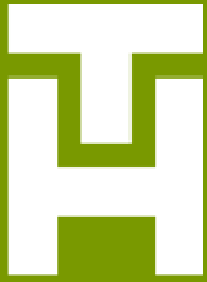
This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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Context Map - Exhibit A  
 Ravenel, South Carolina







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## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

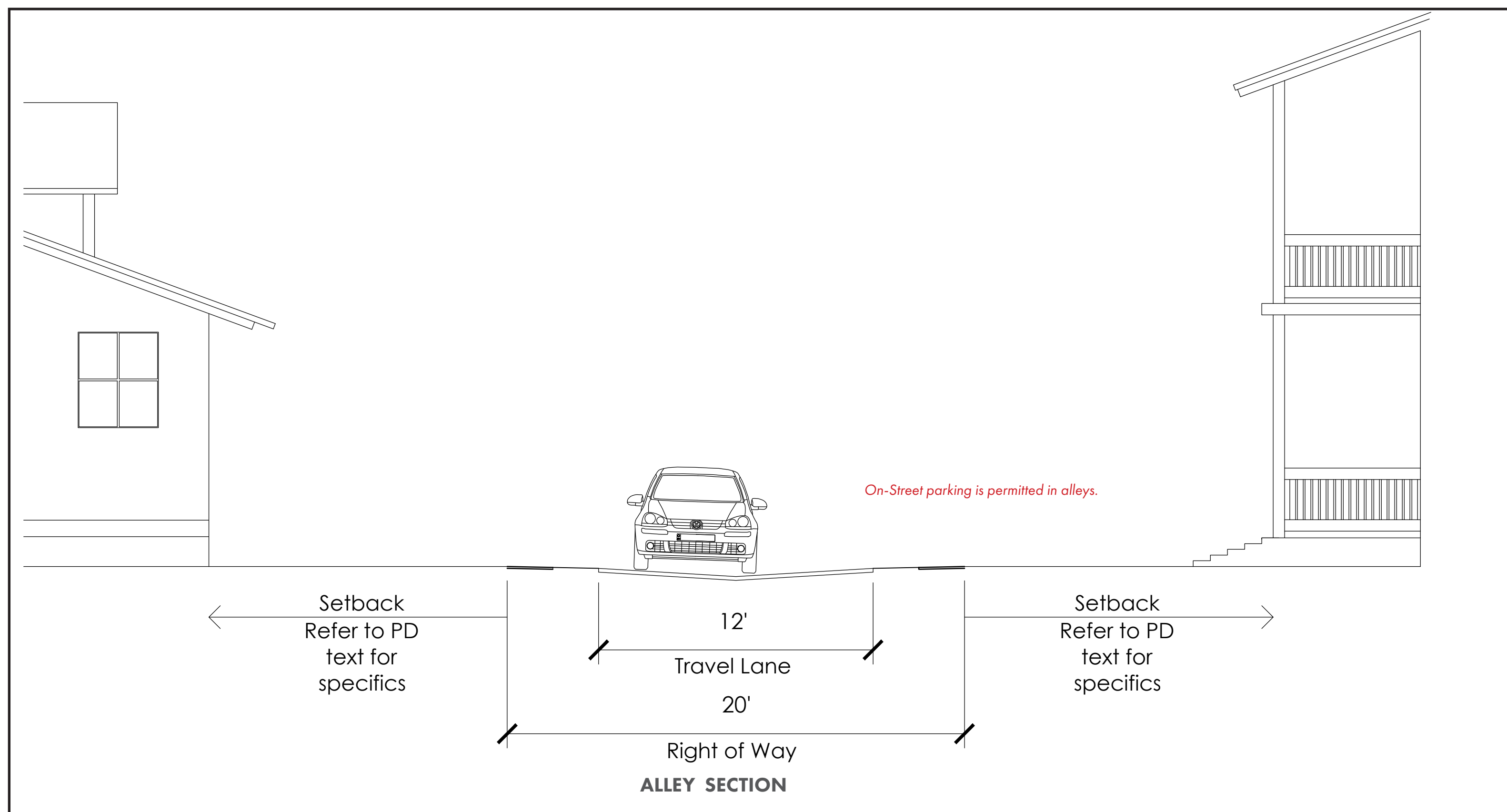
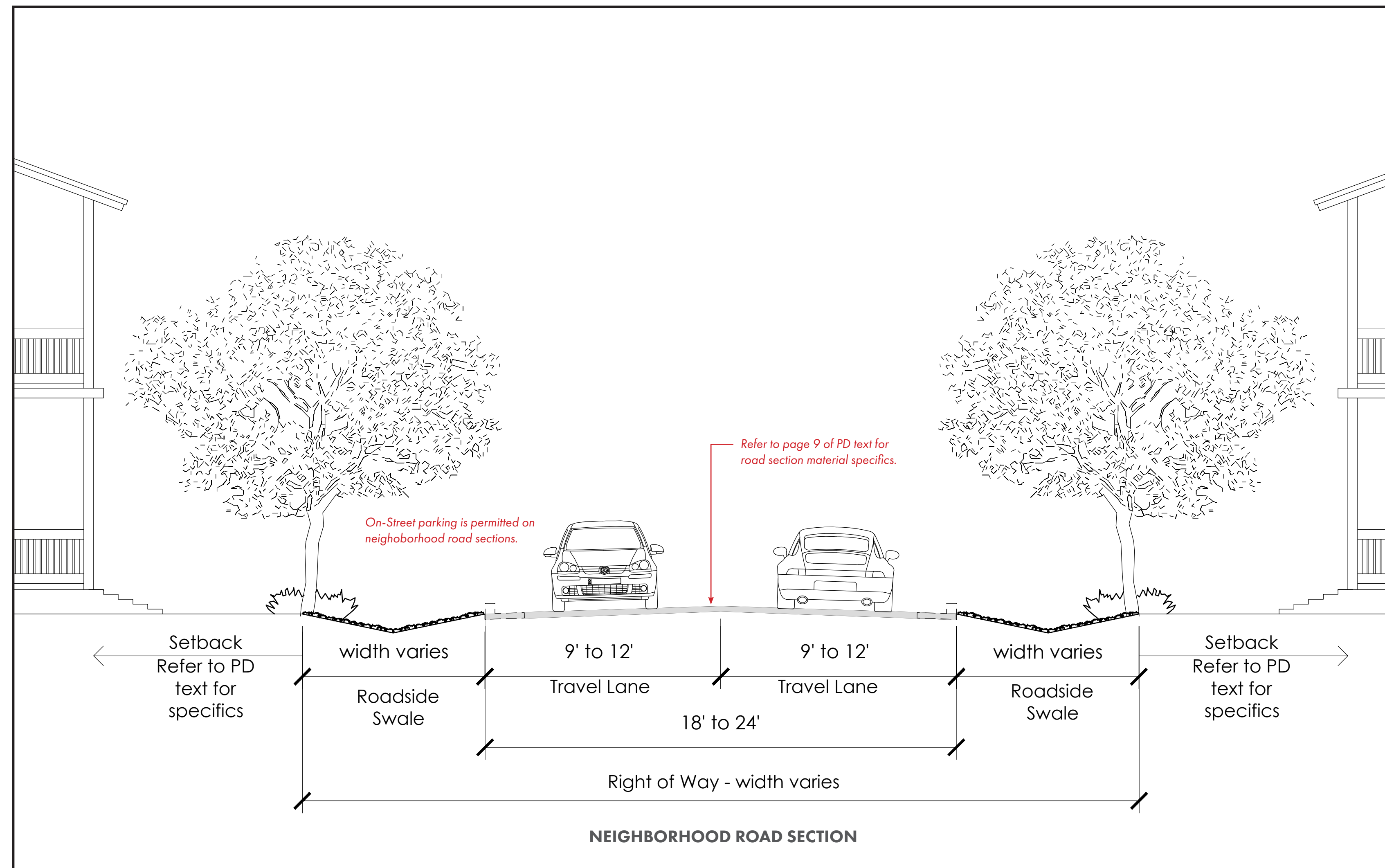
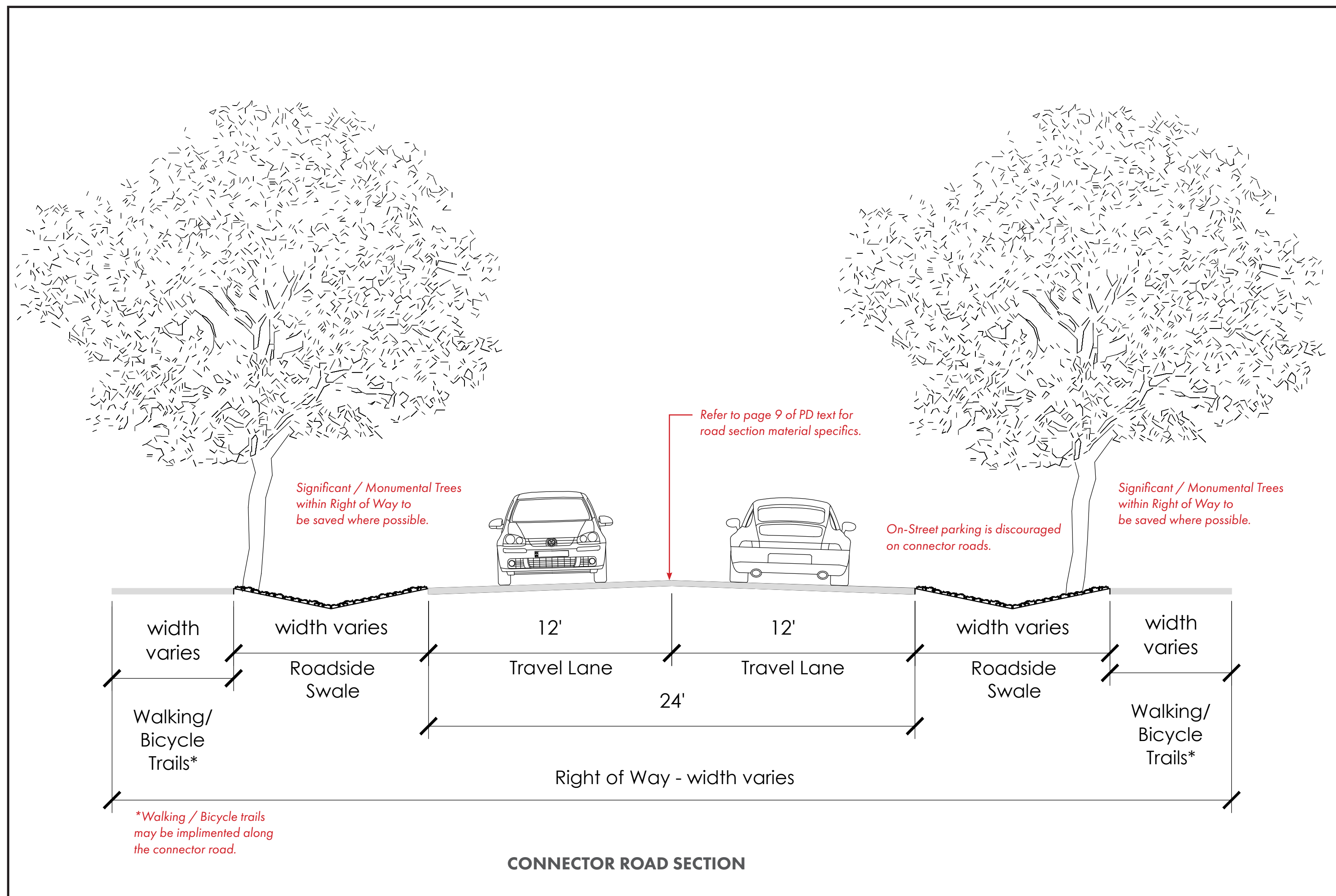
### **EXHIBIT B Street Sections**

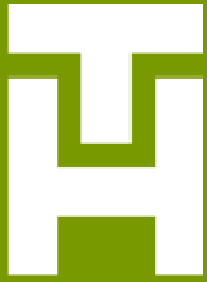
J – 28397

November 2022



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## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

## **EXHIBIT C** **Conceptual Land Use Master Plan**

J – 28397

November 2022



**ALLOWED LAND USE AND DEVELOPMENT STANDARDS**

LAND USE GROUPS OF THE PRESERVE AT RAVENEL PLANNED DISTRICT DEVELOPMENT (PD) ARE GRAPHICALLY DEPICTED AND SUMMARIZED ON THE CONCEPTUAL LAND USE MASTER PLAN.

THE FOLLOWING LAND USE AREAS SHALL BE ALLOWED IN THE PRESERVE AT RAVENEL PD.

1. OPEN SPACE
2. SOCIAL & CULTURAL (SC)
3. RESIDENTIAL SINGLE FAMILY ESTATE
4. RESIDENTIAL SINGLE FAMILY STANDARD
5. RESIDENTIAL TOWNHOMES - ATTACHED
6. COMMERCIAL DISTRICT (CD)
7. RESIDUAL AGRICULTURAL

ALLOWING A LAND USE GROUP DOES NOT OBLIGATE THE LAND OWNER TO PROVIDE THE USE OR FACILITY PROVIDED THE MINIMUM OPEN SPACE, MINIMUM NEIGHBORHOOD COMMERCIAL CENTER AND OTHER PARAMETERS OF THE PD DOCUMENT ARE ADHERED TO.

**ACREAGE SUMMARY**

- UPLAND ACRES:..... ±624.0 ACRES
- WETLAND ACRES (NWI):..... ±130.7 ACRES
- TOTAL ACRES:..... ±754.7 ACRES

**ALLOWED LAND USES SHALL INCLUDE: (PER UPLAND ACRE)**

- OPEN SPACE:..... ±144.5 Ac.
- SOCIAL & CULTURAL:..... 2.0 Ac.\*
- RESIDENTIAL:..... ±117.0 Ac  
*Includes Standard, Estate and Attached Townhomes*
- COMMERCIAL DISTRICT:..... ±25.0 Ac.
- RESIDUAL AGRICULTURAL:..... ±335.5 Ac.

\*2 ACRES OF USABLE UPLAND ACRES MAY BE USED BY THE TOWN OF RAVENEL FOR ANY OF THE FOLLOWING: GOVERNMENT OFFICES/ FACILITIES; PUBLIC ORDER AND SAFETY, POLICE AND FIRE PROTECTION SERVICES.

**MAXIMUM DENSITY:**

RESIDENTIAL: 350 DWELLING UNITS, ± 0.46 DU/GROSS ACRE  
COMMERCIAL DISTRICT: 25 ACRES

**RESIDENTIAL DEVELOPMENT STANDARDS:**

REFER TO PAGE 11, TABLE 2, DEVELOPMENT CRITERIA LOCATED IN THE PRESERVE AT RAVENEL PD.

**COMMERCIAL DISTRICT STANDARDS:**

REFER TO PAGE 11, TABLE 2, DEVELOPMENT CRITERIA LOCATED IN THE PRESERVE AT RAVENEL PD.

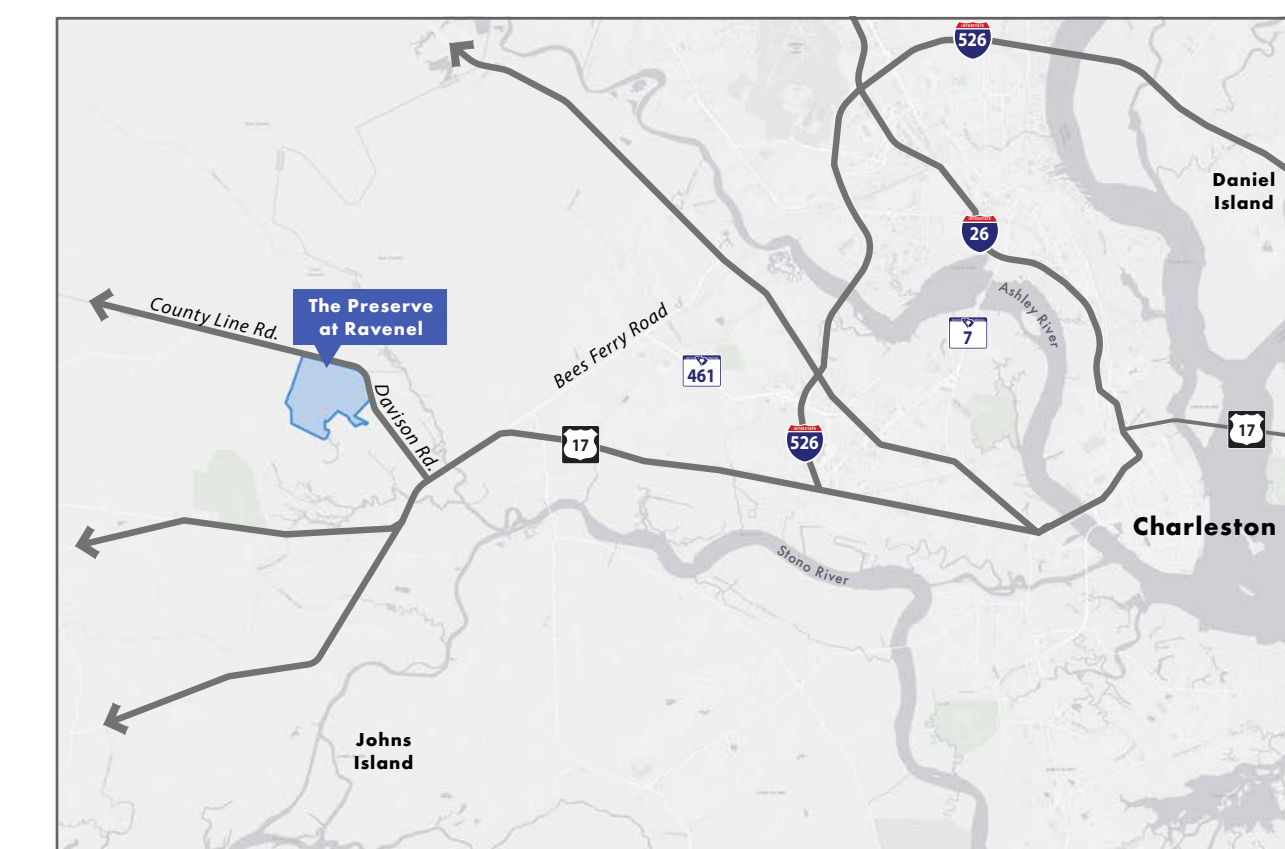
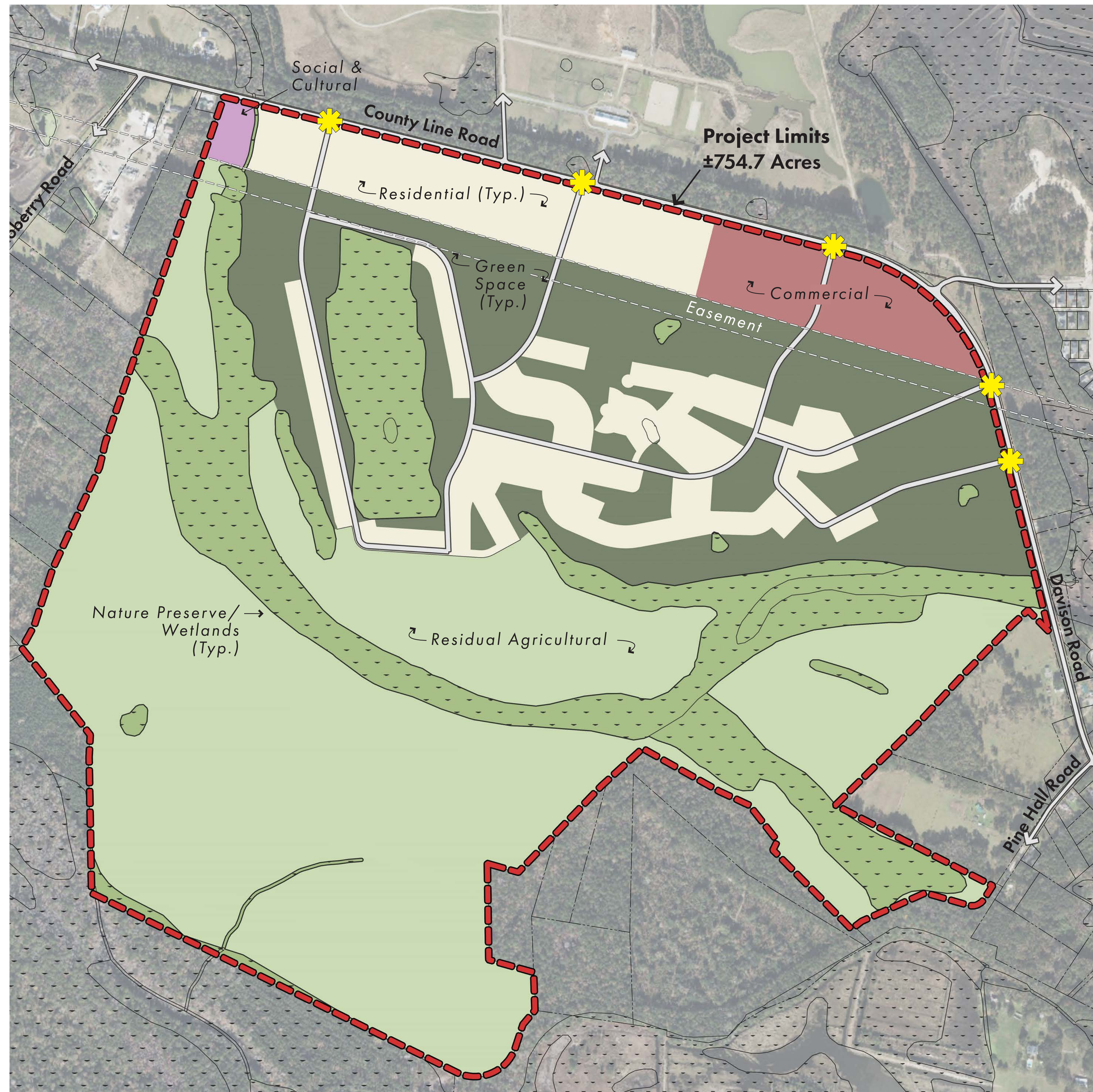
**BUFFER STANDARDS:**

REFER TO PAGE 10, SECTION "J. BUFFERS" LOCATED IN THE PRESERVE AT RAVENEL PD.

NOTES:  
SETBACKS SHALL BE MEASURED TO THE STRUCTURE WALL.  
STRUCTURE EAVES MAY EXTEND INTO THE BUFFER AND SETBACK.  
MINIMUM LOT WIDTH SHALL BE MEASURED AT THE FRONT SETBACK LINE.

**UTILITIES:**

UTILITIES SHALL BE LOCATED UNDERGROUND



**LOCATION MAP**

**LAND USE KEY**

- RESIDENTIAL**
  - SINGLE FAMILY ESTATE
  - SINGLE FAMILY STANDARD
  - TOWNHOMES - ATTACHED
- COMMERCIAL DISTRICT**
- OPEN SPACE**
  - COMMON AREA
  - WETLANDS
  - PONDS
  - LAKES
  - GREEN SPACE
  - TRAILS
  - PARKS
- NATURE PRESERVE / WETLANDS (NWI)**
- RESIDUAL AGRICULTURAL**
- SOCIAL & CULTURAL**
- ACCESS POINT**
- PROPERTY BOUNDARY**

The land use limits indicated on the conceptual land use master plan are not intended to be ridged, exact, bounding lines for future improvements.

The "conceptual land use master plan" for The Preserve at Ravenel PD shall maintain flexibility to accommodate specific soil conditions, environmental concerns, physical constraints, market conditions, and design parameters. Accordingly, the exact location of the elements of the conceptual land use master plan and preliminary design concepts described herein shall be subject to change as phases of the "conceptual land use master plan" area are submitted for detailed development review over the life of the development; provided that the maximum densities, perimeter buffers, minimum open space, and other conditions of The Preserve at Ravenel PD will be adhered to.

The "conceptual land use master plan" for the preserve at ravenel pd text includes amendments and exceptions to the current Charleston county ordinances. The provisions of the "conceptual land use master plan", exhibits, and appendices shall apply to the development of The Preserve at Ravenel PD.





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## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

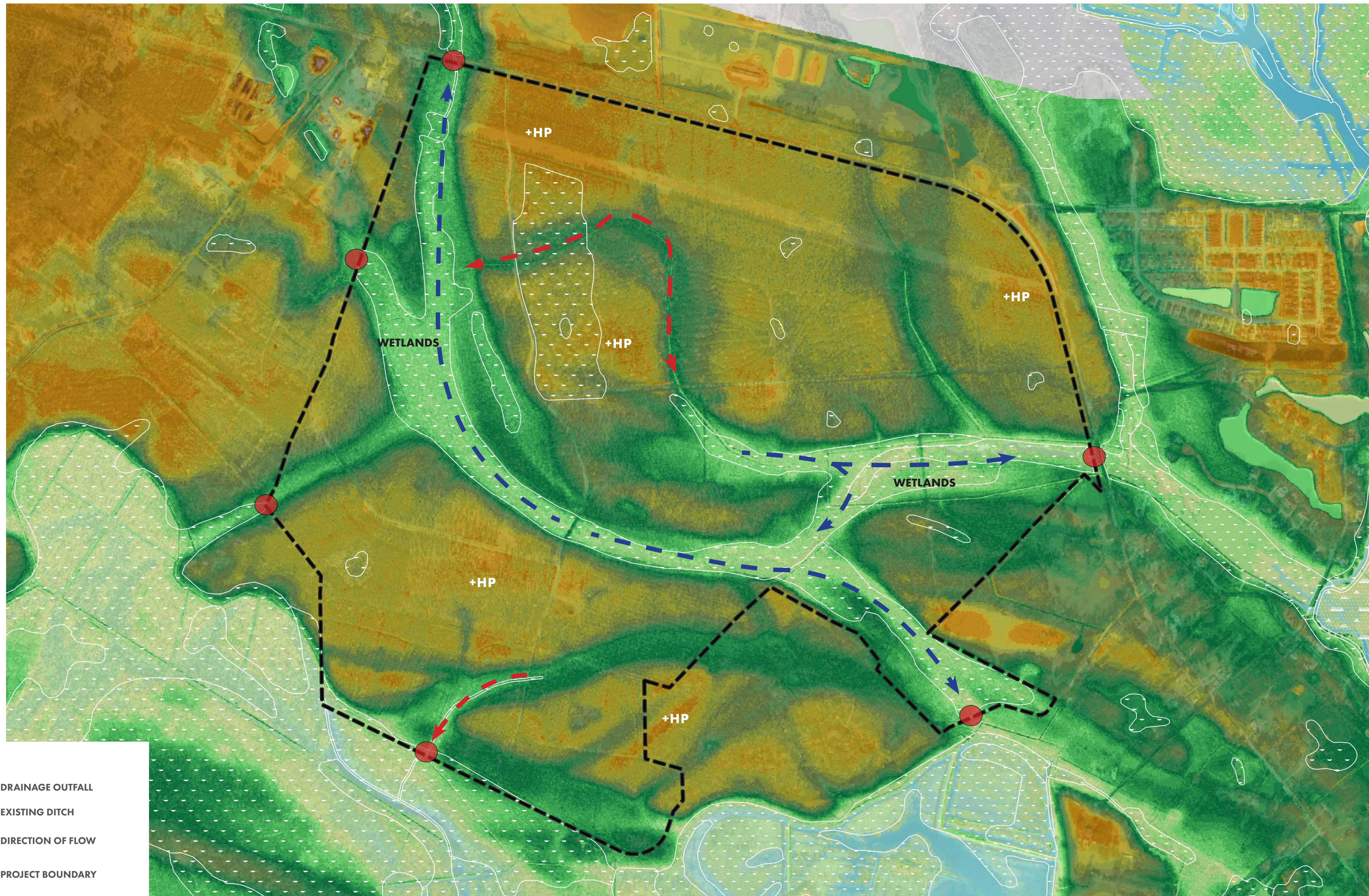
### **EXHIBIT D Preliminary Drainage Map**

J – 28397

November 2022



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**LEGEND**

-  DRAINAGE OUTFALL
-  EXISTING DITCH
-  DIRECTION OF FLOW
-  PROJECT BOUNDARY

Davison Investors LLC

**The Preserve at Ravenel**  
**Planned Development District (PD)**  
 Preliminary Drainage Map - Exhibit F  
 Ravenel, South Carolina

NOVEMBER 15, 2022

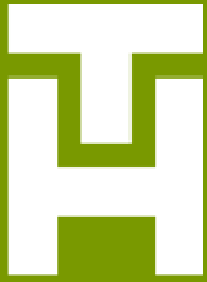
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This map illustrates a general plan of the development which is for discussion purposes only, does not limit or bind the owner/developer, and is subject to change and revision without prior written notice to the holder. Dimensions, boundaries and position locations are for illustrative purposes only and are subject to an accurate survey and property description.

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## **REZONING APPLICATION**

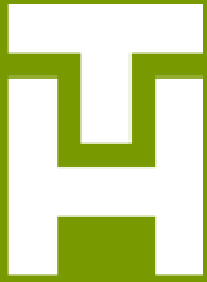
Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

## **EXHIBIT E Coordination Letters**

J – 28397

November 2022

**Dominion Service Letter  
(Pending)**



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## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

### **EXHIBIT F** **Sewer Availability Letter**

J – 28397

November 2022



**FIRST AMENDMENT TO  
THE AMENDED AND RESTATED SEWERAGE AGREEMENT  
FOR TRANSPORTATION, TREATMENT, BILLING AND COLLECTION**

**Charleston Water System and the Town of Ravenel  
With the Consent and Agreement of Dorchester County**

THIS FIRST AMENDMENT TO THE AMENDED AND RESTATED SEWERAGE AGREEMENT FOR TRANSPORTATION, TREATMENT, BILLING AND COLLECTION (this "Amendment and Agreement") is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2022, by and between the TOWN OF RAVENEL (hereinafter referred to as "Ravenel"), and the COMMISSIONERS OF PUBLIC WORKS OF THE CITY OF CHARLESTON d/b/a Charleston Water System (hereinafter referred to as "CPW"), with the consent and agreement of DORCHESTER COUNTY (the "County").

**WITNESSETH**

WHEREAS, Ravenel and CPW entered into that certain Amended and Restated Sewerage Agreement For Transportation and Treatment, Billing and Collection dated July 24, 2012 (the "Ravenel Sewerage Agreement") for a wastewater contract capacity limited to the greater of 612,000 GPD or 2040 ERUs (as defined in the Ravenel Sewerage Agreement); and

WHEREAS, pursuant to the Ravenel Sewerage Agreement, all of Ravenel's wastewater contract capacity with CPW is discharged and transported through the Town of Hollywood, South Carolina's (hereinafter referred to as "Hollywood") sewer collection system before being received by CPW; and

WHEREAS, Ravenel now desires to enter into this Amendment and Agreement to change the discharge location of 350 ERUs of the 2040 ERUs described above from the original discharge point in Hollywood's sewer collection system to the Dorchester County Water and Sewer Poplar Grove Pump Station, under construction, located at the Hamlets in Dorchester County, with the consent of the County, on the terms set forth herein.

**AGREEMENT**

NOW, THEREFORE, in consideration of the mutual covenants set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. Poplar Grove Pump Station. Section A.2. of the Ravenel Sewerage Agreement is hereby deleted and the following is inserted in its place:
2. In the context of this Agreement, the term "transportation and treatment services" shall be understood to mean all efforts and associated costs, including operation and maintenance expense and capital related costs necessary for the receiving of wastewater generated from the Ravenel sewerage system and transporting this

wastewater to CPW's wastewater treatment plant for treatment and ultimate disposal. Specifically, 350 ERUs of the total 2040 ERUs of the wastewater capacity from the Ravenel sewerage system will be received through the Dorchester County Water and Sewer Poplar Grove Pump Station (the "Infrastructure Project"), as described in the Wholesale Wastewater Transportation and Treatment Services and Capacity Agreement dated July 7, 2020 between CPW and the County (the "Dorchester County Contract"), from which this wastewater will be transported to a location designated by CPW for discharge to its collection system and from there to the Plum Island Wastewater Treatment Plant located on James Island. The remainder of the wastewater from the Ravenel sewerage system will continue to be received through Hollywood's collection system to a point designated by CPW for connection to its collection system from which this wastewater will be transported to the Plum Island Wastewater Treatment Plant located on James Island. At this point, all of Ravenel's wastewater will be treated and discharged to the Charleston Harbor, all in accordance with NPDES Permit Number SC0021229.

2. Ravenel Meters. Section A.6. of the Ravenel Sewerage Agreement is hereby deleted and the following is inserted in its place:

6. CPW wholesale charges for transportation and treatment of wastewater generated from the Ravenel sewerage system shall continue to be based upon the actual summed volume of wastewater generated, as measured by (i) a wastewater flow meter located just upstream of Hollywood's Pump Station No. 7 (hereinafter referred to as the "Ravenel Meter #1"); and (ii) a wastewater flow meter located at Ravenel's Pump Station serving the Poplar Grove developments (hereinafter referred to as the "Ravenel Meter #2") located on property in Charleston County designated as TMS# 242-00-00-014 (hereinafter referred to as the "Property"). The Ravenel Meter #1 and the Ravenel Meter #2, together with any and all other meters installed in the future, are collectively referred to herein as the "Meter" or "Meters." The following conditions with respect to the installation, and the operation and maintenance of the Meters shall apply:
  - (a) The Ravenel Meter #1 has been installed by Ravenel in accordance with acceptable engineering standards. The Ravenel Meter #2 and any and all other meters installed in the future shall be installed by Ravenel in accordance with acceptable engineering standards, CPW's specifications and within a reasonable timeframe.
  - (b) CPW shall continue to be responsible for properly maintaining the Meters and shall require the Meters to be calibrated by an independent contractor, selected by CPW no less than every six (6) months, and shall furnish Ravenel and Hollywood a copy of the certified test results. A Meter registering not more than ten percent (10%) above or below the actual flow tested shall be deemed accurate and functioning properly. CPW shall bill Ravenel for each calibration required.

- (c) Upon the discovery that any Meter is malfunctioning, CPW shall arrange for the repair or replacement of said meter(s). In the event that it is determined that any such Meter has not been functioning properly or is out of service for a period of thirty-one (31) days or less, billing for that period of time shall be determined by recognizing the average daily quantity of wastewater registered during the last full month during which the Meter functioned properly. Upon evidence that the Meter has inaccurately registered for a period of time exceeding thirty-one (31) days, the quantity used for billing purposes shall be calculated utilizing the monthly average for the previous six (6) month period or such lesser period of months if the inaccurate measurements occur within the first six (6) months of operation.
- (d) CPW shall read the Meter(s) on a monthly basis and shall furnish Ravenel, not later than the fifteenth (15<sup>th</sup>) day of each month, an itemized statement of charges for the net amount of wastewater received through the Meter(s) during the preceding month. Ravenel shall make payment thereof (at CPW's published wholesale wastewater rate in effect at the time of billing), at the office of CPW, within ten (10) days after receipt of said statement, or CPW shall opt to retain said monthly wholesale wastewater billing charge from the collections of Ravenel's monthly retail wastewater billings. Such wholesale wastewater rates may be amended from time to time in accordance with Section B of the Ravenel Sewerage Agreement.
- (e) Charges payable by Ravenel for transportation and treatment services furnished by CPW shall be those provided for under Section B of the Ravenel Sewerage Agreement, entitled "Basis of Charge for Transportation and Treatment Services".
- (f) All future expenses associated with the installation, periodic repair, maintenance and/or replacement of the Meter(s) shall continue to be incorporated into CPW's wholesale monthly wastewater charge for transportation and treatment, to be paid by Ravenel.
- (g) Should Ravenel default in any such payment, or portion thereof, interest thereon shall accrue at the rate in accordance with CPW policy. In the event such default shall continue for a period in excess of thirty (30) days after notice (in writing by CPW to Ravenel), CPW may, at its discretion, either suspend delivery of water service to any and all existing customers tied into the Ravenel sewerage system (and shall place a moratorium on the issuance of additional water or sewer service connection permits); and/or retain all retail customer revenue necessary to cover CPW's costs incurred for wholesale transportation and treatment services during the period of such default.

3. Consent of County. The County hereby joins in this Amendment and Agreement to consent to Ravenel's wastewater flow through the Dorchester County Water and Sewer Poplar Grove Pump Station, subject to the payment by Ravenel of the service charge described in Section 4 below.

4. County Service Charge. For the use the Dorchester County Water and Sewer Poplar Grove Pump Station, Ravenel shall pay the County 15% of the total monthly wholesale wastewater service charges billed by CPW to Ravenel for the wastewater flow measured by Ravenel Meter #2. CPW shall provide a copy of Ravenel's monthly billing statement for Ravenel Meter #2 to the County, which the County shall use to bill Ravenel for use of the Dorchester County Water and Sewer Poplar Grove Pump Station. Ravenel shall make payment to the County within 30 days after the receipt of the billing statement from the County. If Ravenel defaults in any required payments to the County, interest thereon shall accrue at the rate in accordance with County policy. In the event such default shall continue in excess of thirty (30) days after written notice from the County to Ravenel and CPW, the County may, at its discretion, suspend wholesale wastewater services to the Property serviced by Ravenel.

5. 208 Plan Amendment. The parties acknowledge the change is not subject to the 208 Areawide Water Quality Management Plan with the Berkeley Charleston Dorchester Council of Governments, pursuant to Section 208 of the federal Clean Water Act, because Ravenel was originally discharging to the CPW collection system and treatment is still being provided by CPW at the Plum Island Wastewater Treatment Plant.

6. Affirmation. Ravenel and CPW specifically reaffirm, acknowledge, ratify, and agree to the all of the terms and provisions of the Ravenel Sewerage Contract, as amended hereby, as if more fully stated herein.

7. Agreement Effective. Except as specifically amended and modified by this Amendment and Agreement, the Ravenel Sewerage Contract shall continue in full force and effect in accordance with its terms.

8. Counterparts. This Amendment and Agreement may be executed in any number of identical counterparts, any and all of which may contain the signatures of fewer than all of the parties but all of which shall be taken together as a single instrument. Signatures to this Amendment and Agreement may be delivered in electronic form, which shall be binding on the party on whose behalf such signature is tendered.

[Signature page follows]

IN WITNESS WHEREOF, the parties hereto have hereunto set their hands and seal this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

COMMISSIONERS OF PUBLIC WORKS  
OF THE CITY OF CHARLESTON


By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

TOWN OF RAVENEL

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

WITH THE CONSENT AND AGREEMENT OF DORCHESTER COUNTY:

DORCHESTER COUNTY

By:   
Name: Jason L. Ward  
Title: County Administrator



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## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

## **EXHIBIT G Traffic Impact Study**

J – 28397

November 2022



# SOUTHEASTERN FAMILY HOMES

**2021**  
January

DRAFT

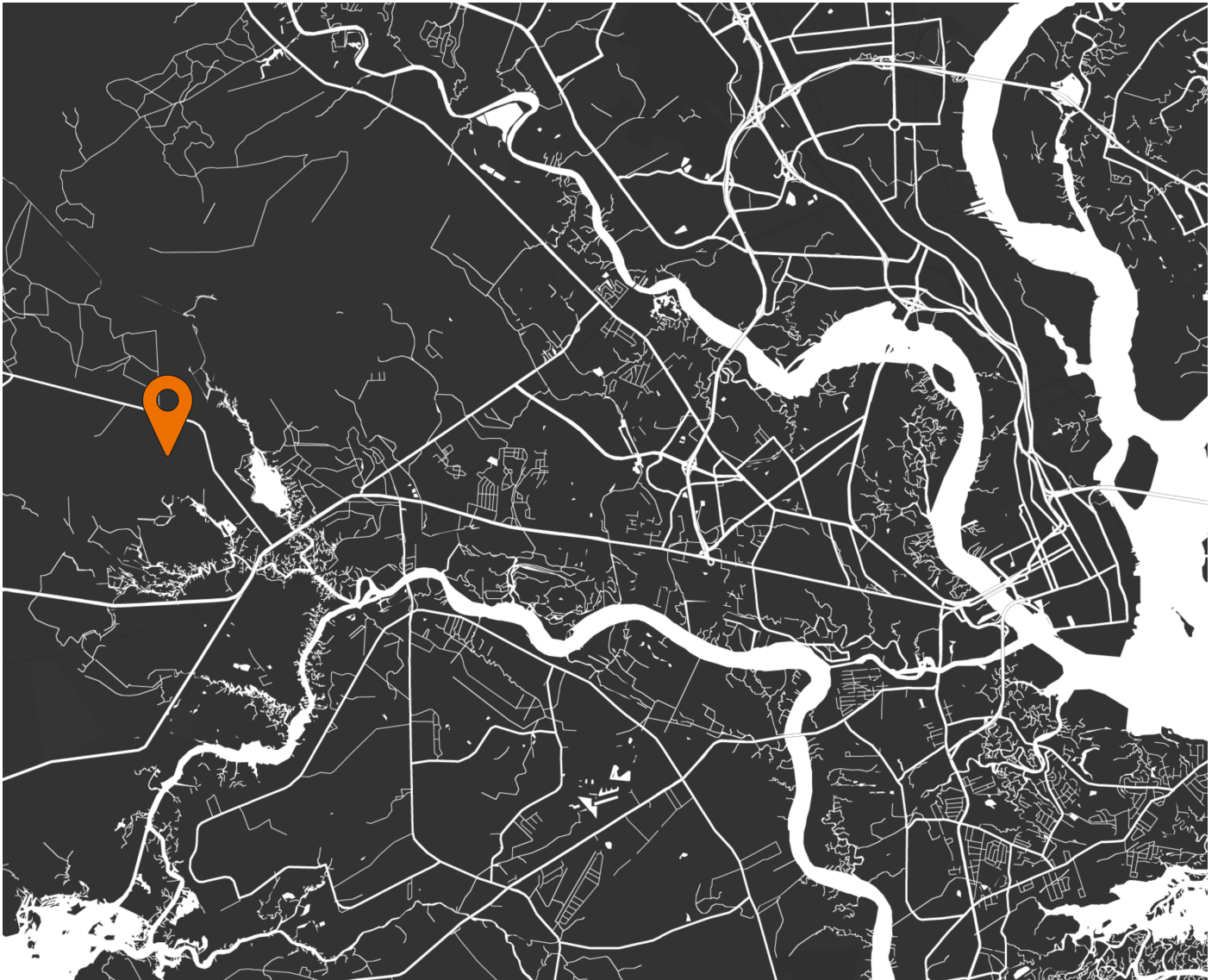
PREPARED FOR: **SEFH OF SOUTH CAROLINA, LLC**

3950 BERBERIS LANE // RAVENEL, SC 29470

## TRAFFIC IMPACT ANALYSIS

ALONG COUNTY LINE ROAD/DAVISON ROAD  
IN CHARLESTON COUNTY, SOUTH CAROLINA

PREPARED BY: **STANTEC CONSULTING SERVICES INC.** // N. CHARLESTON, SC





# SOUTHEASTERN FAMILY HOMES TRAFFIC IMPACT ANALYSIS

This document entitled "Southeastern Family Homes Traffic Impact Analysis" was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of SEFH of South Carolina, LLC (the "Client"). Any reliance on this document by any third party is strictly prohibited. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by: \_\_\_\_\_

**Joshua Mitchell, PE**

Reviewed by: \_\_\_\_\_

**Stuart Day, PE, PTOE**

Approved by: \_\_\_\_\_

**Joshua Mitchell, PE**





# TABLE OF CONTENTS



<b>EXECUTIVE SUMMARY</b> .....	<b>I</b>
<b>1.0 INTRODUCTION</b> .....	<b>1.1</b>
1.1 PROJECT BACKGROUND.....	1.1
1.2 EXISTING ROADWAY CONDITIONS.....	1.1
<b>2.0 DRIVEWAY SPACING REVIEW</b> .....	<b>2.1</b>
<b>3.0 PROJECT TRAFFIC</b> .....	<b>3.1</b>
3.1 PROPOSED LAND USES.....	3.1
3.2 TRIP GENERATION ESTIMATES.....	3.1
3.3 TRIP DISTRIBUTION & ASSIGNMENT.....	3.1
<b>4.0 TRAFFIC VOLUME DEVELOPMENT</b> .....	<b>4.1</b>
4.1 EXISTING TRAFFIC VOLUMES.....	4.1
4.2 FUTURE TRAFFIC PROJECTIONS.....	4.1
<b>5.0 TRAFFIC IMPACT ANALYSIS</b> .....	<b>5.1</b>
5.1 TURN LANE ANALYSIS.....	5.1
5.1.1 Right-Turn Lanes.....	5.1
5.1.2 Left-Turn Lanes.....	5.2
5.2 INTERSECTION LOS ANALYSIS.....	5.3
<b>6.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS</b> .....	<b>6.1</b>

## LIST OF TABLES

Table 2.1 – Minimum Driveway Spacing*.....	2.1
Table 3.1 – Trip Generation Estimates.....	3.1
Table 5.1 – Right-Turn Lane Criteria Warrants.....	5.1
Table 5.2 – Left-Turn Lane Criteria Warrants.....	5.2
Table 5.3 – HCM 2010 Intersection LOS Criteria.....	5.3
Table 5.4 – Peak Hour Intersection Analysis Results.....	5.4

## LIST OF EXHIBITS

Exhibit 1.1 – Southeastern Family Homes Location Map.....	1.2
Exhibit 1.2 – Southeastern Family Homes Site Plan.....	1.3
Exhibit 3.1 – Project Traffic Distribution and Assignment.....	3.2
Exhibit 3.2 – AM and PM Peak Hour Project Traffic Volumes.....	3.3
Exhibit 4.1 – 2020 Existing Peak Hour Traffic Volumes.....	4.2
Exhibit 4.2 – Vested Traffic Volumes from the Nearby Poplar Grove Development.....	4.3
Exhibit 4.3 – 2025 No Build Peak Hour Traffic Volumes.....	4.4
Exhibit 4.4 – 2025 Build Peak Hour Traffic Volumes.....	4.5
Exhibit 5.1 – 2025 No Build and Build Improved Level of Service Results.....	5.5

## LIST OF APPENDICES

Appendix A	Trip Generation Worksheets
Appendix B	Traffic Volume Data
Appendix C	Traffic Volume Development Worksheets
Appendix D	Analysis Worksheets: 2020 Existing Conditions
Appendix E	Analysis Worksheets: 2025 No Build Conditions
Appendix F	Analysis Worksheets: 2025 Build Conditions
Appendix G	Analysis Worksheets: 2025 Build Conditions w/ Recommended Improvements
Appendix H	Turn Lane Analysis Worksheets



## EXECUTIVE SUMMARY

A traffic impact analysis was conducted for the proposed Southeastern Family Homes development in accordance with SCDOT and Charleston County guidelines.

The proposed Southeastern Family Homes development is located west of Davison Road and south of County Line Road in Charleston County, South Carolina and will consist of 390 single-family detached homes and 110 multifamily housing units (low-rise).

Access to the development will be provided through 5 (five) proposed full access driveway(s) along the western/southern side of Davison Road/County Line Road, all of which meet the SCDOT spacing requirements:

- ❖ Project Driveway #1 is proposed to align opposite of Ten Shillings Way;
- ❖ Project Driveway #2 is proposed to be located between Ten Shillings Way and Bulow Landing Road;
- ❖ Project Driveway #3 is proposed to align opposite of Bulow Landing Road;
- ❖ Project Driveway #4 is proposed to align opposite of the existing Equestrian Center driveway; and
- ❖ Project Driveway #5 is proposed to be located between Project Driveway #4 and the existing Moberry Road/S-10-1447.

Therefore, the extent of the roadway network analyzed consisted of the 6 (six) intersections of:

1. Davison Road & US 17/Savannah Highway;
2. Davison Road & Ten Shillings Way/Project Driveway #1
3. Davison Road & Project Driveway #2
4. Davison Road/County Line Road & Bulow Landing Road/Project Driveway #3;
5. County Line Road & Equestrian Center Driveway/Project Driveway #4; and
6. County Line Road & Project Driveway #5.

The operation of each of these intersections (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Southeastern Family Homes development.

Intersection level of service (LOS) grades range from LOS A to LOS F. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays. LOS A, B, C, and D are considered to indicate acceptable intersection operation whereas LOS E and F are considered to indicate undesirable intersection operation.

The results of the analysis indicate that the study intersections (including the intersection of US 17/Savannah Highway & Davison Road) currently operate and are expected to continue to operate at an acceptable LOS D or better with the proposed Southeastern Family Homes development, with only one exception at one of the project driveways:

The intersection of Davison Road & Ten Shillings Way/Project Driveway #1 is anticipated to experience undesirable delay (LOS E) in the PM peak hour of the 2025 Build Conditions. However, this projected delay is likely due to the conservative nature of the *HCM 2010* unsignalized methodology and is not an uncommon condition for two-way stop control during the peak hours of the day. Therefore, no improvements to mitigate this delay are recommended.

Based on the turn lane criteria in SCDOT's *Roadway Design Manual*, exclusive westbound/northbound left-turn lanes along County Line Road/Davison Road are recommended at *Project Driveways #1, #2, #3, and #4* prior to full buildout of the Southeastern Family Homes development. However, it is recommended that a detailed, phased traffic study be performed in the future to determine the precise timing and threshold of development triggering the need for these turn lanes.

Per the criteria documented in SCDOT's *Access and Roadside Management Standards*, it is recommended that when installed, each of the four recommended exclusive left-turn lanes consist of a total of 380 feet, with 200 feet of storage and a 180-foot taper.



## 1.0 INTRODUCTION

### 1.1 PROJECT BACKGROUND

The purpose of this report is to document the procedures and findings of a traffic impact analysis for the proposed Southeastern Family Homes development in accordance with SCDOT and Charleston County guidelines. The proposed Southeastern Family Homes development is located west of Davison Road and south of County Line Road in Charleston County, South Carolina, as shown in **Exhibit 1.1**, and will consist of the following land uses, with anticipated completion in 2025:

- ❖ 390 Single-Family Detached Housing Units; and
- ❖ 110 Multifamily Housing (Low-Rise) Units.

Access to the development will be provided through 5 (five) proposed full access driveway(s) along the western/southern side of Davison Road/County Line Road, as shown in the site plan in **Exhibit 1.2**.

Project Driveway #1 is proposed to align opposite of Ten Shillings Way; Project Driveway #2 is proposed to be located between Ten Shillings Way and Bulow Landing Road; Project Driveway #3 is proposed to align opposite of Bulow Landing Road; Project Driveway #4 is proposed to align opposite of the existing Equestrian Center driveway; and Project Driveway #5 is proposed to be located between Project Driveway #4 and the existing Moberry Road/S-10-1447.

The traffic impact analysis considers the weekday AM peak hour (between 7:00 AM and 9:00 AM) and the weekday PM peak hour (between 4:00 PM and 6:00 PM) as the study time frames.

The extent of the existing roadway network to be studied consists of the 6 (six) intersections of:

1. Davison Road & US 17/Savannah Highway;
2. Davison Road & Ten Shillings Way/Project Driveway #1
3. Davison Road & Project Driveway #2
4. Davison Road/County Line Road & Bulow Landing Road/Project Driveway #3;
5. County Line Road & Equestrian Center Driveway/Project Driveway #4; and
6. County Line Road & Project Driveway #5.

### 1.2 EXISTING ROADWAY CONDITIONS

County Line Road/Davison Road is a two-lane Major Collector that primarily serves residential and agricultural land uses. The posted speed limit is 45 mph and the average annual daily traffic (AADT) in 2019 was 3,800 vehicles/day. Based upon existing turning movement counts, the percentage of heavy vehicles along County Line Road/Davison Road is approximately 7%.

US 17/Savannah Highway is a four-lane, divided Principal Arterial that primarily serves commercial and residential land uses. The posted speed limit is 55 mph and the average annual daily traffic (AADT) in 2019 was 34,900 vehicles/day. Based upon existing turning movement counts, the percentage of heavy vehicles along US 17/Savannah Highway is approximately 5%.





Exhibit 1.1 – Southeastern Family Homes Location Map

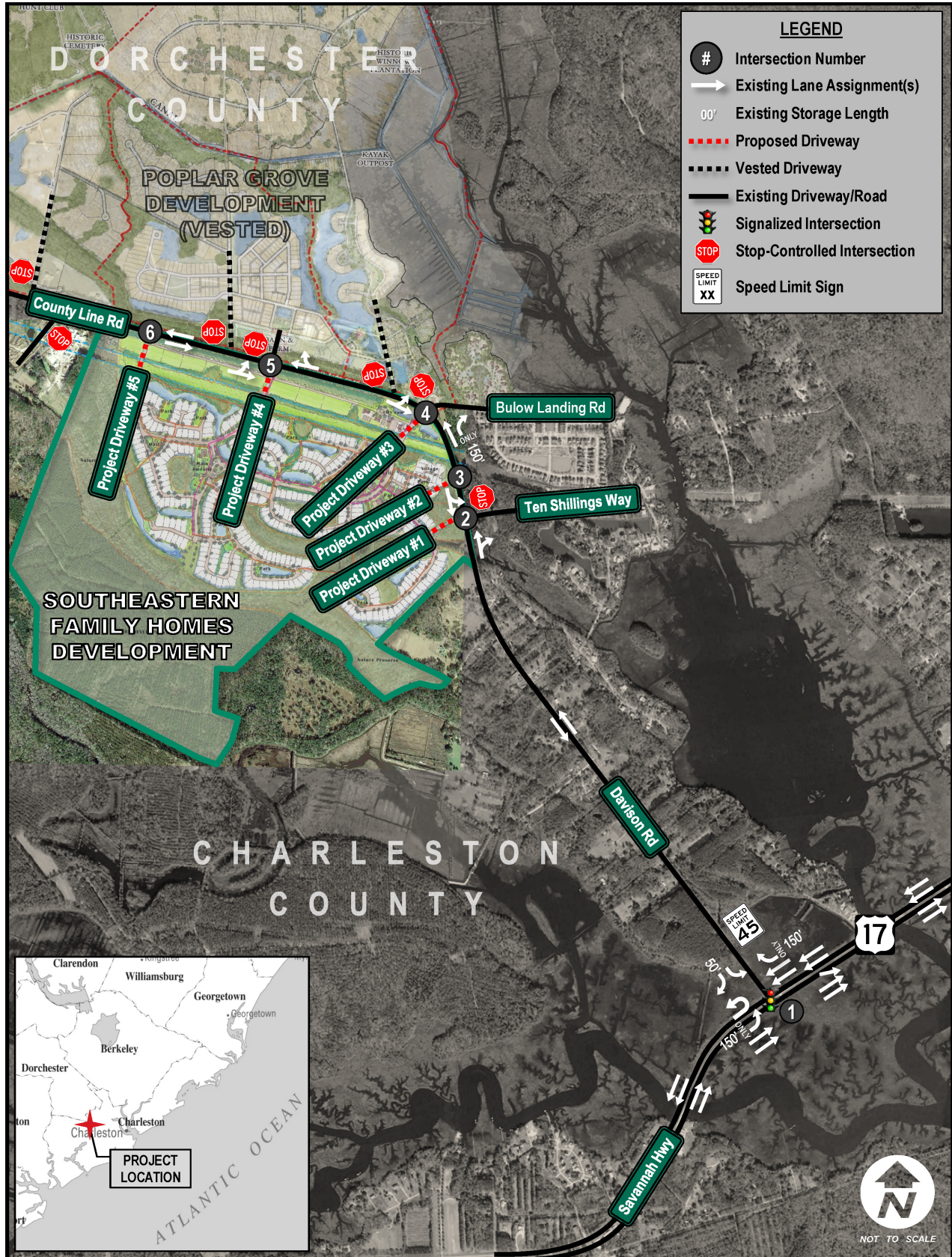






Exhibit 1.2 – Southeastern Family Homes Site Plan



PREPARED FOR:  
COUNTY LINE INVESTORS

750-ACRE PROPERTY  
ILLUSTRATIVE CONCEPTUAL  
MASTER PLAN

DISCLAIMER:  
THIS ILLUSTRATIVE CONCEPTUAL MASTER PLAN REPRESENTS A PRELIMINARY DESIGN AND SHOULD NOT BE RELIED UPON FOR ACCURACY. ALL ASPECTS OF THE PLAN INCLUDING LOT DIMENSIONS ARE SUBJECT TO CHANGE WITHIN THE GUIDELINES OF THE APPROVED PLANNED DEVELOPMENT DISTRICT PLAN.

PREPARED BY:  
DESIGNWORKS LC CHARLESTON SC

17 NOVEMBER 2020

- City Government Parcel: (Fire station, ...)
- 9 Estates lots  
Size: 400'x200'
- 68 Townhouses  
Size: 25'x120'
- 66 Small lots  
Sizes: 65'/75'x120'
- 296 Medium lots Northern Area  
Sizes: 75'/80'/90'x150'

Total : 439 Units

Legend:

- Nature Preserve
- Neighborhood park
- Community Amenity
- Canals Ponds Lakes
- Power Easement
- Property Lines
- Multi use trail:
  - golf cart
  - bike
- Limited use trail:
  - bike
  - pedestrian



## 2.0 DRIVEWAY SPACING REVIEW

Access to the development will be provided through 5 (five) proposed full access driveway(s) along the western/southern side of Davison Road/County Line Road.

Project Driveway #1 is proposed to align opposite of Ten Shillings Way; Project Driveway #2 is proposed to be located between Ten Shillings Way and Bulow Landing Road; Project Driveway #3 is proposed to align opposite of Bulow Landing Road; Project Driveway #4 is proposed to align opposite of the existing Equestrian Center driveway; and Project Driveway #5 is proposed to be located between Project Driveway #4 and the existing Moberry Road/S-10-1447.

A review of the driveway spacing of the proposed driveways was completed based on information contained in SCDOT's *Access & Roadside Management Standards (ARMS)* manual (2008), shown in the adapted **Table 2.1**.

**Table 2.1 – Minimum Driveway Spacing\***

Posted Speed Limit (mph)	AADT ≥ 2000; or Driveways Generating > 50 Peak Hour Trips	AADT < 2000
30	160 ft	75 ft
35	220 ft	125 ft
40	275 ft	175 ft
45	325 ft	225 ft
≥ 50	400 ft	275 ft

\*Figure 3-7 of *Access & Roadside Management Standards, 2008, SCDOT*

Based upon the 45-mph speed limit and the driveway spacing criteria of *ARMS*, **a minimum of 325 feet is required** for full access along County Line Road/Davison Road.

**Project Driveway #1** is proposed to be aligned with the existing Ten Shillings Way, located approximately 550 feet south of the proposed Project Driveway #2 and approximately 775 feet north of the next closest residential driveway to the south, both of which meet the spacing criteria.

**Project Driveway #2** is proposed to be located approximately 1,300 feet south of Bulow Landing Road and approximately 550 feet north of Ten Shillings Way, both of which meet the spacing criteria.

**Project Driveway #3** is proposed to be aligned with the existing Bulow Landing Road, located approximately 550 feet east of a proposed Poplar Grove Development driveway and approximately 1,800 feet north of Ten Shillings Way, both of which meet the spacing criteria.

**Project Driveway #4** is proposed to be aligned with the existing Equestrian Center driveway, located approximately 660 feet east of one proposed Poplar Grove development driveway and approximately 2,000 west of another proposed Poplar Grove development driveway, both of which meet the spacing criteria.

**Project Driveway #5** is proposed to be located approximately 1,300 feet east of the existing Moberry Road/S-10-1447 and approximately 1,400 feet west of a proposed Poplar Grove development driveway, both of which meet the spacing criteria.



### 3.0 PROJECT TRAFFIC

#### 3.1 PROPOSED LAND USES

Project Traffic in this analysis is defined as the vehicle trips anticipated to be generated by the proposed Southeastern Family Homes development. These trips were distributed and assigned throughout the study roadway network.

The Southeastern Family Homes development is proposed to consist of the following land uses:

- ❖ 390 Single-Family Detached Housing Units; and
- ❖ 110 Multifamily Housing (Low-Rise) Units.

#### 3.2 TRIP GENERATION ESTIMATES

The trip generation potential for the development was estimated using information contained in ITE's *Trip Generation Manual*, 10<sup>th</sup> Edition (2017) reference. The estimates utilized the following land use codes:

- ❖ LUC 210 – Single Family Detached Housing; and
- ❖ LUC 220 – Multifamily Housing (Low-Rise).

Due to the nature of the proposed Southeastern Family Homes development, internal capture trips, pass-by trips, and multimodal reduction were not considered in the trip generation estimates. The trip generation estimates for the development are shown below in **Table 3.1** and documented in **Appendix A**.

#### 3.3 TRIP DISTRIBUTION & ASSIGNMENT

New external traffic expected to be generated by the Southeastern Family Homes development was distributed and assigned to the roadway network based upon existing travel patterns in the area. The general distribution of project trips was assumed to be:

- ❖ 15% to/from the west via County Line Road
- ❖ 70% to/from the north via US 17/Savannah Highway
- ❖ 15% to/from the south via US 17/Savannah Highway

The assignment of new external project traffic anticipated to be generated by the Southeastern Family Homes development is illustrated in **Exhibit 3.1** and the AM and PM peak hour project traffic volumes are illustrated in **Exhibit 3.2**.

**Table 3.1 – Trip Generation Estimates**

Land Use	ITE LUC	Scale	Daily	Weekday AM Peak Period		Weekday PM Peak Period	
				Enter	Exit	Enter	Exit
Single Family Detached Housing	210	390 Units	3,638	71	211	236	139
Multifamily Housing (Low-Rise)	220	110 Units	792	12	40	40	24
<b>New, External Trips</b>			<b>4,430</b>	<b>83</b>	<b>251</b>	<b>276</b>	<b>163</b>



Exhibit 3.1 – Project Traffic Distribution and Assignment

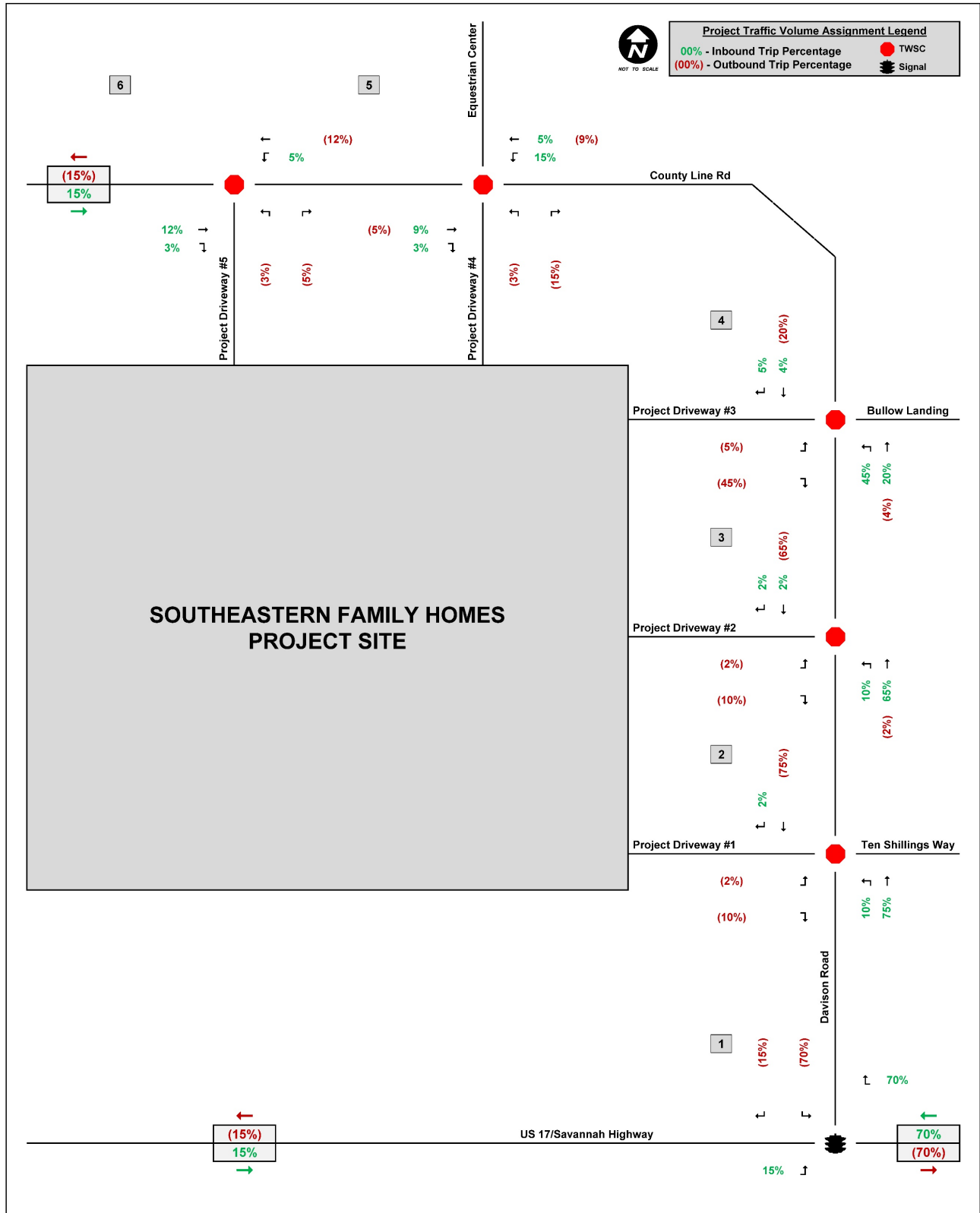
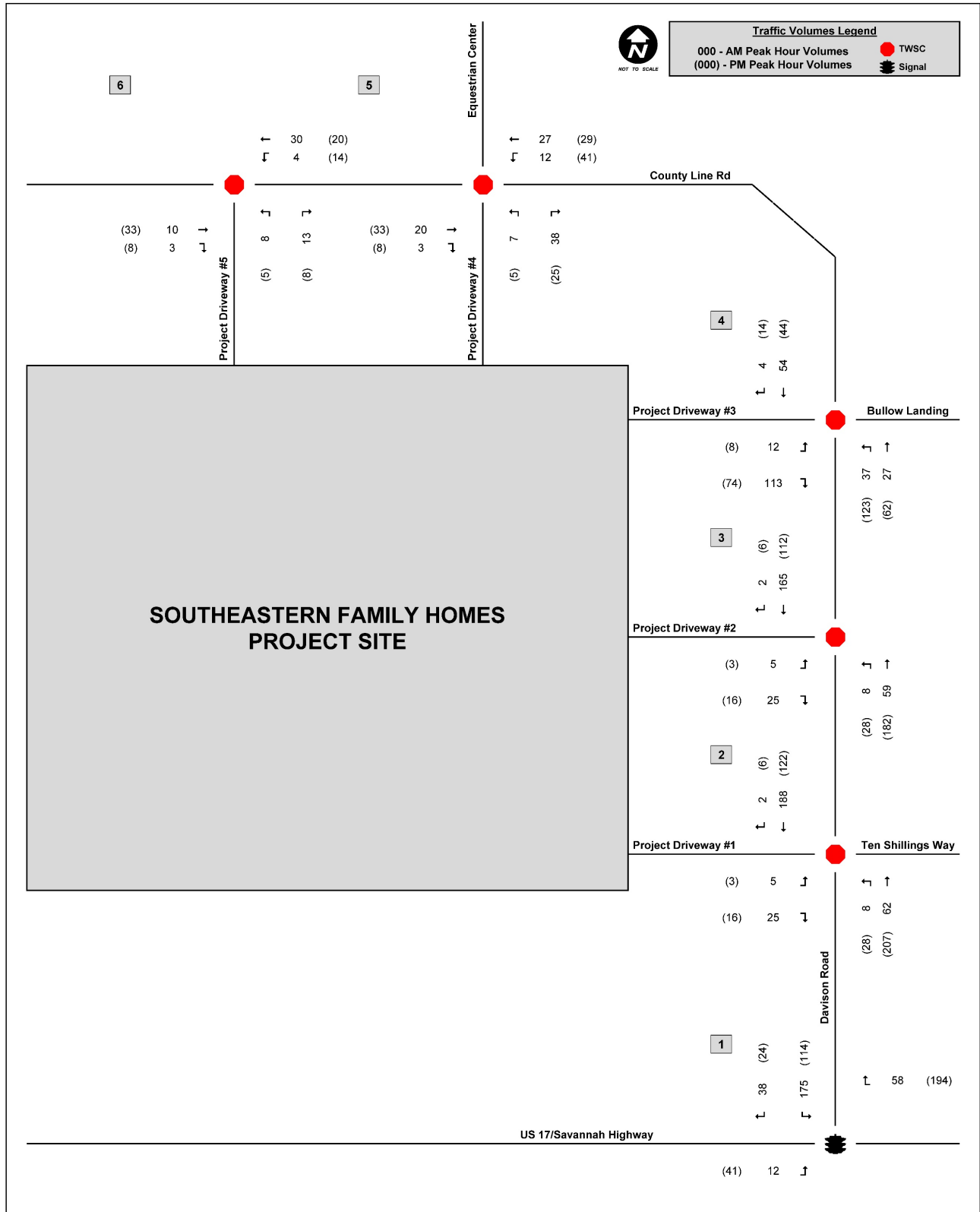






Exhibit 3.2 – AM and PM Peak Hour Project Traffic Volumes





## 4.0 TRAFFIC VOLUME DEVELOPMENT

### 4.1 EXISTING TRAFFIC VOLUMES

The traffic impact analysis considers the weekday AM peak hour (between 7:00 AM and 9:00 AM) and the weekday PM peak hour (between 4:00 PM and 6:00 PM) as the study time frames. The extent of the existing roadway network to be studied consists of the 2 (two) intersections of:

1. Davison Road & US 17/Savannah Highway;
2. Davison Road & Ten Shillings Way/Project Driveway #1
3. Davison Road & Project Driveway #2
4. Davison Road/County Line Road & Bulow Landing Road/Project Driveway #3;
5. County Line Road & Equestrian Center Driveway/Project Driveway #4; and
6. County Line Road & Project Driveway #5.

Existing 2020 traffic volumes were collected at these study area intersections during the AM and PM peak periods listed above in August of 2019 and were not recollected in 2020 due to the impacts of the ongoing COVID-19 pandemic on traffic volumes. At the intersection of Davison Road & Ten Shillings Way, existing traffic volumes in and out of Ten Shillings way were estimated based on a trip generation analysis of the number of homes using Ten Shillings Way for access (estimated to be 70 single-family-homes). At the intersection of County Line Road & Equestrian Center Driveway, existing traffic volumes in and out of the Equestrian Center were estimated to be 10 vehicles in and 10 vehicles out in a peak hour based on the low trip generation potential of the existing center during typical weekday peak hours.

As noted in the subsequent section, traffic volumes in the study area are anticipated to grow at an annual rate of 2% per year. Therefore, the raw 2019 volumes were adjusted to 2020 Existing Conditions by applying a 2% growth rate for one year.

The raw traffic volume counts are provided in **Appendix B** and the 2020 existing AM and PM peak hour traffic volumes are illustrated in **Exhibit 4.1** and documented in **Appendix D**.

### 4.2 FUTURE TRAFFIC PROJECTIONS

Future 2025 No Build traffic volumes were developed by adding *background traffic growth* and *vested traffic* to the collected Existing 2020 study area peak hour volumes. *Background traffic growth* is growth anticipated to occur in the study area regardless of the proposed Southeastern Family Homes development. *Vested traffic* is traffic anticipated to be generated by other known nearby developments expected to be completed prior to the Southeastern Family Homes development.

To develop an annual background growth rate for use in the analysis, historical count data from the last 15 years along US 17/Savannah Highway and Davison Road/County Line Road (SCDOT count stations #109 and #565) were reviewed. It was determined that the roadways have experienced a collected annual growth of 1.6%. Therefore, to be conservative, a 2% annual growth rate was utilized to develop anticipated *background traffic growth* through the anticipated 2025 buildout year.

A separate project is currently proposed adjacent to the Southeastern Family Homes development. The Poplar Grove development, consisting of 450 Single-Family Homes, is located along County Line Road opposite of the Southeastern Family Homes Development in Dorchester County, South Carolina. The traffic volumes anticipated to be generated by this development were considered in the analysis as *vested traffic*, as illustrated in **Exhibit 4.2**.

2025 No Build AM and PM peak hour traffic volumes, illustrated in **Exhibit 4.3**, were developed by adding the *background traffic growth* (assuming 2% annual growth of the existing traffic volumes) and the *vested traffic* from the nearby Poplar Grove development to the 2020 existing AM and PM peak hour traffic volumes.

2025 Build AM and PM peak hour traffic volumes, illustrated in **Exhibit 4.4**, were developed by adding the Southeastern Family Homes project traffic volumes (shown in **Exhibit 3.1**) to the 2025 No Build traffic volumes.

Volume development worksheets for each intersection are documented in **Appendix C**.



Exhibit 4.1 – 2020 Existing Peak Hour Traffic Volumes

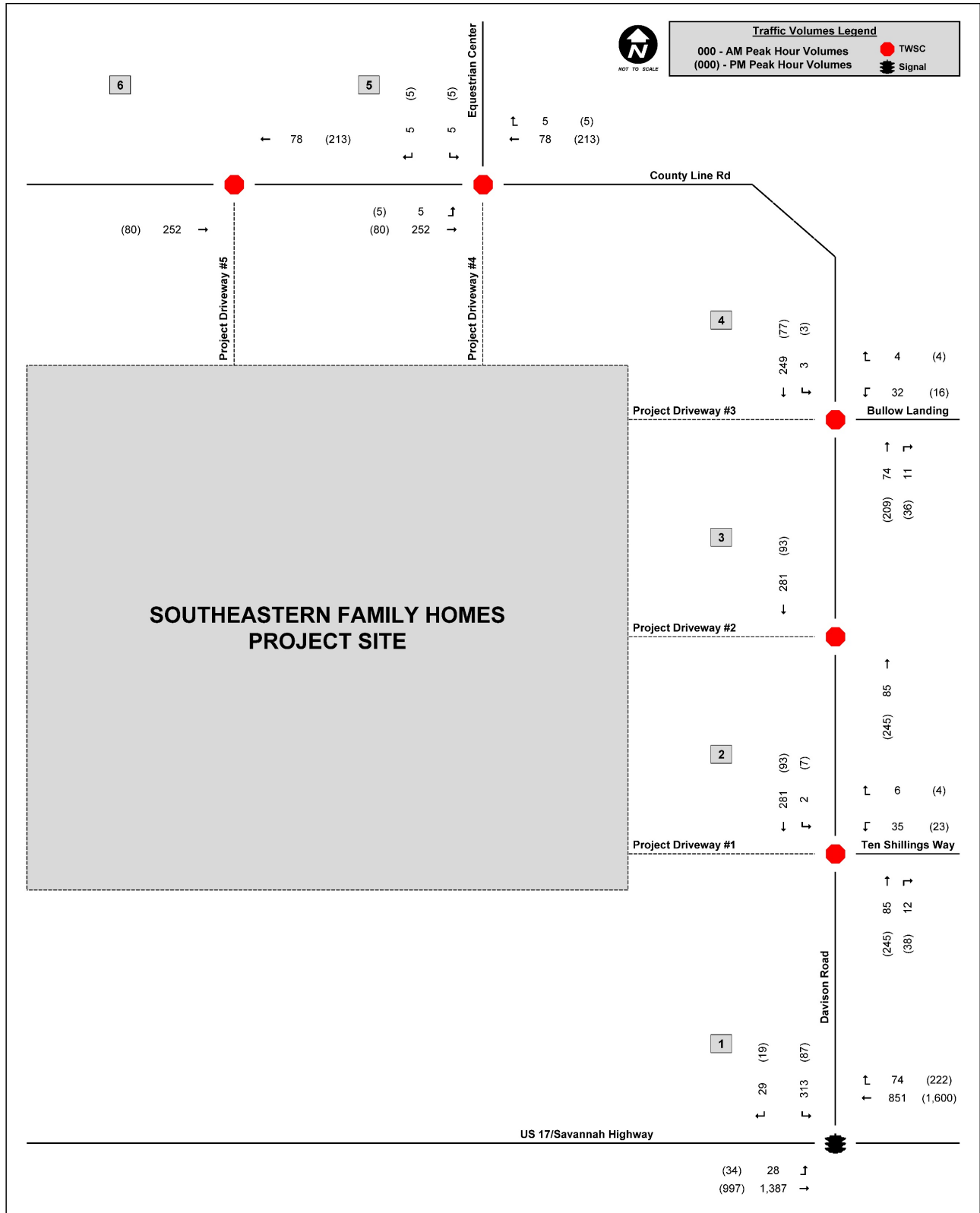




Exhibit 4.2 – Vested Traffic Volumes from the Nearby Poplar Grove Development

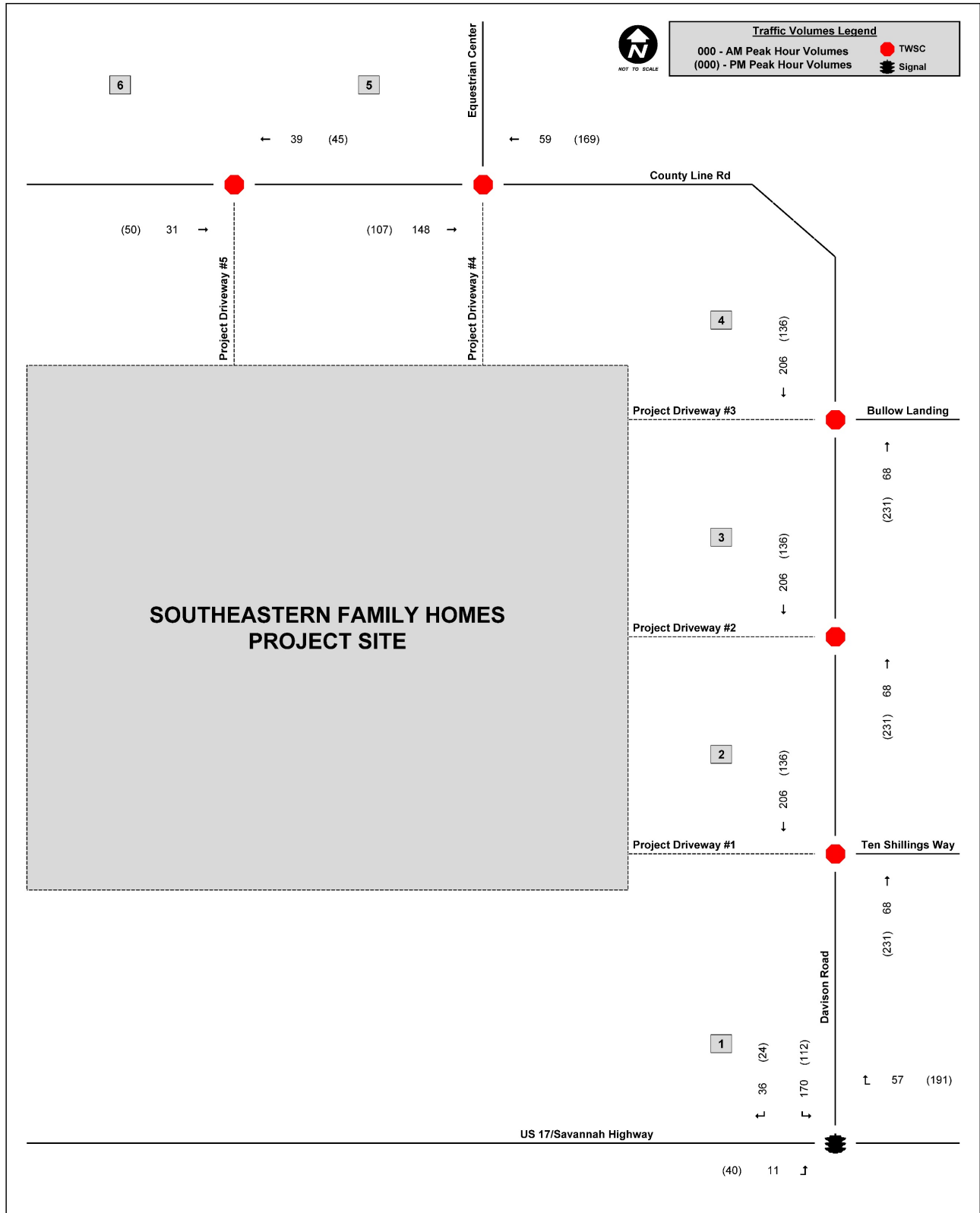




Exhibit 4.3 – 2025 No Build Peak Hour Traffic Volumes

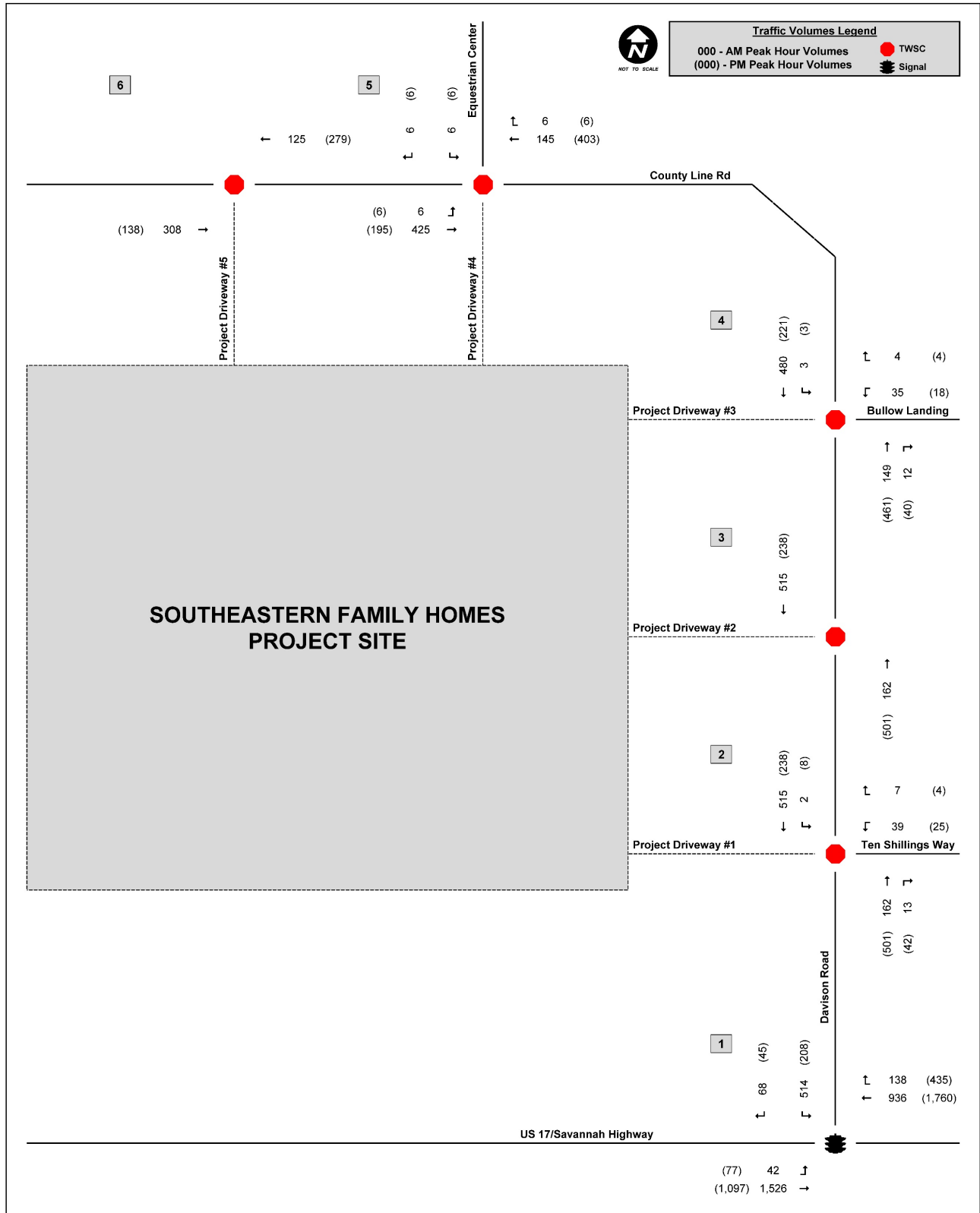
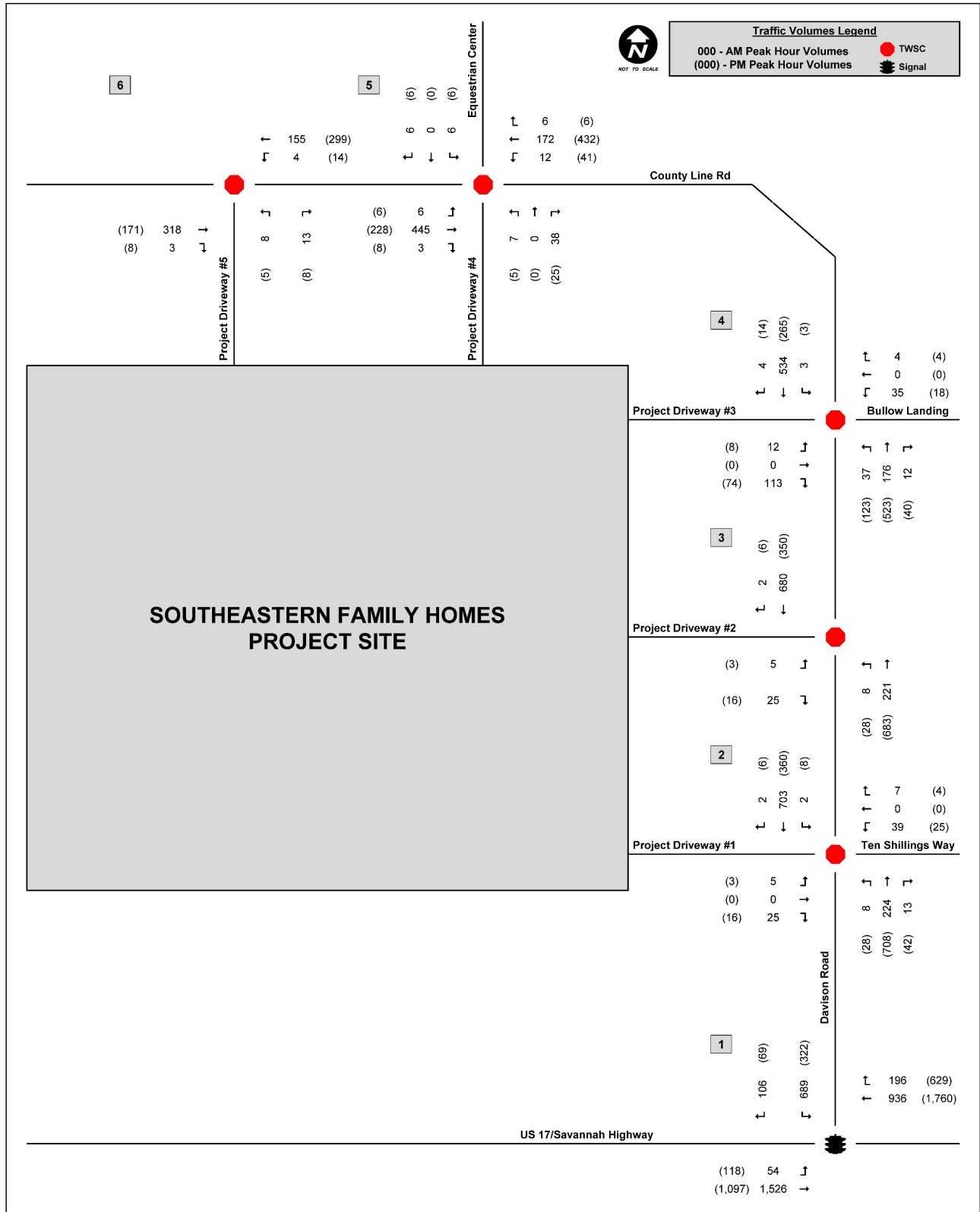




Exhibit 4.4 – 2025 Build Peak Hour Traffic Volumes





## 5.0 TRAFFIC IMPACT ANALYSIS

### 5.1 TURN LANE ANALYSIS

#### 5.1.1 Right-Turn Lanes

An analysis was conducted to determine the potential need for exclusive right-turn lanes for ingress movements at the proposed project driveway(s). The need for exclusive right-turn lanes is based upon the criteria documented in Section 9.5.1.1 of SCDOT’s *Roadway Design Manual* (2017), which consists of nine considerations, listed below:

1. *At a free-flowing leg of any unsignalized intersection on a two-lane urban or rural highway which satisfies the criteria in Figure 9.5-A;*
2. *at a free-flowing leg of any unsignalized intersection on a high-speed (50 mph or greater), four-lane urban or rural highway which satisfies the criteria in Figure 9.5-B;*
3. *at the free-flowing leg of any unsignalized intersection on a six-lane urban or rural highway;*
4. *at any intersection where a capacity analysis determines a right-turn lane is necessary to meet the overall level-of-service criteria;*
5. *as a general rule, at any signalized intersection where the projected right-turning volume is greater than 300 vehicles per hour and where there are greater than 300 vehicles per hour per lane on the mainline (A traffic analysis will be required if the turning volumes are greater than 300 vehicles per hour);*
6. *for uniformity of intersection design along the highway if other intersections have right-turn lanes;*
7. *at any intersection where the mainline is curved to the left and where the mainline curve requires superelevation;*
8. *at railroad crossings where the railroad is paralleled to the facility and is located close to the intersection and where a right-turn lane would be desirable to store queued vehicles avoiding interference with the movement of through traffic; or*
9. *at any intersection where the crash experience, existing traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgement indicates a significant conflict related to right-turning vehicles;*

**Table 5.1** below details whether the previously mentioned criteria for exclusive right-turn lanes are satisfied for each driveway. An “✖” indicates that the criteria is not met; a “✓” indicates that it is met; and “N/A” indicates that the criteria is not applicable.

**Table 5.1 – Right-Turn Lane Criteria Warrants**

Criteria	Project Driveway					Reference/Note
	1	2	3	4	5	
1	✖	✖	✖	✖	✖	Appendix H
2	N/A	N/A	N/A	N/A	N/A	Speed Limit < 45 mph
3	N/A	N/A	N/A	N/A	N/A	Not a six-lane highway
4	✖	✖	✖	✖	✖	Does not impact LOS
5	N/A	N/A	N/A	N/A	N/A	No signalized driveways
6	✖	✖	✖	✖	✖	No EB/SB right-turn lanes
7	N/A	N/A	N/A	N/A	N/A	No such curves
8	N/A	N/A	N/A	N/A	N/A	No railroad crossings
9	N/A	N/A	N/A	N/A	N/A	No known issues

Based on SCDOT’s *Roadway Design Manual* considerations, exclusive eastbound/southbound right-turn lanes along County Line Road/Davison Road **are not recommended** at any of the project driveways (#1, #2, #3, #4, or #5).



### 5.1.2 Left-Turn Lanes

An analysis was conducted to determine the potential need for exclusive left-turn lanes for ingress movements at the proposed project driveway(s). The need for exclusive left-turn lanes is based upon the criteria documented in Section 9.5.1.2 of SCDOT’s *Roadway Design Manual* (2017), which consists of nine considerations, listed below:

1. At any unsignalized intersection on principal, high-speed rural highways with other arterials or collectors;
2. at any unsignalized intersection on a two-lane urban or rural highway that satisfies the criteria in Figures 9.5-C, 9.5-D, 9.5-E, 9.5-F, or 9.5-G;
3. at any intersection where a capacity analysis determines a left-turn lane is necessary to meet the level of service criteria;
4. at any signalized intersection where the left-turn volume is 300 vehicles per hour or more, conduct a traffic review to determine if dual left-turn lanes are required;
5. as a general rule, at any intersection where the left-turning volume is 100 vehicles per hour (for a single turn lane) or 300 vehicles per hour (for a dual turn lane);
6. at all entrances to major residential, commercial, and industrial developments;
7. at all median crossovers;
8. for uniformity of intersection design along the highway if other intersections have left-turn lanes (i.e., to satisfy driver expectancy); or
9. at any intersection where the crash experience, existing traffic operations, sight distance restrictions (e.g., intersection beyond a crest vertical curve), or engineering judgement indicates a significant conflict related to left-turning vehicles;

**Table 5.2** below details whether the previously mentioned criteria for exclusive left-turn lanes are satisfied for each driveway. An “✖” indicates that the criteria is not met; a “✓” indicates that it is met; and “N/A” indicates that the criteria is not applicable.

**Table 5.2 – Left-Turn Lane Criteria Warrants**

Criteria	Project Driveway					Reference/Note
	1	2	3	4	5	
1	N/A	N/A	N/A	N/A	N/A	Not a high-speed arterial
2	✓	✓	✓	✓	✖	Appendix H
3	✖	✖	✖	✖	✖	Does not impact LOS
4	N/A	N/A	N/A	N/A	N/A	No signalized driveways
5	✖	✖	✓	✖	✖	Exhibit 4.4
6	✓	✓	✓	✓	✓	Major residential develop.
7	N/A	N/A	N/A	N/A	N/A	No median
8	✖	✖	✖	✖	✖	No WB/NB left-turn lanes
9	N/A	N/A	N/A	N/A	N/A	No known issues

Based on SCDOT’s *Roadway Design Manual* considerations, exclusive westbound/northbound left-turn lanes along County Line Road/Davison Road **are recommended** at Project Driveways #1, #2, #3, and #4 prior to full buildout of the Southeastern Family Homes development. However, it is recommended that a detailed, phased traffic study be performed in the future to determine the precise timing and threshold of development triggering the need for these turn lanes.

Per the criteria documented in Section 5D-4 of SCDOT’s *Access and Roadside Management Standards (ARMS, 2008)*, it is recommended that, when installed, each of the exclusive left-turn lanes consist of a total of 380 feet, with 200 feet of storage and a 180-foot taper.

Based on SCDOT’s *Roadway Design Manual* considerations, an exclusive westbound left-turn lane **is not recommended** at Project Driveway #5.





## 5.2 INTERSECTION LOS ANALYSIS

Using the existing and projected peak hour traffic volumes previously discussed, intersection analysis was conducted for the study and project driveway intersections considering 2020 Existing Conditions, 2025 No Build Conditions, and 2025 Build Conditions. The analysis was conducted using the Transportation Research Board’s *Highway Capacity Manual 2010 (HCM 2010)* methodologies of the *Synchro*, Version 10 software for stop-controlled and signalized intersection analysis.

Intersection level of service (LOS) grades range from LOS A to LOS F, which are directly related to the level of control delay at the intersection and characterize the operational conditions of the intersection traffic flow. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays, and are generally considered undesirable. **Table 5.3** summarizes the HCM 2010 control delay thresholds associated with each LOS grade for unsignalized and signalized intersections.

**Table 5.3 – HCM 2010 Intersection LOS Criteria**

LOS	Control Delay per Vehicle (s)	
	Unsignalized*	Signalized
<b>A</b>	≤ 10	≤ 10
<b>B</b>	> 10 and ≤ 15	> 10 and ≤ 20
<b>C</b>	> 15 and ≤ 25	> 20 and ≤ 35
<b>D</b>	> 25 and ≤ 35	> 35 and ≤ 55
<b>E</b>	> 35 and ≤ 50	> 55 and ≤ 80
<b>F</b>	> 50	> 80

As part of the intersection analysis, SCDOT’s default *Synchro* parameters were utilized.

The existing 2020 traffic counts’ peak hour factors (PHF) were utilized in the analysis of existing conditions. Future-year 2025 conditions were analyzed utilizing existing PHF, but with a minimum PHF of 0.90 and maximum PHF of 0.95 considered.

The existing 2020 heavy vehicle percentages, as previously discussed, were utilized in the analysis, with a minimum percentage of 2% considered.

Existing lane geometry was utilized for the analysis of 2020 Existing Conditions and 2025 No Build Conditions. The 2025 Build Conditions were analyzed both with existing lane geometry and with any recommended improvements resulting from this impact analysis (including any recommended exclusive turn lanes per the results of **Section 5.1**) to illustrate their anticipated impact on traffic operations.

The results of the intersection analysis for existing and future-year conditions for the weekday AM and PM peak hour time periods are summarized in **Table 5.4**.

For signalized intersections, the overall intersection LOS and delay results are evaluated for acceptable operation, while for two-way-stop-controlled (TWSC) intersections, the LOS and delay results are evaluated for the worst-case minor-street approaches only, per *HCM 2010* methodologies for TWSC intersections.

Level of service A through D is considered to be acceptable LOS, while LOS E and F is considered to be undesirable.



**Table 5.4 – Peak Hour Intersection Analysis Results**

Intersection	Control	LOS/Delay (seconds/vehicle)							
		AM Peak Hour				PM Peak Hour			
		2020 Existing	2025 No Build	2025 Build	2025 Build w/ turn lanes	2020 Existing	2025 No Build	2025 Build	2025 Build w/ turn lanes
1 Davison Road & US 17/Savannah Highway	SIGNAL	B/12.5	B/18.8	C/26.6	C/26.6	B/12.3	B/19.8	C/31.4	C/31.4
2 Davison Road & Ten Shilling Way/ Project Driveway #1	TWSC	B/11.2 (WB)	C/15.1 (WB)	D/28.1 (WB)	D/28.1 (WB)	B/11.2 (WB)	C/16.7 (WB)	E/38.5 (WB)	E/37.6 (WB)
3 County Line Road & Project Driveway #2	TWSC	N/A	N/A	B/14.8 (EB)	B/14.8 (EB)	N/A	N/A	B/11.7 (EB)	B/11.6 (EB)
4 Davison Road/County Line Road & Bulow Landing Road/Project Driveway #3	TWSC	B/10.8 (WB)	B/14.4 (WB)	D/29.5 (WB)	D/29.1 (WB)	B/10.4 (WB)	B/14.7 (WB)	E/35.0 (WB)	D/33.6 (WB)
5 County Line Road & Equestrian Center/Project Driveway #4	TWSC	A/9.8 (SB)	B/11.5 (SB)	B/13.4 (SB)	B/12.8 (SB)	B/10.1 (SB)	B/12.7 (SB)	C/15.6 (SB)	C/15.5 (SB)
6 County Line Road & Project Driveway #5	TWSC	N/A	N/A	B/11.2 (NB)	B/11.2 (NB)	N/A	N/A	B/10.6 (NB)	B/10.6 (NB)

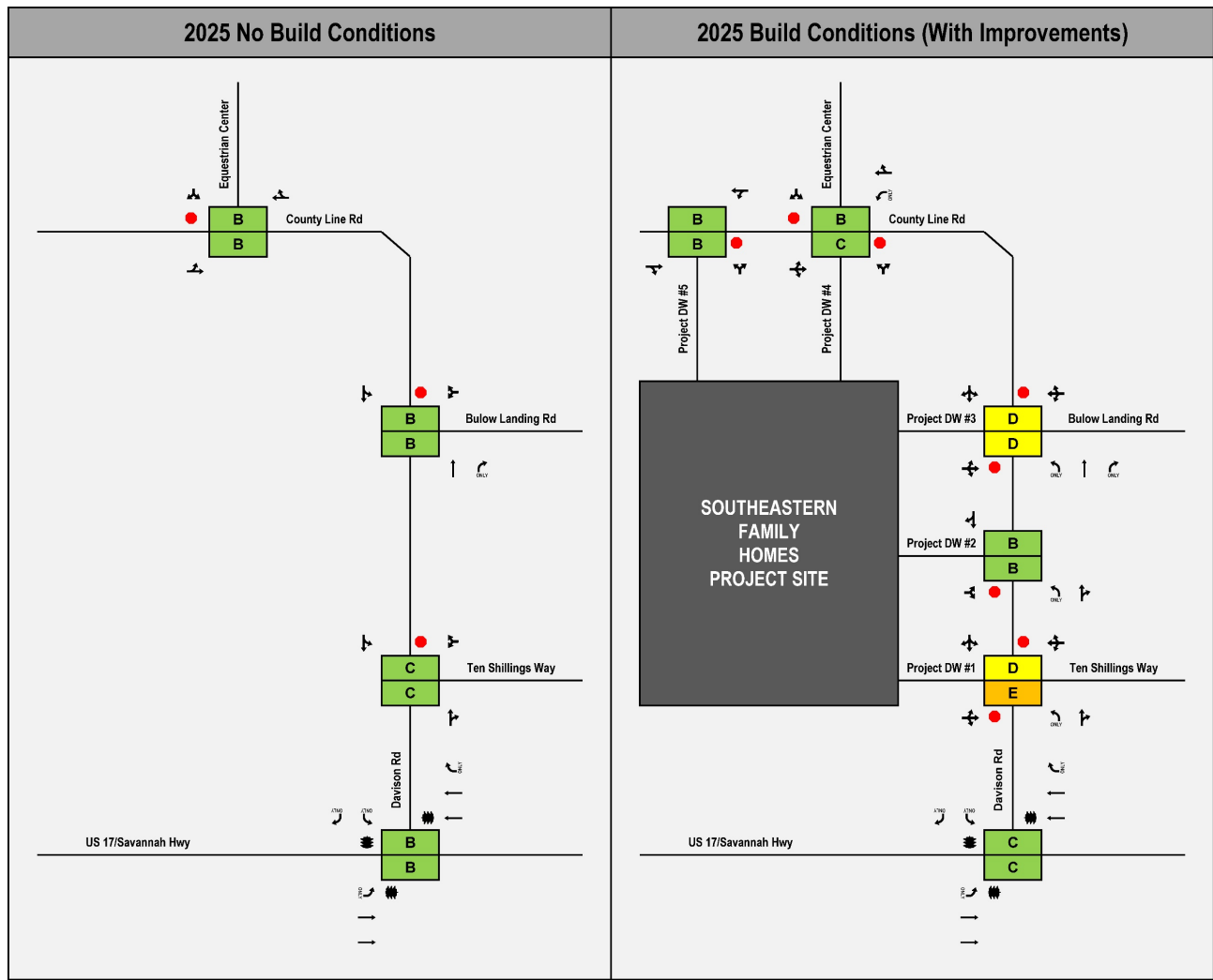


As shown in **Table 5.4** and illustrated below in **Exhibit 5.1**, the results of the analysis indicate that the study intersections currently operate and are expected to continue to operate at an acceptable LOS with the proposed Southeastern Family Homes development, with one exception:

The intersection of Davison Road & Ten Shillings Way/Project Driveway #1 is anticipated to experience undesirable delay in the PM peak hour of the 2025 Build Conditions, with or without the recommended turn lanes. However, this projected delay is likely due to the conservative nature of the *HCM 2010* unsignalized methodology and is not an uncommon condition for two-way stop control during the peak hours of the day.

Worksheets documenting the intersection analyses are provided in **Appendix D** for 2020 Existing Conditions, **Appendix E** for 2025 No Build Conditions, **Appendix F** for 2025 Build Conditions, and in **Appendix G** for 2025 Build Conditions with recommended improvements (turn lanes).

**Exhibit 5.1 – 2025 No Build and Build Improved Level of Service Results**



Intersection LOS Legend						
↔	Approach Language	LOS	A	B	C	AM PEAK
●	Stop Sign		D	E	F	PM PEAK
Ⓢ	Signal					



## 6.0 SUMMARY OF FINDINGS AND RECOMMENDATIONS

A traffic impact analysis was conducted for the proposed Southeastern Family Homes development in accordance with SCDOT and Charleston County guidelines.

The proposed Southeastern Family Homes development is located west of Davison Road and south of County Line Road in Charleston County, South Carolina and will consist of 390 single-family detached homes and 110 multifamily housing units (low-rise).

Access to the development will be provided through 5 (five) proposed full access driveway(s) along the western/southern side of Davison Road/County Line Road, all of which meet the SCDOT spacing requirements:

- ❖ Project Driveway #1 is proposed to align opposite of Ten Shillings Way;
- ❖ Project Driveway #2 is proposed to be located between Ten Shillings Way and Bulow Landing Road;
- ❖ Project Driveway #3 is proposed to align opposite of Bulow Landing Road;
- ❖ Project Driveway #4 is proposed to align opposite of the existing Equestrian Center driveway; and
- ❖ Project Driveway #5 is proposed to be located between Project Driveway #4 and the existing Moberry Road/S-10-1447.

Therefore, the extent of the roadway network analyzed consisted of the 6 (six) intersections of:

1. Davison Road & US 17/Savannah Highway;
2. Davison Road & Ten Shillings Way/Project Driveway #1
3. Davison Road & Project Driveway #2
4. Davison Road/County Line Road & Bulow Landing Road/Project Driveway #3;
5. County Line Road & Equestrian Center Driveway/Project Driveway #4; and
6. County Line Road & Project Driveway #5.

The operation of each of these intersections (in terms of average vehicular delay and level of service) was analyzed with and without the project traffic anticipated to be generated by the Southeastern Family Homes development.

Intersection level of service (LOS) grades range from LOS A to LOS F. LOS A operations typically represent ideal, free-flow conditions where vehicles experience little to no delays, and LOS F operations typically represent poor, forced-flow (bumper-to-bumper) conditions with high vehicular delays. LOS A, B, C, and D are considered to indicate acceptable intersection operation whereas LOS E and F are considered to indicate undesirable intersection operation.

The results of the analysis indicate that the study intersections (including the intersection of US 17/Savannah Highway & Davison Road) currently operate and are expected to continue to operate at an acceptable LOS D or better with the proposed Southeastern Family Homes development, with only one exception at one of the project driveways:

The intersection of Davison Road & Ten Shillings Way/Project Driveway #1 is anticipated to experience undesirable delay (LOS E) in the PM peak hour of the 2025 Build Conditions. However, this projected delay is likely due to the conservative nature of the *HCM 2010* unsignalized methodology and is not an uncommon condition for two-way stop control during the peak hours of the day. Therefore, no improvements to mitigate this delay are recommended.

Based on the turn lane criteria in SCDOT's *Roadway Design Manual*, exclusive westbound/northbound left-turn lanes along County Line Road/Davison Road are recommended at *Project Driveways #1, #2, #3, and #4* prior to full buildout of the Southeastern Family Homes development. However, it is recommended that a detailed, phased traffic study be performed in the future to determine the precise timing and threshold of development triggering the need for these turn lanes.

Per the criteria documented in SCDOT's *Access and Roadside Management Standards*, it is recommended that when installed, each of the four recommended exclusive left-turn lanes consist of a total of 380 feet, with 200 feet of storage and a 180-foot taper.



# **SOUTHEASTERN FAMILY HOMES TRAFFIC IMPACT ANALYSIS APPENDICES**



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## Appendix A TRIP GENERATION WORKSHEETS



## Appendix B TRAFFIC VOLUME DATA



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## Appendix C TRAFFIC VOLUME DEVELOPMENT WORKSHEETS





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## Appendix D ANALYSIS WORKSHEETS: 2020 EXISTING CONDITIONS



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## Appendix E ANALYSIS WORKSHEETS: 2025 NO BUILD CONDITIONS



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## Appendix F ANALYSIS WORKSHEETS: 2025 BUILD CONDITIONS



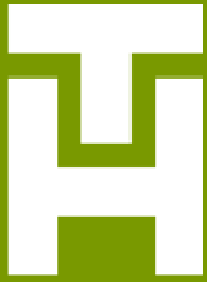
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## **Appendix G ANALYSIS WORKSHEETS: 2025 BUILD CONDITIONS W/ RECOMMENDED IMPROVEMENTS**



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## Appendix H TURN LANE ANALYSIS WORKSHEETS



THOMAS  
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## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

### **EXHIBIT H Allowable Use Matrix**

J – 28397

November 2022

**Town of Ravenel - Table of Permitted Uses**

"A" = Allowed Use  
 A blank cell indicates that the use is NOT ALLOWED in the respective zoning district

PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
<b>AGRICULTURAL AND RELATED USES</b>						
Agricultural Production, Hydroponics, Horticulture, Nursery or Greenhouse Operations					A	A
Agricultural Sales or Services			A		A	A
Animal aquaculture, Commercial fishing, Fish and Shellfish Farming					S	A
Forestry, Commercial Timber Operations					A	A
Horse Production Operations, Breeding Stables					A	A
Kennels with inside/outside boarding					S	A
Landscape and horticulture services			A		S	A
Livestock and/or Dairy Farms			S		A	A
Lumber mills, Planing, Sawmills, including chipping or mulching			S		S	A
Stable, Boarding and Riding						A
Veterinary Services			C			A
<b>RESIDENTIAL USES</b>						
Single-Family Dwellings, Detached	A	A	C	A	A	A
Farm Labor Homes					C	
Group Care Homes	S				S	
Group Residential, Fraternity or Sorority House	S				S	
Manufactured Home on Individual Lot	A				A	
Manufactured Home Park						
Multi-Family Dwellings	S					
Retirement Homes				A	S	
Age Restricted, Independent/Assisted Living, & Memory Care Facilities				A		A
Single Family Attached/Townhomes	S	A	S	A		

## Town of Ravenel - Table of Permitted Uses

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PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
<b>Civic, Public Administration, Social and Medical Offices</b>						
Arboreta, Botanical Gardens and Zoological Exhibits			A	A	S	A
Cemetery, Crematorium	S				S	
Civic/Fraternal/Social Associations, including Youth Organizations, Sororities,			A	A	S	
Colleges, Universities, Professional Schools, Vocational Schools			S		S	
Convention/Meeting Center, Visitors Bureau - <b>Including Wedding Venues</b>			S	A		
Community Recreation Center			S	A	S	A
Convalescent Center			S		S	
Correctional Institutions						
Courts, Judicial			A			
Cultural Center			A	A		A
Day Care Center, Adult, Family			A	A	A	
Day Care Center, Educational, Pre-school	C		C	A	C	
Elementary, Secondary Schools	S		S	A	S	A
Funeral Services including Funeral Homes or Mortuaries			A			
Government Offices,/Facilities			A			
Hospitals			A			
Individual and Family Social Service			A			
Libraries, Archives			A	A	A	A
Medical and Dental Offices, Laboratories, Outpatient Clinics			A	A		
Museum, Art Galleries, Nature Exhibits			A	A	S	
Personal Improvement Schools, i.e. Driving Schools, Dance School			A			
Public Order and Safety, Police and Fire Protection Stations	A		A	A	A	A
Religious Assembly	S		A	A	S	A
Residential Treatment Facility			S			
U. S. Post Office	A		A	A		A



## Town of Ravenel - Table of Permitted Uses

"A" = Allowed Use
A blank cell indicates that the use is NOT ALLOWED in the respective zoning district

PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
<b>COMMUNICATION USES</b>						
Cable/Other Pay Television Services			A	A		A
Communication Services, including Radio or Television Broadcasting Studios, Film or Sound Recording Studios, Telecommunication Service Center or Telegraph Service Office			A			
Communication Transmitting Station			A	A		A
Telecommunication Towers						A
Telephone Facilities			A	A		A
<b>Utilities</b>						
Electric or Gas Substation	S	A	A	A	S	A
Fuel Bottling and Distribution						
Maintenance Facilities for Utilities						A
Recycling/Solid Waste Disposal						
Right-of-Way, Pipeline, Pressure Control Station						
Sewage Collection Service Line	A	A	A	A	A	A
Sewerage Disposal Facilities	S		S	A	S	A
Telephone Switching Facility	A	A	A	A	A	A
Waste Transfer/Collection Services						
Water Service Line		A		A		A
Water Storage Tank	A	A	A	A	A	A
Water Treatment Plant				A	S	A
<b>TRANSPORTATION RELATED SERVICES</b>						
Airports, Airstrips						
Courier Services			A	A		A
Dry Stack Boat Storage				A		A
Household Moving Company			A			
Marine Terminals						
Boat Sales, Rentals and Service			A			
Motor Freight Terminals			S			
Parking Lots/Areas, Garages			A			
Railroad Stations, Switching Yards						
Taxi, Limo Service, Vehicle Rental or Leasing			A			
Towing Services, No Vehicle Storage			C			
Towing Services, with Vehicle Storage						
Transit Terminals with Garaging and/or Maintenance						

## Town of Ravenel - Table of Permitted Uses

"A" = Allowed Use
A blank cell indicates that the use is NOT ALLOWED in the respective zoning district

PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
<b>INDUSTRIAL SERVICES</b>						
Concrete Products Manufacturing, Cement Processing						
Fabricated Metal Products						
Food and Related Products Packing			A			
Freight Container Storage Yards, excluding Fuel Storage Facilities						
Furniture, Cabinets, Fixtures or Related Products Manufacturing			S			
Industrial and Commercial Machinery and Transportation Equipment						
Iron Works Industries						
Manufacturing, Heavy, including Aircraft, Beverage, Cement, Concrete, Chemical, or Clay Products, Machinery, Tools, Toy or Construction Equipment						
Manufacturing, Light, including Computers or Electronic Products and Equipment, Fabric and Material Industry, Food Processing, Glass and Related Goods Production			C			
Meat Packing					S	
Motor Vehicles, Watercraft or Trailer						
Manufacturing, including Related Parts						
Paper and Allied Products						
Petroleum Refining and Related industries						
Printing and Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers, Printing Press			A			
Professional or Commercial Equipment or Supplies, Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items						
Pulp or Paper Mills						
Research and Development Laboratories					S	
Resource Extraction, Mining and Quarry					S	A
Salvage and Junk Yards, including Auto Wrecking Yards, Parts or Paper Salvage, Wholesale Scrap, Waste Materials or Material Recovery Yards						
Sign Manufacturing						
Stone, Clay, Glass and Concrete Products			S			
Textile Mill Products						
Yard Art, Wood Products and Decoration Manufacturing						

## Town of Ravenel - Table of Permitted Uses

"A" = Allowed Use
A blank cell indicates that the use is NOT ALLOWED in the respective zoning district

PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
<b>WAREHOUSE AND FREIGHT MOVEMENT</b>						
Cold Storage Plants						
Freight Container Storage Yards, excluding Fuel Storage Facilities						
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals or Packing and Crating Facilities						
Fuel Storage Facilities						
Household Moving and Storage						
Grain Terminals and Elevators					S	
Retail Parcel Services			A	A		
Retail Store Warehouse						
Self-storage, Mini-warehousing			S			A
Stockpiling of Sand, Gravel, etc.			S			
Vehicle Storage, including Bus Barns, RV Storage or Impound Yards						
Warehouse and Distribution Facilities						
Warehousing: Industrial						
Warehousing: Office			S			
Miscellaneous manufacturing-type industries that are not elsewhere classified						
<b>WHOLESALE TRADE</b>						
Aircraft Wholesalers						
Apparel or Fabric Wholesalers						
Chemical and Allied Products Wholesalers						
Electrical Equipment, Appliances or Components Wholesalers			S			
Flowers, Nursery Stock Wholesalers			A	A	A	A
Food or Related Products, Wholesalers			A			
Furniture, Cabinets or Related Products			C			
Petroleum Bulk Station and Terminals						
Professional or Commercial Equipment or Supplies Wholesalers						
Toy or Artwork Wholesalers						
Watercraft and Related Parts Wholesalers						
Wholesalers, including Construction Materials, Farm Supplies and Equipment, Leather Products, Metal, Mineral or Printed Materials			S			A
Wholesalers, including Motor Vehicles - Commercial or Passenger, Trailers						
Wholesalers including Related Parts						
Other Miscellaneous Wholesale Sales						

## Town of Ravenel - Table of Permitted Uses

"A" = Allowed Use
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PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
<b>RETAIL TRADE</b>						
Adult and Sexually Oriented Businesses						
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store			A	A		
Auto and home supply store			A	A		
Building Materials/Lumber Yards			A			A
Catering Services			A	A		
Convenience Stores			A	A		
Department Stores, including Clothing, Piece Goods, Shoes, Jewelry, Leather Goods, or Related Products			A			
Drinking (alcoholic beverage) Places, including Bars, Lounges, Taverns, Cocktail Lounges, Members Exclusive Clubs, Whether Public or Private				A		
Eating Places, including Cafeterias, Diners or Full Service Restaurants			A	A		
Eating Places, including Fast Food, Drive- In, Snack or Non-Alcoholic Beverage Bars			A	A		
Electronics, Appliances, or Related Products Store			A	A		
Farm Equipment			A	A		A
Florist			A	A		
Food, Grocery Stores, Meat Markets, Retail Bakeries, Candy Shops			A	A		
Fuel Dealers, (except Liquefied Petroleum Gas) including Heating Oil Dealers						
Furniture Stores, Home Furnishings			A	A		
Garden Supply Center			A	A		
Gasoline Service Stations			A	A		
Hardware Stores, Home Improvement Stores			A	A		
Heating and Plumbing Supplies			A			
Heavy Duty Truck or Commercial Vehicle Dealer			A			
Liquefied Petroleum Gas (bottled) Dealers			A			
Liquor Stores, Beer or Wine Sales			S	A		
Marine Craft and Accessories			A			
Manufactured Home Sales, Mobile Home Dealers			A			
Motor vehicle dealers, new or used			A			
News Dealers, Newsstands			A			
Non-store Retailers, Direct Selling Merchandise, Mail-order Houses			A			
Optical Goods			A	A		
Paint, Glass and Wallpaper Stores			A	A		
Pawn Shop			A			
Pet Stores or Grooming Salons			A	A		

## Town of Ravenel - Table of Permitted Uses

"A" = Allowed Use
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PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
Pharmacy, Drug Store			A	A		
Private Postal, Mailing Service			A	A		
Recreational Motor Homes			A			
Recreational and Utility Trailer Dealer			A			
Retail Nurseries, Lawn and Garden Supply			A	A		
Tobacco Stores and Stands			A			
Used Merchandise Stores			A			
Variety Stores			A	A		
Vending Machine Operators			A			
Warehouse Clubs or Superstores			A			
<b>BUSINESS SERVICES</b>						
Accounting, Auditing, and Book Keeping Services, Couriers, Insurance Offices, Tax Preparation Offices			A	A		
Advertising Agencies			A	A		
Business/Professional Organizations			A	A		
Computer and Data Processing			A	A		
Contractor, Construction Company, including Carpentry, Concrete, Electrical, Excavation, Painting, Roofing, Siding, Sheet Metal and Flooring including Tile and Terrazzo Offices			A	A		A
Engineering, Architectural and Surveying Services			A	A		
Finance Services, including Savings Banks, Loan or Lending Services, Stock or Bond Brokers, Credit Unions			A	A		
Insurance Carriers and Services			A	A		
Legal Services			A	A		
Management and consultant service			A	A		
Print Shop, Duplicating Services			A	A		
Real Estate Brokers and Travel Services			A	A		
Security, Commodity Brokers			A	A		
<b>PERSONAL SERVICES</b>						
Barber/Beauty Shops, Skin Care Services			A	A		
Cleaning and Maintenance Services, Carpet Cleaning, Janitorial Services			A			
Consumer Goods, Rental Services			A	A		
Day Care Centers, Family Day Care, Overnight Care Centers			C	A		
Dry Cleaning/Laundry with Plant Operations			A			
Exterminating services			A	A		
Florists			A	A		
Funeral Services, Mortuaries			A			

## Town of Ravenel - Table of Permitted Uses

"A" = Allowed Use
A blank cell indicates that the use is NOT ALLOWED in the respective zoning district

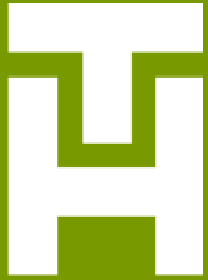
PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
Landscaping Services			A	A		A
Locksmith			A	A		
Medical and Dental Services, Clinics			A	A		
Pet Grooming, No Boarding			A	A		
Pet Grooming, Boarding Facilities			A	A		
Photographic/Portrait Studios			A	A		
Shoe Repair Shops			A	A		
Small Engine, Electronics Repair			A	A		
Tailors or Seamstresses			A	A		
<b>MISCELLANEOUS SERVICES</b>						
Contract Construction			A	A		
Equipment Rental and Leasing			A	A		
Hotels, Motels and Inns			A			S
Lodges, Fishing, Fishing Guide Services, Hunting			S	A		A
Photofinishing Labs			A	A		
Recreational Vehicle Park			C			
Research and Development Labs			A			A
Rooming and Boarding Homes			A			
Tourist Homes/Bed and Breakfast	C					
<b>REPAIR SERVICES</b>						
Automotive Vehicle Body Repair, Motor Repair, Muffler Repair, Tire and Brake Shop			A			
Automotive Vehicle Limited Services, including Oil Change or Lubrication, Car Wash			A	A		
Boat Yard, Boat Repair, Boat Maintenance			A			
Repair Shops, including Appliances, Electrical, Small Engine, Tool Repair, and Professional Instrument Repair			A	A		
Repair Shop, including Upholstery and Furniture, Jewelry and Shoes			A	A		
Welding, Iron Work Shops			A			
<b>AMUSEMENT AND RECREATION SERVICES, EXCEPT MOTION PICTURE</b>						
Amusement Parks, Fairgrounds, Go Cart Tracks			S			
Bowling Alley, Billiard and Pool Hall Establishments			A			
Camping, Picnicking Areas			A	A		A
Coin-operated Amusement Devices			A			
Dance Studios and Schools			A	A		
Gun Ranges, Indoor/Outdoor						

### Town of Ravenel - Table of Permitted Uses

"A" = Allowed Use  
 A blank cell indicates that the use is NOT ALLOWED in the respective zoning district

PRINCIPAL USES	RESIDENTIAL		COMMERCIAL		Residual/Agricultural	
	Ravenel/R-3	PGPR	Ravenel/GB	PGPR	Ravenel/A-R	PGPR
Membership Health, Sports and Recreation Clubs			A	A		A
Miniature Golf, Putt-putt Courses			A			
Parks, Public Playgrounds			A	A		
Professional Sports Clubs and Promoters, Arenas, Stadiums			C			
Public Golf Courses, Driving Ranges			S			
Recreation or Vacation Camps			A			A
Skating Rinks, Ice and Roller			A			
<b>Motion Picture and Theaters</b>						
Motion Picture Production			A			A
Theaters, including Motion Picture			A			
Video Tape Rental			A			
<b>ACCESSORY USES</b>						
Accessory Garage Apartment		A	A			A
Accessory Guest Accommodations or Living Quarters for Owners, Employees or Caretakers		A	C			A
Accessory Vehicle/Storage Building		A	A	A		A
Private Docks - 5 or less Slips			A			
<b>ACCESSORY USES</b>						
Accessory Off-Street Loading			A			
Accessory Roadside Stand			A			
<b>TEMPORARY USES</b>						
Temporary Dwelling Unit as allowed under Section 3.3						
<b>TEMPORARY USES COMMERCIAL</b>						
Roadside Produce Stands, other Seasonal Uses as Allowed under Section 3.3			A	A		A
Temporary Sales or Construction Office as allowed under Section 3.3		A	A	A		A
Turkey Shoots			C			A

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THOMAS  
&  
HUTTON

## **REZONING APPLICATION**

Preserve at Ravenel  
PLANNED DEVELOPMENT DISTRICT (PD)

## **APPENDIX I Standard Ordinance**

J – 28397

November 2022



# Town of Ravenel, South Carolina

# ZONING CODE

Industry	Count	Percentage	Count	Percentage
Construction	4	2%	0	1%
Manufacturing	2	0%	14	0%
Wholesale Trade	0	2%	4	10%
Retail Trade	2	3%	99	0%
	3	5%	0	1%
Transportation & Warehousing	6	0%	12	14%
Information	0	3%	133	1%
Finance & Insurance	3	3%	14	0%
Real Estate, Rental, & Leasing	3	2%	2	6%
Profession, Scientific, & Tech Services	2	1%	62	6%
Management of Companies & Enterprises	1	6%	67	5%
Admin & Support & Waste Management & Remediation			50	1%
Educational Services			8	2%
Health Care & Social Assistance				4%
Arts, Entertainment, & Recreation				
Accommodation & Food Services				
Other Services (except Public Administration)				
Public Administration				
Unclassified Establishments				

As noted in the Population Element of this plan, the population of Ravenel has been improving in High School graduation and Bachelor Degree attainment rates. However, these attainment rates lag behind the same measures for the region and state overall and the disparity of educational attainment along racial lines is marked in Ravenel. African-American residents of Ravenel attain a High School education (85%) at a slightly higher rate than Whites (83%); with whites top the college-level attainment chart at the Latino population not registering at all. In that the higher the education, the poverty level. Ravenel residents living in poverty are 428 are in poverty is:

- 193 residents (45%)
- 146 residents (34%)
- 89 residents (21%)
- 0 residents (0%)





# TABLE OF CONTENTS

## **CHAPTER 1. GENERAL PROVISIONS**

Section 1.1	Authority .....	1
Section 1.2	Title .....	1
Section 1.3	Effective Date .....	1
Section 1.4	Intent and Purpose .....	1
Section 1.5	Territorial Jurisdiction .....	2
Section 1.6	Repeal of Existing .....	2
Section 1.7	Conflict with Other Provisions .....	2
Section 1.8	Interpretation .....	2
Section 1.9	Application .....	2
Section 1.10	Non-Conforming Uses .....	3
Section 1.11	Amendments .....	5
Section 1.12	Variances .....	7
Section 1.13	Conditional Uses .....	10
Section 1.14	Special Exception Uses .....	12
Section 1.15	Appeals to Decision of Planning and Zoning Administrator .....	14

## **CHAPTER 2. ZONING DISTRICTS AND ZONING MAP**

Section 2.1	Establishment of Districts .....	15
Section 2.2	Official Zoning Map .....	15
Section 2.3	REMOVED	
Section 2.4	REMOVED	
Section 2.5	Rules of Determining Zoning .....	15
Section 2.6	Zoning Districts .....	17
2.6.1	<i>Agricultural Residential (AR)</i> .....	17
2.6.2	<i>Residential One (R-1)</i> .....	18
2.6.3	<i>Residential One Restrictive (R-1R)</i> .....	18
2.6.4	<i>Residential Two (R-2)</i> .....	19
2.6.5	<i>Residential Two Restrictive (R-2R)</i> .....	19
2.6.6	<i>Residential Three (R-3)</i> .....	19
2.6.7	<i>Residential Three Restrictive (R-3R)</i> .....	20
2.6.8	<i>Residential Four (R-4)</i> .....	20
2.6.9	<i>Mobile Home Planned Development (MH-PD)</i> .....	21
2.6.10	<i>Neighborhood Commercial (NC)</i> .....	23
2.6.11	<i>General Business (GB)</i> .....	24
2.6.12	<i>Light Industrial (LI)</i> .....	25
2.6.13	<i>General Industrial (GI)</i> .....	25
2.6.14	<i>Historic Conservation Overlay (HC)</i> .....	26
2.6.15	<i>Planned Development (PD)</i> .....	27
2.6.16	<i>Commercial Corridor Overlay (CCOZ)</i> .....	30

## **CHAPTER 3. CONDITIONS AND EXCEPTIONS TO BASE DISTRICT USES**

Section 3.1	Use Conditions .....	41
Section 3.2	Special Exceptions (see Sections 1.13 & 1.14) .....	63
Section 3.3	Accessories Uses and Structures .....	65
Section 3.4	Temporary Uses .....	68

**CHAPTER 4. LAND DEVELOPMENT REGULATIONS**

Section 4.1 Lot and Building Development Criteria ..... 69  
Section 4.2 Screening, Bufferyards and Landscape Requirements ..... 73  
Section 4.3 Sign Regulations ..... 75  
Section 4.4 Off-Street Parking ..... 83  
Section 4.5 Off-Street Loading ..... 87  
Section 4.6 Site Plan Review ..... 89  
Section 4.7 Traffic Impact Study ..... 91

**CHAPTER 5. SUBDIVISION AND TREE REGULATIONS**

Section 5.1 Intent ..... 93  
Section 5.2 Repeal of Existing Subdivision Regulations ..... 93  
Section 5.3 Applicability ..... 93  
Section 5.4 Definitions ..... 94  
Section 5.5 Exemptions ..... 94  
Section 5.6 Pre-Application Conference ..... 95  
Section 5.7 Preliminary Plat ..... 95  
Section 5.8 Construction Plans Required ..... 97  
Section 5.9 Final Plat Approval Process ..... 97  
Section 5.10 Action on Final Plat ..... 99  
Section 5.11 Recording ..... 99  
Section 5.12 Appeals ..... 99  
Section 5.13 Subdivision Design Standards ..... 100  
Section 5.14 Required Improvements ..... 103  
Section 5.15 Tree Regulations ..... 105

**CHAPTER 6. ADMINISTRATION AND ENFORCEMENT**

Section 6.1 Planning and Zoning Administrator ..... 117  
Section 6.2 Town Code Inspector ..... 117  
Section 6.3 Penalties for Ordinance Violations ..... 118  
Section 6.4 Interpretation of Ordinance ..... 118  
Section 6.5 Zoning Permit Required ..... 119  
Section 6.6 Planning and Zoning Commission ..... 120  
Section 6.7 Board of Zoning Appeals ..... 123

**APPENDICES**

A. Definitions ..... A-1  
B. Zoning Code Use Matrix ..... B-1  
C. Height, Area, and Setback Requirements ..... C-1

**ATTACHMENT: 01/01/2020 Zoning Map**

*(prior to amendments by Ordinances 1-20, 2-20, 4-20, 5-20, 9-20, 13-20, 1-21, 6-21, 8-21, and 11-21)*

## **CHAPTER I. GENERAL PROVISIONS AND PROCEDURES**

### **Section 1.1 Authority.**

This chapter is adopted pursuant to the authority conferred by Chapter 29 of Title 6 of the Code of Laws of South Carolina, as amended, and drafted in accordance with the Town of Ravenel Land Use Ordinance, adopted May 10, 1999.

### **Section 1.2 Title.**

This ordinance, and amendments hereto, shall officially be known as the Ravenel Zoning Ordinance or Zoning Ordinance.

### **Section 1.3 Effective Date.**

This Ordinance was adopted by majority vote of Ravenel Town Council on January 20, 2000 and, together with subsequent and future amendments, shall remain in effect from that date.

### **Section 1.4 Intent and Purpose.**

This Ordinance is intended for the purposes, among others, of providing for the safe, orderly and efficient development of land within the Town of Ravenel, by

- A. Protecting the development of both urban and rural areas, and
- B. Securing protection from fire, flood, erosion and other dangers, and
- C. Encouraging such land use patterns that facilitate economic growth and provide sufficiently for transportation, communications, roads, airports, water supply, drainage, sanitation, education, recreation or other public requirements, and
- D. Conserving and developing the natural resources, and
- E. Fostering the community's agricultural industry, preserving rural character, and
- F. Protecting the food supply, and
- G. Guiding the development of the town in accordance with existing and future needs, and
- H. Preventing the overcrowding of land and undue concentration of population, and
- I. Protecting scenic areas and preserving historic sites and buildings, and
- J. Promoting desirable living conditions and the stability of neighborhoods, and
- K. Protecting property against blight and depreciation, and
- L. Conserving the value of land and buildings, and
- M. Encouraging the most appropriate use of land and structures.

**Section 1.5 Territorial Jurisdiction.**

The jurisdiction of this chapter shall include all land and improvements within the incorporated portions of the town. (Ord., passed 8-17-87, amended 01-20-00)

**Section 1.6 Repeal of Existing.**

All existing land use regulations adopted previously by the Town of Ravenel and contrary to this ordinance are hereby repealed. The adoption of this ordinance, however, shall not affect nor prevent any pending or future prosecution of or action to abate any existing violation of said regulations, as amended, if the violation is also a violation of the provisions of this ordinance.

**Section 1.7 Conflict with Other Provisions.**

Whenever there is, or appears to be, a conflict between any provision of this Zoning Ordinance, with any other provisions of this Zoning Ordinance, any section of the Town Code or any other applicable State or Federal Law, the more restrictive shall apply. (Ord., passed 8-17-87, amended 01-20-00)

**Section 1.8 Interpretation.**

For the purpose of this ordinance, the following rules of interpretation shall apply:

- A. Words used in the present tense include the future tense.
- B. The singular number includes the plural and the plural number includes the singular.
- C. The word "person" includes an individual or a corporation, firm, company, partnership, association, organization, or public or private authority.
- D. The term "shall" is always mandatory.
- E. The word "used" or "occupied" as applied to any land or building shall be considered to include the words "intended", "arranged", or "designed to be used or occupied".
- F. The word "building" includes the word "structure" and the word "structure" includes the word "building."
- G. The word "lot" includes the words "plot" or "parcel."

**Section 1.9 Application.**

- A. It is the intent of this Ordinance that all future development and redevelopment shall comply with the regulations of this Ordinance.
- B. Upon adoption of this Ordinance, specific zoning designations are assigned to each parcel of land situated within the corporate limits of the town. Zoning districts are assigned based upon minimum compliance with a particular district. No parcel, structure, business, or use will be designated a more intensive or permissive category than what it needs. The intent of this chapter is to zone correspondingly, and in a restrictive manner, not to create intensive zoning districts unnecessarily. All structures built on any lot hereafter shall comply with the regulations of this chapter. Any structure hereafter moved from one site to another site, including movement within a zoning lot, shall be considered to be a structure built hereafter. Any structure rebuilt or restored after damage or destruction by fire or other casualty shall

be considered to be a structure built hereafter, unless permitted to be rebuilt or restored. First floor elevation of all structures shall be in compliance with the current minimum height requirements of the Federal Flood Insurance program flood boundaries, adopted by the Town of Ravenel on April 1987 and as amended.

## **Section 1.10 Nonconformity.**

Any nonconformity that legally existed at the time of adoption of this Ordinance or that becomes nonconforming upon the adoption of any amendment to this Ordinance may continue to exist in accordance with the provisions of this Ordinance.

### **Section 1.10.1 Nonconformity General Rules.**

Nonconforming Lots, Structures and Uses. If certain lots, structures or uses do not comply with requirements for any one zoning designation, those lots, structures or uses will be authorized to remain in occupancy and use subject to the regulations and limits contained herein. These nonconformities are to be avoided or eliminated where now existing, whenever possible. General rules governing all nonconformities include:

- A. Loss of Legal Nonconforming Status Due to Nonuse. If a nonconforming structure or use is vacated, abandoned, or discontinued for a period of at least twelve (12) consecutive months or by adoption of a conforming use for any period of time, any future use of said land or structure shall be in conformity with the provisions of this Ordinance. This section does not apply to any lots, structures or uses established in violation of the Zoning Ordinance in effect at the time of the establishment, and such lots are illegal, nonconforming, and cannot be continued in accordance with this Section.
- B. Change of Use. A nonconforming lot, structure or use shall not be changed to another nonconforming use nor shall a nonconforming use be enlarged or expanded unless such expansion eliminates or reduces the nonconforming aspects of the situation.
- C. Determination of Nonconformity status. In all cases, the burden of establishing that a nonconformity lawfully exists shall be on the owner of the land on which the purported nonconformity is located.
- D. Nonconformities Created by Condemnation. When lot area or setbacks are reduced as a result of conveyance to a federal, state or local government for a public purpose and the remaining area is at least fifty percent (50%) of the applicable minimum standard, then the lot shall be considered a legally nonconforming lot or use subject to this Section.
- E. Change of tenancy or ownership. The status of nonconformity is not affected by a change in tenancy or ownership.
- F. Change of Zoning Classification. A nonconforming status shall no longer apply if a landowner requests, and is subsequently granted, a change of zoning classification according to the provisions of this Ordinance. The landowner must then comply with the requirements of the zoning district classification in which the property is now situated.
- G. Mixed Use Parcels. In cases of mixed land use on one parcel of land, the parcel may either be zoned to accommodate the most restrictive use, and all remaining

uses would be nonconforming in status, or the property owner may subdivide, in order to zone that portion of land which is more intensely used. If the property owner chooses the latter, the subdivision of that portion of land must comply with all zoning requirements set forth by the district regulations of this chapter, such as setbacks, minimum lot size, height, etc.

**Section 1.10.2 Nonconforming Lots.**

- A. Nonconforming Lots. A nonconforming lot is a tract of land, duly recorded that complied with lot requirements at the time of its creation but which no longer complies with minimum lot requirements of the zoning district in which it is now located.
- B. Combination of lots. If two or more lots of record or combination of lots of record and portions of contiguous lots of record are in single ownership, and if one or more of these lots do not comply with the lot area standards in this Ordinance, the lots involved shall be considered to be an individual lot for the purposes of this Ordinance, and no portion of these lots shall be used or sold which do not comply with the lot area standards of this Ordinance, nor shall any division of the lots be made that leaves any remaining lot that fails to comply with the lot area standards. If the owner of two or more contiguous nonconforming lots elects to build on or sell off these lots, the owner must combine them to comply with minimal dimensional requirements of this ordinance.

**Section 1.10.3 Nonconforming Structures.**

- A. Continuance of nonconforming structures. Nonconforming structures or buildings legally constructed in compliance with this Ordinance at the time of construction but which no longer conform to the provisions of this ordinance and the underlying district in which it is located may be continued only as hereinafter specified.
  - 1. Repairs, alterations and maintenance. Ordinary nonstructural repairs or maintenance made be made to a nonconforming structure as required to keep it in safe, sound condition, provided that the repair or maintenance does not extend, expand, intensify, or enlarge the nonconforming use or structure.
  - 2. Loss of legal nonconforming status, damage or destruction. In the event a nonconforming structure is damaged or destroyed by any means to the extent that fifty percent (50%) of the structure's market value prior to such destruction, such structure shall lose its legal nonconforming status and shall not be restored unless in conformance with the standards of this Ordinance. A nonconforming structure that is damaged or destroyed by any means to an extent of less than fifty percent (50%) of the structure's market value prior to such damage or destruction may be restored to its pre-damaged state provided reconstruction is initiated within twelve (12) months and provided the reconstruction complies with all other Town ordinances, as well as state and federal laws.
  - 4. A nonconforming structure may only contain a conforming use. Nonconforming structures housing nonconforming uses may only continue in accordance with the standards in Section 1.10.4, Nonconforming Uses.
  - 5. Demolition and Rebuilding. A nonconforming structure shall not be re-



established as a nonconforming structure after demolition, damage, or destruction, except pursuant to Section 1.10.3(2) above.

6. Relocation. A nonconforming structure shall not be moved, in whole or in part, to another location on or off the parcel of land on which it is located, unless upon relocation it shall conform to the standards and requirements of this Zoning Ordinance.

#### **Section 1.10.4 Nonconforming Uses.**

- A. Nonconforming Uses. A nonconforming use is a use that was legally established but which is no longer allowed by the use regulations of the district in which it is now located.
- B. Continuation of Nonconforming Uses. Uses legally established but no longer allowed by the use regulations of the zoning district in which it is located may be continued but not enlarged or changed to any other nonconforming use. The one exception to this shall be authorization by the Board of Zoning Appeals upon a finding that the new use will be less detrimental to adjacent property and the general area than the existing use.
- C. Abandonment. If a nonconforming use is replaced with a conforming use, it immediately loses its legal nonconforming status. If a nonconforming use is discontinued for any reason for a period of more than twelve (12) consecutive months, it loses its legal nonconforming status.
- D. Accessory Uses. Once a nonconforming principal use is discontinued, all associated accessory uses shall cease operations within thirty (30) days.
- E. Loss of Nonconforming Use. A legally nonconforming use will lose its legal status pursuant to the destruction, substantial improvement, demolition and relocation rules set forth above in Section 1.10.3, Nonconforming Structures.

#### **Section 1.11 Amendments.**

For the purpose of maintaining sound, stable and desirable growth within the town limits, this ordinance text or the official map, as adopted, may be amended. The purposes for such amendment could include: to correct a manifest error in the ordinance, because of changed or changing conditions in an area or in the town generally, to rezone an area, to extend the boundary of an existing zoning district or to change the regulations and restrictions thereof as reasonably necessary to the promotion of the public health, safety or general welfare.

- A. An Amendment to this Ordinance may be initiated by:
  - Town Council on its own motion; or
  - The Planning Commission, an appointed board charged with the administration of these regulations as set forth herein; or
  - Any individual or organization having an interest in the property to be rezoned.
- B. Amendment Application Procedures:
  1. A request for a change in zoning or an ordinance text amendment shall be made on a form supplied by the Planning and Zoning Administrator at Town Hall.

2. All application requests to amend this ordinance shall be accompanied with a filing fee as determined by Town Council and said application shall contain:
  - a. The applicant's name, address and information of every person having a legal or equitable interest in the land covered by the request.
  - b. The property owner's name, address, and contact information and the relationship of the applicant to the property owner.
  - c. The nature and effect of the proposed amendment.
  - d. For a rezoning request, a valid DHEC permit or statement of availability of public sewer.
  - e. A legal description of the land and a plat map indicating the land affected by the petition, the present zoning classification of the land and of all abutting zoning districts, all public and private rights-of-way and easements bounding and intersecting the land under consideration, and the names and addresses of the owners of all adjacent lands.
  - f. In the case of alleged errors in the ordinance text, the location of the error in the code, a detailed explanation making the case that this is an error, and a proposal to correct the ordinance is required.
  - g. The application must be signed by the applicant and the owner.

Upon receipt of the application and required information, the Planning and Zoning Administrator shall determine if the application request is in harmony with the intent of the Comprehensive Plan and/or if the action will avoid any significant adverse impacts to travel and traffic patterns in nearby areas.

3. Upon a determination that a complete request has been submitted, the Planning and Zoning Administrator shall schedule and advertise a Public Hearing before the Planning and Zoning Commission as required in South Carolina Code 6-29-760 with specifics to include:
  - a. Notice of the Public Hearing shall be advertised in a newspaper of general circulation at least fifteen (15) days prior to the hearing; and,
  - b. For the adoption of a Comprehensive Plan in its entirety or any element thereof, the Notice of the Public Hearing shall be advertised in a newspaper of general circulation at least thirty (30) days prior to the hearing); and,
  - c. For a rezoning request, the property will be posted with a sign indicating the Public Hearing date, time, and location; and,
  - d. For a rezoning request, the Notice of the Public Hearing will be mailed by general mail to all property owners of record within three hundred (300) feet of any portion of the property proposed to be rezoned. The Town of Ravenel is not responsible for the accuracy of County property records used for this mailing; and,
  - e. The Public Hearing notice will be provided to parties of interest including the applicant, property owner(s), and any individual or group that has submitted a written statement of interest.

Minor defects in a Public Hearing notice shall not invalidate the notice or proceedings pursuant to the notice if an attempt has been made to comply with applicable notice requirements.

4. The Planning and Zoning Administrator shall forward the application, along with any report, to the Planning and Zoning Commission for review and recommendation.

5. At a Regularly Planning and Zoning Commission meeting following the Public Hearing, the Commission shall act upon the petition by:
  - Recommend approval or denial to the Town Council of the request on the determination of the request meeting current and future land use patterns; or,
  - Cause further and complete study of the request; and,
  - After such additional study and consideration, recommending to Town Council, such action as the Commission deems proper.
6. The Planning and Zoning Commission shall have sixty (60) days following the Public Hearing to submit any such recommendation regarding the request to the Town Council. If the Commission fails to submit a recommendation within sixty (60) days, it is deemed to have met with approval and the Town Council shall proceed.
7. Those requests which are recommended for approval by the Planning and Zoning Commission receive first reading of the required ordinance at the next regularly scheduled Town Council meeting.
8. Those requests which are recommended for denial by the Planning and Zoning Commission will be placed on the agenda of the next regularly scheduled Town Council meeting for consideration.
9. The Town Council may advance, adopt, or reject any ordinance relating to the request that has been introduced or is under consideration.
10. Those applications for which an ordinance is introduced and approved must then receive a second (final) reading at a Town Council meeting at least six (6) days apart from the first reading of the ordinance. The zoning change is effective following the second reading as adopted and applicants will be notified when the request is approved.
11. Those requests which the Town Council rejects are notified of Council's action by mail. Re-application shall be subject to a one-year waiting period.

Any person with a substantial interest in a decision of the Planning Commission, Town Council, or Town Administrator or any board or bureau of the Town may appeal a final decision to the Circuit Court of Charleston County in a timeframe as allowed by law.

### **Section 1.12 Variances.**

A Variance to the dimensional requirements of the zoning ordinance may be granted by the Board of Zoning Appeals if the Board of Zoning Appeals agrees that strict application of the requirements would result in an unnecessary hardship. A variance allows the Board of Zoning Appeals to modify an otherwise legitimate zoning restriction when, due to unusual conditions, the restriction may be more burdensome than was intended. The variance must not impair the public purpose.

- A. A variance request is initiated by the owner, or legal representative of the owner, of the property. The owner is attempting to obtain a variance on the grounds of unnecessary hardship and must demonstrate adequate evidence that a particular property suffers a singular disadvantage over nearby properties due to the zoning regulation. Additionally, an owner is not entitled to relief from a self-created or self-inflicted hardship. The Zoning

Board of Appeals must apply the standards found in this ordinance based on the South Carolina Comprehensive Act of 1994 to grant or deny a variance request.

B. Variance Application Procedures:

1. A request for a variance shall be made on an application form supplied by the Planning and Zoning Administrator at Town Hall.
2. Requests for Board of Zoning Appeals hearings other than variances, such as a Special Exception Request or an appeal of a decision of the Planning and Zoning Administrator, may be included on a similar or different form to be submitted to Town Hall.
3. All application requests for a variance from the requirements in the zoning ordinance shall be accompanied with a filing fee as determined by Town Council and said application shall contain:
  - a. The applicant's name, address and information of every person having a legal or equitable interest in the land covered by the request.
  - b. The property owner's name, address, and contact information and the relationship of the applicant to the property owner.
  - c. The section of the Zoning Code from which the applicant is requesting a variance.
  - d. A specific description of the variance amount (i.e. in distance, square feet, height, etc.).
  - e. A description of the hardship faced by the property owner without the variance.
  - f. The nature and effect of the proposed variance.
  - g. A legal description of the land and a plat map indicating the land affected by the variance request, buildings affected by the request, the present zoning classification of the land and of all abutting zoning districts, all public and private rights-of-way and easements bounding and intersecting the land under consideration, and the names and addresses of the owners of all adjacent lands.
  - h. The application must be signed by the applicant and the owner.
4. Upon receipt of the variance request and required information, the Planning and Zoning Administrator shall determine if the request contains adequate information for the Board of Zoning Appeals to make a determination regarding the indicated approval criteria.
5. Upon a determination that a complete request has been submitted, the Planning and Zoning Administrator shall schedule and advertise a Public Hearing before the Zoning Board of Appeals as required in South Carolina Code 6-29-800 with specifics to include:
  - a. Notice of the Public Hearing shall be advertised in a newspaper of general circulation at least fifteen (15) days prior to the hearing; and,
  - b. The property will be posted with a sign indicating the Public Hearing date, time, and location; and,
  - c. The Notice of the Public Hearing will be mailed by general mail to all property owners of record within three hundred (300) feet of any portion of the property for which a variance is proposed. The Town of Ravenel is not responsible for the accuracy of County property records used for

- this mailing; and,
- d. The Public Hearing notice will be provided to parties of interest including the applicant, property owner(s), and any individual or group that has submitted a written statement of interest.

Minor defects in a Public Hearing notice shall not invalidate the notice or proceedings pursuant to the notice if an attempt has been made to comply with applicable notice requirements.

6. The Planning and Zoning Administrator shall forward the variance application, along with any report, to the Board of Zoning Appeals.
7. The Board of Zoning Appeals will hold at least one public hearing on the requested zoning variance and, based on the approval criteria and factors not to be considered as found in this Section in items (C) and (D) and the public testimony presented at the public hearing, act to:
  - Remand the request back to the Planning and Zoning Administrator to obtain additional information to be presented at a new Public Hearing to be held within sixty (60) days; or,
  - Approve the variance request; or,
  - Approve the variance request, with conditions that may affect location, character, or other features to protect established property values in the surrounding area or promote public health, safety, or general welfare; or,
  - Deny the variance request.

A zoning variance request may only be granted if the Board of Zoning Appeals agrees that the strict application and enforcement of the zoning ordinance will result in unnecessary hardship to the applicant and that, by granting the variance request, the spirit of the zoning ordinance will be observed and the welfare and safety of the public will not be diminished.

8. The decision of the Board of Zoning Appeals is to be accompanied by a specific Finding of Fact clearly stating the reason or reasons for the decision, noting the Approval Criteria. This Finding of Fact will be delivered to the applicant and parties of interest within ten (10) days after the decision is filed at Town Hall.

Any person with a substantial interest in a decision of the Board of Zoning Appeals may appeal the decision to the Circuit Court of Charleston County in a timeframe as allowed by law.

- C. Approval Criteria. When deciding a request for a zoning variance, the Board of Zoning Appeals shall consider the request documentation, other research, and the public testimony presented at the Public Hearing as it may relate to evidence or proof for the applicability of the following specific criteria:
  1. There are extraordinary and exceptional conditions pertaining to the subject property, such as size, shape, topography, or other conditions that make it difficult or impossible to make an economically feasible use of the property;
  2. The same extraordinary and exceptional conditions do not generally apply to other properties in the vicinity;
  3. Because of the extraordinary and exceptional conditions, the application of the zoning ordinance to the property will effectively prohibit or unreasonably restrict



the use of the property;

4. The hardship need for the variance is not a result of the applicant's, or previous owner's, own actions; and,
5. The authorization of the variance will not be of substantial detriment to adjacent property or to the public good, and that the character of the district will not be harmed by granting the variance.

D. Factors NOT to be considered.

1. The Board of Zoning Appeals is not to consider the fact that a property may be more profitably utilized as grounds for granting a zoning variance, nor as evidence of a hardship.

E. Effects of Variance. A zoning variance request may be granted to any dimensional, design, or performance standard set forth in this ordinance, provided that the Approval Criteria considered in Section 1.12 (C) are met and that such variance does not:

1. Permit a use, activity, business, or operation that is not otherwise allowed by the Use Regulations of the underlying zoning district; or,
2. Change the zoning district boundaries as shown on the Official Zoning Map; or,
3. Allow the physical extension of a non-conforming use or structure; or,
4. Increase the density of a residential use above that permitted by the underlying district.

F. Lapse of Approval. An approved zoning variance shall lapse and be of no further effect twelve (12) months after the date of approval unless a complete application for a Zoning Permit is submitted and approved in accordance with this ordinance.

### **Section 1.13 Conditional Uses.**

Certain uses are allowed as Conditional Uses in various zoning districts as indicated in the Zoning Ordinance Use Matrix found in Appendix B and are subject to the specific conditions for each use as indicated in Appendix B and found in Chapter 3.

Unless indicated otherwise in Chapter 3 for a specific Conditional Use, the Planning and Zoning Administrator will review the Conditional Use request, compare the plans to the indicated criteria, and make the determination to grant the use by issuing a Conditional Use Zoning Permit.

A Conditional Use Zoning Permit is granted for the activity requested and does not stay with the property after a use has ceased. After a period of twelve (12) consecutive months of a lapse in use, a new Conditional Use Zoning Permit must be requested for the same property and use and the specific plans for the renewed use must again be reviewed and compared to the conditional criteria before approval.

An approved Conditional Use Zoning Permit shall lapse and be of no further effect twenty-four (24) months after the date of issuance unless the use has been established on the subject property.

- A. A Conditional Use request is initiated by an individual having an interest in the property

such as the owner, agent, or tenant or purchaser; either current or prospective. Both the applicant and the owner of the property are required to sign the request.

B. Application Procedures:

1. A request for a Conditional Use shall be made on an application form supplied by the Planning and Zoning Administrator at Town Hall.
2. All application requests for a Conditional Use shall be accompanied with a filing fee as determined by Town Council and said application shall contain:
  - a. The applicant's name, address and information of every person having a legal or equitable interest in the land covered by the request.
  - b. The property owner's name, address, and contact information and the relationship of the applicant to the property owner.
  - c. A full description of the proposed use, including NAIS or SIC codes and equipment to be used.
  - d. A legal description of the land and a plat map indicating the land and buildings affected by the use, total acreage, acreage of highland, all easements, rights-of-way, zoning, and setbacks and buffer yards.
  - e. A description of how the use meets the Conditional Use criteria as noted for the specific use.
  - f. A statement that the property and buildings where the Conditional Use is to operate will meet all other requirements of the Town Code and Zoning Ordinance, including, but not limited to setbacks, screening, buffer yards and landscaping, signage and other requirements.
  - g. Evidence that the proposed use will not materially endanger the public health, safety, or general welfare.
  - h. Evidence that the proposed use will meet all air and water quality standards and provide for adequate emergency response and vehicular parking and access.
  - i. Evidence that the use will not unduly impact adjacent residential areas.
  - j. The application must be signed by both the applicant and the owner of record of the property.
3. Upon receipt of the Conditional Use application and required information, the Planning and Zoning Administrator shall determine if the request contains adequate information for review.
4. Unless indicated otherwise in Chapter 3 for a specific Conditional Use, upon a determination that a complete request has been submitted, the Planning and Zoning Administrator shall issue a Zoning Permit for an approved Conditional Use or a written notice of denial of the Conditional Use request within thirty (30) days of submittal of a complete application.

An appeal of a denied Conditional Use decision made by the Planning and Zoning Administrator may be made as found in Section 1.15. Such appeal will be heard at a Public Hearing before the Board of Zoning Appeals as indicated in Section 1.12 B. 5.

Any person with a substantial interest in a decision of the Board of Zoning Appeals may appeal the decision to the Circuit Court of Charleston County in a timeframe as allowed by law.

## **Section 1.14 Special Exception Uses.**

Certain uses are allowed as Special Exception Uses in various zoning districts as indicated in the Zoning Ordinance Use Matrix found in Appendix B and are subject to the specific conditions for each use as found in Chapter 3.

The Board of Zoning Appeals has the exclusive power to permit uses that are indicated as Special Exception Uses in the Zoning Ordinance Use Matrix found in Appendix B and subject to the standards and conditions as found in Chapter 3. The Board of Zoning Appeals must follow the indicated regulations in Chapter 3 when hearing a Special Exception Use case.

A Special Exception Use is granted for the activity requested and does not stay with the property after a use has ceased. After a period of twelve (12) consecutive months of a lapse in use, a new Special Exception Use must be requested for the same property and use and the specific plans for the renewed use must again be reviewed and compared to the conditional criteria before approval.

- A. A Special Exception Use request is initiated by an individual having an interest in the property such as the owner, agent, or tenant or purchaser; either current or prospective. Both the applicant and the owner of the property are required to sign the request.
- B. Application Procedures:
  1. A request for a Special Exception Use shall be made on an application form supplied by the Planning and Zoning Administrator at Town Hall.
  2. All application requests for a Special Exception Use shall be accompanied with a filing fee as determined by Town Council and said application shall contain:
    - a. The applicant's name, address and information of every person having a legal or equitable interest in the land covered by the request.
    - b. The property owner's name, address, and contact information and the relationship of the applicant to the property owner.
    - c. A full description of the proposed use, including NAIS or SIC codes and equipment to be used.
    - d. A legal description of the land and a plat map indicating the land and buildings affected by the use, total acreage, acreage of highland, all easements, rights-of-way, zoning, and setbacks and buffer yards.
    - e. A description of how the use meets the Special Exception Use criteria as noted for the specific use.
    - f. A statement that the property and buildings where the Special Exception Use is to operate will meet all other requirements of the Town Code and Zoning Ordinance, including, but not limited to setbacks, screening, buffer yards and landscaping, signage and other requirements.
    - g. Evidence that the proposed use will not materially endanger the public health, safety, or general welfare.
    - h. Evidence that the proposed use will meet all air and water quality standards and provide for adequate emergency response and vehicular parking and access.
    - i. Evidence that the use will not unduly impact adjacent residential areas.
    - j. The application must be signed by both the applicant and the owner of record of the property.

3. Upon receipt of the Special Exception Use request and required information, the Planning and Zoning Administrator shall determine if the request contains adequate information for the Board of Zoning Appeals to make a determination regarding the approval or denial of the use.
4. Upon a determination that a complete request has been submitted, the Planning and Zoning Administrator shall schedule and advertise a Public Hearing before the Zoning Board of Appeals as required in South Carolina Code 6-29-800 with specifics to include:
  - a. Notice of the Public Hearing shall be advertised in a newspaper of general circulation at least fifteen (15) days prior to the hearing; and,
  - b. The property will be posted with a sign indicating the Public Hearing date, time, and location; and,
  - c. The Notice of the Public Hearing will be mailed by general mail to all property owners of record within three hundred (300) feet of any portion of the property for which a Special Exception is proposed. The Town of Ravenel is not responsible for the accuracy of County property records used for this mailing; and,
  - d. The Public Hearing notice will be provided to parties of interest including the applicant, property owner(s), and any individual or group that has submitted a written statement of interest.

Minor defects in a Public Hearing notice shall not invalidate the notice or proceedings pursuant to the notice if an attempt has been made to comply with applicable notice requirements.

5. The Planning and Zoning Administrator shall forward the Special Exception Use application, along with any report, to the Board of Zoning Appeals.
6. The Board of Zoning Appeals will hold at least one public hearing on the requested Special Exception Use and, based on the conditions specific for the use and the public testimony presented at the public hearing, act to:
  - Approve the Special Exception Use; or,
  - Deny the Special Exception Use.

A Special Exception Use request may only be granted if the Board of Zoning Appeals agrees that the conditions specified for the use will be met and that the welfare and safety of the public will not be diminished.

7. The decision of the Board of Zoning Appeals is to be accompanied by a specific Finding of Fact clearly stating the reason or reasons for the decision, noting the conditions required for the Special Use. This Finding of Fact will be delivered to the applicant and parties of interest within ten (10) days after the decision is made and filed at Town Hall.

Any person with a substantial interest in a decision of the Board of Zoning Appeals may appeal the decision to the Circuit Court of Charleston County in a timeframe as allowed by law.

- C. Lapse of Approval. An approved Special Exception Use shall lapse and be of no further effect twelve (12) months after the date of approval unless the use has been established on the subject property.

### **Section 1.15 Appeals to Decision of the Planning and Zoning Administrator.**

Any decision of the Planning and Zoning Administrator, and/or their designated representative regarding the interpretation or errant application of any element of the Zoning Ordinance, including, but not limited to, determination of non-conforming status, classification of uses, regulation applicability, measurements, and approvals or denials of permits, can be appealed in writing within fourteen (14) days of the letter of record of the decision. Such appeal will be heard at a Public Hearing before the Board of Zoning Appeals as indicated in Section 1.12 B. 5.

The submittal of an appeal to the Board of Zoning Appeals must include the specific grounds for the appeal and the sought modification of the decision.

The Board of Zoning Appeals will determine the nature of the remedy, if any, regarding the appeal and determine the action, if any, required by the Planning and Zoning Administrator.

Any person with a substantial interest in a decision of the Board of Zoning Appeals may appeal the decision to the Circuit Court of Charleston County in a timeframe as allowed by law.

## **CHAPTER 2. ZONING DISTRICTS AND ZONING MAP**

### **Section 2.1 Establishment of Districts.**

In order to accomplish the purposes set forth by growth control regulations, the municipality is divided into zoning classifications, known as districts described hereafter. The districts and their boundaries shall be as shown on the official zoning map (county tax assessment maps), identified by the signature of the Mayor, attested by the Zoning Administrator and bearing the seal of the town. The official zoning map, which shall be located in town hall, shall be the final authority as to the current zoning status of land, buildings, and other structures in the town. (Ord., passed 8-17-87, amended 01-20-02)

### **Section 2.2 Official Zoning Map.**

For the purpose of regulating and restricting the location of uses of land, the Town is hereby divided into zones or districts, as more fully described in Section 2.6 of this Ordinance and as shown on a map or maps entitled Official Zoning Map, which, together with all explanatory matter thereon, is hereby adopted by reference and declared to be a part of this Ordinance. The Official Zoning Map shall be identified by the signature of the Mayor, attested by the Zoning Administrator and bearing the seal of the Town under the following words: AThis is to certify that this is the Official Zoning Map of the Town of Ravenel, S. C., adopted on May 26, 2020.

- A. If, in accordance with the provisions of this Chapter, changes are made in district boundaries or other matter portrayed on the Official Zoning Map, such changes shall be made on the Official Zoning Map promptly after the amendment has been approved by Town Council, with an entry on the Official Map as follows: Map Amended by Action of Action of Council on \_\_\_\_\_ for the following purpose \_\_\_\_\_, which entry shall be signed by the Mayor and shall be attested by the Zoning Administrator. No such change shall become effective until such entry has been made on the Official Zoning Map, and signed and attested.
- B. The Official Zoning Map shall remain in the custody of Town Hall and shall be the final authority as to the current zoning status of lands, buildings or other structures in the Town regardless of the existence of purported copies of the map. In the event that the Official Zoning Map becomes damaged, destroyed, lost, difficult to interpret, the Town Council may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map. The new Official Zoning Map may correct drafting and other errors or omissions, but no such correction shall have the effect of amending the original Official Zoning Map as amended. No building or parcel shall be erected or used except in conformity with the regulations prescribed in this Ordinance for the zoning district in which it is located as shown on the Official Zoning Map.

### **Section 2.3 Removed**

### **Section 2.4 Removed**

### **Section 2.5 Rules of Determining Zoning**

Where uncertainty exists with respect to the boundary of any zoning district shown on the zoning map, the following criteria shall apply:

- A. The district boundaries shall follow lot lines; center lines of streets, highways, alleys, or railroads; center lines of rivers, streams, or other bodies of water. District locations shall be determined by the use of the scale shown on the zoning map.



- B. Where any district boundary is indicated on the zoning map as following approximately the town boundary line, that boundary line shall be construed to be the district boundary.
- C. With the exception of lands within the ownership of national forests, swampland, wildlife refuge, and any other publicly designated conservation area, the Coastal Council critical line shall be the district boundary between marsh and other low lands abutting, surrounding, or surrounded by all waterways including ocean, rivers, lakes, canals, tidal streams or creeks.  
(Ord., passed 8-17-87, amended 01-20-02)

**Section 2.6 Zoning Districts**

In order to provide for the development of specific uses and to carry out the goals of the Comprehensive Land Use Plan, the following use districts are hereby established:

<b>DISTRICT NAME</b>	
<b>Agricultural Residential . . . . .</b>	<b>AR</b>
<b>Residential One. . . . .</b>	<b>R-1</b>
<b>Residential One Restrictive. . . . .</b>	<b>R-1R</b>
<b>Residential Two. . . . .</b>	<b>R-2</b>
<b>Residential Two Restrictive. . . . .</b>	<b>R-2R</b>
<b>Residential Three. . . . .</b>	<b>R-3</b>
<b>Residential Three Restrictive. . . . .</b>	<b>R-3R</b>
<b>Residential 4 . . . . .</b>	<b>R-4</b>
<b>Mobile Home Planned Development. . . . .</b>	<b>M-PD</b>
<b>Neighborhood Commercial. . . . .</b>	<b>NC</b>
<b>General Business. . . . .</b>	<b>GB</b>
<b>Light Industrial. . . . .</b>	<b>LI</b>
<b>General Industrial. . . . .</b>	<b>GI</b>
<b>Planned Development . . . . .</b>	<b>PD</b>
<b>Historic Conservation Overlay District . . . . .</b>	<b>HC</b>
<b>Commercial Corridor Overlay District. . . . .</b>	<b>CCO</b>

**Section 2.6.1 Agricultural Residential District (AR)**

The Agricultural Residential District is primarily designed to accommodate agriculturally-used properties and single-family residences which are situated on large parcels of land on, or in close proximity to, properties which are farmed or used for other agricultural purposes. This district is also intended to establish and protect large, undeveloped tracts and low-density uses on large sites for forestry management and to encourage preservation of natural resources.

- A. Permitted uses: See Appendix B, Table of Permitted Uses.
- B. Lot, yard, height, and coverage requirements.

1.	<u>Minimum Lot Requirements</u>	<u>Measurement</u>
	Lot area per dwelling unit	43,560 square feet - one acre
	Lot width	150 feet (measured at building line)
2.	<u>Minimum Yard Requirements</u>	
	Front yard	30 feet
	Side yard	10 feet
	Rear yard	30 feet
3.	<u>Maximum Height Permitted</u>	
	Vertical Measure	35 feet/2.5 stories

- 4. Building coverage: No more than 35% of the lot may be covered by principal residence and accessory buildings.
- C. Development in the AR district shall comply with all other applicable regulations of this ordinance.

**Section 2.6.2 Residential One District (R-1)**

The purpose of the R-1 district is to provide for quiet, livable low-density residential neighborhoods, to encourage the formation and continuation of a stable, residential environment on lots having an area of one acre (43,560) or more, to discourage unwarranted and blighting encroachments by prohibiting commercial and industrial uses and to prohibit any other use which would subsequently interfere with the development or continuation of a single-family usage.

The intent of the district is to discourage any use which would generate traffic on minor streets other than that required to serve residences on those streets.

- A. Permitted uses: See Appendix B. Table of Permitted Uses.
- B. Lot, yard, height and coverage requirements:
  - 1. 

<u>Minimum Lot Requirements</u>	<u>Measurement</u>
Lot area per dwelling unit	43,560 square feetC one acre
Lot width-measured at building line	150 feet
  - 2. 

<u>Minimum Yard Requirements</u>	<u>Measurement</u>
Front yard	30 feet
Side yard (width on one side)	10 feet
Rear yard	30 feet
  - 3. 

<u>Maximum Height Permitted</u>	<u>Measurement</u>
Vertical measure	35 feet (2.5 stories)
  - 4. Building coverage: No more than 35% of the lot may be covered by principal residence and accessory buildings.
- C. Development in the R-1 district shall comply with all other applicable regulations of this ordinance.

**Section 2.6.3 Residential One Restrictive District (R-1R)**

The intent of the R-1R district is to establish and preserve low density residential neighborhoods and to restrict the residential uses to constructed-on-site homes. The R-1R district provides for the creation of a stable, healthy, residential area on lots of one acre (43,560 square feet) or more and to discourage unwarranted and blighted encroachments of commercial, industrial or any other uses which would interfere with the development of single-family usage.

- A. Permitted uses. See Appendix B. Table of Permitted Uses.
- B. Lot, yard, height and coverage requirements: See requirements for Section 2.6.2.
- C. Development in the R-1R district shall comply with all other applicable regulations of this ordinance.

#### **Section 2.6.4 Residential Two District (R-2)**

: The purpose of the Residential Two District (R-2) is to provide for quiet, livable, low-density residential neighborhoods, and to encourage the formation and continuance of a stable, residential environment on lots having an area of 30,000 square feet or more and to discourage unwarranted and blighting encroachments by prohibiting commercial and industrial uses and disallowing any other use which would substantially interfere with the development or continuation of single-family usage.

- A. Permitted uses: See Appendix B. Table of Permitted Uses.
- B. Lot, yard, height and coverage requirements:
  - 1. 

<u>Minimum Lot Requirements</u>	<u>Measurement</u>
Lot area per dwelling unit	30,000 square feet
Lot width (measured at building line)	70 feet
  - 2. 

<u>Minimum Yard Requirements</u>	<u>Measurement</u>
Front yard	30 feet
Side yard (width on one side)	10 feet
Rear yard	30 feet
  - 3. 

<u>Maximum Height Permitted</u>	<u>Measurement</u>
Vertical measure	35 feet (2.5 stories)
  - 4. Building coverage: No more than 40% of the lot may be covered by principal residence and accessory buildings.
- C. Development in the R-2 district shall comply with all other applicable regulations of this ordinance.

#### **Section 2.6.5 Residential Two Restricted District (R-2R)**

The intent of the R-2R district is to establish and preserve lower density residential neighborhoods and to restrict the residential uses to constructed-on-site homes. The R-2R district provides for the creation of a stable residential area with lots of 30,000 square feet or more and to discourage unwarranted and blighted encroachments or commercial, industrial or any other uses which would interfere with the development of single-family usage.

- A. Permitted uses. See Appendix B. Table of Permitted Uses.
- B. Lot, yard, height, and coverage requirements: See requirements for Section 2.6.4
- C. Development in the R-2R district shall comply with all other applicable regulations of this ordinance.

#### **Section 2.6.6 Residential Three District (R-3)**

The purpose of the R-3 Residential District is to provide medium density residential development in quiet, livable neighborhoods and to encourage the formation and continuation of a stable, residential environment for medium-density single-family and two-family dwellings situated on lots having an area of 12,500 square feet or more, to discourage unwarranted and blighting encroachments by prohibiting the commercial and industrial use of land and to disallow any other use which would subsequently interfere with the development or continuation of single-family and two-family dwelling usage and to discourage any use which would generate traffic on minor streets other than that required to serve residents on those

streets.

- A. Permitted uses: See Appendix B. Table of Permitted Uses.
- B. Lot, yard, height and coverage requirements:
  - 1. 

<u>Minimum Lot Requirements</u>	<u>Measurement</u>	
Lot area per dwelling unit	12,500 square feet per unit	
Lot width	70 feet (measured at building line)	
  - 2. 

<u>Minimum Yard Requirements</u>	
Front yard	25 feet
Side yard	10 feet
Rear yard	25 feet
  - 3. 

<u>Maximum Height</u>	<u>Single-Family</u>	<u>Duplex</u>
Vertical measure	35' (2.5 stories)	35' (2.5 stories)
  - 4. Building coverage: No more than 50% of the lot may be covered by the principal residence and accessory buildings.
- C. Development in the R-3 district shall comply with all other applicable regulations of this ordinance.

**Section 2.6.7 Residential Three Restricted District (R-3R)**

The intent of the R-3R Residential district is to establish medium density residential neighborhoods and to restrict the residential uses to constructed-on-site homes. The R-3R district provides for the creation of stable, healthy, residential areas of lots of 12,500 square feet or larger and to discourage unwarranted and blighted encroachments of commercial, industrial or any other uses which would interfere with the development of single-family and two-family usage.

- A. Permitted uses. See Appendix B. Table of Permitted Uses
- B. Lot, yard, height and coverage requirements. See requirements in Section 2.6.6.
- C. Development in the R-3R district shall comply with all other applicable regulations of this ordinance.

**Section 2.6.8 RESIDENTIAL FOUR DISTRICT (R-4)**

The purpose of the Residential Four District (R-4) is to provide for quiet, livable, low-density Residential neighborhoods and to encourage the formation of a stable, healthy, residential environment on

Lots having an area of 22,000 square feet or more and to discourage unwarranted and blighted encroachments. This district prohibits commercial and industrial uses and any other use which would substantially interfere with the development and continuation of single family residential uses.

- A. Permitted uses: See Appendix B. Table of Permitted Uses
- B. Lot, yard, height and coverage requirements
  - 1. 

<u>Minimum Lot Requirements</u>	<u>Measurement</u>
Lot area per dwelling unit	22,000 square feet

- |    |   |                       |
|----|---|-----------------------|
|    | Lot width (measured at building line)   | 80 feet               |
| 2. | <u>Minimum Yard Requirements</u>  | <u>Measurement</u>    |
|    | Front yard  | 30 feet               |
|    | Side yard (width on one side)   | 10 feet               |
|    | Rear yard   | 25 feet               |
| 3. | <u>Maximum Height Permitted</u>   | <u>Measurement</u>    |
|    | Vertical measure  | 35 feet (2.5 stories) |
| 4. | Building coverage: No more than 40% of the lot may be covered by principal residence and accessory buildings. |                       |
- C. Development in the R-4 district shall comply with all other applicable regulations of this ordinance.

**Section 2.6.9      Mobile Home Planned Development (MH-PD)**

The purpose of the MH-PD district is to promote desirable living environments for a grouping of mobile homes with mobile home spaces for rental or leasing as well as mobile homes placed on single lots for rental or sale and to provide for accessory uses needed to serve the residents of the planned development. These developments shall comply with all applicable state and local regulations and are subject to the following standards:

- A. Town Council Approval Criteria: Conditional Uses for MH-PD district:
1. Uses allowed in MH-PD district: Mobile home, modular home or trailer constructed for permanent living.
  2. Accessory structure and use customarily incidental to mobile homes, and which services only the residents of the mobile home park, specifically including self-service laundry, restrooms, park, leasing or managerial office, and similar service facility.
  3. Signage as permitted under Sign regulations for Residential Subdivisions, which allows for one free-standing sign per entrance not to exceed six feet in height and twenty-four (24) square feet in sign face, identifying the name of the development.
  4. Site design and development criteria: All mobile home developments shall be planned, designed and developed to meet conditions and factors conducive to the creation and maintenance of a healthful and safe residential environment. Compliance with the conditional use authorization regulating the following criteria shall be observed:
    - a. Tract size and density: Mobile home parks shall have a minimum tract size of five acres. The overall or average density of the mobile home development district shall not exceed three mobile homes or non-accessory structures per acre and shall be permitted only with Charleston County Department of Health approval.
    - b. Grading: Mobile home sites shall be graded to create desirable and attractive site features, provide for adequate drainage of each lot



and the entire park, and to provide safe and convenient access, circulation, recreation and ease of maintenance.

5. Foundation (mobile home stand).
  - a. All mobile homes shall be situated upon a foundation (mobile home stand) of material which is of sufficient strength and durability to retain the size and weight of structure that will be placed upon it, in a stable and safe condition. The stand should be adequately crowned or graded to permit drainage. The foundation shall include tie-down fixtures and should not heave, shift or settle unevenly as a result of frost action, poor drainage, vibration or other forces. Mobile home stands shall not exceed a longitudinal grade of 5%.
  - b. In addition, the stand shall be situated and designed in elevation, distance and angle in relation to the access street and lot access-way, so that placement, retention and removal of the mobile home shall be practicable and without hindrance or lack of safety. The size of the stand shall be equal in length and width to the size of the mobile home located upon it.
  - c. Manufactured skirting or other material suitable for exterior use is required within six (6) months of placement.
6. Setbacks
  - a. Front setbacks and distances between mobile homes: All mobile homes shall be a minimum of 50 feet from any road or highway right-of-way, property boundaries or other mobile home in the mobile home district. This does not include the distance of open space between a mobile home and the accessory structures which serve that mobile home.
  - b. There shall also be a minimum distance of 20 feet between any mobile home and any fence, wall or planting serving as a wall or buffer for the site and any common parking, walkway, recreation area or other common space.
7. Open space and recreation. Mobile home parks shall have a minimum of 10% of the total site area reserved and improved as common recreation space and shall be easily accessible by all lots.
8. Parking. There shall be two parking spaces required for each mobile home unit.
9. Buffer yards, as prescribed in Section 4.2 shall be provided by the property owner along the periphery of a mobile home park.
10. A screened and maintained refuse area shall be located convenient to all trailer sites.
11. Streets and infrastructure. All mobile home districts shall provide streets and utilities conforming to the following requirements:
  - a. Streets and access. All mobile home districts having three or more mobile home lots shall have dedicated and paved public rights-of-

way as per Charleston County Road Standards, unless otherwise granted by Town Council. If concrete is used, it should be a minimum of five inches thick and have expansion joints where it meets driveways, walkways or curbs.

- b. All mobile home parks shall have direct access to a public road, maintained by the state or county.
- c. Circulation for vehicles shall be provided by an integrated system of minor streets and collector streets linked to major entrance roads. Dead-end streets should not be longer than 1,000 feet and shall terminate in a 50-foot radius cull-de-sac, or other paved turnaround space adequate for a fire truck.
- d. All street intersections within the district shall be at right angles and a minimum of 150 feet apart and a maximum of 1,000 feet apart.
- e. Mobile home parks shall provide a common walkway system conveniently linked to all lots, common areas and facilities. The walkway shall be asphalt or concrete or material approved by Town Council, safe in all seasons, durable and convenient to maintain and shall be a minimum of 3 2 feet wide.
- f. Sewage disposal and treatment. Mobile home parks shall provide individual septic systems to each site as approved by the Health Department or public sewer whenever available.
- g. Water supply. All mobile home districts shall connect to the public water supply system or shall have individual wells.
- h. Electrical supply. All electrical connections, equipment, materials and installations in a mobile home park project, and each mobile home lot shall comply with Southern/Standard Building Codes and the National Electrical Code, specifically as practiced by the South Carolina Electric and Gas Company and Berkeley Electric Co-op and as described in Electrical Underground Distribution for Mobile Homes, by the South Carolina Electric and Gas CompanyC Distribution Engineering Department. Whereas the developer shall enter into service agreements with the South Carolina Electric and Gas Company or Berkeley Electric Co-op for provision of electrical service, the above referenced document shall be considered the minimum standards required by this chapter.
- i. Fuel supply and storage. All mobile home districts that provide fuel supply or storage shall use equipment, materials and installations per the County Code and all applicable federal safety codes.
- j. Telephone lines. The distribution of telephone lines to all mobile home stands within mobile home districts shall be underground.

**Section 2.6.10 Neighborhood Commercial.**

It is the intent of this section that the NC District be developed and reserved for certain service type businesses, offices and specified public purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a quiet, compatible and un-congested

environment for office and limited retail business; and to discourage any encroachment by unrestricted retail or wholesale business establishments, industrial concerns or other uses capable of adversely affecting the specialized commercial and housing character of the district.

- A. Permitted uses: See Appendix B. Table of Permitted Uses.
- B. Lot, yard, height and coverage requirements.
  - 1. Minimum lot requirements. 12,500 square feet.  
Minimum lot width measured at building line: 100 feet
  - 2. Minimum setback requirements. There shall be a 50-foot building setback from the edge of any street.
    - Front setback 50 feet
    - Side setback 25 feet\*
    - Rear setback 25 feet\*\*
  - 3. Maximum height. Maximum height shall be 35 feet (2.5 stories)
  - 4. Building coverage: No more than 35% of the lot area may be covered by principle use.
- C. Buffer yard requirements. Minimum buffer yard requirements for and between permitted uses in this district and residential uses as provided in Section 4.2.
- D. Development in NC district shall comply with all applicable regulations of this ordinance.

\* Minimum side yard setbacks for existing lots of record of two acres or less and that abut other commercial lots shall be 10 feet.

\*\* Minimum rear yard setback for existing lots of record of two acres or less and that abut other commercial lots shall be 15 feet.

**Section 2.6.11 General Business (GB)**

The General Business District is intended for a broad range of commercial uses and activities which need a location adjacent to arterial roads. The regulations herein are designed to encourage an economically healthy environment, particularly for those businesses which have a market area beyond just one or a few neighborhoods. They are also designed to discourage the encroachment of other uses capable of adversely affecting the basic commercial character of the district.

- A. Permitted uses. See Appendix B. Table of Permitted Uses.
- B. Minimum lot area principal use: 12,500 square feet.  
Minimum lot width at building line: 100 feet
- C. Minimum setback requirements:
  - Front setback 50 feet
  - Side setback 25 feet\*
  - Rear setback 25 feet\*\*
- D. Height. Maximum building height shall not exceed 35 feet (2.5 stories).  
Lot Coverage?

- A. Buffer yard requirements. Screening and buffering requirements must be provided between commercial and residential or agricultural zoning district as per Section 4.2.
- E. Development in the GB district shall comply with all other applicable regulations of this ordinance

\* Minimum side yard setbacks for existing lots of record of two acres or less and that abut other commercial lots shall be 10 feet.

\*\* Minimum rear yard setbacks for existing lots of record of two acres or less and that abut other commercial lots shall be 15 feet.

**Section 2.6.12 Light Industrial (LI)**

It is the intent of the LI Zoning District to develop and reserve large parcels for a broad range of industrial uses including extensive manufacturing, processing or assembly operations or which serve as large employment centers. The regulations which apply within this district are designed to (1) Encourage the formation and continuance of a compatible environment for industries; and (2) Protect and reserve undeveloped areas in the town which are suitable for such industries.

- A. Permitted uses. See Appendix B. Table of Permitted Uses.
- B. Minimum lot area: 10 acres  
Minimum lot width at building line: 200 feet
- C. Minimum building setback:
 

<u>Yards</u>	<u>Measurement</u>
Front	50 feet
Side (corner lot)	50 feet
Side and rear	50 feet
- E. Screening/buffer yard requirements. Minimum buffer yard requirements must be provided between permitted uses in this district and rural agriculture districts or residential districts as per Section 4.2.
- F. Development in the LI district shall comply with all other applicable regulations of this ordinance

**Section 2.6.13 General Industrial (GI)**

It is the intent of the General Industrial (GI) district to provide for low impact general industrial uses which do not create excessive noise, odor, and dust, generate heavy truck or automobile traffic and are compatible with surrounding uses. These uses include business park and office warehousing activities.

- A. Permitted uses: See Section B. Table of Permitted Uses.
- B. Minimum lot area: 2 acres  
Minimum lot width at building line: 100 feet
- C. Building setbacks
 

Front setback	50 feet
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- |              |         |
|--------------|---------|
| Side setback | 25 feet |
| Rear setback | 35 feet |
- D. Maximum height permitted: 35 feet (2.5 stories).
- E. Screening/buffer yard requirements. Minimum buffer yard requirements must be implemented for and between permitted uses in this district and rural agriculture districts or residential districts as per Section 4.2.
- F. Development in the GI district shall comply with all other applicable regulations of this ordinance.

**Section 2.6.14 Historic Conservation Overlay District (HC).**

The Historic Conservation Overlay District regulations apply in addition to the underlying zoning district. By establishing the Historic Conservation Overlay District, the Town intends to protect and preserve the historic character of the area so designated, including:

- To safeguard the heritage of the town by preserving the Historic District=s element of cultural, social, economic, political or architectural history;
  - To ensure the preservation of significant historic sites against undesirable development;
  - To stabilize and improve property values in the Historic Districts thereby ensuring its continued existence; and
  - To promote the use and preservation of the Historic Districts for the education, welfare and pleasure of residents of the town, and of the state as a whole.
- A. Lot, yard, height and coverage requirements. The minimum requirements described in the use regulations for the underlying district shall apply generally.
- B. Additional development requirements.
1. Exterior architectural features. Within the HC District, no exterior portion of any building or other structure (including stone walls, fences, light fixtures, steps and pavement or other appurtenant features) nor above ground utility structure nor any type of outdoor sign shall be erected, altered, restored or moved, and no building permit shall be issued within the Historic District until after an application for a Certificate of Appropriateness as to exterior architectural features of the structure has been submitted to and approved by Town Council.
  2. Construction on public property. The Town Council shall not approve any porches, steps, posts, fences, walks or other appurtenances extending over, on or within a public sidewalk, alleyway or street right-of-way unless the particular item is necessary for the authentic restoration or maintenance of the particular project, and unless such proposed items will not impede pedestrian or vehicular traffic or constitute a public safety hazard. Any of the aforesaid items restored or maintained on, over or within a public sidewalk or public alley area under the authority hereof shall be the responsibility of the owner, and the owner=s restoration, reconstruction, or maintenance of any such item within such area shall constitute the owner=s agreement to protect and hold the town

harmless against any and all liability, cost, damage or expense suffered or sustained by the town as a result of or maintenance thereof.

3. Maintenance and repair. Nothing in this section shall be construed to prevent the ordinary maintenance or repair of any exterior architectural feature in the Historic District which does not involve a change in design, material, color or outer appearance thereof, nor to prevent the construction, reconstruction, alteration, restoration or demolition of any such feature which the Codes Inspector or similar official shall certify is required by the public safety because of an unsafe or dangerous condition.
4. Demolition.
  - a. No building or structure in the Historic Districts shall be demolished or otherwise removed until the owner thereof shall have given the Town Council ninety (90) days written notice of his proposed action. During such ninety (90) day period, the Town Council may negotiate with the owner and with any other parties in an effort to find a means of preserving the building involved. If it is determined the building has no particular historic significance or value toward maintaining the character of the district, it may waive all or part of such ninety (90) day period and authorize earlier demolition or removal.
  - b. The Town Council shall also have authority to take such action as may be necessary or appropriate under the provisions of this section relating to delay in demolition of historic buildings. Further, the Town Council may, in its discretion, request the Zoning or Planning Board to take such action as may be appropriate to prevent the construction, reconstruction, alteration, restoration, or removal of buildings, structures, appurtenant fixtures, or outdoor signs in the Historic Districts in violation of the provisions of this section.

#### **Section 2.6.15 Planned Development District (PD)**

The purpose of the Planned Development District is to allow for flexibility in order to improve the design, character, and/or quality of new multiple-density or mixed-use developments, promote the orderly and efficient expansion and use of public utilities and infrastructure, and to preserve the natural and scenic features of open and undeveloped spaces.

An area may be accepted as a Planned Development District upon request by the property owner or organization having an interest in the subject property or properties required for the proposed project, the successful negotiation of a Planned Development Project Concept and Plan with Town Staff and the Planning and Zoning Commission, and approval by ordinance by the Town Council.

A Planned Development District is an amendment to the zoning ordinance and the initial approval shall follow all zoning amendment, administrative procedures, and public notice and input as required for an amendment to the zoning ordinance.

- A. Required conditions that must be presented in the application request for the advancement of a Planned Development District project and request are:
  1. A statement of intent from the developer regarding the maximum number and



types of units to be developed, all property to be included, public services that will be required, and development phases and timelines, and;

2. A statement from the developer that exceptions or variations to the design or dimensional requirements of the zoning ordinance are essential to the project, and;
3. The site must contain not less than five acres, and;
4. The minimum width between any two opposite boundary lines is 200 feet, and;
5. The parcel is not a flag lot and no flag lots will be created in the Planned Development, and;
6. The site must adjoin and have direct access to a publicly maintained roadway having a right-of-way width of 50 feet, and;
7. More than one principal land use is proposed for the project or land uses are proposed which would not otherwise be permitted to be located within the same zoning district.

B. Additional Procedures and Information:

1. The request for a Planned Development District must be submitted in a format as specified by the Planning and Zoning Administrator, and;
2. A pre-application conference with the Planning and Zoning Administrator is required. A Planned Development Concept will be presented and reviewed at the pre-application conference. Information required in the Concept plan will include, but not be limited to:
  - a. Proposed lot sizes and setbacks;
  - b. Proposed peak housing density;
  - c. Gross average housing density (incl. wetlands and unbuildable area);
  - d. Net average housing density (only buildable area);
  - e. Proposed land uses and general locations of land uses;
  - f. Proposed infrastructure improvements including service connection locations and routes, impact mitigation efforts, roadways, and facilities;
  - g. Proposed green and open space;
  - h. Proposed development phasing and completion dates;
  - i. Proposed Stormwater Pollution Prevention Plan (SWPPP);
  - j. Other requirements of the zoning ordinance from which the proposed project may require some measure of flexibility.
3. The Planning and Zoning Administrator will review the Concept Plan application for completeness and note any incompatibility with the Town's Comprehensive Plan or other Town planning efforts regarding public services or infrastructure.
4. As the project Concept Plan and Planned Development Amendment begins the zoning amendment process, the text of the Plan shall shift from conceptual to specific information regarding uses, densities, setbacks, and other requirements.
5. The Plan presented at the required Public Hearing before the Planning and

Zoning Commission shall be the Plan considered for approval by ordinance by the Town Council and shall include the results of a Traffic Impact Study. This Plan will also include a schedule for the payment of any currently imposed Traffic Impact Fees required to assist with the mitigation of traffic issues as determined by the Town of Ravenel.

6. The Planning and Zoning Commission will consider the Planned Development District request and either recommend approval or denial of the project to the Town Council, based on the following standards:
  - a. The project will be compatible with the Town's Comprehensive Plan and with adjacent land uses and existing development.
  - b. The impact of the development placed upon infrastructure and public services will be manageable and efficient.
  - c. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships. Variety and compatibility in building types, heights, facades, setbacks and size of open spaces shall be encouraged.
  - d. Consideration of the impact of the traffic generated by the project (as indicated in the required Traffic Impact Study) on the surrounding and nearby roadways and the road standards and improvements proposed to be undertaken by the developer (if any) to mitigate and manage the increased traffic.
  - e. Consideration of housing densities. Generally, the gross average housing density for the project will be compared to the existing densities allowed in the Town's residential zoning classifications. This comparison will weigh the amount of variance from the existing classifications against the innovative, unique, and attractive design elements proposed in the project.

Additionally, designs and programs that reduce storm, fire, and other natural hazard risk or increase residential resiliency to hazards can allow for consideration of greater housing densities.

The final negotiated Planned Development may result in areas of higher residential density than would otherwise be allowed in the traditional zoning classifications.
  - f. Consideration of the amount and dedication of open space, preserved wetlands and other areas, and common green space.
  - g. Innovative design. Developments that demonstrate harmonious, attractive, and innovative design, both within the project and with the relationship to adjacent areas, are desired and these elements are required for full consideration of greater housing density and increased flexibility and variance from existing zoning code standards.
  - h. Inclusion of adequate signage, parking and loading spaces, streets and street lighting, and drive ways. Generally, sidewalks or paved trails are

required in all residential areas. Decorative and interesting design elements are encouraged.

- i. Consideration of street standards being requested. Generally, all uses shall maintain safe distances from streets to maintain acceptable sight triangles and promote safe ingress/egress points.
  - j. Screening and landscaping shall be required along the periphery of a Planned Development Project in an amount no less than that required of a General Business District abutting a residential district as found in the zoning ordinance.
  - k. Generally, utilities, parking and loading spaces, and dumpsters shall be screened from view of any public right-of-way.
  - l. Commercial, industrial, and multi-family uses shall have adequate, but not excessive, access points to a public street.
  - m. A drainage plan must be prepared by a registered/professional engineer in order to ensure proper drainage flow that will not have a negative impact on neighboring properties.
- C. Upon approval by the Town Council by ordinance, any specific use proposed by the developer in the Planned Development Plan is permitted in the project. A listing of these specific uses will be adopted along with the plan text and other zoning requirements to become the regulations of the Planned Development project area. These are the only uses permitted in the Planned Development District.
- D. Minor Modifications. The Planning and Zoning Administrator may approve minor modifications to the Planned Development Plan. Minor modifications may not result in a greater housing density calculation of any kind, different uses than were specified in the Plan, or other changes that materially affect the concept of the Plan that was approved by Council. Minor modifications may include aspects such as a decrease in housing density, changes to the locations of uses, driveways, or streets, revised floorplans, and/or design modifications for landscaping, site amenities, common areas, and parks.

If the Planning and Zoning Administrator determines that a change is not a minor modification, the Planned Development District Concept will need to be reconsidered fully as an amendment to the zoning ordinance.

**Section 2.6.16. Commercial Corridor Overlay District (CCOZ)**

- A. *Purpose of zone.* The purpose of the Commercial Corridor Overlay Zone is to address conditions unique to US Highway 17. The standards of this zone shall manage vehicular access to mitigate traffic congestion and improve driver safety, encourage pedestrian accessibility to and within the development site, improve the appearance of development from the perspective of the highway, protect property values along US-17, and generally improve the functionality and aesthetics of land and development throughout the highway corridor, as explained in the Comprehensive Plan US-17 Corridor Study. The CCO zoning district shall “overlay” existing and future zoning districts specified on the Ravenel Official Zoning Map. The standards set forth by this zone shall supersede those standards set forth by the underlying zoning district. Where the CCOZ is mute, the standards of the underlying zoning district shall prevail. (Ord. amended 12-14-04)

- B. *Scope of Authority.* The CCOZ shall apply to the right-of-way of US Highway 17 through the Town limits of Ravenel and all properties which have a property line fronting on US Highway 17.
1. All new non-residential developments having more than 3, 000 square feet of floor area and new multi-family residential development shall follow standards of development set forth herein. Development having less than 3,000 square feet of floor area shall require approval by the Zoning Administrator.
  2. All exterior alterations and/or additions to structures in existing non-residential developments in which the cost of the alteration and/or addition exceeds fifty percent (50%) of the value of the existing improvements shall fall under the requirements of this Section. For purposes hereof, the “value of existing improvements” shall be the fair market value of the improvements as shown on the most recent assessment records, and in the absence thereof, as verified by a real estate appraiser.
  3. These regulations shall not apply to:
    - a. Temporary uses,
    - b. Ordinary maintenance or repair which does not require a building permit,
    - c. Demolition of any structure for which a demolition permit has been issued by Charleston County Building Services
    - d. Public and private utility structures and telecommunication towers permitted by district regulations
    - e. Structures on public streets or public property approved by the town council.
- C. *Allowed uses.* The CCOZ is mute regarding land use. The standards of the underlying zoning district shall prevail.
- D. *Minimum lot area.* The CCOZ is mute regarding minimum lot area. The standards of the underlying district shall prevail.
- E. *Minimum side and rear setback and buffer yard requirements.* The CCOZ is mute regarding minimum side and rear setbacks. The standards of the underlying district shall prevail.
- F. *Minimum front setbacks and front buffer yards.* For commercial, institutional, industrial, mobile home park, and multi-family residential development, the front yard requirements of the underlying zoning district are superseded by the standards below. The standards of the underlying zoning district shall remain for agriculture, resource extraction, single- and two-family homes, and a single manufactured home on a parcel.
1. *Primary building setback.* Any front yard provided (whether required or not) between the highway right-of-way and the primary building shall consist of a front buffer yard of a depth equal to at least twenty percent (20%) of the front setback of 50 feet, required or provided, of the primary building. The minimum size of this front yard buffer shall be at least ten feet (10'). (Ord. amended 09-30-08)
    - a. if developer chooses to locate parking spaces in front of the building, the required minimum front setback shall be fifty feet (50').

- b. if developer elects to locate the required parking to the side or rear of the building, the minimum front setback shall be twenty-five feet (25').
- 2. *Street trees.* The developer shall retain or install canopy trees at a rate no less than one per forty feet (40') of highway frontage. (Location may deviate five feet {5'} from specification, provided the average spacing is maintained.) Street trees shall be located within ten feet (10') of the right-of-way; however, where pole-mounted utility lines are present, the trees should be planted twenty to thirty feet (20'-30') from such lines. Generally, one should avoid planting trees that generate large or messy debris (e.g., magnolia, pecan, gum) within thirty feet (30') of paved surfaces. Street trees shall be a minimum of two inches (2") in diameter.
- 3. *Parking areas and driveways.* To prevent vehicles on private property from errantly interfering with US-17 traffic and vice versa, a landscaped berm or garden wall can be an option between the front property boundary and any parking or driving surfaces (other than access driveways perpendicular to US-17) less than thirty-five feet (35') from the front property boundary.
- 4. *Front buffer yard planting requirements.* One (1) tree per two thousand square feet (2,000 SF) of required buffer yard shall be retained or installed.
- G. *Maximum building height.* The CCOZ is mute regarding maximum building height. The standards of the underlying district shall prevail.
- H. *Building design standards.*
  - 1. *Intent of design standards.* The intent of the design standards is to promote attractive well designed development, to protect the appearance, character and economic value of new development and existing development, to encourage quality and creativity in new development and to foster attractive streetscapes and pedestrian environments while accommodating safe vehicular movement.
    - a. Single large building masses shall be avoided. Structures with exterior walls of more than fifteen hundred square feet should incorporate fascia, canopies, arcades, or other multidimensional design features to break up large wall surfaces on the street facing elevations. No overhead garage doors shall be in the front facade.
    - b. The side and rear elevations of buildings shall be as visually attractive as the front elevation, especially where viewed by the public.
    - c. All structures within a proposed development, including gasoline canopies, shall utilize a uniform architectural theme and be designed to create a harmonious whole through considerations of scale, proportion, detail, materials, color, site planning and landscaping.
    - d. The scale of buildings and accessory structures shall be appropriate to the scale of structures in the surrounding area and cognizant of the rural character of the area.
  - 2. *Color schemes.* The use of bold, garish or day glow colors is prohibited. Color combinations of the following colors shall be allowed:
    - a. Natural materials. The natural colors of brick and stone shall be

considered preferred. The natural colors of finished wood (not lumber) shall be considered preferred. Hued wood finishing stains are preferred. Exposed metal and concrete are NOT preferred for color.

- b. Shades. All shades and tints of brown, including warmer and cooler variations thereof, are preferred (e.g., sand, tan, beige, cream, umber, and sienna). Shades of primary colors are also considered preferred (e.g., crimson, hunter green, navy blue, dark burnt orange).
- c. The use of bold primary colors (red, blue, yellow), secondary colors (orange, green, violet), and tertiary colors (e.g., turquoise, purple) and tints thereof are permitted for accent colors only, up to maximum twenty percent (20%) of the total exterior colors.
- d. Black, gray, and white shall count neither toward nor against color scheme requirements.

3. *Building Materials.* Materials should reflect the rural character of the area.

- a. Concrete finishes or precast concrete panels (tilt wall) that are not exposed aggregate, hammered, sandblasted or covered with a cement based acrylic coating shall be prohibited as an exterior building material along any building elevation visible from public right-of-way.
- b. Unpainted or bare metal panels, corrugated or sheet metal, except stainless steel, copper or galvanized metal shall be prohibited as an exterior building material.
- c. Mirrored glass with a reflectance greater than forty percent (40%) shall be prohibited from covering more than forty percent (40%) of the exterior walls of any building.
- d. Shingles, metal standing seam, tile or other appropriate roofing material shall be utilized. Flat roofs will not be discouraged where they are appropriate to the design theme of a structure.

I. *Foundation plantings.* A planting area shall be provided for a minimum of fifty percent (50%) of the length of the facade, which may be interrupted by entrances, archways, porches, porticos, and piazzas. The planting area shall be adjacent to the facade and shall extend one foot from the facade per two feet (2') of cornice height or eave height.

- 1. *Minimum landscaping.* At least ten (10) shrubs and ornamental grasses, maturing to at least two feet (2') in height and diameter, shall be installed per one hundred square feet (100') of planting area. The landscaper is encouraged to install plants in groupings for a more pleasing aesthetic. Remaining exposed ground shall be covered with pine straw, mulch, wood chips, gravel, or similar to inhibit weed growth and erosion.
- 2. *Exemptions and modifications.* The following conditions are exempt from foundation planting requirements:
  - a. All industrial buildings, warehouses, utility buildings, and garages at least three hundred feet (300') from the edge of the highway;
  - b. Agriculture, resource extraction, a single-family detached residence, or an individually sited mobile home;



- c. Wall planes in a piazza or elevated floor, such as that in a deck or porch; and
- d. A parallel sidewalk in a public right-of-way or crossing-driveway easement may pass through the required foundation planting area.

J. *Site design standards.*

1. *Parking lot trees.* One (1) tree per twelve (12) parking stalls shall be planted or retained within the parking lot or within twenty feet (20') of it. A parking island of a width to sustain the long-term growth of the tree shall separate the spaces.
2. *CCOZ trees.* At least forty percent (40%) of all required trees shall be canopy trees. All required canopy trees shall be at least two inches (2") in caliper and ten feet (10') tall upon installation. Other required trees shall be at least one inch (1") in caliper and five feet (5') tall upon installation (e.g., redbud, dogwood, crabapple, Bradford pear, crape myrtle).
3. *Tree counting.* Tree requirements may overlap. A tree planted to meet a buffer yard requirement may be counted toward parking lot tree-planting requirements as well.
4. *Buffer-yard design.* No building or parking stall shall be allowed in a buffer yard. Walkways are allowed in the buffer yard. Driveways are allowed only when roughly perpendicular to the orientation of the buffer yard and providing direct ingress to the parcel from an adjacent parcel or road right-of-way. Structures allowed in the buffer yard are limited to signage, necessary utility boxes and poles, site lighting, and park furniture. Storm water may be managed (filtered, detained, et al) in the buffer yard. Remaining exposed ground shall be covered with turf grass or other natural ground cover (e.g., pine straw, mulch, wood chips) to inhibit weed growth and erosion.
5. *Garden wall.* For the purposes of the CCOZ, a garden wall shall be an opaque wall or fence of brick, textured concrete, or finished wood adjacent to a ten-foot-deep (10') garden of shrubs and ornamental grasses. At least twenty (20) such plants shall be installed per ten linear feet (10') of garden wall. The landscaper is encouraged to install plants in groupings for a more pleasing aesthetic. Remaining exposed ground shall be covered with pine straw, mulch, wood chips, or similar product to inhibit weed growth and erosion.
6. *Landscaped berm.* For the purposes of the CCOZ, a landscaped berm shall be at least three feet (3') tall with slopes no steeper than four and twelve (4" rise per 12" run). Landscaping shall consist, at a minimum, of shrubs and ornamental grasses maturing to at least two feet (2') in height and diameter. At least twenty (20) such plants shall be installed per ten linear feet (10') of berm. The landscaper is encouraged to install plants in groupings for a more pleasing aesthetic. Remaining exposed ground shall be covered with pine straw, mulch, wood chips, or similar to inhibit weed growth and erosion.
7. *Fencing.* Chain-link fencing shall not be erected in the front setback.

- K. *Optional monument sign.* A freestanding monument sign achieving the following design standards is recommended over the freestanding sign allowed per Section 4.3 and can have fifteen percent (15%) more sign surface. Free standing signs shall follow sub-sections 1 and 2 below.

1. *Color scheme.* The sign and all supporting structure shall achieve the preferred color scheme of Ravenel. Graphics and text shall comply, but the name and logo of the business or institution are exempt and may be of corporate colors.
2. *Illumination.* Only lettering and logos may be internally illuminated. Signage background shall be opaque. Spotlighting, up-lighting, or similar illumination is encouraged.
3. *Height.* The sign and all supporting structure shall be less than eight feet (8') tall.
4. *Support.* The sign shall not be supported by poles but by a base or foundation that appears solid and opaque.

L. *Access to US 17.* The Town of Ravenel requires the following access standards to development preserve the capacity of US Highway 17 and the safety of motorists thereon by enabling of interconnected business districts that encourage multiple destination shopping in Ravenel. Access to development of interconnected business districts that encourage multiple destination shopping in Ravenel. Access to US 17 is therefore more limited along that section of the highway with greater design speeds but allowed more regularly nearer to the center of Ravenel where more townsfolk reside, the road is narrower and more services are expected to locate.

1. *Maximum access.* A maximum of one curb cut shall be allowed for parcels with two hundred and fifty feet (250') or less of road frontage. One pair of one-way curb cuts shall count as one curb cut.
2. *Maximum driveway width.* No driveway shall be wider than twenty-five feet (25'), except to provide for turning radii of twenty-five feet (25'), maximum.
  - a. *Exception.* A three-lane driveway not wider than forty feet (40') shall be allowed to access parking areas totaling more than one hundred (100) stalls. Turning radii shall be no more than twenty-five feet (25').
  - b. *Exception.* A two-lane driveway not wider than forty feet (40') shall be allowed for wholesale commercial, warehousing, or industrial operations with more than one loading dock or truck bay intended to accommodate vehicles longer than forty feet (40'). Turning radii shall be no more than forty feet (40').
  - c. *Existing conditions.* A driveway existing upon adoption of the CCOZ by ordinance shall not preclude the construction of a driveway based on spacing of points of access if no other means of accessing adjacent lots exists.
  - d. *Home site.* A single-family residence or a single manufactured home shall be exempt from spacing of points of access in light of low traffic volume. Driveways within egress easements to the same are not exempt.
3. *Sidewalks.* Sidewalks alongside the crossing driveway are encouraged where appropriate. The developer shall qualify for an additional five-percent (5%) reduction in required parking stalls if a curb-mounted, hard-surfaced sidewalk five feet (5') wide is provided within the easement and from the easement to the main public entrance of the primary building.

M. *Administration of CCOZ requirements.* To facilitate the administration of the Commercial Corridor Overlay zoning district by the Town of Ravenel, the following documentation shall be required for commercial, institutional, industrial, mobile home park, and multi-family residential development, to be submitted to the Zoning Administrator, in addition to that regularly required for a zoning permit.

1. *Traffic study.* The developer of a building structure of twenty-five thousand (25,000) square feet or greater or of five or more contiguous acres (5 acres) of land shall report the number of trips expected to be generated to and from the project at each point of access to the parcel. This information will be forwarded to SC Department of Transportation, which will determine if the projected traffic load would necessitate improvements to US 17 (e.g., turn lanes and traffic signals). Any improvements required by SCDOT shall be installed by the developer prior to receipt of a certificate of occupancy.
2. *Site development plan.* Graphic illustration of intent and ability to meet the requirements of the CCOZ shall be required prior to approval for a zoning permit. A site development plan, submitted to the Zoning Administrator for review and approval, shall be drawn at a scale no smaller than one to fifty (1' = 50') shall contain the following information:
  - a. Names, seals, and signatures of professionals involved in the preparation of the site development plan (e.g., registered surveyor, professional engineer, registered architect, registered landscape architect);
  - b. Title block, to include project name, drawing preparation and revision dates, scale, and space for the signature of approval of the Zoning Administrator;
  - c. North arrow and graphic scale;
  - d. Existing features for purposes of orientation and project location; including US 17 and other existing roads; bridges; railroads; and water courses;
  - e. Town boundaries, if adjacent;
  - f. Parcel boundaries, described in metes and bounds, parcel area in square feet or acres, Charleston County parcel identification number(s), and parcel owner(s);
  - g. Owners and parcel identification numbers of adjoining parcels;
  - h. Rights-of-way and easements, existing and proposed, with widths and purposes stated;
  - i. Proposed temporary construction access;
  - j. Pedestrian and vehicular circulation, including width of facilities, number and width of lanes, surface materials, and traffic signage and signals;
  - k. All parking areas with number of spaces;
  - l. Footprints and overall dimensions of structures;

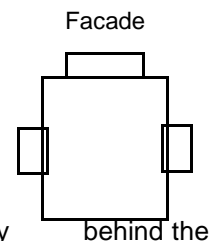
- m. Existing and proposed street address numbers;
  - n. Required setbacks, buffer yards, and planting areas; and
  - o. Any other information deemed necessary by the Zoning Administrator for review and approval.
3. *Facade elevation.* The developer shall include with the required submittal for a building permit an elevation drawing of the facade(s) of the building(s). The elevation, drawn no smaller than sixteenth scale (1/16" = 1'-0"), shall depict the following information:
- a. Names, seals, and signatures of professionals who prepared the elevation (e.g., registered architect);
  - b. Title block, to include project name, drawing preparation and revision dates, scale, and space for the signature of approval of the Zoning Administrator;
  - c. Building profile, doors, windows, faux windows, archways, eaves, cornices, and other structural and ornamental facade features;
  - d. Dimensions or call-outs of building height, eave and cornice height(s), finish floor elevations above grade, window and door sizes, pier/post/column widths and on-center spacing; and
  - e. Any other information deemed necessary for review and approval by the Zoning Administrator.
4. *Parking plan.* Prior to receipt of a building permit, the developer shall submit to the Zoning Administrator for review and approval a parking plan (which may occur on the same drawing) drawn at a scale no smaller than one to fifty feet (1" = 50'), depicting the following information:
- a. Names, seals, and signatures of professionals who prepared the drawing (e.g., registered landscape architect, professional engineer);
  - b. Title block, to include project name, drawing preparation and revision dates, scale, and space for the signature of approval of the Zoning Administrator;
  - c. North arrow and graphic scale;
  - d. Existing features for purposes of orientation and project location; including US 17 and other existing roads; bridges; railroads; and water courses;
  - e. Town boundaries, if adjacent, and parcel boundaries;
  - f. Rights-of-way and easements, with widths and purposes stated;
  - g. Pedestrian and vehicular circulation, including width of facilities, number and width of lanes, surface materials, and traffic signage and signals;
  - h. All parking areas with delineated stalls, including loading and handicapped stalls, and number of spaces;

- i. Footprints of structures with indication of vehicular and pedestrian entrances;
  - j. Required setbacks, buffer yards, and planting areas; and
  - k. Any other information deemed necessary for review and approval by the Zoning Administrator.
5. *Color palette.* Prior to receipt of a certificate of occupancy, the developer shall provide to the Zoning Administrator a color palette displaying samples of each of the colors and materials proposed for exterior use where subject to the standards of this ordinance. The developer shall submit the color palette for review and approval before construction.
6. *Landscape plan.* Prior to receipt of a building permit, the developer shall submit to the Zoning Administrator for review and approval a landscape plan (which may occur on the same drawing as the parking plan) drawn at a scale no smaller than one to fifty feet (1' = 50'), depicting the following information:
- a. Names, seals, and signatures of professionals who prepared the drawing (e.g., registered landscape architect);
  - b. Title block, to include project name, drawing preparation and revision dates, scale, and space for the signature of approval of the Zoning Administrator;
  - c. North arrow and graphic scale;
  - d. Existing features for purposes of orientation and project location; including US 17 and other existing roads; bridges; railroads; and water courses;
  - e. Town boundaries, if adjacent, and parcel boundaries;
  - f. Rights-of-way and easements, with widths and purposes stated;
  - g. Pedestrian and vehicular circulation and parking areas
  - h. Exterior walls in plan view, with doors and windows, and exposed vertical elements of buildings (columns, posts, piers, pilasters, etc.) defining façade voids, and footprints of other structures
  - i. Required setbacks, buffer yards, and planting areas;
  - j. Required landscape elements, including trees, shrubs, grasses, and ground cover;
    - i. Location and size of trees proposed (in caliper) and trees retained (in caliper or diameter at breast height);
    - ii. Ground cover, delineated and called out by type;
    - iii. A planting schedule specifying the species and size of each proposed plant; and
  - k. Any other information deemed necessary for review and approval by the

Zoning Administrator.

N. *Terms and measurements.* The following words and phrases shall be interpreted as specified below in the administration of the CCOZ.

1. *Access driveway.* For the purposes of this ordinance, a driveway that accommodates direct ingress from US 17 to private property and vice versa.
2. *Buffer yard.* A buffer yard contains trees, shrubs, grasses, and natural ground covers installed throughout an area, as prescribed herein. A buffer yard is located adjacent to a property boundary and spans the width (front or rear buffer yard) or the depth (side buffer yard) of the parcel. Existing forested area that exhibits twenty years of undisturbed growth may be retained in lieu of installation of new landscaping materials in a required buffer yard.
3. *Canopy tree.* A large, long-lived (minimum sixty-year life expectancy), upright-growing, hardwood tree, maturing to at least forty feet (40') in height and thirty inches (30") in breadth (e.g., oak, maple, elm, hickory, sycamore).
4. *Color shades and tints.* One shades a color by adding black and tints a color by adding white. (e.g., mint green is a tint and hunter green a shade.) A shade is at least one part black per four parts basic color.
5. *Colors, warm and cool.* One warms a color by adding red, and cools a color by adding blue. Turquoise is cooler than green, while olive green is warmer.
6. *Crossing driveway.* For the purpose of this ordinance, a driveway within a dedicated easement running generally parallel to US 17 that accommodates vehicular access between two or more contiguous parcels.
7. *Driveway spacing.* All specified distances from driveways shall be measured from the centerlines of such driveways.
8. *Driveway width.* All specified widths of driveways shall be measured from edge of pavement to edge of pavement, shall not include gutters installed as part of curb-and-gutter drainage systems, and shall not include turning radii.
9. *Facade.* The public face of a building, comprised of all forward facing wall planes in the forward quadrant of the building, as depicted at right. The facade may also include the forward face of the roof.
10. *Faux window.* A framed opening with glazing in the veneer but not the structure of the wall. To accomplish the desired effect, the window is heavily tinted or shuttered or the wall cavity behind the window is blacked out so as not to visually expose wall components (sheathing, studs, insulation, et al). Functional glazing, by contrast, allows natural light directly into occupiable enclosed space.
11. *Parking stall.* An area designated or reserved for parking a vehicle, including temporary parking, such as a point of service for refueling or drive-through window.
12. *Piazza.* An arcaded, roofed gallery or promenade at grade. (An elevated roofed gallery is a loggia, which is sometimes incorrectly called a piazza.)





13. *Shrubs and grasses.* A shrub is a multi-stemmed woody plant. A large shrub is at least three feet (3') in height and diameter at planting and matures to at least seven feet (7') in height and diameter (e.g., wax myrtle, crape myrtle, yaupon holly, oleander, azalea Formosa, tea olive, camellia). A small shrub is at least eight inches (8") in height and diameter at planting and matures to at least two feet (2') in height and diameter (e.g., dwarf yaupon holly, gumbo azalea). Ornamental grasses are commercially sold potted, grow in small clumps, and may flower (e.g., sweetgrass, mondo grass, monkey grass). Turf grass may be potted but is typically installed by seed or sod and spreads along the ground (e.g., Bermuda grass, St. Augustine grass, Kentucky bluegrass, centipede grass).
14. *Traffic island.* A feature within a road or parking area intended to define travel lanes and guide traffic. For the purposes of this ordinance, a traffic island shall be at least six feet (6') in perpendicular dimensions. Moreover, a traffic island shall be a non-traversable, permeable, vegetated surface preferably bound by curbs. In the absence of curbing, vegetation shall be trees and/or shrubbery to deter motor vehicles from encroaching the island. (Ord., passed 12-14-04)

## **CHAPTER 3. CONDITIONS AND EXCEPTIONS TO BASE DISTRICT USES**

### **Section 3.1 Use Conditions.**

Certain uses shall be allowed as a Conditional Use if they meet the specified conditions or standards of this Chapter and if the use proposed will not materially endanger the public health, safety or general welfare, if located where proposed and developed and operated according to the project specifications as submitted and approved.

- A. The proposed use conforms in general with the approved Land Use Ordinance as adopted by the Town of Ravenel on May 6, 1999.
- B. Application for a Conditional Use shall be submitted to the Town as follows:
  - 1. Two (2) copies of proposal package to include:
    - a. Completed application form and description of the proposed use and equipment to be used.
    - b. Recorded plat and detailed site plan and, if required, to be prepared by a registered land surveyor, engineer or landscape architect.
    - c. Application fee as determined by Town Council.

#### **Section 3.1.1 Consideration for evaluation**

- A. In evaluating an application for a Conditional Use permit, the following criteria shall be considered:
  - 1. The proposed project will not materially endanger the public health, safety, or general welfare, meets air and water quality standards established by the government authority having jurisdiction nor will unduly impact adjacent residential areas through an increase in illumination, noise levels or adverse traffic.
  - 2. The proposed project meets the criteria listed for the specific use.
  - 3. The proposed project provides adequate fire and emergency access.
  - 4. The project provides for adequate vehicular traffic circulation and for required parking.
  - 5. Buffering and landscaping as required by Section 4.2 must be provided.
  - 6. Signage requirements and other considerations deemed appropriate and important for the performance of the Conditional Use.

#### **Section 3.1.2 Issuance of Zoning Permit for Conditional Use.**

- A. The application for a conditional use permit shall be considered and written notice of approval or denial shall be issued within thirty (30) days of application.
- B. Except as expressly referenced in the Conditional Use criteria, the Town Council shall have the authority to determine if the proposed use meets the requirements as listed and upon such determination, a zoning permit shall be issued.

### **Section 3.1.3 Appeals to decision of Town Council or Zoning Administrator**

- c. Filing of appeals: Appeal of a conditional use permit shall be filed with the Zoning Administrator as a written notice specifying the grounds for appeal and what modification of the decision is sought. The written appeal shall be filed within seven calendar days following action on the conditional use permit.
- d. Hearing on appeal:
  - 1. In scheduling a public hearing for an appeal of a conditional use permit, the Town Council shall give public notice at least 15 days prior to the meeting date in a daily newspaper in the county. Date, place and time of the hearing shall be included in the public notice.
  - 2. Public notice shall also include posting on the subject lot a sign whose dimensions, design, content and location shall conform to specifications adopted by Town Council. A written notice shall be delivered to all property owners within a 300-foot radius of the property.
  - 3. Permits: No permits shall be issued on a conditional use permit which has been appealed until such time as Town Council has rendered its decision on the appeal.

### **Section 3.1.4 Adult and Sexually Oriented Businesses**

It is the purpose of this Section to regulate Adult Businesses, also known as Sexually Oriented Businesses in order to protect and promote the health, safety and general welfare of the citizens of the Town, and to establish reasonable and uniform regulations to prevent the continued deleterious location and concentration of Sexually Oriented Businesses within the Town. The provisions of this Section have neither the purpose nor effect of imposing a limitation or restriction on the content of any communicative materials including sexually oriented materials. Similarly, it is not the intent or effect of this Section to restrict or deny access by adults to sexually oriented materials protected by the First Amendment, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent or effect of this Section to condone or legitimize any use of act which is otherwise prohibited or punishable by law.

#### **A. Findings of Fact**

- 1. Sexually oriented businesses generate secondary effects which are detrimental to the public health, safety and welfare. Additionally, sexually oriented businesses are frequently used for unlawful sexual activities, including public sexual indecency, prostitution and sexual encounters of a casual nature. Such businesses are of particular concern to the community when they are located in close proximity to each other, or close to schools, churches or parks and playgrounds.
- 2. The concern over sexually transmitted diseases is a legitimate health concern of the Town which demands reasonable regulation of sexually oriented businesses in order to protect the health and well-being of our citizens.
- 3. Live entertainment presented by some sexually oriented businesses involves a considerable amount of bodily contact between patrons and semi-nude and nude employees and dancers, including physical contact, such as hugging, kissing and sexual fondling of employees and patrons. Many sexually oriented businesses have "couch" or "straddle" dancing, and in these "dances," employees sometimes do such things as sit in a patron's lap, place their breasts against the patron's face

while physical contact is maintained, and gyrate in such a manner as to simulate sexual intercourse. Such behavior can lead to prostitution. Town Council recognizes that preventing prostitution and the spread of sexually-transmitted diseases are clearly within its police powers: *Southeastern Promotions, Inc. versus Conrad*, 341 F. Supp. 465, 477 (E.D. Tenn. 1972), reversed on other grounds, 420 U.S. 546 (1975). Town Council believes that prohibiting physical contact between performers and patrons at a sexually oriented business establishment is a reasonable and effective means of addressing these legitimate governmental interests.

4. Licensing is a legitimate and reasonable means of accountability to ensure that operators of sexually oriented businesses comply with reasonable regulations, to facilitate the enforcement of legitimate location and distancing requirements, and to ensure that operators do not knowingly allow their establishments to be used as places of illegal sexual activity or solicitation.
5. The location of sexually oriented businesses close to residential areas diminishes property values and leads to conditions that give rise to crime in residential neighborhoods. Many studies performed in other communities indicate conclusively that property crimes and sexual crimes increase significantly in neighborhoods in which a sexually oriented business is located.
6. It is not the intent of this Chapter to suppress any speech activities protected by the First Amendment or to place any impermissible burden on any constitutionally-protected expression or expressive conduct by the enactment or enforcement of this Ordinance. Rather, it is the intent of Town Council to enact a "content neutral regulation" which addresses the secondary effects of sexually oriented businesses.

B. Terms, as they are used in this Section have the following meanings:

1. "Adult arcade" means any place to which the public is permitted or invited wherein coin-operated, slug-operated or electronically, electrically, or mechanically-controlled still or motion picture machines, projectors or other image-producing devices are maintained to show images to one or more persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."
2. "Adult bookstore," "Adult retail store" or "Adult video store" means a commercial establishment which excludes any person by virtue of age from all or part of the premises generally held opened to the public where products or equipment distinguished or characterized by a predominant emphasis or simulation of "specified sexual activities" or "specified anatomical areas" are sold, rented or displayed therein, (unless the business complies with the requirements of 2C herein) or which has, as one of its principal business purposes, the sale or rental for consideration, one or more of the following:
  - a. Books, magazines, periodicals or other printed matter, or photographs, films, motion picture, video cassettes or video reproductions, slides, or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas."
  - b. Instruments, devices, paraphernalia or clothing which are designed for use in connection with "specified sexual activities," excluding condoms

and other birth control and disease prevention products. A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing “specified sexual activities” or “specified anatomical areas” and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as one of its principal business purposes is the offering for sale or rental, the specified materials which depict or describe “specified sexual activities” or “specified anatomical areas.”

- c. “Adult bookstore,” “Adult retail store” or “Adult video store” does not mean any establishment which displays, rents or sells sexually-explicit materials in an enclosed room equal to less than 10% of the business’s total square footage, and which prohibits anyone under 18 years of age from entering the room.
  - d. “Principle business purpose,” as used in this section, means that more than 25% of the “stock in trade” of the business is devoted to the display, rent or sale of items, products or equipment distinguished or characterized by a predominant emphasis on, or simulation of, “specified sexual activities” or “specified anatomical areas.”
  - e. “Stock in trade” for purposes of this sub-section shall mean the greater of: (1) the retail dollar value of all items, products or equipment readily available for purchase, rental, viewing or use by patrons of the establishment, excluding material located in any storeroom or other portion of the premises not regularly open to patrons; or (2) the total volume of shelf space and display area.
3. “Adult cabaret” means a nightclub, bar, restaurant or similar commercial eating or drinking establishment, which regularly features:
    - a. Persons who appear in a state of nudity.
    - b. Live performances which are characterized by the exposure of “specified anatomical areas” or by “specified sexual activities.”
    - c. Films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas.”
  4. “Adult car wash” means a car wash where some or all of the employees are semi-nude or nude and/or where “specified sexual activities” occur or “specified anatomical areas” are exhibited.
  5. “Adult motel” means a hotel, motel or similar commercial establishment which:
    - a. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides or other photographic reproductions which are characterized by the depiction or description of “specified sexual activities” or “specified anatomical areas;” and which may have a sign visible from the public right-of-way which advertises the availability of this type of photographic reproductions, or

- b. Routinely offers a sleeping room for rent for a period of time that is less than eight hours, or
  - c. Routinely allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than eight hours, or
  - d. Evidence that a sleeping room in a hotel, motel, or a similar commercial establishment has been rented and vacated two or more times in a period of time that is less than eight hours creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this section.
6. "Adult motion picture theater" means a commercial motion picture theater, one of whose primary business purpose is, for any form of consideration, to regularly show films, motion pictures, video cassettes, slides or similar photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."
  7. "Adult theater" means a commercial theater, concert hall, auditorium, or similar commercial establishment, one of whose primary business purpose is to regularly feature persons who appear in a state of nudity, or which features live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."
  8. "Certificate of Nonconformity" means a certificate issued by the Town of Ravenel to any sexually oriented business which is operating at the time of the enactment of this Chapter, and is not in compliance with one or more of its provisions.
  9. Dancer means an employee of a sexually oriented business who entertains patrons through expressive forms of dance and/or movement.
  10. "Employee" means an individual working and performing services for any sexually oriented business, including any independent contractor who provides services on behalf of any sexually oriented business to the patrons of such business.
  11. "Established" or "establishment," as used in this Chapter, means and includes any of the following:
    - a. The opening or commencement of any sexually oriented business as a new business.
    - b. The conversion of an existing business, whether or not a sexually oriented business, to a sexually oriented business.
    - c. The addition of any sexually oriented business to any other existing sexually oriented business.
    - d. The relocation of any sexually oriented business.
  12. "Health club," as used in this chapter, means a health club where some or all of the employees are nude or semi-nude, or in which "specified sexual activities" occur or "specified anatomical areas" are exhibited.
  13. "Licensee" means a person in whose name a Sexually Oriented Business Regulatory License to operate a sexually oriented business has been issued, as

well as the individual listed as an applicant on the application for a Sexually Oriented Business Regulatory License.

14. "Live Entertainment," for purposes of this Chapter, means a person who appears nude, semi-nude, or a performance which is characterized by the exposure of "specified anatomical areas" or "specified sexual activities."
15. "Nude model studio" means any place where a person appears in a state of nudity or displays "specified anatomical areas" and is observed, sketched, drawn, painted, sculptured, photographed, or similarly depicted by other persons who pay money or any other form of consideration, and such place is not subject to an exemption pursuant to Section 3.1.4.S. herein.
16. "Nude," "Nudity" or "state of nudity" means:
  - a. The appearance of a bare human buttock, anus, male genitals, or the areola or nipple of the female breast; or
  - b. A state of dress which fails to completely cover a human buttocks, anus, male or female genitals, pubic region or areola or nipple of the female breast.
17. "Operate" or "causes to be operated," as used in this Chapter, means to cause to function or to put or keep in operation.
18. "Operator" means any person on the premises of a sexually oriented business who is authorized to exercise overall operational control of the business, or who causes to function or who puts or keeps in operation the business. A person may be found to be operating or causing to be operated a sexually oriented business whether or not the person is an owner, part owner, or licensee of the business.
19. "Patron" means any person who pays a sexually oriented business any form of consideration for services provided to him or her by a sexually oriented business.
20. "Person" means an individual, proprietorship, partnership, corporation, association, or other legal entity.
21. "Semi-nude" or "semi-nudity" means a state of dress in which clothing covers no more than the genitals of a man, or the pubic region and areolae of the breasts of a woman.
22. "Sexually oriented business" includes an adult arcade, adult bookstore, adult retail store or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, nude motel studio, or any other business, such as a car wash or a health club, which offers, for consideration, materials or services characterized as depicting "specified sexual activities" or "specified anatomical areas," or whose employees perform services in a state of nudity or semi-nudity.
23. "Sexually Oriented Business Regulatory License" means a special annual operating license necessary for a sexually oriented business to do business in the Town of Ravenel. Such license is in addition to a Town of Ravenel Business License, and is issued by the Town of Ravenel.
24. "Specified anatomical areas" means the male genitals in a state of sexual arousal and/or the vulva or more intimate parts of the female genitals.



25. "Specified sexual activities" means and includes any of the following:
  - a. The fondling or other erotic touching of human genitals, pubic region, buttocks, anus or female breasts.
  - b. Sex acts, normal or perverted, actual or simulated, including intercourse, oral copulation, or sodomy.
  - c. Masturbation, actual or simulated.
  - d. Excretory functions as part of or in connection with any of the activities set forth above.
  
26. "Substantial enlargement" of a sexually oriented business means the increase in floor areas occupied by the business by more than 25%, as the floor areas exist on the date the original Town of Ravenel Zoning Permit was obtained.
  
27. "Transfer of ownership" or control of a sexually oriented business means and includes any of the following:
  - a. The sale, lease or sublease of the business.
  - b. The transfer of securities which constitute a controlling interest in the business, whether by sale, exchange or similar means.
  - c. The establishment of a trust, gift or other similar legal device which transfers the ownership or control of the business, except for transfer by bequest or other operation of law upon the death of the person possessing the ownership or control.
  
28. "Viewing Room" means the room, booth, or area where a patron of a sexually oriented business would ordinarily be positioned while watching a film, video cassette, video reproduction, or live production.
  
29. "Zoning Permit" means a Town of Ravenel Zoning Permit.
  
- C. Zoning Permit requirement for Town of Ravenel Business License and Sexually-Oriented Business Regulatory License:
  1. Every person engaged or intending to engage in a sexually oriented business is required to obtain a Sexually Oriented Business Regulatory License.
  2. A person commits a misdemeanor if he operates a sexually oriented business without a valid Zoning Permit and Business License and Sexually Oriented Business Regulatory License issued by the Town of Ravenel.
  3. An application for a Zoning Permit must be made on a form provided by the Town of Ravenel. The application must be accompanied by a site plan, sketch or diagram showing the configuration of the premises, including a statement of total floor space occupied by the business. The sketch or diagram need not be professionally prepared but must be drawn to a designated scale or drawn with marked dimensions of the interior of the premises to an accuracy of plus or minus six inches.
  4. The applicant must be qualified according to the provisions of Section 3.1.4.D. and

the premises must be inspected and found to be in compliance with applicable State laws by the Health Department (DHEC) and the Charleston County Building Official.

5. If an entity wishing to operate a sexually oriented business is an individual, he must sign the application for a Sexually Oriented Business Regulatory License as applicant. If an entity wishing to operate a sexually oriented business is other than an individual, each individual who has a 10% or greater interest in the business must sign the application for a Sexually Oriented Business Regulatory License as an applicant. If a corporation is listed as owner of a sexually oriented business or as the entity wishing to operate such a business, each individual having a 10% or greater interest in the corporation must sign the application for a Sexually Oriented Business Regulatory License as applicant.
6. The fact that a person possesses other types of state or town permits and/or licenses does not exempt him from the requirement to obtain a Sexually Oriented Business Regulatory License.

D. Sexually-Oriented Business/Adult Business Regulatory License.

The Town of Ravenel shall approve the issuance of a Sexually Oriented Business Regulatory License to an applicant within 30 days after receipt of an application unless it finds one or more of the following to be true:

1. The applicant is under 18 years of age.
2. The applicant has failed to provide information reasonably necessary for issuance of Sexually Oriented Business Regulatory License or has falsely answered a question or request for information on the applicant form.
3. The premises to be used for the sexually oriented business have not been approved by the Health Department (DHEC) and the Charleston County Building Official as being in compliance with applicable laws and ordinances.
4. The applicant of the sexually oriented business is in violation of, or is not in compliance with, any one or more of the provisions of this Section of the Town of Ravenel Zoning Ordinance.
5. The Sexually Oriented Business Regulatory License, if granted, shall state on its face the name(s) of the person(s) to whom it is granted, the expiration date, and the address of the sexually oriented business. The Sexually Oriented Business Regulatory License shall be posted in a conspicuous place at or near the entrance to the sexually oriented business so that it may be easily read at any time.

E. Inspection. An applicant or licensee shall permit representatives of the Town of Ravenel, Charleston County Building Inspection, Charleston County Sheriff's Department, Health Department (DHEC), LOCAL Fire Department, and/or Town of Ravenel Legal Department to inspect the premises of a sexually oriented business for the purpose of ensuring compliance with the law, at any time it is occupied or open for business.

1. The licensee (or his agent or employee) of a sexually oriented business commits a misdemeanor if he refuses such lawful inspection of the premises at any time it is occupied or open for business. Such refusal is also grounds for suspension or revocation of a Sexually Oriented Business Regulatory License.

F. Expiration. A regulatory license for a sexually oriented business shall expire at the end of

each fiscal year.

1. A Sexually Oriented Business Regulatory License must be renewed each year two weeks prior to the expiration date.
  2. If, after denying the issuance or renewal of a Sexually Oriented Business Regulatory License, the Town of Ravenel finds that the basis for denial of the License has been corrected or abated, the applicant may then be granted a Sexually Oriented Business Regulatory License.
- G. Suspension. The Town of Ravenel shall suspend a Sexually Oriented Business Regulatory License for a period not to exceed 30 days if it is determined that a licensee or an employee of a licensee:
1. Has violated or is not in compliance with any requirements of this Section.
  2. Has refused to allow an inspection of the sexually oriented business premises as authorized by this Section.
  3. Has knowingly permitted gambling by any person on the sexually oriented business premises.
- H. Revocation. The Town of Ravenel shall revoke a Sexually Oriented Business Regulatory License if it determines that:
1. A cause of suspension as found in Section 3.1.4.G. occurs and the Sexually Oriented Business Regulatory License has previously been suspended within the preceding 12 months.
  2. The licensee gave false or misleading information in the material submitted to the Town of Ravenel during the application process.
  3. The licensee or an employee knowingly operated the sexually oriented business during a period of time when the licensee's Sexually Oriented Business Regulatory License was suspended.
  4. A licensee or an employee has knowingly allowed any act of sexual intercourse, sodomy, oral copulation or masturbation to occur in or on the permitted and/or licensed premises.
  5. If subsequent to revocation, the Town of Ravenel finds that the basis for the revocation of the Sexually Oriented Business Regulatory License has been corrected or abated, the applicant may be granted a Sexually Oriented Business Regulatory License.
- I. Appeal of designation, suspension or revocation. A sexually oriented business or a Licensee may appeal, in writing, the Town of Ravenel's designation of a business as a sexually oriented business, or the suspension or revocation of a Sexually Oriented Business Regulatory License to the Town of Ravenel Board of Zoning Appeals. Such appeal must be made within 10 days after the sexually oriented business or the Licensee receives written notice from the Town of Ravenel of a designation, suspension or revocation decision.
1. A Hearing will be scheduled and heard within three weeks of receipt of a written appeal.

2. The proceedings shall be recorded and transcribed at the expense of the party so requesting. The rules of evidence and procedure prescribed by the Board of Zoning Appeals shall comply. The Board of Zoning Appeals shall, by majority vote of the members present, render a written decision based upon findings of fact and the application of the provisions of this Chapter within three days of the Hearing. The decision of the Board of Zoning Appeals shall be final unless appealed to Circuit Court within ten days of receipt of the written Order.
- J. Transfer of license. A Licensee shall not transfer a Sexually Oriented Business Regulatory License to another sexually oriented business, nor shall a Licensee operate a sexually oriented business under the authority of a Sexually Oriented Business Regulatory License at any place other than the address designated in the application.
- K. Restrictions of location. A person commits a misdemeanor if he or she operated or causes to be operated a sexually oriented business outside of the zoning districts where the use is permitted.
1. A person commits a misdemeanor if he or she operates or causes to be operated a sexually oriented business within five-hundred (500) feet of:
    - a. A church.
    - b. A public or private school.
    - c. A residential structure existing at the time of application.
    - d. A public park.
  2. A person commits a misdemeanor if he causes or allows the operation, establishment, substantial enlargement, or transfer of ownership or control of a sexually oriented business within 1,000 feet of another sexually oriented business.
  3. A person commits a misdemeanor if he causes or allows the operation, establishment, or maintenance of more than one sexually oriented business in the same building, structure or portion thereof, or the substantial enlargement of floor areas of any sexually oriented business in any building, structure or portion thereof containing another sexually oriented business.
  4. For the purpose of this Subsection, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest portion of the building or structure used as a part of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a church or public or private school, or to the nearest boundary of any neighboring public park, residential district or residential lot.
  5. For purposes of Subsection 2. above, the distance between any two sexually oriented business shall be measured in a straight line, without regard to intervening structures or objects, from the closest exterior wall of the structure in which each business is located.
- L. Adult Car Wash. Nude or semi-nude employees of adult car washes must not be able to be seen from any public right-of-way or adjoining parcels. Necessary fencing and/or buffers, as deemed appropriate by the Town of Ravenel, must be placed around the establishment in order to ensure that patrons can only view the employees once the patrons are inside the establishment.

- M. No fondling or caressing. It is a misdemeanor for any nude or semi-nude employee or dancer to fondle or caress any patron, and no patron shall fondle or caress any nude or semi-nude employee or dancer.
- N. The six-foot distance rule requires that:
1. No nude or semi-nude employee or nude or semi-nude dancer shall perform live entertainment within six feet of any patron, nor shall any patron experience live entertainment within six feet of any nude or semi-nude employee or nude or semi-nude dancer in a sexually oriented business. In the case of adult car washes, the six-foot distance rule necessitates that patrons get out of their vehicles, and stand at least six feet away from the nude or semi-nude employees.
  2. Sexually oriented businesses with live entertainment shall post in a conspicuous place a sign advising patrons that they must be at least six feet away from nude or semi-nude dancers at all times.
- O. Giving or accepting gratuities.
1. No patron shall personally pay or personally give a gratuity to any nude or semi-nude employee or any nude or semi-nude dancer in a sexually oriented business establishment. Gratuities can be placed in containers at a location away from the nude or semi-nude dancers or handed to clothed employees. As an alternative, employers could charge a cover charge and prohibit all gratuities.
  2. No nude or semi-nude dancer or nude or semi-nude employee of a sexually oriented business shall solicit or accept any pay or gratuity from a patron.
  3. Sexually oriented businesses with nude or semi-nude dancers or nude or semi-nude employees shall conspicuously post a sign that advises patrons that paying gratuities personally to nude or semi-nude dancers and nude or semi-nude employees is prohibited.
- P. Nonconformity of location of sexually oriented businesses.
1. Any sexually oriented business operating on the date this Section is adopted that is found to be in violation of any of the location provisions of Subsection K. above, shall be deemed a nonconforming use, and, upon written notification by the Town of Ravenel, must obtain a Certificate of Nonconformity from the Town of Ravenel. A certified nonconforming use will be permitted to continue to operate for a period not to exceed one year before being licensed.
  2. If the sexually oriented business does not, within six months of notification by the Town, obtain a Certificate of Nonconformity, then the business will be deemed in violation of this Ordinance, and will not be permitted to continue to operate six months past the date of enactment of this Section.
  3. No nonconforming use shall be increased, enlarged, extended or altered except that the use may be changed to a conforming use.
  4. If two or more sexually oriented businesses are within 1,000 feet of one another and otherwise in a permissible location, the sexually oriented business which was first established and continually operating at that particular location is the conforming use, and the later-established business is nonconforming.

5. Any sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use due to the subsequent location of a church, public or private elementary or secondary school, public park, residential structure, or a park within 500 feet of the sexually oriented business. This provision applies only to the renewal of a valid Sexually Oriented Business Regulatory License, and does not apply when an application for a Sexually Oriented Business Regulatory License is submitted after a Sexually Oriented Business Regulatory License has expired or has been revoked.
- Q. Adult motels prohibited. A person in control of a sleeping room in a hotel, motel, or similar commercial establishment, commits a misdemeanor if he or she rents or sub-rents a sleeping room to a person, and then, within eight hours from the time the room is rented, rents or sub-rents the same sleeping room again, as such creates a rebuttable presumption that the establishment is an adult motel as that term is defined in this Section. For purposes of this Subsection, "rent" or "sub-rent" means the act of permitting a room to be occupied or any form of consideration.
- R. Additional regulations pertaining to the exhibition of sexually explicit films and videos, adult arcades and health clubs:
1. A person who operates or causes to be operated a sexually oriented business, as defined in this Section, which exhibits on the premises in a viewing room of less than 150 square feet of floor space, a film, video cassette or other video reproduction which depicts "specified sexual activities" or "specified anatomical areas," or which allows "specified sexual activities" to occur in a separate room in the establishment shall comply with the following requirements:
    - a. Upon application for a Sexually Oriented Business Regulatory License, the application shall be accompanied by a diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures, and designating any portion of the premises in which patrons will not be permitted. A manager's station may not exceed 32 square feet of floor area. The diagram shall also designate the place at which the permit will be conspicuously posted, if granted. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object, and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six inches. The Town of Ravenel may waive the foregoing diagram for renewal applications if the applicant adopts a diagram that was previously submitted and certifies that the configuration of the premises has not been altered since it was prepared.
    - b. The application shall be sworn to be true and correct by the applicant.
    - c. No alteration in the configuration or location of a manager's station may be made without the prior approval of the Town of Ravenel or its designee.
    - d. It is the duty of the owners and operator of the premises to ensure that at least one employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
    - e. 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 by direct line of sight from the manager's station.

- f. It shall be the duty of the owners and operator, and also the duty of any agents and employees present in the premises, to ensure that the view area specified in Subsection e. remains unobstructed by any doors, walls, merchandise, display racks or other materials at all times and to ensure that no patron is permitted access to any area of the premises which has been designated as an area in which patrons will not be permitted in the application filed pursuant to Subsection a. above.
- g. No viewing room, nor any room or enclosed area in a health club that cannot be viewed from the manager's station, may be occupied by more than one person at any time.
- h. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illumination of not less than one candle foot as measured at the floor level.
- i. It shall be the duty of the owners and operator, and also the duty of any agents and employees present in the premises, to ensure that the illumination described above, is maintained at all times that any patron is present in the premises.
- j. A person having a duty under this section commits a misdemeanor if he knowingly fails to fulfill that duty.

S. Exemptions. It is a defense to prosecution under this Section that a person appearing in a state of nudity did so in a modeling class operated:

- 1. By a proprietary school, licensed by the state of South Carolina; a college, junior college, or university supported entirely or partly by taxation.
- 2. By a private college or university which maintains and operates educational programs in which credits are transferable to a college, junior college, or university supported entirely or partly by taxation.
- 3. In a structure:
  - a. Which has no sign visible from the exterior of the structure and no other advertising that indicates a nude person is available for viewing.
  - b. Where, in order to participate in a class, a student must enroll at least three days in advance of the class.
  - c. Where no more than one nude model is on the premises at any one time.



- T. Injunction. A person who operates or causes to be operated a sexually oriented business without a valid Sexually Oriented Business Regulatory License or in violation of this Ordinance is subject to a suit for injunctive relief as well as prosecution for criminal violations. Such violations shall be punishable by a fine of \$500.00 or thirty (30) days imprisonment.
- U. Severability. A determination that any portion of this Ordinance is invalid or unenforceable shall not affect the remaining portions.

**Section 3.1.5 Bed and Breakfast/Tourist Homes**

- A. Council Approval Criteria: The Bed and Breakfast shall be operated by the record owner of the subject property who is also a resident or shall have a manager/innkeeper permanently residing on the premises and shall meet the following criteria:
  - 1. No more than five (5) bed and breakfast units may be operated at the subject property for the provision of sleeping accommodations for transient occupancy.
  - 2. At least one (1) parking space must be provided on the property for each unit in the bed and breakfast use, in addition to at least two parking spaces required for the property owner. The parking area for the Bed and Breakfast uses located in an agricultural or residential zoning district shall be screened from view by evergreen planted material that will provide opaque screening at the time of maturity.
  - 3. The use must contain no signage advertising the bed and breakfast units other than one two-square foot (per side) sign allowed, set, at a minimum, ten (10) feet from the road rights-of-way.
  - 4. The use must be located on a property which is in compliance with the required minimum lot area and required setbacks for existing uses.
  - 5. The use must be subordinate and incidental to the principal residential use of the property and not create the need for extensive exterior alterations to any buildings that would alter the single family residential nature of the primary use.
  - 6. Completion of application form.
  - 7. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

**Section 3.1.6 Container Storage Facilities**

- A. Council Approval Criteria: Facilities for or including container storage (whether temporary or permanent) shall be subject to the following standards:
  - 1. Container storage facilities can be approved only for Light-Industrial zoned property of ten (10) acres or more and must be part of a trucking terminal operation.
  - 2. The facility's location and the proposed use, permitted uses and actual uses of the property will not substantially injure the actual or permitted uses of neighboring or nearby properties;
  - 3. Uses are separated from any adjoining uses or public or private rights-of-way,

excluding points of ingress or egress, by way of either:

- a. A suitably landscaped earthen berm sufficient in height to screen the facility from nearby properties and in no event less than eight (8) feet in height above finished grade; or
  - b. A solid, concrete brick or masonry wall of not less than ten (10) feet in height above finished grade which will be completely screened from view from public rights-of-way by means of a vegetative buffer.
4. Container stacking shall be limited to a maximum of two containers high and may be approved, where appropriate, pursuant to an approved container stacking plan. Such plan shall, at a minimum, contain a site plan showing location of all abutting streets and sidewalks, adjoining properties and uses, and the proposed stacking schedule. The plan shall include a perimeter buffer of not less than fifty (50) feet from the nearest property lines and rights-of-way.
- a. Developer must provide an engineer's report that the proposed storage and stacking of containers will meet OCRM approved land management practices and FEMA hurricane wind zone requirements and verify structural stability in high winds.
  - b. Developer must provide verification from the St. Paul's Fire Department that adequate protection is available at the proposed configuration of stacking.

**Section 3.1.7 Contractor, Construction Office.**

- A. Staff Approval Criteria: Contractor and construction offices may be established in a Neighborhood Commercial District upon application and providing that the use meets the following criteria:
1. There can be no outside storage of materials and equipment.
  2. Nearby residential uses shall not be impacted by noise, fumes, and dust of heavy truck traffic.
  1. All related requirements of this ordinance including signage, parking, buffering, etc. must be met.

**Section 3.1.8 Day Care Center.**

- A. Council Approval Criteria: Family day care facilities may be established in residential and commercial districts upon application and provision of the following requirements:
1. Proof of application for the facility's registration with the Department of Social Services is submitted.
  2. Adequate play areas are provided and hours of outdoor play are limited to between the hours of 8 a.m. and 6 p.m.
  3. The day care is an accessory use of a residence occupied by the owner of the facility unless in a commercial district whereas it may be the principal use.
  4. The proposed outdoor lighting of the facility does not unduly impact nearby residential properties.

5. There are no signs identifying the day care except for one (1) two (2) square foot (per side) identification sign.
6. A notice of the proposed use is posted on the property for a ten-day notification period and no objection is expressed. If, however, prior to the expiration of the ten day posting period, a petition opposing the use is filed with the Town and signed by a majority of the property owners within 200 feet of any lot line of the property then the matter shall be referred to the Board of Zoning Appeals.
7. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

**Section 3.1.9 Detached Single Family Dwellings in a Non-Residential District.**

- A. An exclusively Owner Occupied detached single-family dwelling in a non-residentially zoned district may be approved as a Conditional Use as indicated in the Zoning Ordinance Use Matrix found in Appendix B, subject to the following conditions:
  1. The lot must be at least 1 acre in size.
  2. Separate water and septic or sewer service, approved by DHEC, is required for the residential use and the non-residential use or uses. Separate electrical service may be required.
  3. The residential use shall meet the lot density and setbacks as required for property zoned as Residential Two (R-2). Additionally, the residential use must:
    - a. Meet all other requirements of the Zoning Ordinance and Town Code; and
    - b. Not be expanded or increased in use, area, or intensification of either the primary structure nor any accessory buildings.
  4. The non-residential use shall meet all requirements of the underlying zoning district. Additionally, the non-residential use must:
    - a. Provide a 15' planted buffer area between the residential and non-residential uses; and
    - b. Provide an opaque fence of at least 6' in height to screen the non-residential activities from view of any right-of-way; and
    - c. Meet all other requirements of the Zoning Ordinance and Town Code; and
    - d. Not be expanded or increased in use, area, or intensification unless the residential use is removed from the property.
- B. A detached single-family dwelling to be occupied only by an owner or property caretaker in a non-residentially zoned district may be approved as a Conditional Use as indicated in the Zoning Ordinance Use Matrix found in Appendix B, subject to the following conditions:
  1. The lot must be at least 5 acres in size.
  2. Separate water and septic or sewer service, approved by DHEC, is required for the residential use and the non-residential use or uses. Separate electrical service may be required.
  3. The residential use shall meet the lot density as required for property zoned as Residential One (R-1). Additionally, the residential use must:
    - a. Be set back a minimum of 100' from all rights-or-way and 50' from all property lines; and
    - b. Meet all other requirements of the Zoning Ordinance and Town Code; and
    - c. Not be expanded or increased in use, area, or intensification of either the primary structure, nor any accessory buildings.

4. The non-residential use shall meet all requirements of the underlying zoning district. Additionally, the non-residential use must:
  - a. Provide a 15' planted buffer area between the residential and non-residential uses; and
  - b. Meet all other requirements of the Zoning Ordinance and Town Code; and
  - c. Not be expanded or increased in use, area, or intensification unless the residential use is removed from the property.

**Section 3.1.10 Drinking (of Alcoholic Beverages) Places, including bar or lounge, taverns, cocktail lounges, members exclusive clubs, whether public or private**

A. Council Approval Criteria: Establishments licensed for the selling and on-site consumption of alcoholic beverages are permitted to be located in Light Industrial (LI) and General Industrial (GI) districts as a Conditional Use, provided the following conditions are met:

1. All of the provisions and requirements of the general law of the State in regard to alcoholic beverages, beer and wine as contained in S.C. Code 1976, Title 61, et seq and amendments thereto insofar as such provisions have application within the town are adopted and made part of this chapter and a valid State Alcohol Beverage Commission license authorizing the applicant to sell beer, wine or other alcoholic beverages must be obtained.
2. The place of business shall not be within one thousand (1000) feet of any church, school or playground or within five hundred (500) feet of an existing bar as measured from the nearest property line of any existing church, school, playground or bar, to the nearest property line of the proposed bar.
3. The operation of such establishments shall not disturb the tranquility of residential areas or other areas within close proximity or otherwise interfere with the reasonable use and enjoyment of neighboring property by reason of violence, excessive noise, traffic and litter. Noise shall not be audible from outside the building in which such establishment is located.
4. Operators of such establishments shall not allow loitering or congregations of individuals outside the building or in the parking lot and shall keep all entrance and exit doors closed at all times excepts when patrons, employees or other persons are entering or exiting the establishment.
5. All related requirements in this ordinance including landscaping, parking, signage, buffering, etc. must be met.

**Section 3.1.11 Eating places**

A. Council Approval Criteria: Restaurants and eating places are allowed within a Neighborhood Commercial district provided the following conditions are met:

1. The sale of alcoholic beverages is incidental to the food service only.
2. Parking shall be provided so access to property is not on a residential street so as not to interfere with neighboring residential traffic.
3. Hours of operation are restricted to between the hours of 7 a.m. and 11 p.m.

4. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

**Section 3.1.12 Farm Labor Housing.**

- A. Residential accommodations for farm laborers may be located in agriculturally zoned districts pending Council's review and the following criteria are met:
  1. The minimum lot area for farm labor housing shall be five acres.
  2. Such use shall be setback a minimum of 100 feet from road rights-of-way and all property lines.
  3. A minimum 50-foot planted buffer shall be maintained along the sides and rear property lines.
  4. Farm labor housing shall be used on a seasonal basis only and not serve as year-round housing.
  5. All related requirements in this ordinances including parking, signage, buffering, etc. must be met.

**Section 3.1.13 Food, Grocery Stores.**

- A. Council approval criteria: Food or grocery stores are allowed within a Neighborhood Commercial district providing the following requirements are met:
  1. The place of business shall be no larger than five thousand (5,000) square feet.
  2. Adequate parking and loading spaces must be provided on site.
  3. Lighting from the parking lot shall be directed onto the site and away from adjoining residential property.
  4. Hours of operation shall be limited to between the hours of 7:00 a.m. and 10:00 p.m.
  5. All related requirements in this ordinance including signage, parking, buffering, etc. must be met.

**Section 3.1.14 Gasoline service stations.**

- A. Council approval criteria: Gasoline service stations are allowed as a Conditional Use in a Neighborhood Commercial district if the following requirements are met:
  1. Buildings or equipment shall not be within 50 feet of any residential zone district or within one hundred (100) feet of any existing school or church.
  2. Entrances and/or exits shall be onto public roadway and will not be in excess of forty (40) feet wide.
  3. Lighting from the parking lot shall be directed onto the site and away from adjoining residential property.
  4. Hours of operation shall be limited to between hours of 7:00 a.m. and 11:00 p.m.



5. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

**Section 3.1.16 Manufacturing, Light. Computers or electronic products and equipment, fabric and materials production, food processing and production of glass goods.**

- A. Council approval criteria: Allowed in zoning district subject to conditions (C);
- B. No more than five employees on any one shift of operations;
- C. Hours of operation shall be restricted to the hours between 7:00 a.m. to 11:00 p.m.
- D. In GB zoning district, maximum floor area of facility shall be limited to no more than 5,000 (five thousand) square feet.
- E. All other applicable requirements of the Zoning Ordinance shall be met.

**Section 3.1.17 Mobile Home Park. See Section 2.6.7.**

**Section 3.1.18 Recreation Vehicle Park.**

- A. A Recreational Vehicle Park may be located as a Conditional Use provided a site plan is submitted for Town Council's review showing the layout and planned improvements and the following requirements are met:
  1. The site must have direct access to an approved public road.
  2. The motor home vehicles located at the site shall be fully licensed and ready for highway use or be anchored as per mobile home elevation and anchoring regulations.
  3. The motor home vehicles shall be limited to a maximum stay of six months on site.
  4. Appropriate waste system provided as approved by DHEC.
  5. All related requirements in this ordinance including parking, signage, solid waste removal, buffering, etc. must be met.

**Section 3.1.19 Resource Extraction**

- A. All requests for resource extraction shall complete the Site Plan review process before Council after consideration for a Special Exception is granted by the Board of Zoning Appeals. Application shall include:
  1. A written statement of intent.
  2. Proof of application to the South Carolina Department of Health and Environmental Control made within six months of application to the town.
  3. Plat and proof of ownership of property to be used for mining.
- B. Along with criteria for Special Exception approval, the Board of Zoning Appeal shall consider:

1. Safe property access that does not impact nearby residential areas.
2. Screening of excavation area and protection of nearby residential uses from dust, noises, etc.
3. Drainage plan for property before and after resource extraction.
4. Plan for restoration and/or use of property after excavation is completed.

**Section 3.1.20 Salvage or Junk Services or Yards.**

- A. Council approval criteria. Properties proposed for salvage or junk services require review and approval in accordance with the Special Exceptions as specified under Section 3.2 and shall meet the following criteria:
1. Yards used for the sale, rental and/or storage of new, used or salvaged materials shall be enclosed with a minimum six (6) foot high opaque fence or masonry wall.
  2. No burning of materials or products shall be conducted on the premises except by means of approval by the St. Paul's Fire Chief.
  3. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

**Section 3.1.21 Telecommunication Towers.**

- A. Definitions.
1. Communications tower as used in this ordinance shall mean a tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding, guyed or on a building.
  2. Telecommunications as defined in the federal Telecommunications Act of 1996, means the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.
  3. Antenna means a device, dish or array used to transmit or receive telecommunication signals.
  4. Height (of a communication tower) is the distance from the base of the tower to the top of the structure.
- B. Communications tower and antenna permitted as conditional use. A communications tower and/or antenna may be permitted by Ravenel Mayor/Town Council without further review upon determination that all of the applicable conditions in this ordinance are met.
- C. District in which Communication Towers/Antenna are permitted; Light Industrial (LI) Communication towers shall be approved within the LI district subject to a finding that a tower satisfies the staff approval or by the Zoning Board of Appeals as an exception subject to a finding that the tower satisfies the special exception criteria listed below.

Towers which are no longer used for communication purposes must be dismantled and removed within 120 days of the date the tower is taken out of service.

1. Staff Approval Criteria. Staff may approve the construction of a communication tower upon a finding that each of the following criteria are met:
  - a. The height of the proposed tower must not exceed 200 feet; and
  - b. The tower must be located no closer to residential or conservation zoned property than a distance equal to one-half the heights of the proposed tower, if said property is intended to remain zoned as residential or conservation under the adopted land use plan for that area; and
  - c. The proposed tower must be located such that adequate setbacks are provided on all sides to prevent the tower's fall zone from encroaching into adjoining properties (the fall zone shall be determined by an engineer certified in the State of South Carolina in a letter which includes the engineers signature and seal); and
  - d. The proposed tower must not be visible from property listed in the National Register of Historic Places, or from a road or river which has been officially designated as a scenic road or river. The line of site to determine whether a proposed tower will be visible from a certain location, will be from approximately six feet above grade, or the river level at high tide, at that location; and
  - e. The proposed tower and associated improvements meet applicable zoning district and setback requirements, and applicable landscaping and tree protection measures requirements; and
  - f. 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; and
  - g. 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
  - h. The color of the proposed tower is appropriate to blend in with its surroundings; and
  - i. The proposed tower and associated structures are appropriately secured by means of walls, fences or other devices; and
  - j. The proposed tower does not include signage of any nature on any portion of the tower.
2. Zoning Board of Appeals approval criteria. The Zoning Board of Appeals may approve construction of a communication tower as exception upon a finding that each of the following criteria are met:

- a. The height of the proposed tower must not exceed 250 feet; and
  - b. In addition to satisfying staff approval criteria used above as c, e, f, g, h, i, j, the Board must find that the design, location and height of the proposed tower will not substantially impact (1) the aesthetic and residential character of adjoining areas zoned residential or conservation and intended to remain as such under adopted land use plans; and (2) the character of property listed in the National Register of Historic Places, or roads and rivers which have been officially designated as scenic roads or rivers.
3. Application for staff or Board approval shall include the following information: The applicant for a conditional use permit for construction of a communications tower or placement of a commercial telecommunications antenna on an existing structure other than a tower previously permitted must file with the Clerk Administrator as application accompanied by a fee of \$275.00 and the following documents, if applicable:
- a. A scaled site plan showing the location of the tower(s), guy anchors (if any), building and other structures or improvements, parking, driveways and fences, proposed screening and all protected and grand trees affected by the proposed improvements. Adjacent land use shall also be noted on the site plan.
  - b. The height and typical design of the tower, typical materials to be used, color, and lighting shall be shown on the elevation drawing.
4. 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.
6. Other information as requested by staff or the Board to allow adequate review of approval criteria, including photographs with the tower superimposed to assess visual impact.
7. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

**Section 3.1.22 Towing Services, No Vehicle Storage.**

- A. Council approval criteria: Allowed in zoning district subject to conditions (C);
- B. No more than two (2) towing vehicles on premises at any given time.
- B. Temporary overnight holding of vehicles;
- C. All other applicable requirements of Zoning Ordinance must be met.

**Section 3.1.23 Towing Services, Vehicle Storage Allowed.**

- A. Council approval criteria: Allowed in zoning district subject to conditions (C);
- B. Use shall be separated from any adjoining uses or rights-of-way excluding points of ingress and egress by way of a solid concrete, brick or masonry wall or wooden fence of not less than six (6) feet in height above finished grade or by a berm of no less than six (6) feet in

- height and landscaped subject to requirements under Section 4.2.3. Planting Standards;
- C. Vehicle storage area shall be set back from road rights-of-way a minimum distance of 100';
  - D. Lighting shall be so directed upon the property so as not to reflect onto adjacent properties.
  - E. All other applicable requirements of the Zoning Ordinance must be met.

**Section 3.1.24 Turkey Shoots.**

- A. Council approval criteria: Turkey shoots are allowed to be conducted by a non-profit, charitable organization within Agricultural Residential, General Business, General Industrial, and Light Industrial Districts provided the following conditions are met:
  - 1. Minimum lot size for conducting a turkey shoot business shall be 10 acres with adequate buffering from nearby uses.
  - 2. Total time of operation shall be limited to 60 days during a one-year period; this time period shall begin the first date that such use is established and ready to operate.
  - 3. Adequate off-street parking shall be provided. Sharing of parking with existing businesses shall be allowed if hours of operation do not overlap.
  - 4. No sale of food or beverages nor consumption of alcoholic beverages shall be allowed.
  - 5. Other conditions as specified by Council.

**Section 3.1.25 Veterinary Services or Pet Care Clinic**

- A. Staff approval criteria: Veterinary service offices or pet care clinic are allowed as a Conditional Use provided the clinic meets the following criteria:
  - 1. The clinic will provide for animals no larger than a dog with medical care on premises and overnight lodging only for animals under treatment.
  - 2. Structures or equipment will not be located within 100 feet of any residential zone district or existing residence, school, church or health care facility.
  - 3. Animal will be contained within the principal building which shall be so constructed with appropriate soundproofing and ventilation to prevent objectionable odors and sound from being emitted.
  - 4. No cremation of animals will occur on the property.
  - 5. All related requirements in this ordinance including parking, signage, buffering, etc. must be met.

**Section 3.2 Special Exceptions**

- A. Applications for Special Exceptions shall be filed with the Town on a Board of Appeals Application form and all information submitted as required.



1. Public Hearing Notice. The application for a Special Exception shall be presented to the Board of Zoning Appeals at a scheduled Public Hearing. Notice of the Public Hearing shall be provided in a local newspaper 15 days prior to the meeting date. The subject property shall be posted and notices of the meeting date shall be mailed to property owners within 300 feet of the subject property.
- B. The Board of Zoning Appeals shall hold a Public Hearing on the proposed Special Exception and shall act to approve, approve with conditions or deny the proposed Special Exception based on the following approval criteria:
1. The use will not endanger the public health, safety, and general welfare or be hazardous to surrounding uses due to noise, dust, glare, odor, fumes, smoke, traffic congestion or water pollution, if allowed to locate where proposed; and
  2. Adequate provision is made for compliance with all applicable standards of this Ordinance, including setbacks, fences, parking, landscaping, buffering to protect adjacent properties and use conditions of the district in which it is to be located, and with the Town of Ravenel Comprehensive Land Use Plan, as approved; and
  3. The proposed use is consistent with the character of the underlying district to the extent that such use will not adversely affect the property values or general character or the nearby area and will contribute to the convenience of the immediate community and public; and
  4. The proposed use will have adequate water and waste water supply, stormwater facilities, waste disposal and other public services; and
  5. The proposed use will be developed in a way that will preserve and incorporate any important natural features that are part of the site.
  6. In approving a Special Exception, the Board may attach such reasonable conditions as it may consider necessary to meet the intent of the Ordinance.
- C. Notice of Findings
1. The decision of the Board of Zoning Appeal shall be accompanied by specific findings of fact, clearly stating the reasons for the decision.
  2. Within ten days of the final decision by the Board of Zoning Appeals, copies of the decision shall be sent to the applicant and shall be filed at Town Hall where it shall be available for public inspection during regular office hours.
  3. Appeals
    - a. Appeals to the decision of the Board of Zoning Appeals may be made by any person with a substantial interest in the decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition fully setting forth how such decision is contrary to law. Such appeals shall be filed in accordance with Appendix E.
  4. Lapse of Approval. An approved Special Exception shall lapse one (1) year from the date of approval by the Board unless a zoning permit is obtained.

### **Section 3.3 Accessory Uses and Structures**

- A. Permitted accessory uses and structures are uses and structures that are customarily considered as being appropriate and in connection with the allowed principal use of the lot, but they are subordinate or incidental to the allowed principal use. Permitted accessory uses and structures may require a Zoning Permit.
- B. The Planning and Zoning Administrator will determine if an accessory use and/or structure is “necessarily and customarily associated with, appropriate to, and incidental and subordinate” to the allowed principal use. The Planning and Zoning Administrator will consider ALL accessory buildings upon a zoning lot and will review other elements such as visibility and the scale of the property in relation to the accessory use or structure. This decision may be appealed to the Board of Zoning Appeals.
- C. Accessory uses and structures shall be allowed in zoning districts as indicated in Appendix B and must comply with all applicable requirements of the Ravenel Zoning Ordinance.
- D. An accessory use or structure cannot exist without a principal use or structure unless as indicated below.
- E. Examples of accessory uses and structures and additional criteria are indicated in the following sections.

#### **Section 3.3.1 Allowed Accessories to Residential Property**

- A. An accessory structure can be used without a principal building on a residential property provided that:
  - i. The accessory structure is being used to aid in the construction of a principal structure that is fully permitted with a Zoning Permit and a Building Permit.
  - ii. If the Zoning Permit for the principal building expires, the accessory structure being used to aid in the construction of the principal structure must be removed.
  - iii. An accessory structure cannot be used as a temporary dwelling unit, but may be used to secure tools, materials, and equipment.
  - iv. OR, the accessory structure is demonstrated to be used as a barn or other farm-related structure, where permitted by Appendix B and shown to comply with all applicable requirements of the Ravenel Zoning Ordinance.
- B. Vehicle storage buildings, sheds, home workshops, or residential building or maintenance equipment storage units;
- C. Private swimming pools, bath houses, sport courts, playhouses, and other private recreational facilities for residents of the principal dwelling;
- D. Accessory garage apartments, where permitted by Appendix B;
- E. Accessory dwelling units for guests, owners, employees, or caretakers, where permitted by Appendix B, in compliance with all applicable Ravenel Zoning Code requirements, and on lots of 5 acres or more and with separate septic/water facilities;
- F. Shipping containers and tractor trailers are prohibited as permanent storage buildings in all residential districts. They may be approved as temporary storage with an approved Zoning Permit.
- G. Gate houses and guard houses for private roads;

- H. Satellite dishes, radio and television receiving antennas, and solar collectors;
- I. Accessory home occupations. A home occupation may be established in a dwelling unit, as an accessory to the principal residential use provided the proposed use meets the criteria listed for the home occupation. A home occupation shall be defined as any commercial use conducted within a dwelling by the resident of record. The method or amount of compensation for the commercial activity is irrelevant. This may include a hobby or seasonal activity.

A home occupation may not constitute a nuisance or adversely affect the use and development of adjoining properties and must comply with all requirements of the Ravenel Town and Zoning codes and other state and local laws.

Home occupations may include: lawn care service, accounting, business administration services, data or computer processing, cleaning service, mail order processing, newspaper delivery, painting, interior design or personal services such as music instruction, dancing, or crafts.

A home occupation does not include such occupations as building contractor, landscape services, motor vehicle repair, beauty parlor, boarding homes, animal kennels, veterinarian or other medical offices. A home occupation does not include any business activity that requires employees or contractors to meet to travel to jobs, storage of additional vehicles or equipment, sales rooms or customer traffic, or additional storage for products outside of the home.

If a business that is not considered a home occupation has elements of its business, such as accounting or administration, those elements may be allowed as a home occupation provided there are no employees, vehicles, customers, or equipment visible from outside the home and all other requirements of this section are met.

- 1. Applications for a Home Occupation Use shall be made on a form available at Town Hall and will be approved by Town Staff if the following conditions are met:
  - a. The home occupation must be incidental to the principal residential use of the property and shall not change the residential character.
  - b. The home occupation use shall not occupy more than twenty-five (25) percent of the existing principal building.
  - c. No accessory building or outside storage shall be used in connection with the home occupation.
  - d. No article, product or service sold in connection with such activity shall be other than those produced on the premises.
  - e. No electrical or mechanical equipment, including vehicles or trailers, that is not normally part of usual and customary the household equipment or residential vehicles, shall be permitted, nor can the proposed use create disturbing or offensive noise, vibration, smoke, dust, or hazardous fumes or generate traffic.
  - f. There shall be no visible evidence of the home occupation from outside the dwelling unit except for a sign with a maximum two (2) square foot per sign face shall be permitted.

- g. Such occupation shall be carried on by a resident of the household, with no other employees, except for members of the family living on the premises.
- 2. Upon review and approval of the home occupation, an applicant may apply for a Zoning Permit and Business License with the Town of Ravenel. Any conditions for the home occupation will be noted on the Permit and License.
- 3. Home Occupation approval shall be revoked upon a finding that any home occupation established under this section fails at any time to meet the requirements prescribed herein or the conditions noted on the Permit or License.
- 4. Decisions to revoke a Home Occupation approval and related permits are made by the Planning and Zoning Administrator and may be appealed to the Board of Zoning Appeals as indicated in Section 1.15 of this Zoning Ordinance.
- J. Electric meters in residential districts. A second and separate electric meter may be permitted under the following conditions:
  - a. A separate electrical meter shall be allowed for a permitted and detached accessory dwelling unit. A separate electrical meter is not allowed for attached dwelling units.
  - h. In residential zoning districts, a separate electric meter of up to 60 amperes shall be allowed for accessory nonresidential structures if such structure is located more than 100 feet from the electric meter used by the principal structure.
  - c. In Agriculture Residential (AR) district, a separate electric meter of up to 100 amperes shall be allowed for accessory nonresidential structures if such structures are located more than 100 feet from the electric meter used by the principal structure. The Zoning Administrator shall be authorized to approve electric meters of up to 200 amperes when deemed necessary to accommodate agriculture-related equipment that requires more than 100 amperes.

**Section 3.3.2 Allowed Accessories to Commercial or Industrial Facilities**

- A. Dwelling units for owners or property caretaker personnel as provided under Section 3.1.9;
- B. Off-street parking, loading or storage area for customer, client or employee-owned vehicle;
- C. Accessory uses and structures, completely enclosed buildings for storage of supplies, stock or merchandise, as approved during commercial site plan review;
- D. Shipping containers and tractor trailers may be used as storage structures in non-residential districts with approved site plan review and zoning approval;
- E. Gates and Guardhouses;
- F. Radio and television antenna, satellite dishes and solar collectors;
- G. Gasoline or fuel oil pump and storage tank, provided not more than 500 gallons of gasoline be stored above ground, nor storage of petroleum products in excess of 40,000 gallons per site.

**Section 3.3.3 Allowed Accessories to Church Buildings**

- A. Religious education buildings;
- B. Parsonage, parsonium or parish house, together with any use accessory to a dwelling as listed in Section 3.3.1;
- C. Off-street parking area for the use of church members and visitors;
- D. Completely enclosed building for storage of supplies, stock or merchandise.

**Section 3.3.4 Accessory Placement and Other Regulations**

- A. Accessory buildings shall be erected on the rear two-thirds of the lot or behind the principal structure, except in the case of carports which can be erected in the required front yard setback;
- B. Accessory buildings may occupy the required rear yard provided they are not placed within 6 feet of the rear or side property lines;
- C. Accessory buildings can be placed no closer than 15 feet to the principal dwelling unit on the lot or the adjoining lot;
- D. Accessory buildings shall have a building footprint no greater than one-thousand, two hundred (1,200) square feet and shall be no taller than twenty-four (24) feet in height;
- E. A barn or farm-related building must be used for farm equipment, animals, supplies, or feed only and may exceed the size and height limitation indicated in Section 3.3.4 D. if located on agriculturally-zoned property;
- F. An accessory structure attached to the principal structure shall share a common wall therewith and shall comply with all requirements of the principal dwelling.

**Section 3.4 Temporary Uses**

Temporary Uses are allowed on a provisional, short-term basis and must be discontinued within a set limit of time. Consideration for extension of time shall be through appeal to Council.

- A. Temporary Sales. The Zoning Administrator shall be authorized to issue temporary permits for the sale of Christmas trees, fireworks, and other items that are seasonal and temporary in nature. The permit time frame shall not exceed a time period of 60 days.
- B. Temporary public assembly uses and parking for special events as approved by Council. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity and if the proposed public assembly meets the requirements of Chapter 72 of the Town Code.
- C. Yard sales. No more than four yard sales shall be permitted per lot, per year. No business license is required for a yard sale.
- D. Road side vegetable stands, seasonal farm produce stands selling sweet grass baskets, indigenous produce and related products shall be allowed. A peddler's license must be purchased.



## CHAPTER 4. LAND DEVELOPMENT REGULATIONS

### **Section 4.1 Lot and Building Development Criteria**

Development within the Town of Ravenel shall comply with all applicable provisions of this Ordinance. The following specific criteria shall apply:

#### **Section 4.1.1 Compliance.**

The lot, setback and height requirements shall comply with district regulations (as found in Chapter Two), unless modified by special provisions, variances, exceptions and conditions contained elsewhere in this chapter.

(Ord., passed 8-17-87, amended 01-20-00)

#### **Section 4.1.2 Lot Width.**

Lot width is measured between side lot lines along a line parallel to the front line and located the minimum front setback distance from the front lot lines.

#### **Section 4.1.3 Absence of Public Sewer or Water.**

In the absence of public water or public sewer, no building permit shall be issued until the lot meets all the requirements of this Ordinance and the South Carolina Department of Health and Environmental Control.

#### **Section 4.1.4 Reduction of Lot Area Prohibited.**

No lot shall be so reduced in size as to result in the violation of any requirement of Chapter Two, Minimum Lot Size requirements for each Zoning District or of the Subdivision Regulations in Chapter Five.

#### **Section 4.1.5 Lots for Certain Utility Facilities.**

The Town Council or the Town Board of Zoning Appeals may reduce the required minimum lot area and width for a pumping, pressure regulating, or similar utility substation.

(Ord., passed 8-17-87)

#### **Section 4.1.6 Substandard Approved Lots of Record.**

Substandard approved lots of record, pre-existing lots (lots subdivided and approved before 1994) and those which do not meet minimum lot size requirements shall not be subject to the minimum lot area and width requirements provided they comply with setback and other building lot requirements and do not abut a lot in the same ownership at the adoption of this chapter.

#### **Section 4.1.7 Subdivision.**

A lot may be subdivided provided that all resulting lots and structures comply with the provisions of Minimum Lot requirements in Chapter Two and the Subdivision Regulations in Chapter Five. If a lot is occupied by a nonconforming structure, it may be subdivided provided that subdividing does not create a new nonconformity or increase the degree of nonconformance of the structure.

**Section 4.1.8            Lots to Have Access.**

No lots shall be created within the town limits which do not have access to publicly-maintained or private street of record, except as provided below. Such access shall consist of frontage on a public or private street of a width of not less than 20 feet and a minimum right-of-way width of 50 feet.

- A. In the subdivision of a single lot of record into two lots, a 20 foot minimum ingress/egress easement may be approved as access to the subdivided lot, provided that each newly created lot conforms to the underlying minimum zoning district standards. The location of the easement shall be clearly depicted and labeled on submitted plats. (Ord. passed 11-28-06)

**Section 4.1.9            Limitation of One Residential Building per Lot.**

- A. Except as provided elsewhere in this Ordinance, no principal detached residential structure shall be located on the same zoning lot with any other principal structure.
- B. Where garage apartments are permitted, only one such apartment shall be permitted on any zoning lot. (Ord., passed 8-17-87)

**Section 4.1.10         Special Setbacks Established.**

Where special setback lines have been established on any street by the Town Council by approval of a subdivision plat or otherwise, such setback lines shall prevail over the front setbacks established herein. (Ord., passed 8-17-87)

- A. Front setbacks of adjacent structures. Notwithstanding the front setback requirements of this Ordinance, the front building line of any structure or addition to a structure may be as close to the street as the front building line of the immediately adjacent structure on a separate lot on the same block, either to the right or to the left, whichever of the two is farther from the street. (Ord., passed 8-17-87)
- B. Differing setback requirements at district boundaries for front setbacks.
  - 1. Where a zoning district boundary lies along a portion of a street and the front setback requirements in the two districts are not the same, the greater requirement shall apply on both sides of such portion of the street. This requirement shall not apply if the right-of-way exceeds 50 feet.
  - 2. Where a district boundary intersects a street line and the front setback requirements in the districts on either side of the boundary are not the same, the greater setback requirement shall continue along such street for 100 feet into the district having the lesser requirement.
- C. Differing setback requirements as district boundaries for interior setbacks:
  - 1. Where the interior setback requirement of a district on one side of a district boundary differs from the requirement on the other side thereof, the greater requirement shall prevail.
- D. Reduction of one front setback on narrow corner lot.
  - 1. Where the front and interior setbacks required by this chapter reduce to less than 40 feet the buildable width of any corner lot which was of record as of the effective date of this chapter, the front setback on the longer street side may be reduced as much

as shall be necessary to increase such buildable width to 40 feet but shall not be reduced to less than 15 feet.

- a. In the event the street sides of such lot are of equal length, the reduction shall be made on the side which lies on the shorter side of the block. (Ord., passed 8-17-87)
- E. Front setbacks on narrow streets. Where a lot abuts a publicly dedicated street that has been accepted for street maintenance and has a right-of-way of less than 50 feet wide, the required front setback shall be measured from a line measured 25 feet from the center of such right-of-way. (Ord., passed 8-17-87)
- F. Rear setbacks from wetlands. Rear yard setbacks for lots abutting wetlands shall be a minimum of 35 feet from the critical line as determined by the state or federal regulating agency.

**Section 4.1.11            Exceptions to Setbacks.**

All areas between the property lines and setback lines must remain open, unoccupied and unobstructed except as follows:

- A. Eaves, cornices, chimney and flues, window sills and other architectural features may project into any required setback not more than 24 inches.
- B. Open, uncovered porches, open fire escapes, uncovered decks and balconies may project into a front or rear setback not more than five (5) feet.
- C. Fences, walls and hedges may be erected in any required setback or along the edge of lot, provided that in any residential zone, NC or GB District, no fence, wall or hedge located in a front setback or street side setback shall exceed four (4) feet in height, or shall exceed eight (8) feet along any interior or rear setback.
- D. Trees, shrubbery and other landscaping may be located within any required setback.
- E. Driveways, sidewalks, utility lines, wires and associated structures may be located within any required setback.
- F. Satellite dish antennas may be placed in required rear setbacks.

**Section 4.1.12            Vision Clearance Standards.**

- A. On a corner lot, no structure, planting, sign, fence, wall or other obstruction shall obscure travel vision from 3 feet to 15 feet above ground level in a triangular area formed by measuring from the point of intersection of the front and side lot lines a distance of 40 feet along the lot lines and connecting the points to form a triangle.
- B. A similar line-of-sight shall be maintained at private driveways of commercial or industrial activities except that the connecting points establishing the clear area shall be measured a distance of 15 feet from the intersecting lines of the street lines and driveway lines. (Ord., passed 8-17-87) Penalty, see Chapter Six. Section 6.3.2.

**Section 4.1.12            Zero Lot Line Development.**

In districts where multi-family and attached dwellings are permitted, zero lot line construction is also permitted with the provision that structures shall otherwise meet the minimum setback requirements

of the district in which they are located. This applies to condominiums, cooperatives or any other units created in accordance with the Horizontal Property Act (SC Code 57-494 through 57-523) or agreements wherein common walls of units are shared.  
(Ord., passed 8-17-87)

**Section 4.1.14            Height**

Height shall be measured by the vertical distance between the base flood elevation and the average height level between the eaves and ridge line of a cable, hip, or gambrel roof or the highest point of a mansard roof or the coping of a flat roof.

- A.        Where any lot in a zoning district abuts an interior lot line of another zoning district with more restrictive height requirements, the more restrictive height requirements shall apply to structures on such lot.  
(Ord., passed 8-17-87)
  
- B.        Fences or walls shall be measured from the ground level on the higher side of the fence or wall.

**Section 4.1.15            Exceptions to Height.**

The height limitations of this chapter shall not apply to accessory farm structures, antennas, belfries, chimneys, church spires, conveyors, cupolas, domes not intended for human occupancy, flag poles, masts, monuments, radio or television towers, transmission towers, utility poles, water towers or necessary mechanical appurtenance extending above the roof of any building.  
(Ord., passed 8-17-87)

**Section 4.2 Screening, Bufferyards and Landscape Requirements**

The primary purpose for implementing screening and buffering requirements is to visually and environmentally protect residential areas and uses from non-residential development. It shall be the responsibility of the developers of new non-residential properties to design, install and maintain the approved planting materials. Any commercial, governmental or other non-residential use shall be separated from abutting properties through the placement of plantings and structures.

**Section 4.2.1 Screening Required Between Districts**

Business, commercial and industrial (NC, GB, LI, GI) districts must be separated from adjacent residentially or agriculturally zoned districts as follows:

- A. Development adjacent to residential property
  - 1. Fifteen (15) foot landscaped bufferyard; and/or
  - 2. Opaque fence, not to exceed 6 feet in height; and
  - 3. Two canopy trees and six understory trees per one-hundred feet of contiguous property line.
- B. Development adjacent to other commercial property or adjacent to street with residentially-zoned property on one side
  - 1. Five foot landscaped bufferyard; and
  - 2. Two canopy trees and two understory trees per one-hundred feet of frontage.

**Section 4.2.2 Landscaping Along Front Property Line**

All commercial properties shall be required to provide a landscaped buffer along the front property line, consisting of:

- A. Two canopy trees and three understory trees per one hundred feet of frontage.
- B. Ten to twenty large shrubs.

**Section 4.2.3 Planting Standards**

- A. At time of planting, canopy trees shall be a minimum of two and one-half (2 ½) inches in caliper, measured six inches above grade. Understory trees shall be a minimum of five feet in height.
  - 1. When planting or replacement of trees, plant material or other landscape features is required, such replacement shall be accomplished within a one-year growing season or as approved during the site plan approval process.
- B. Existing natural plant materials which satisfy the size and type criteria of this section may be counted towards meeting the requirements of this section.
- C. Opaque fencing, not to exceed six feet in height, may be substituted for the plantings with approval of the Planning and Zoning Commission and/or Town Council.
- D. Landscaping shall be required on all new commercial developments and any renovation or



remodeling, which equates to twenty-five (25) percent of the building's value, of existing commercial structures.

- E. Buffers shall be located along the perimeter of a parcel and shall extend to the parcel boundary but not on any portion of the right-of-way.
- F. Where drainage or other utility easements run along the property boundary, required landscape buffers shall be planted along but not within the easements.
- G. No development shall be allowed within the required planted buffer areas. On-premise signs, fences, walls, berms, mailboxes, driveway, sidewalks and other improvements may be permitted.
- H. All required landscaping shall be installed prior to the issuance of a Certificate of Occupancy.

**Section 4.2.4                    Landscaping Requirements for Parking and Loading Areas**

Landscaping along the abutting public street right-of-way, adjacent uses and within required parking areas shall be provided for all non-residential and multi-family residential off-street, surface parking, loading and vehicular use areas. Any off-street parking or loading or other vehicular use areas that will be entirely screened from view by an intervening building or structure or by a buffer provided to meet the buffer requirements of Section 4.2.2 shall be exempt from the street front landscaping requirements for parking areas. Such landscaping shall be provided as follows:

- A. A landscaping area at least ten feet in depth shall be located between the abutting right-of-way and any off-street surface parking, loading or other vehicular use area, and between off-street parking areas and adjacent uses, except where permitted curb cuts are to be provided.
  - 1. Such planted areas shall consist of at least four canopy trees every one-hundred feet, and ten to twenty understory bushes, shrubs or other approved material every one-hundred feet.
- B. Interior parking areas shall be required to provide one landscaped planter island for every twelve parking spaces in a row. The planter island shall have at least one tree of two and one-half (2 ½) inches in caliper and other planted material as approved.
- C. Existing plant material. Wherever possible, the developer is encouraged to preserve the natural landscaping.

### **Section 4.3      Sign Regulations.**

The purpose of this section is to provide minimum requirements for signage allowed within the Town and to:

- A. Provide minimum standards to safeguard life, property values and general public welfare and promote safety by controlling the design, size, location, construction, illumination, and maintenance of signs.
- B. Encourage signs that are of quality design and pleasing appearance.
- C. Enhance property value and the visual environment in the Town by discouraging signs which impede traffic safety, obstruct vision and interfere with ingress and egress and contribute to visual clutter.

#### **Section 4.3.1              Definitions**

Abandoned Sign.      A sign which was erected on property in conjunction with a particular use which has been discontinued for a period of 30 days or more, or a sign the content of which pertains to a time, event or purpose which no longer applies or permitted temporary sign for which the permit has expired.

Awning Sign.      A sign on a metal or similar material frame that is supported entirely from the exterior of the building.

Animated Sign.      Any sign which uses movement, the appearance of movement or change of lighting to depict motion or action or to create a special effect.

Banner.      Any sign of lightweight fabric or similar material that is mounted on a pole or a building.

Billboard.      An on-premise or off-premise freestanding sign that exceeds the size limitation of a free-standing sign.

Canopy Sign      A sign on or attached to a permanent overhanging shelter which projects from the face of a building and is supported only partially by the building.

Combination Wall/Roof Sign.      A double-faced projecting wall sign which projects above the roof line of a building and which is wholly or partially supported by the building.

Commercial Sign.      A sign which refers to the name or type of business.

Community Sign.      A sign listing only the names and/or use, or location of more than one business, activity or professional office conducted within a building, group of buildings or commercial center.

Dilapidated Sign.      Any sign which is insecure or otherwise structurally unsound, has damaged or defective parts, is unsightly in appearance due to lack of maintenance or which is unable to withstand the wind pressure for which it was originally designed.

Facade/Wall Sign.      A sign which advertises a business, product or service and is in any manner painted or affixed to any exterior wall of a building.

Flashing Sign.      Any lighted or electrical sign that emits light in sudden transitory bursts of light.

Free-standing Sign.      A sign, not including sandwich boards, which is permanently supported by one or more columns, uprights or braces in the ground.

Illuminated Sign. A sign designed to give forth artificial light or to reflect artificial light.

Monument Sign. A free-standing sign that is designed as one architectural structure incorporating the sign face and the sign support structure and is solid from the base of the sign to the top of the sign.

Non-commercial Sign. A sign which conveys a message not intended to promote a business.

Off-premise Sign. A sign that advertises activities, goods, products, and the like, that are available elsewhere than within the building or on the lot where the sign is located. (Billboards are generally off-premise signs.)

On-premise Sign. A sign that advertises activities, goods, products, and the like, that are available within the building or on the lot where the sign is located.

Permanent Sign. A sign which is permanently attached to a building, the grounds, or other structures and which meets the structural and installation standards of the International Building Code and electrical standards of the National Electrical Code. All permanent signs must be constructed to withstand a pressure of 24 pounds per square foot, which is equivalent to a 110 miles per hour wind.

Portable Sign. A sign not permanently attached to the ground or a building which rests on wheels or metal legs and is designed to be transported, and may be temporarily anchored by weights or cables attached to stakes driven into the ground.

Projecting Wall Sign. A double-faced sign, mounted to the exterior wall of a building, which projects perpendicular to the wall/building.

Readerboard Sign. A sign on which copy is changed manually or electronically and on which message applies to the business or property wherein the sign is located.

Real Estate Sign. A temporary sign advertising the real property upon which the sign is located for rent, for lease, or for sale and providing the name and location of the owner or his agent.

Roof Sign. A sign which is erected upon or above the roof-line or roof-eave of a building and which is wholly or partially supported by the building.

Snipe Sign. A non-permitted sign which is tacked, nailed, posted, pasted, glued, or otherwise attached to trees, poles, stakes or fences, or to other objects.

Temporary Sign. A sign or information-conveying structure intended to be erected or displayed for a limited period, and is not permanently attached to the ground, building and/or any other structure.

Window sign. Any sign which is painted on, applied to, attached to or projected upon or within the exterior or interior of a building glass area, including doors.

#### **Section 4.3.2 Sign Permit Required.**

- A. No signs, except signs exempted in Section 4.3.5, may be erected, altered, moved, or repaired within the Town until a sign permit has been granted by the Zoning Administrator. The Town of Ravenel may order the removal of any sign which, after a permit has been obtained, is not constructed in accordance with this ordinance or which does not meet electrical or building code requirements.
- B. Application for sign permit. An application for a permit may be secured through the Town staff. It shall be accompanied by a plan, showing the following information:

1. The dimensions and height of the sign and, where applicable, the dimensions of the wall surface of the building to which it is to be attached.
  2. The dimensions and design of the sign's supporting parts.
  3. A site plan and proposed location of the sign in relation to the boundaries of the lot upon which it is to be situated and distance from the right-of-way.
  4. The building frontage as it exists (or will be built) on the lot, and the setback of the building to which the sign is to be attached.
- C. Sign permit issuance, refusal. If Staff reviews an application for a sign permit and finds it meets the standards of this ordinance, a permit shall be issued authorizing the erection of or alteration of a sign. If Staff finds the application does not meet the requirements of the ordinance then the erection or alteration of the sign shall not be authorized and a letter shall be written to the applicant, advising that the request was refused.
- D. Inspection. All signs are subject to inspection by the Town Inspector. The Town Inspector is authorized to enter at all reasonable times any property to determine if the code provisions are being obeyed. The sign owner will be notified by letter if any maintenance is necessary. The sign owner will have 30 days to complete the required maintenance. Town Council may grant an extension beyond 30 days if necessary. Lot owners may appeal by letter to Town Council, who must act by letter within 14 calendar days.

**Section 4.3.3 Sign Standards, Applicable to all Signs**

- A. Height of sign. The height of the sign shall be determined by measuring the vertical distance from the ground level at the base of the sign structure to the highest point.
- B. Area of Sign. The area of a sign shall be that entire area within a continuous perimeter, enclosing the extreme limits of sign display, including any border that is part of the sign but not the frame. Both sides of the sign shall be used to calculate the maximum allowed sign area as provided in this section.
- C. Sign face. The sign face shall be that part of the sign that is or can be used to identify, advertise, communicate information or for visual representation which attracts the attention of the public for any purpose. It shall include any material, panel, trim or color forming an integral part of the display upon which or against which it is placed. The sign structure shall not be included as a portion of the sign face provided that no message, symbol or any of the aforementioned sign face criteria are displayed on or designed as part of the sign structure.
- D. Sign maintenance. Every sign, all its parts, portions, units, and materials, together with the frame, background, supports, or anchorage thereof shall be maintained in proper repair and a proper state of preservation. The display surface of all signs shall be kept neatly painted.
- E. Setback from right-of-way. All free-standing signs shall be set back at least ten feet from the public right-of-way and shall be not be located as to block travel vision near entrance of a driveway. Signs shall not be located so as to obscure the travel vision as required in Section 4.1.12 within the vision clearance triangle at street intersections.
- F. Sign illumination. In non-residential districts, signs shall be illuminated by:
1. By a steady, stationary light of reasonable intensity shielded and directed solely at the sign or by interior light.

2. Light sources to illuminate signs shall be shielded from all adjacent residential structures and streets and shall not be of such brightness so as to cause glare hazardous to pedestrians or automobile drivers or so as to create a nuisance to adjacent residential districts.
3. Signs shall not have light reflecting background, but may use light reflecting lettering.
4. Signs allowed in a residential area shall not be illuminated except for one spotlight directed on the subdivision identification sign.

**Section 4.3.4**            **Prohibited Signs.**

- A. “Snipe” signs;
- B. Off-premise signs including billboards, except the re-establishment of billboards as allowed under Section 4.3.9.;
- C. Signs which contain any flashing, animated or intermittent lights, or give the appearance of animation or movement, except for time and temperature signs and electronic message boards;
- D. Signs which emit a sound, odor, or visible matter;
- E. Signs which obstruct free ingress/egress from a required door, window, fire escape, or other required way; signs located in a manner or place so as to constitute a hazard to pedestrians or traffic;
- F. Signs and/or sign structures; copying or imitating official government signs;
- G. Signs located in the public rights-of-way except for signs placed there by government agency;
- H. Signs using the words “stop”, “danger” or any other word, phrase, symbol or character in a manner that might reasonably mislead, confuse or distract a vehicle driver;
- I. Signs painted on or attached to trees, rocks or other natural features, telephone or utility poles or attached to existing signs as advertisements for special events;
- J. No sign of any kind shall be erected or displayed in any salt marsh areas or on any land subject to periodic inundation by tidal salt water;
- K. Abandoned or dilapidated signs;
- L. Portable signs, except as provided in Section 4.3.6;
- M. Sandwich board signs;
- N. Projecting or roof signs;
- O. Commercial banners, pennants, streamers, balloons, and other gas-filled signs except as a temporary sign;
- P. Signs placed or painted on parked motor vehicles with the primary purpose of an on or off premise sign.



**Section 4.3.5**            **Exempt Signs (do not require a permit).**

- A. Political campaign signs, with the following conditions:
  - 1. All political signs must be located on private property and shall be positioned so as not to conflict with travel vision.
  - 2. No political sign shall be affixed to any tree or utility pole.
  - 3. All political signs must be removed within seven days following the close of the primary or general election.
- B. Official notices posted by any court, public agency or officer;
- C. Historic plaques, markers, monuments;
- D. Traffic, directional, warning or informational signs authorized by any public agency or denoting the location of underground utilities;
- E. A building contractor's or developer's sign, not exceeding 15 square feet per face and temporarily displayed during construction of a structure or development of an approved project.
- F. Signs or plates on residential and commercial structures or premises bearing the street number associated with the address of the residence or commercial structure. Numbers shall be a minimum of four (4) inches in height and conspicuously located to be visible from the street.
- G. Real Estate and project signs shall be allowed without a permit provided they are removed within 30 days of the rent, sale, or lease of a property

**Section 4.3.6**            **Temporary Signs.**

- A. The following signs shall require the issuance of a Temporary Sign Permit by Staff prior to their installation. The permit shall cite the length of time any such sign may be displayed.
  - 1. Temporary and seasonal produce stands. The total area of all such signs shall not exceed ten square feet, nor shall any sign exceed ten feet in height and must be removed within five days of the closing of the stand.
  - 2. Temporary signs announcing a business, charitable, civic, educational, non-commercial or religious event. Such signs shall not exceed 32 square feet per sign face or ten feet in height. Such signs shall not be erected more than 30 days prior to the event, may remain in place a maximum of 30 days and shall be removed within five days after the event. A minimum of 30 days from the date of removal of a temporary sign shall lapse before a temporary sign permit may be issued for the same property.
  - 3. Temporary signs shall conform to all other general regulations regarding illumination, setback, etc., included in this section.

**Section 4.3.7**            **Freestanding Signs**

- A. On- premise freestanding signs shall conform to the following table, Table 4.3.7T:

**TABLE 4.3.7T**

ZONING DISTRICT	MAXIMUM AREA/SIZE	MAXIMUM HEIGHT
Residential and Agricultural	<u>Single-Family</u> : 1 freestanding sign, maximum of 4 square feet in total sign area (home occupation) <u>Subdivisions/Multi-Family</u> : 1 sign per entrance, maximum 24 square feet per sign face	6 feet 8 feet
Neighborhood Commercial	1 freestanding sign per entrance, if entrances are 300 feet or more apart, the development may have 2 but not more than 2, maximum 100 square feet in total sign area, divided among not more than 4 sign faces, 50 square feet per sign face per side.	For 1 sign: 20 feet For 2 signs: 12 feet each
General Business	1 freestanding sign per entrance, if entrances are 300 feet or more apart, the development may have 2 but not more than 2, maximum 200 square feet in total sign area, divided among not more than 4 sign faces, 100 square feet per sign face per side.	For 1 sign: 20 feet For 2 signs: 12 feet each
Light Industrial	1 freestanding sign per entrance, if entrances are 300 feet or more apart, the development may have 2, but not more than 2, maximum 200 square feet in total sign area, divided among not more than 4 sign faces, 100 square feet per sign face per side. Additional signage may be allowed for each separate building not to exceed a total of 20 square feet in sign area for each additional business up to and not exceeding a total of 300 square feet.	For 1 sign: 30 feet For 2 signs: 12 feet If sign is set back 100 feet, then the sign may exceed maximum height by 1 foot for every 1 foot setback beyond 100 feet or more.
Planned Development	Depending on composition of development, may select one single sign category above that is most appropriate.	
Historic District	NA	NA

B. Special Provisions for freestanding signs.

1. In addition to the signage allowed in Table 4.3.7T., every Neighborhood Commercial and General Business development, may increase the total sign face area of its allowed freestanding sign(s) five square feet for each separate business entity located therein, provided such additional square footage shall not exceed 100 square feet per development.
2. Readerboards must be incorporated into the overall design of the sign and size must be included in the total sign square footage.
3. Readerboards which are constructed as a part of a drive-thru service are not deemed to be freestanding signs.

**Section 4.3.8**                    **Wall/Facade Signs**

- A. Wall or facade sign faces shall not occupy more than fifteen percent per facade of the building.
- B. Where more than one business or use occupies a single building, each separate business occupying a space which includes an exterior facade may erect signage which shall not occupy more than fifteen percent per facade of the separate business entity; provided, however, that the total signage per facade of the separate business entity shall not exceed the fifteen percent coverage requirement.
- C. Where a business occupies an interior space, said business or use may erect signage on an exterior facade provided the total signage per building facade or per facade of a separate business entity, where applicable, shall not exceed the fifteen percent coverage requirement.
- D. Projecting wall signs shall not project more than five feet from an exterior wall of a building and shall be limited to one sign per wall.

**Section 4.3.9**                    **Existing, Nonconforming Signs**

The existence of a permanent sign, with the exception of existing signs or billboards located along Federal Aid Primary (FAP) roads, Interstate Highways, and National Highway System roads (hereinafter referred to collectively as "FAP Signs"), at the time of passage of this section which does not conform to the standards of this section or other ordinances of the Town of Ravenel shall be considered a nonconforming use, subject to the provisions of the regulations of this and other ordinances of the Town of Ravenel.

- A. FAP Signs - Reconstruction. Notwithstanding any other provision in the Zoning Ordinance of the Town to the contrary, all existing FAP Signs shall be permitted to remain in existence, and may be altered, repaired, replaced, or relocated, provided the necessary permits have been secured from the Town, which permits shall be issued upon a showing that the following requirements will be met:
  - 1. That there shall be no increase in the size or number of sign faces (except that the practice of using cutouts, embellishments, or add-ons, which increase the size of a sign face by up to 150 square feet, shall continue to be permitted) and that there shall be no change in the orientation of sign faces in relation to the road or highway on which they are located which would make them visible from another road or highway.
  - 2. That the existing height of a billboard above the roadbed, excluding ramps, shall not be increased when relocated. A billboard, in its new location, shall not exceed 40 feet in height, except when placed adjacent to an elevated highway, in which case the sign shall not exceed 25 feet in height above the roadbed. Notwithstanding the previous sentence, however, a billboard which exceeds a height of forty (40) feet at the time this ordinance is enacted may be relocated to the same height above the roadbed at its new location.
  - 3. That no billboards that are not illuminated on February 4, 1997, shall thereafter be illuminated.
  - 4. That the billboard shall be relocated along the same FAP Road within 300 feet of its location on February 4, 1997.
  - 5. That the billboard shall not be relocated within 500 feet of another billboard.

6. That the billboard shall not be relocated within the Historic District (HC), any single-family (R1, R2, R3, RD, or MHP) zone district or within any critical area as defined by the South Carolina Office of Coastal Resource Management critical area definition in effect on February 4, 1997.
  7. That the relocation of a billboard shall not increase the impact of that billboard structure upon marsh vistas or historical resources.
  8. That the billboard shall be relocated along the same road, which shall be a federal aid interstate highway, federal aid primary road, or a road which will be included in the new National Highway System (as provided for under the Intermodal Surface Transportation Efficiency Act of 1991). No change in the official nomenclature of roads classified as federal aid primary roads or National Highway System roads on February 4, 1997 shall impair the provisions of this Article.
  9. Billboards that are not in use for a period of six months shall not be permitted for re-establishment.
- B. Existing on-premise signs advertising a legal non-conforming use shall be considered a legal, non-conforming sign during such non-conforming use of the premises and until such time as the non-conforming use has been abandoned or become conforming, whichever shall occur first; and provided further that conforming signs which may be hereafter erected on the premises of such non-conforming use shall not, in terms of sign faces, height or number, exceed that of the non-conforming signs being replaced.  
(Ord. approved Feb. 4, 1997)

**Section 4.4 Off-Street Parking.**

**Section 4.4.1 Purpose.**

All new development and changes, alterations or expansion to existing development shall be required at the time of development or redevelopment to provide adequate, off-street parking spaces and shall be developed in accordance with this ordinance.

**Section 4.4.2 Application of Parking Requirements.**

- A. Location of parking spaces. All parking spaces required in this ordinance shall be located on the same lot as the principal building or use served or on a separate lot as approved during site plan review. Adjacent uses with different operating hours may share off-street parking spaces is approved during site plan review.
- B. Mixed uses. Where more than one principal or accessory use occupy the same building or premises, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- C. Requirements for uses not specifically listed. The parking space requirements for a use not specifically listed in this section shall be the same as for a listed use of similar characteristics or parking demand generation, as determined by the Zoning Administrator.
- D. Compilation of total employment. Except as otherwise provided, the number of employees shall be compiled on the basis of the number of persons employed on the premises at one time on an average day or average night, whichever is greater. Seasonal variations in employment may be recognized in determining an average day.
- E. Fractional computations. Where fractional spaces result, the parking spaces required shall be construed to be the next highest whole number.

**Section 4.4.3 Area and paving required for parking spaces.**

- A. Excluding aisles, maneuvering space, turnaround space, and drives, each required off-street parking space shall be no less than nine feet in width and 18 feet in length. No parking or maneuvering area shall be located in any public right-of-way. A scaled drawing or layout of all required parking areas showing the location, size, and arrangement of the individual parking spaces, loading spaces, and landscaped areas as provided under Section 4.2 shall be submitted to the Town for approval. (Ord., passed 8-17-87) Penalty, see Section 6.3.
- B. In paved parking areas, each parking space must be clearly delineated by surface markings at least 4 inches in width. Markings shall be visible at all times. Spaces shall be so laid out to provide for the safe and orderly maneuvering of vehicles into and out of the parking space and lot.
- C. Unpaved parking lots must have a curb stop to delineate the location of each space. Unpaved parking areas must have an all weather surface such as gravel, slag or other pervious surface, not including asphalt shingles.

**Section 4.4.4 Design Regulations.**

- A. Parking lots and vehicular use areas may be lighted; however, such shall not illuminate, nor cast glare into neighboring properties. Lighting fixtures shall be part of the overall project design and contribute to the landscaping effect.



- B. Screening: All parking lots and vehicular use areas shall be screened from abutting properties or rights-of-ways by the minimum requirements of Section 4.2.

**Section 4.4.5 Parking Space Schedule.**

**TABLE 4.4.5T**

<b>Type of Use</b>	<b># of Spaces Required</b>	<b>Additional Requirements</b>
<b>Residential Uses</b>		
One-family dwelling	One space	
Two-family dwelling	Three spaces	
Multi-family dwelling townhouse/Condominium	Two spaces per dwelling unit	
Mobile home in a mobile home development on individual lots	Two spaces/unit	Plus one space per each employee living on premises
Rooming and boarding house/group dwelling	One space per each sleeping room	Plus one space per each employee
<b>Public and Semi-Public Uses</b>		
Nursing home, sanitarium, in-patient clinic, home for the aged, and similar institutions	One space per each five patient beds	Plus one space per each regular employee in single shift
Medical and dental office and outpatient clinic	One space per each 200 square feet of gross floor space (Minimum of four spaces)	
Church and other places of worship, recreation and places of public assembly	One space per five fixed seats in main assembly hall	Or five spaces per classroom, whichever is greater
Places of public assembly or recreation not containing fixed seats in the main assembly room	One space per each 100 square feet of gross floor area in the main assembly room	
Nursery, elementary or junior high	One space per each ten seats in the main assembly room	Or one space per classroom, whichever is greater, plus one space per each employee
High school, trade or business school	One space per each four seats in the main assembly room	Or five spaces per classroom, whichever is greater, plus one space per each two employees
Country club or golf club	One space per each five members	Plus one space per each five-hundred square feet of floor area
Library, museum, art gallery or similar building	Ten spaces	Plus one space per each five-hundred square feet of floor

		area
Club, fraternity, sorority or lodge	One space per sleeping room or suite	Or one space per five active members whichever is greater, plus one space per each three employees
<b>Commercial Uses</b>		
Public or private office buildings	One space per 300 square feet of gross floor area (four space minimum)	
Bank, savings and loan association, and similar lending institutions	One space per each 200 square feet of gross floor space	
Service or repair establishment, not otherwise mentioned specifically	One space per each 250 square feet of gross floor area not used for storage	
Retail business not otherwise specifically mentioned	One space per each 200 square feet of gross retail floor space not used for storage (three spaces minimum)	Plus one space per each employee
Theater, night club and similar places of assembly	One space per each four seating accommodations	Plus one space per each three employees on shift of greatest employment
Automobile service stations	One space per employee but in all cases, a minimum of five spaces	Plus one space per each grease rack or wash rack
Motel, hotel and tourist court	One space per sleeping room or suite	Plus one space per each three employees
Furniture, home furnishings, appliances, machinery, equipment, automotive, farm and boat sales and service	One space per 300 square feet of retail floor area, three spaces minimum	Except that automobile sales and service must have ten spaces minimum
Bowling alley	Five spaces per lane	
Funeral home or mortuary	One space per 50 square feet of gross floor area exclusive of storage and work areas	
Planned shopping center	Four spaces per 1000 square feet of gross leasable area	
Sit-down restaurant	One space per each four seats	Plus one space per each three employees on shift of greatest employment
Drive-in restaurant	One space per each 35 square feet of gross building area	Plus one space per each three employees on shift of greatest

		employment
Take-out restaurant	One space per each 100 square feet of gross building area	Plus one space per each three employees on shift of greatest employment
Printing, publishing, plumbing, heating or broadcasting station	One space per each three employees	Or one space per 1500 square feet, whichever is greater
<b>Wholesale and Industrial Uses</b>		
Manufacturing, processing, research testing laboratories, bottling, wholesaling storage, warehousing, junk and supply yard, brick or coal, or lumber yard and similar establishments	One space per each two employees at maximum employment	Plus one space for each company vehicle operating from the premises
Transportation terminal facility including bus depot, truck terminal	One space per 100 feet of public waiting room	Plus one space for each two employees, plus all commercial motor vehicles incident to the facility

(Ord., passed 8-17-87)

**Section 4.5 Off-Street Loading**

**Section 4.5.1 Off-street loading required.**

- A. Areas suitable for loading and unloading motor vehicles in off-street locations and specifically designated for this purpose, shall hereafter be required at the time of the initial construction or alteration or conversion of any building or structure used or arranged to be used for commercial, industrial, governmental, or multi-family residential purposes. Such off-street loading areas shall have access to a public alley or street and shall be provided and maintained in accordance with the following requirements of this sub-chapter, the computation of which shall not be included in the off-street parking requirements. (Ord., passed 8-17-87) Penalty, see Section 6.3.

**Section 4.5.2 Number of Spaces required.**

- A. The number of off-street loading spaces shall be calculated on the basis of the use of the land or principal building on a lot, according to the requirements indicated in the following table:

<b>Type of Use</b>	<b>Square Feet in Floor Area: Spaces</b>	<b>Required</b>
Retail and personal service establishment	0— 1,999..... 2,000— 24,999..... For each additional 25,000.....	NONE ONE ONE
Wholesale, manufacturing; governmental and institutional (including places of public assembly; educational institution; recreation; business services, terminals and similar business uses)	0— 24,999..... 25,000— 49,999..... 50,000—99,999..... 100,000— 249,000..... 250,000— 999,999..... 1,000,000 or more.....	NONE ONE TWO THREE FOUR FIVE
Funeral home or mortuary	0—2,499..... 2,500—3,999..... 4,000— 5,999..... For each additional 10,000.....	NONE ONE TWO ONE
Offices or office building	0— 4,999..... 5,000— 9,999..... 10,000— 20,000..... For each additional 50,000.....	NONE ONE TWO ONE
Multi-family dwelling project, mobile home, development, hotel, motel, tourist home or similar establishment	0—9 units..... 10— 20 units..... For each additional 10 units.....	NONE ONE ONE

(Ord., passed 8-17-87)

**Section 4.5.3**            **Amount of area required for each loading space.**

Each off-street loading and unloading space required by the provisions of this sub-chapter shall be at least 12 feet wide, 40 feet long and 14 feet high. Such space shall be free and clear of obstruction at all times.  
(Ord., passed 8-17-87) Penalty, see Section 6.3.

**Section 4.5.4**            **Location of off-street loading areas.**

Required off-street loading and unloading areas shall in all cases be located on the same lot or parcel of land as the structure they are intended to serve. In no case shall the required off-street loading space be considered as part of the area provided to satisfy off-street parking requirements as listed in this sub-chapter. (Ord., passed 8-17-87) Penalty, see Section 6.3

**Section 4.5.5**            **Adequacy of loading area.**

All uses, whether specified in this chapter or not, shall provide off-street loading areas sufficient for their requirements. Such space shall be adequate so that no vehicle being loaded or unloaded in connection with normal operations shall stand in or project into a public street, walk, alley or way.  
(Ord., passed 8-17-87)

**Section 4.6      Site Plan Review.**

It is the intent of this section to establish a site plan review process for proposed development to encourage the orderly placement of buildings, structures, parking, signage, open spaces, landscaping, ingress and egress, and site preparation as well as provisions for traffic circulation and stormwater drainage.

**Section 4.6.1                      Review and Action.**

Site plan review shall be before the Town Council to ensure the proposed construction will be developed in a manner that promotes the public health, safety and welfare and meets the development criteria as set forth in this ordinance. Town Council shall review the site plan at the next regularly scheduled Council meeting or call a special meeting for review. Input from other public agencies that may have jurisdiction over the approval criteria of the Ordinance shall be presented at this meeting. (Part of this section removed September 30, 2008.)

**Section 4.6.2                      Commencement of work**

It shall be unlawful to commence the clearing, excavation, or filling of any lot or parcel for the construction of any building or to commence construction of any building or to commence the moving or alteration of any building until a site plan has been approved for such work.

**Section 4.6.3                      Exemptions.**

The following shall be exempt from site plan review:

- A. Single and two-family dwellings and residential accessory buildings.
- B. Small storage structures or garages that do not exceed five hundred (500) square feet.
- C. Construction or renovations, routine repairs and maintenance that do not result in the addition of over two thousand (2,000) square feet of space to an existing structure or do not increase the use to a more intensive use as determined by the Zoning Administrator.

**Section 4.6.4                      Preliminary site plan requirements**

The preliminary site plan shall show:

- A. The proposed title of the project and the name of the engineer, architect, designed or landscape architect and the developer.
- B. A north arrow, scale of the drawing and date.
- C. Existing zoning of property and of surrounding properties and proposed changes in zoning, if any.
- D. Boundaries of the development property and general location of all existing easements, property lines, streets, buildings and other existing physical features on or adjoining the project. Show the location of all trees 24" DBH and over.
- E. On a topographic map, identify the approximate location and sizes of existing and proposed storm drain easements, culverts, and underground utilities in or near the project.
- F. Identify the general location and dimensions of:



1. proposed streets, driveways, curb cuts, entrances, parking and loading areas,
  2. proposed lots, easements, setbacks, open spaces, and a generalized land use plan,
  3. proposed main and accessory buildings,
  4. proposed location, height, width and material of all fences, walls, screens, buffers, plantings, and landscaping,
- G. Show general location, size, height and orientation of proposed signs.
- H. Method and location of providing water and sanitary sewage disposal.

**Section 4.6.5            Approval Criteria.**

Final site plan approval may be given when the Planning Administrator finds the proposed project meets all applicable provisions of this ordinance and recommendations of Town Council.

**Section 4.6.6            Appeals**

Zoning related appeals shall be made before the Board of Zoning Appeals as specified in Section 6.7

**Section 4.6.7            Expiration and Lapse of Approval.**

Property owners shall have twelve (12) months from the date of approval of a Site Plan to secure a Zoning Permit to carry out the proposed improvements, otherwise the approval shall lapse and be of no further effect.

**Section 4.7    Traffic Impact Study.**

The developer of a building structure of 25,000 square feet or greater or of ten or more contiguous acres (10 acres) of land or that is projected to generate more than 100 peak hour vehicle trips, based on trip generation rates from the latest edition of the Institute of Transportation Engineers (ITE) trip Generation Manual or that is likely to have significant impact on transportation capacity, levels of service or on traffic safety shall prepare a report on the number of trips expected to be generated to and from the project at each access point on the parcel.

- A.    The following information shall be included:
  - 1.       Existing conditions, including adjacent land uses and roadway conditions.
  - 2.       Proposed site(s) usage, including number of lots, buildings, parking, internal circulation patterns and other factors that affect traffic on and adjacent to the site.
  - 3.       Current ADT and design hourly traffic volumes, site-generated ADT with development at fully built status. Existing and projected (at 10 years after opening) traffic volumes on the adjacent roadway system.
  - 4.       Capacity analysis and traffic improvement recommendations.
  
- B.    Traffic impact information will be forwarded on to the SC Department of Transportation or to Charleston County Public Works, depending on which body of government has jurisdiction over the primary access road. The State or County will determine if road conditions will not be significantly impacted, if the projected increase will necessitate road improvements and what improvements will be required.
  - 1.       Any required improvements shall be installed by the developer prior to receipt of final Certificate of Occupancy.
  
- C.    The Town may grant exceptions to the requirements of this Section where an agreement between the developer and the Town can reasonably improve, maintain or rehabilitate conditions of the roadway affected by the amount of traffic being generated by the site. (Ord., amended 10-25-2005.)

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## **CHAPTER 5. SUBDIVISION AND TREE REGULATIONS**

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### **Section 5.1 Intent**

It is the intent of this chapter to regulate the subdivision of land and provide for the review and approval by the Planning and Zoning Commission of the plans and specifications of the development of land and open spaces, the opening or extension of any street or road, the width, character and location of such streets, alleyways and roads, the manner of laying out of infrastructure in such subdivisions and other utility proposals and provide for the coordinated and harmonious development of the Town of Ravenel in accordance with the provisions of Title 6, Chapter 29, as amended, Code of Laws of South Carolina and in accordance with the Town of Ravenel Comprehensive Land Use Plan.

These regulations, as herein set forth, are designed to protect and secure the public health, safety, order, appearance, convenience and general welfare through the orderly and progressive development of land, for the following purposes, among others:

- A. To encourage economically sound and stable development;
- B. To ensure the timely and coordinated street and road layout with adequate provisions for traffic circulation and access, both vehicular and pedestrian;
- C. To assure adequate and clean water supply, light, air, drainage and sanitary sewer facilities;
- D. To provide adequate provisions for recreational areas, open space, school sites and other public services and facilities; and
- E. To provide for adequate identification and permanent location of real estate boundaries and ensure the recording of necessary survey data.

### **Section 5.2 Repeal of Existing Subdivision Regulations**

All existing subdivision regulations adopted previously by the Town of Ravenel, and contrary to this Ordinance, are hereby repealed. The adoption of this chapter, however, shall not affect nor prevent any pending or future prosecution of, or action to abate, any existing violation of said regulations, as amended, if the violation is also a violation of the provisions of this Ordinance.

- A. Grandfathered Clause. Parcels that were created and recorded by deed or plat prior to the adoption of these subdivision regulations, will receive automatic approval under a Grandfather's Clause, providing the parcel involved is still in the same size and shape as when recorded previously and has the approval of the South Carolina Department of Health and Environmental Control.

### **Section 5.3 Applicability**

Unless expressly exempted, no subdivision shall be made, platted or recorded for any purpose nor shall any parcels resulting from such subdivisions be sold or offered for sale, unless such subdivision meets all applicable standards of this Ordinance and has been approved and recorded.

- A. To facilitate the subdivision process, Charleston County shall be given the authority to review and approve plats as presented under the subdivision standards of Chapter 5. The Town of Ravenel will work with Charleston County to assure the proposed subdivision of property is consistent with long-range policies of the Town.

(Ord. passed 11-28-06)

#### **Section 5.4 Definitions**

For the purpose of this Ordinance, the following definitions shall apply:

- A. Land Development: a change in land characteristics through redevelopment, construction, subdivision into parcels, multi-family complexes, commercial or industrial parks, shopping centers, mobile home parks and similar developments for sale, lease, or any combination of owner or rental characteristics.
- B. Subdivision: a division of a tract or parcel of land into two or more lots, building sites or other division, including all land divisions involving new streets or a change in existing streets or the alteration of any street previously recorded, and the combination of lots or relocation of lot lines.
- C. Types of Subdivisions:
  - 1. Minor Subdivision: A subdivision of any tract of land in one ownership into four (4) or fewer lots, provided that:
    - a. No public street right-of-way dedications are involved;
    - b. No utility or drainage easements are necessary;
    - c. The lots meet Health Department requirements for the installation of a conventional or modified individual sewage disposal system; and
    - d. No new or residual parcels will be created that do not comply with all applicable requirements of this Ordinance.
  - 2. Major Subdivision: Any division of land that will result in five (5) or more new lots. Major subdivision application is a three-step process:
    - a. Schedule with Charleston County and confirm with Ravenel Zoning Administrator, a pre-application conference to determine lot and street requirements and other standards;
    - b. Preliminary plat review (by the Ravenel Planning and Zoning Commission);
    - c. Final plat review and approval.

#### **Section 5.5 Exemptions.**

The following shall be exempt from the Subdivision Plat Procedures for review by the Planning and Zoning Commission and shall be approved upon a finding by Charleston County and the Zoning Administrator that all other applicable requirements are met. The Planning and Zoning Commission shall be notified of such approval.

- A. The combination or re-combination of portions of previously platted and recorded lots where the total number of lots is not increased and all lots or residual parcels thus created comply with all applicable requirements of this Ordinance.
- B. The public acquisition of land for rights-of-way or easements.

- C. When contiguous properties are to be divided for the purpose of exchange or to trade parcels of land.
- D. When a parcel of land is proposed to be used as a site for a utility substation, electricity regulating station or similar facility. Lot design standards found in Chapter 2 of this Ordinance may be waived and a statement included on final plat that describes the proposed action and certifies the parcel is not created as an individual building lot.
- E. The division of any tract of land that is in one ownership into four (4) or fewer lots, provided that no new street right-of-way dedications are involved; no utility or drainage easements are necessary, the lots meet the Department of Health requirements and all new lots created conform to the requirements of this Ordinance.
- F. The combination or re-combination of lots of record where no new street or change in existing street is involved.

**Section 5.6 Pre-application Conference**

- A. Occurring prior to filing an application for plat approval, a pre-application conference is intended to save time and money as the applicant can be familiarized with the appropriate zoning requirements for the particular parcel, plat submittal process and other applicable procedures before finalizing the development proposal.
  - 1. For smaller, minor subdivisions as listed under “Minor Subdivisions” or “Exemptions” to be approved by the Zoning Administrator, a pre-application conference will assist the subdivider in filing but is not mandatory.
  - 2. For major subdivisions that involve five (5) or more lots, require dedication of new streets or do not meet the “Exemptions” criteria, a pre-application conference is required. The applicant must submit a plat of the subject property or a tax map showing the property and a sketch plan showing the proposed means of access to a public road, adjacent land uses and roads, and a conceptual layout of the proposed subdivision to Charleston County and to the Zoning Administrator. Where review from other agencies is required, i.e. Charleston County, Council of Governments, DHEC, U. S. Army Corps of Engineers, etc., representative staff from these organizations may be present at the time of presentation.

**Section 5.7 Preliminary Plat**

- A. A subdivider or property owner shall complete an application form with the Town and submit a copy of the proposed plat. An application will also be submitted to Charleston County along with the required fees and four (4) copies of minor subdivision preliminary plat or six (6) copies of the major subdivision preliminary plat, drawn to an engineer’s scale no smaller than 1" = 200'. Where large areas are being platted, they may be drawn on one or more sheets, not to exceed twenty-two (22) inches by thirty-four (34) inches in size. Lettering on plats must be a minimum of 1/8 inch or Leroy size 80.
- B. Even though a subdivider may intend to subdivide only a small portion of a parcel or tract of land initially, the preliminary plat shall show a proposed street and lot layout, drainage plan and other requirements for the entire parcel or tract of land in which said portion is contained, except that the Zoning Administrator may waive this requirement on a finding that such a complete layout is not necessary to satisfy the intent of these requirements.
- A. The following information shall be required on each plat:



1. Title, date of survey, graphic and numeric scale, North arrow, and a location map showing the proposed subdivision and surrounding area and any residual tract, if applicable.
  2. Courses and distances of the perimeter of the tract being subdivided with distances to nearest street intersection and total acreage, and the acreage above the Office of Coastal Resource Critical Line. Date of critical line certification shall be indicated. Wetland areas under the jurisdiction of the U.S. Army Corps of Engineers shall be verified.
  3. Zoning district information, tax map number of tract(s), references to previous plats and/or deeds and owner(s) of the tract shall be noted.
  4. All intersecting boundaries or property lines with the full names of owners districts and tax map numbers of adjoining properties shall be noted.
  5. Flood Zone designation(s) in which the tract is located, including the community panel number and date of map, location and names of water courses within or adjoining the tract shall be shown.
  6. For major subdivisions, the plat shall indicate all existing physical features of the land, including contours and drainage patterns must be shown. All existing structures, streets, rights-of-ways, drainage ditches, easements along with proposed divisions with courses and distances, proposed easements, right-of-way widths with proposed street widths and names and street type or surfacing material. Contours are not required on proposed private subdivisions, and only within rights-of-way of proposed public streets. The plat must note proposed street names and whether the streets are to be public or private, and sites proposed for public uses with the ownership and maintenance responsibilities noted. A draft of private restrictive covenants and/or Homeowner Association structure and responsibilities shall be included. (Ord., amended 09-30-08)
  7. The size of each lot with the total number of lots shall be noted.
  8. Proposed water sources (public or well) and proposed sewage disposal shall be indicated. A statement of the location, availability of and distance from the nearest water supply and public sewer shall be included.
  9. Proposed landscaping and buffers and location of protected trees.
  10. R.L.S. certification of preparer of plat.
- D. Zoning Administrator review and report.
1. Upon receipt of a complete application for Preliminary Plat approval, the Zoning Administrator shall have 30 days to review the proposal and submit plats to affected agencies for review. Applications containing the required information shall be placed on the next agenda of the Planning and Zoning Commission if review and approval by the Commission is required. Applications with missing information shall be returned to the applicant with an explanation of needed additional information.
  2. As soon as the additional information is received, staff shall prepare a report on the proposed plat and the preliminary plat review shall be placed on the next agenda

of the Planning and Zoning Commission. The Commission shall be presented with a complete copy of the preliminary plat and all required information along with a copy of staff report and shall take action to approve, disapprove, or approve with specific conditions, the preliminary plat.

- E. Duration of Approval. An approved Preliminary Plat shall expire after two years from the date of approval if a Final Plat for the subdivision (or phase of the subdivision) has not been approved within two (2) years of the date of preliminary approval. If the subdivision is to be developed in phases, a phasing plan, including a timetable for development of the entire subdivision, shall be approved as part of the Preliminary Plat approval. No final plats shall be accepted and no construction shall be allowed for any phase not approved as part of the Preliminary Plat.
- F. Appeals. Any person with a substantial interest in a Preliminary Plat decision of the Planning and Zoning Commission may appeal the decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within thirty (30) days of the date of the Commission's decision.

**Section 5.8 Construction Plans Requirements.**

- A. After approval of a Preliminary Plat and before commencing any work within the proposed subdivision (including land clearing and grading), road plans shall be submitted as following:
  - 1. Private Roads: Subdivider shall submit road plans and profiles and a drainage plan as approved by Planning and Zoning Commission, along with draft of planned maintenance agreement or agreement shall be so stated and signed on plat.
  - 2. Roads to be dedicated to the County for public maintenance: Subdivider shall submit road plans and profiles and a detailed drainage plan prepared by an engineer registered in the state of South Carolina which shall be submitted to the Charleston County Public Works Director for review and approval in accordance with the Road Standards as shown in the Charleston County Unified Development Ordinance.
- B. Inspections. Subdivisions shall be subject to field inspection by the Public Works staff to ensure compliance with any applicable Ordinance requirements and road and drainage standards. The South Carolina Department of Health and Environmental Control will inspect the site and test for minimum septic system requirements.

**Section 5.9 Final Plat Approval Process**

- A. Subdivisions which do not involve the platting, construction or opening of new streets, water or sewer facilities, or improvements to existing streets and meet the criteria under Section 5.5., Exemptions, shall be accepted by Charleston County in the form of a final plat and, if the plat meets conditions of this ordinance, shall be approved by staff. Plats that do not meet the criteria under Section 5.5., Exemptions, shall be reviewed and approved by Charleston County and Town staff, approved by the Planning and Zoning Commission, if necessary and after corrections are made, submitted for final approval.
- B. Conditional Plat Approval. Prior to approval of a Final Plat, the developer shall install all required public improvements and post an approved financial guarantee of performance and maintenance (surety bond) in accordance with the provisions of this ordinance. If such guarantees are posted, the Planning Commission shall be authorized to grant

conditional plat approval, with final approval contingent upon completion and acceptance of all required improvements. After conditional plat approval is granted, the sale of subdivision lots shall be permitted and zoning permits may be granted, but no Certificates of Occupancy shall be issued until all required improvements have been installed and accepted.

C. Final Plat Application process.

1. The subdivider shall submit one (1) final plat, drawn in ink on a material and size specified by the Register of Mesne Conveyance recording and seven (7) or more dark line prints to Charleston County final approval. Minimum plat size shall be 8 ½ inches by 11 inches and shall be drawn to a scale no smaller than 1" = 100' on sheets no larger than twenty-two (22) inches by thirty-four (34) inches in size. Where necessary, the plat may be on several sheets accompanied by an index or key insert.
2. The final plat shall show the following:
  - a. All information required on the preliminary plat, (minus the topographic data, tree survey, and location of water and sewer/septic lines, if applicable) title, scale north arrow, name of applicant and of engineer, date.
  - b. All property lines with distances and accurate bearings or deflection angles listed. For property lines which are curves or are part curves, the arc length, tangent distances, radius and points of tangency shall be noted.
  - c. Block and lot numbers suitably arranged by a simple system.
  - d. Description of all property markers and all known and discovered encroachments.
  - e. High land and low land acreage for each lot, OCRM Critical line, and OCRM and/or the U.S. Army Corps of Engineers statement if required.
  - f. A surveyor's certificate that the survey and plat are accurate, as follows:  
*"I, \_\_\_\_\_(name of surveyor), a registered professional surveyor in the State of South Carolina, hereby state that to the best of my knowledge, information and belief, the survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class "A" survey as specified therein.*  
Surveyor's signature and seal of the registered land surveyor in accordance with the Minimum Standard Manual for the Practice of Land Surveying in South Carolina.
  - g. Drainage easements, names of all streets, locations of all utility rights-of-way and easements, areas or sites reserved or dedicated for public uses and a statement of dedication by the property owners of streets, rights-of-way, easements and any other sites for public use.
  - h. A statement of the Department of Health's findings of soil suitability for septic system.

- i. Plat must include a 3" x 8" block of space to be set aside for use by approving and recording authorities to place Approval Stamps and Recording Stamps.
- j. A copy of final private covenants to be recorded with plat.
- k. A certificate of title or a sworn affidavit establishing the ownership of the land, signed by the owner(s), heirs thereto or assigns.

**Section 5.10 Action on Final Plat.**

Charleston County and the Town shall approve or disapprove the final plat as soon as possible after it has been submitted for final approval. After final plat approval, the Zoning Administrator or Mayor shall sign and date the plat. If no action is taken within 45 days after submission, the plat shall be deemed to have been approved.

- A. The Planning and Zoning Commission reserves the right to require the final plat to be resubmitted to them for final review and to require additional statements or information to be placed upon the plat if the proposed roads and drainage have not been constructed in conformance with standards and specifications or if subdivision does not meet all requirements of the Subdivision Regulations.
- B. If the final plat is disapproved, the grounds of such action shall be stated in writing, referring specifically to the part of the ordinance or regulations with which the plat does not conform. One (1) copy of the notice of disapproval shall be kept on file and another given to the subdivider for correction and resubmission if he so desires.
- C. In instances involving Town acceptance of lands, the final plat shall be submitted to Town Council for approval and acceptance of rights-of-way, utilities, easements, and other lands dedicated to public use. Town Council shall not be obligated to accept any land proposed for public dedication.

**Section 5.11 Recording.**

- A. After final approval, Charleston County shall file the original approved final plat, with certificates, with the County Register of Mesne Conveyance within 30 days of approval and return one stamped approved copy to the Town for record.
- B. The final plat shall constitute only that portion of the approved plat which the subdivider proposes to record and develop at the time.

**Section 5.12 Appeals.**

- A. Appeals of Planning and Zoning Commission Decision.  
  
Any person with a substantial interest in a Final Plat decision of the Planning and Zoning Commission may appeal the decision to the Town Council by filing an appeal with the Zoning Administrator within 30 days of the date of the decision. In exercising the appeal power, the Council may reverse or affirm wholly or partly or may modify the decision being appealed. If Council determines additional information is needed, it may remand the matter to the Planning and Zoning Commission with directions to obtain further evidence and to reconsider the decision in light of such evidence.
- B. The Town Council shall consider only the same application, plans and related project

materials that were the subject of the original decision and only the issues raised by the appeal. In acting on the appeal, the Town Council shall grant to the Planning and Zoning Commission's decision a presumption of correctness, placing the burden of persuasion of error on the appellant. An appeal shall be sustained only if Council finds that the Planning and Zoning Commission erred.

- C. Appeals of Town Council's Decision. Any person with a substantial interest in the appeal decision may appeal the final decision to the Circuit Court of Charleston County. Appellants shall file with the Court Clerk, a written petition plainly and fully setting forth how such decision is contrary to law. Such appeal shall be filed within thirty (30) days of Council's decision.

**Section 5.13 Subdivision Design Standards.**

- A. Lot Size. The lot size, width, depth, and the minimum building setback lines shall comply with the underlying zoning district and all other applicable standards of this Ordinance and, in all cases, must conform to South Carolina Department of Health and Environmental Control (DHEC) water and wastewater supply/treatment regulations. Lot depth shall not exceed four times the width (1:4 ratio) except in the case of attached dwellings or in case where the additional depth is necessary to provide separation from major streets or railroads, non-access reservations, easements or marshes. The depth-width ratio shall not apply in cases where the width of a lot exceeds 300 feet for its entire depth or in subdivisions of three (3) or fewer lots.
- B. Lot frontage. The minimum lot frontage width for single-family residential lots shall be 50 feet on a public right-of-way, except for cul-de-sacs which shall be a minimum 30-foot or a flag lot. Double frontage lots shall be avoided except where essential to provide separation of residential development from major roadways or to overcome specific disadvantages of topography. An easement of at least ten feet in width may be required to restrict access from the major street or other area.
- C. Flag Lots. The Planning and Zoning staff shall be authorized to allow the use of flag lots only when it is determined that such lot configurations are necessary to address site development constraints.
  - 1. Flag lots may be permitted to facilitate subdivision of a long narrow parcel that has sufficient area but insufficient width to be otherwise subdivided or subdivision is restricted due to the presence of a natural resource or the irregular shape of a parcel.
  - 2. A flag lot may be utilized to eliminate multiple access points to collector or arterial roads.
  - 3. Flag lots shall not be used to avoid the development of streets otherwise required by this Ordinance when the effect of such flag lots would be to increase the number of access points (driveways) on a publicly dedicated road right-of-way.
  - 4. Approval standards for flag lots.
    - a. Flag lots shall have direct access to a street that complies with the standards of this Ordinance.
    - b. The connecting portion (flagpole) of a flag lot shall have a minimum width of 20 feet for its entire length and shall not exceed 300 feet in length.

- c. The area within the flagpole shall not be counted as lot area for the purpose of meeting minimum lot requirements.

D. Blocks

The lengths, widths and shapes of blocks shall be determined by the area and spacing requirements for lot sizes and dimensions, needs for convenient access, circulation, control and safety of traffic, and utility easement requirements.

1. Length of any block shall not exceed fourteen hundred (1,400) feet nor be less than six hundred (600) feet, unless a particular hardship is shown.
2. Width of any block used for residential purposes shall be of sufficient width to allow for two (2) tiers of lots of appropriate depth. Blocks intended for commercial or industrial uses shall be of a suitable width for the intended use, with allowances for off-street parking and loading.

E. Tree Preservation

Lots within subdivisions shall be so designed to provide a buildable area on each lot that does not require the removal of grand trees. Removal of grand trees is permitted only through the Town's tree removal process.

F. Streets

1. The layout of streets shall be designed to promote safe and efficient movement of vehicular and pedestrian traffic; and shall take into consideration cost effectiveness, future maintenance costs, sight distance visibility, considerations for the environment, space for utilities and drainage, natural contours and natural features.
2. Streets shall be defined according to function and right-of-way widths:
  - a. **Access street:** designed to conduct traffic in small residential areas includes short street lengths, cul-de-sacs and courts.
  - b. **Sub-collector street:** provides passage between access streets and collectors.
  - c. **Collector street:** designed as the principal arteries within residential and commercial areas, carrying higher volume of traffic.
  - d. **Arterial street:** facility designed mainly for higher volume, higher speed through traffic, between communities and larger activity areas, and to connect to major state and interstate highways.
  - e. **Parkways:** divided arterial streets with full or limited access.
3. Dead-end streets. Dead end streets, designed to remain so permanently shall be no longer than 800 feet except where land cannot be otherwise subdivided and shall be provided with a cul-de-sac of at least 50 feet in radius.
4. Street names. No street names shall be duplicated or be confused with names of existing streets. Proposed street names shall be checked with the Charleston County 911 Coordinator for confirmation. Street names shall receive final approval



from the Planning and Zoning Commission. Street name signs shall be installed by the development in accordance with the South Carolina Uniform Manual on Traffic Control Devices.

5. Street design. Except as provided under Section 4.1.8, all lots shall be provided access by means of streets which have been constructed in conformance with the following standards or to SCDOT requirements as appropriate, and dedicated in accordance with these regulations, with access to an existing street which has been accepted for continual maintenance by the State or County.
  6. Private streets must be constructed in accordance with an approved street plan. The landowner/developer is responsible for submitting road plans that are designed to adequately support traffic, allow for emergency service vehicles, buses and utility vehicles and have provisions for proper drainage. The landowner/developer is also responsible for ensuring the road is constructed as approved. Maintenance of private streets shall be the responsibility of the developer or property owners as indicated in the approved covenants.
  7. Alternative surface materials. Rock or earth roads may be allowed for rural roads, if adequate drainage is provided and a maintenance agreement or bond is provided to ensure continuing maintenance of the road.
  8. The Town's standard non-industrial asphalt pavement section is minimum 1½ inches hot plant mix asphaltic concrete with prime coat on minimum 6-inch compacted stabilized aggregate base course on prepared subgrade, in accordance with Charleston Transportation Commission standards. A prime coat is recommended where FABC will not be paved within 2 weeks. Geotechnical data shall be submitted to substantiate the design of all new arterial roads and collector roads.
  9. Roadway drainage. Roadside ditching or curb and gutter piped systems as detailed in the Charleston County *Standard Specification for Design and Construction of Roads and Drainage Systems* shall be required for roads dedicated for public maintenance. Private roadways shall provide for adequate slope for proper drainage.
- G. A storm drainage system designed to protect proposed development from flooding shall be provided for every major subdivision. The system shall be adequate to carry off all storm water in its drainage area, shall not increase the hazard of flooding down grade from the proposed development to the specifications of the S. C. Storm Water Management and Sediment Reduction Act.

## ROAD STANDARDS

STANDARD	Collector	Subcollector	Access	Earth Roads <sup>1</sup>
Minimum Lane Width	10'	10'	10'	10'
Minimum Right-of-Way width <sup>2</sup>	60'	50'	50'	50'
Construction Material	paved	rock or paved	rock, paved or approved alternative	earth
Maximum Cul-de-Sac Length	1,500'	1,500'	1,500'	800'
Minimum Cul-de-Sac Pavement Radius	35'	35'	35'	30'
Minimum Cul-de-Sac Right-of-Way Radius	50'	50'	45'	40'
Minimum Finish Grade Street Centerline Elevation (MSL)	6.5'	6.5'	6.5'	6.5'
Minimum Centerline Grade	0.4%	0.4%	0.4%	0.4%
Maximum Centerline Grade	8%	8%	8%	
Minimum Design Speed	35 mph	30 mph	25 mph	20 mph
Minimum Sight Distance	250'	250'	200'	200'
Minimum Vertical Clearance (feet at pavement edge)	15'	15'	15'	15'
Minimum Intersection Radius (back edge of road)	25'	25'	20'	20'
Minimum Intersection Offset	125'	125'	125'	125'
Minimum Intersection Angle	90°	90°	90°	90°

1. Earth roads in new subdivisions are currently not accepted by Charleston County for public maintenance. Rock road may be accepted for public maintenance if constructed to County standards.

2. The minimum road right-of-way shall be the required width of 50' for travel way (lane width), plus safety space (shoulders), plus drainage and utility areas.

### **Section 5.14 Required Improvements.**

- A. All subdivision grading shall be done in such a manner as to preserve natural vegetation and topographic features. Where extensive grading is required for road and other improvements, the topsoil shall be removed and piled near the site until rough grading is complete, after which the topsoil shall be returned over the portions of the site which are not to be paved.
- B. Markers required. Markers shall be installed prior to final plat approval and placed at all control corners and at other locations where needed and where required by the Charleston

County Public Works Engineer. The location and type of markers shall be indicated on the final plat.

- C. The developer shall install public water lines and connect to public water service if available within three hundred (300) feet of the property as measured along adjacent rights-of-way for developments over five (5) lots.
- D. The subdivider of any subdivision shall lay out, grade, install necessary drainage facilities, build roads of acceptable material and design, install curb and gutter or ditches and otherwise improve all streets that are designed and approved on the preliminary plat, installing all utilities or leaving adequate easements for future installation in accordance with the specifications on the preliminary plat approval.
  - 1. It is the desire of the Town of Ravenel that all utilities will be located underground to the extent feasible. Toward that end, the Planning and Zoning Commission will, as a condition of the preliminary plat review make a decision as to the feasibility of installing electrical, telephone and other utilities underground.
- E. The subdivider of a major development shall submit a street lighting plan and subdivision identification sign design as part of final plat approval.

## **Section 5.15 Tree Regulations**

**Section 5.15.1**            **Purpose:** The town recognizes the value of trees for:

- A. Purification of air and water;
- B. Improvement of stormwater drainage through filtration,
- C. Improvement of sediment control, preventing loss due to runoff and wind,
- D. Reduction of energy costs by shading of buildings,
- E. Lessening noise, glare and other nuisances by buffering buildings from rights-of-way and incompatible land uses,
- F. Increasing residential and commercial property values, and
- G. Promoting tourism, commerce, and the local quality of life through beautification of the landscape. (Ord., passed 06-02-92)

### **Section 5.15.2**            **Authority**

The standards as set forth in this chapter are established pursuant to that authority and are intended to supplement that document and guide the mandated preservation of trees during the development process on affected properties (see Sections 5.15.10 through 5-15-23). (Ord., passed 6-2-92)

### **Section 5.15.3**            **Definitions**

For the purpose of this chapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**Border Area**            All land within 25 feet of a public or private right-of-way and land within ten feet of any other property line (not a required building setback).

**Commercial Nursery Operations**            A wholesale or retail horticultural business engaged in the production of plants for the purpose of selling those plants for transplanting to another location.

**Commercial Timber Operations**            Tracts of five acres or more devoted to the production of marketable forest products through generally accepted silvicultural practices including, but not limited to, harvesting, site preparation and regeneration.

**Diameter Breast Height (Dbh)**            The total diameter, in inches, of a tree trunk or trunks measured 4 ½ feet above existing grade.

**Grand Tree**            All preferred specimen trees that are 50 years of age or older.

**Interior Area**            For purposes of the tree protection requirements of Section 154.17, the interior portion of a lot is that property which lies within the border area of a lot as defined elsewhere in this chapter.

**Protected Tree**            Any tree with a diameter breast height (DBH) of at least 24 inches.

**Required Trees**            Term used to refer, either collectively or separately, to all trees required to be retained or replaced by Sections 154.30 through 154.43, including: All significant trees, all

protected trees in the border area and all protected trees necessary to meet diameter requirements on the remaining interior portion of a lot.

Significant Tree Any tree with a diameter breast height (DBH) of 24 inches or greater, with the exception of any species of pine or gum.

Tree Any self-supporting woody perennial plant having a single trunk or trunks of two inches DBH or greater and usually having branches.

#### **Section 5.15.4 Tree Removal Permit Required**

Removal of trees in excess of 24 inches in diameter, excluding pine and gum, is prohibited prior to the issuance of a tree removal permit by the town. Tree removal permits will be issued only after a tree plan is approved by the Mayor, as outlined in Section 5.15.15. Failure to obtain a tree removal permit prior to removal, in violation of this chapter, constitutes a misdemeanor. (Ord., passed 6-2-92) Penalty, see Section 6.3

#### **Section 5.15.5 Administrative Processes for Preservation of Trees**

With regard to the preservation of trees, site development will be subject to the following process:

- A. Commercial sites and commercial subdivisions must submit approved recorded plat, development site plan and tree plan (see Section 5.15.15) for Mayor's review.
- B. Approval of tree plan.
- C. Compliance with all zoning, subdivision, drainage, road and Health Department requirements.
- D. Tree removal permit granted for tree removal. (No fee required.)
- E. Zoning and Building permits granted.
- F. Tree protective barrier placed around all required trees and other trees developer desires to save. (See Section 5.15.16., Tree Protective Standards.)
- G. Site subject to random inspections during construction to verify protection of trees.
- H. Completion of construction and paving around trees subject to guidelines. (See Section 5.15.9., Separation of Trees and Pavement.)
- I. Planting of replacement trees per approved tree plan.
- J. Mayor contacted by owner, developer or contractor to schedule a tree preservation compliance inspection prior to issuance of the certificate of occupancy by the Department of Building Services.
- K. Certificate of Occupancy issued; establishment opens.
- L. The Mayor visits site to verify continued health of replaced or replanted trees during random inspections.
- M. Three years after the granting of the certificate of occupancy is issued, the Mayor shall perform a follow-up site inspection to verify continued health of all required trees. (Ord., passed 6-2-92)

**Section 5.15.6**            **Tree Plan Guidelines**

- A.     Tree plan(s) of the same scale as, or superimposed on a development site plan (see Section 4.6) or preliminary plat shall include:
1.     Where tree plan is included on a preliminary plat, in accordance with Chapter 5, Subdivision Regulations, the name, address, signature and seal of the licensed surveyor and civil engineer, registered in the state, shall be provided.
  2.     In cases where a landscape architect, civil engineer or surveyor utilizes previously approved recorded plats prepared by surveyors, for the purpose of showing a tree plan, the name, address, signature and seal of the licenses landscape architect, civil engineer or surveyor, registered in the state, who shall be responsible for the accuracy of information provided. (Assistance in tree identification and condition may be provided by a forester or arborist.)
  3.     Location, number, size (DBH) and species of all trees of 24 inches or greater diameter breast height (DBH). (Trees within five feet of each other may be designated in groups, with the predominant species, established number and average diameter indicated.)
  4.     Location, number, size (DBH) and species of all trees to be preserved, and those scheduled to be removed (including dead and diseased trees) and replaced.
  5.     A plan outlining the manner in which trees are to be protected during development.
  6.     For developments of ten acres or greater requiring larger open space areas, including, but not limited to, parks, playgrounds and golf courses, a scaled high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Mayor determines that it would provide the same information as a tree plan. (Refer to Administrative Guidelines for Tree Preservation and Landscaping, Town of Ravenel, S.C.)
  7.     In addition, tree plan(s) required for preliminary subdivision applications on partially exempted properties or nonexempt properties which include proposed road or easements or extensions of existing roads or easements shall indicate the location, size and species of all significant trees within rights-of-way or easements and in the areas adjacent to each side of the right-of-way easement, extending to a depth to be determined by the Mayor.
- N.     Standards for measurement:
1.     All trees shall be measured with a standard diameter tape or to diameter tape standards of dividing the circumference by 3.14.
  2.     Trees shall be measured 4.5 feet above the highest ground level at the base of the tree.
  3.     If the tree trunks split at ground level and do not share a common base, then each truck shall be measured as a separate tree.
  4.     If a multi trunk tree splits below the 4.5 foot mark coming out of a common base, the trunks will be measured and combined as one DBH and will count as one tree.



5. If a multi trunk tree splits at or above the 4.5 foot mark, then it shall be considered one tree and have one DBH measurement.
- O. For survey notations and special information with regard to survey preparation, where necessary, the following procedures should be followed:
1. On all surveys, tree species may be indicated with abbreviations and DBH and use of an abbreviation key as shown in the examples below. The Mayor will not accept surveys using unlabeled symbols with a separate species/DBH key. Groups of individual trees located together should be indicated as clusters and multi-stem trees as “double-species name,” “triple-species name” and the like. (See examples below.)
  2. Survey labeling examples:
    - 20" Oak Cluster
    - 24" L.O.
    - 8" DW
    - 30" P
    - 18" Triple Oak
  3. In cases where a large number of significant trees will be affected, the Mayor may request additional survey information where necessary to determine alternate alignments. In those cases, surveyors will be asked to survey adjacent areas up to 25 feet in depth on either side of the easement.
  4. Wetlands and other unusable features of a site which would prevent shifting of easements or right-of-way to adjacent areas must also be included in a tree survey. (Ord., passed 6-2-92)

**Section 5.15.7      Developments with Large Open Spaces**

- A. For developments of ten acres or greater requiring large open space areas, including but not limited to, parks, playgrounds and golf courses, a scaled high resolution black and white aerial photograph or print of equal quality may be substituted in cases where the Mayor determines that it would provide the same information as a tree plan.
- B. The suitability of these photographs as substitutes for tree plans will be determined on a case by case basis by the Mayor based on the scale and clarity of the photography. Developers wishing to use these are urged to first confer with the Mayor and to provide black and white aerials available from the County Assessors tax map office to provide an idea of the relative density of foliage in the area. (Ord., passed 6-2-92)

**Section 5.15.8      Tree Protective Standards**

- A. Tree protective zone: Tree protection zones will be designated by the Mayor and will generally consist of the area just outside of the tree’s canopy. The protection zone for a significant tree will include no less than the total area beneath the tree’s canopy, as defined by the farthest dripline of the tree.
- B. Placement of tree protective barriers:
  1. Prior to construction, tree protective barriers shall be placed around all required trees and any other trees located near construction activity which are to be saved. These barriers will be located just outside of the tree’s canopy or other area as

determined by the Mayor.

2. Protective barriers shall remain in place until construction is completed.
  3. Areas within the protective barriers shall be free of all building materials, dirt, chemicals, construction debris, vehicles and development activities.
  4. No disturbance shall occur within the protective area of a required tree without prior approval by the Mayor.
- C. Specifications of tree protective barriers: All tree protective barriers will be approved by the Mayor. Highly recommended is fluorescent polyethylene laminar safety fencing, minimum four feet in height, which is flexible and reusable. Also acceptable is a securely installed post and rail wooden fence, minimum of four feet in height with a minimum of two-inch by four-inch rail. The fence shall be made highly visible with a fluorescent orange paint.
- D. Activities within tree protection zones: Any changes in grade and installation of impervious surfaces changes within the tree protection zone will be permitted subject to the following guidelines:
1. All tree protective fencing and erosion control barriers must be installed prior to and maintained throughout the land development process, including tree removal, site grading and building construction. The barriers will not be removed until landscaping is installed.
  2. Changes in grade should comply with the South Carolina Land Resource Conservation Commission, Section 2.10 of Erosion and Sediment Control Practices for Developing Areas and with the South Carolina Coastal Councils Stormwater Management Guidelines.
  3. Grade changes with and aeration system will allow moderate fill within a tree's critical root zone. Commercially available aeration systems are subject to approval by the Mayor. A decrease in grade is best accomplished with the use of retaining walls or terracing.
- E. Soil Compaction: Where soil compaction will occur due to traffic or material storage, the tree protection zone must first be mulched with a minimum of four-inch layer of processed pine bark or wood chips or a six-inch layer of pine straw.
- F. Root cutting: All roots to be removed in and around tree protection zones should be severed clean. Exposed roots will be covered with a two-inch layer of mulch.
- G. Remote disturbance areas. In areas remote from land disturbance, ropes or flagging may be used. Ropes and flagging must completely surround these areas (passive tree protection). Flagging must be heavy mill, minimum four inches wide. These barriers must be accompanied by "KEEP OUT" or "SAVE TREE" signage.
- H. Tree pruning: Pruning of all trees must be done according to the National Arborists Association, Pruning Standards for Shade Trees. (Ord., passed 6-2-92) Penalty, see Section 6.3.

#### **Section 5.15.9            Separation of Trees and pavements**

Pavement distance from a tree will vary due to the tree, size, age, species, condition and location of

the majority of the root system. This will be determined on a case by case basis. As a general rule paving would be allowed within 30% to 50% of the tree's canopy area. During construction, approved barriers should be placed outside of the dripline area. When paving is to take place the barriers can be adjusted to the approved location around the tree. All trees in parking areas shall have permanent barriers (such as curbs and gutters or secured railroad ties) around them in the agreed distance from that tree. (Ord., passed 6-2-92) Penalty, see Section 6.3.

**Section 5.15.10 Tree Preservation, Removal and Replacement**

- A. Trees are an essential natural resource, an invaluable economic resource and a priceless aesthetic resource. Trees play a critical role in purifying air and water, providing wildlife habitat and enhancing natural drainage of stormwater and sediment control. They also help conserve energy by providing shade, and shielding against noise and glare. Trees promote commerce and tourism by buffering different land uses and beautifying the landscape.
- B. Trees enhance the low country quality of life as a sacred and inseparable part of its historical legacy. Consequently, the town intends to exercise its state-mandated powers to enhance the health, safety and welfare of its citizens with this section of comprehensive regulations designed to preserve trees. (Ord., passed 6-2-92)

**Section 5.15.11 Application of Regulations**

The provision set forth herein in their entirety shall apply to all real property in town which:

- A. Is presently zoned or where an application is pending for rezoning to multi-family residential, mobile home residential, Planned Development, office, parking or commercial districts, or
- B. Is designed as appropriate for rezoning to multi-family residential, mobile home residential, Planned Development, office, parking or commercial, or districts under a Council-approved land use plan.

(Ord., passed 6-2-92)

**Section 5.15.12 Exemptions**

The following categories of properties or activities shall be exempt from all or some of the provisions of this section as set forth:

- A. Partial exemptions:
  - 1. Properties or activities listed below shall be exempt from the provisions of this section except with regard to the removal of significant trees.
    - a. Single-family residential or agricultural zoned properties for which preliminary subdivision application has been made proposing new roads or easements will be subject only to the following provisions of this chapter: 1). Administration and enforcement., 2). Tree survey(s) 3). Tree preservation. 4). Tree removal. 5). Tree replacement
    - b. Other single-family residential or agricultural zoned properties will be subject only to the following provisions of this Chapter: 1). Tree preservation, 2) Tree removal, 3). Tree replacement

2. Properties zoned as industrial (LI) districts shall be exempt from tree preservation requirements for the interior portion of a lot, but shall be subject to all other provisions of this section. (Tree surveys to be provided for border areas and for rights-of-way is applicable.) See also full exemptions.
- B. Full exemptions: Activities listed below shall be exempt from all provisions of this subchapter excluding Grand trees which must be protected at all times:
1. Electric suppliers and public utilities and Charleston County Public Works.
    - a. This subchapter shall not restrict the ability of public utilities, electric suppliers and Charleston County Public Works from maintaining safe clearance around existing utility lines, drainage ditches and existing easements in accordance with existing maintenance agreements and practices. Siting and construction of future water, sewer, gas, telephone, drainage, communications, electrical lines or other easements shall be exempt from the provisions of this subchapter.
    - b. Utility easements for which the town granted conditional use approval prior to adoption of this Section shall be fully exempt.
  2. Commercial timber operations: Commercial timber operations shall be exempt from the provisions of this Section.
  3. Commercial nursery operations: Commercial nursery operations shall be exempt from the provisions of this Section.
  4. Agricultural uses: Removal of trees for the purpose of establishing agricultural uses, shall be exempt from the provisions of this Section.
  5. Charleston County Aviation Authority: Removal of trees for the purposes of maintaining safe clearance for aircraft as required by federal law or the establishment of facilities exclusively dedicated to aviation operations on property owned or leased and in use by the Charleston County Aviation Authority will be exempt from the provisions of this section. (Ord., passed 6-2-92)

**Section 5.15.13 Tree Removal Permit Required:**

Removal of required trees is prohibited prior to the issuance of a tree removal permit by the town. Tree removal permits will be issued only after a tree plan is approved by the Mayor, as outlined in this Section. Failure to obtain a tree removal permit prior to removal, in violation of this chapter, shall be considered a misdemeanor. (Ord., passed 6-2-92) Penalty, see Section 6.3.

**Section 5.1.14 Application Required**

Tree plan(s) by a licensed registered surveyor, civil engineer or landscape architect, shall be required for:

- A. Preliminary subdivision applications which include proposed roads or easements, or extensions of existing roads or easements.
- B. Planned development rezoning requests and/or

- C. Applications for tree removal permits to remove trees for site development (an approved, recorded plat and development site plan must accompany tree survey (s)). (Ord., passed 6-2-92)

**Section 5.15.15 Tree Plans**

Tree plan(s) of the same scale as, or superimposed on a development site plan or preliminary plat shall include:

- A. Where a tree plan is included on a preliminary plat in accordance with the town subdivision regulations, the name, address, signature and seal of licensed surveyor and civil engineer, registered in the state, shall be provided.
- B. In cases where a landscape architect, civil engineer, forester or surveyor utilizes previously approved recorded plats prepared by surveyors, for the purpose of showing a tree plan, the name, address, signature and seal of licensed surveyor and civil engineer, registered in the state, shall be provided.
- C. In cases where a landscape architect, civil engineer, forester or surveyor utilizes previously approved recorded plats prepared by surveyors, for the purpose of showing a tree plan, the name, address, signature and seal of the licensed landscape architect, civil engineer, forester or surveyor, registered in the state, who shall be responsible for the accuracy of information provided. (Assistance in tree identification and condition may be provided by a forester or arborist);
- D. Location, number, size (DBH) and species of all trees of 24 inches or greater diameter breast height (DBH). (Trees within five feet of each other may be designated in groups, with the predominant species, estimated number and average diameter indicated);
- E. Location, number, size (DBH) and species of all trees to be preserved, and those scheduled to be removed (including dead and diseased trees) and replaced;
- F. A plan outlining the manner in which trees are to be protected during development;
- G. For developments of ten acres or greater requiring large open space areas, including but not limited to, parks, playgrounds and golf courses, a scaled high resolution black and white aerial photograph or print of equal quality may be submitted in cases where the Mayor determines that it would provide the same information as a tree plan. (Refer to Administrative Guidelines for Tree Preservation and Landscaping, Town of Ravenel, SC)
- H. In addition to division (A) above, tree plan(s) required for preliminary subdivision applications on partially exempted properties (Section 5.15.12) or full exempt properties (Section 5.15.12) which include proposed roads or easements or extensions of existing roads or easements shall indicate the location, size and species of all significant trees within rights-of-way or easements and in the areas adjacent to each side of the right-of-way easement, extending to a depth to be determined by the Mayor. (Ord., passed 6-2-92)

**Section 5.15.16 Tree Protection During Development**

Protective barricades shall be placed around all required trees in or near development areas, as determined by the Mayor, prior to the start of development activities. These barricades, fluorescent polyethylene laminar safety fencing shall be erected in accordance with standards provided by the Mayor and shall remain in place until development activities are complete. The area within the protective barricade shall remain free of all building materials, dirt, fill or other construction debris, vehicles and development activities.

(Ord., passed 602-92)

**Section 5.15.17      Separation of Trees and Pavement**

Paved areas shall be separated from trees by a minimum distance deemed necessary to protect the tree's root system, as determined by the Mayor.

(Ord., passed 6-2-92) Penalty, See Section 6.3

**Section 5.15.18      Inspections and Final Approval**

- A. The Mayor shall periodically visit development sites prior to completion to monitor compliance with the tree plan approved for a project.
- B. Prior to issuance of a Certificate of Occupancy for a completed structure by the Department of Building Services, the Mayor shall issue a statement of approval attesting to the developers' compliance with the tree plan approved for their project. The Department of Building Services shall withhold certificates of occupancy pending verification of compliance. It is the responsibility of the owner or agent to contact the Mayor regarding the compliance inspection. These inspections will occur within five working-days of contact.
- C. Three years after issuance of the Certificate of Occupancy, the Mayor shall again perform a site inspection to verify the health of trees which were retained to meet the requirements of this section and which may have suffered damage due to insufficient protective measures during development.
- D. Each required tree that is determined by the Mayor to be diseased or injured to the extent it is irreparably damaged shall be approved for removal. The burden of proof of the extent of the disease or injury shall rest with the applicant, who must provide documentation from a tree service.
- E. The owner(s) of a nonexempt property or properties shall be responsible for the maintenance of all required trees. No department or agent of the town is in any way responsible for the maintenance of required trees.

(Ord., passed 6-2-92)

**Section 5.15.19      Emergency Provisions**

In the event that a tree poses a serious and imminent threat to public safety due to death, disease or damage resulting from emergencies including, but not limited to fires, flooding, storms, natural disasters or negligence, the Mayor may waive requirements of this section. Written findings must later be issued, outlining the threat to public safety which initiated the removal. The Mayor may require replacement of required trees which are removed where it is determined that death or disease were caused from negligence. (Ord., passed 6-2-92)

**Section 5.15.20      Variances**

Requests for Variances from the requirements of this Section may be filed with the Mayor and Council as outlined in Administrative guidelines for Tree Preservation and Landscaping, Town of Ravenel, SC.

**Section 5.15.21      Tree Preservation Specifications**

- A. Significant Trees: On the entirety of any zoning lot, the removal of significant trees is prohibited.



- B. Other Required Trees:
  - 1. Upon the issuance of a tree removal permit, tree removal must comply with division (B) (2) below.
  - 2. Border Area: Within the border area all trees of 24 inches or greater DBH are to be preserved, with the exception of areas to be developed with necessary driveways, roads, easements and drainage structures permitted by and constructed in accordance with applicable town subdivision, road code and other Public Works Department requirements, and the requirements of this chapter.
- C. Preferred Specimen Trees: The preservation of preferred specimen trees is highly encouraged. Healthy trees of a sufficient diameter, height and shape, as identified (site-specifically) by the Mayor, may be retained in fulfillment of the preceding requirements where it is determined that they are equivalent assets, by comparison with existing protected trees, in providing shade, improving drainage or contributing aesthetically to a site. (See Administrative Guideline for Tree Preservation and Landscaping, Town of Ravenel.)
- D. Undevelopable Areas:
  - 1. Required drainage improvements such as detention and retention ponds located within the interior portion of a tract will be subtracted from the area used to calculate interior tree preservation requirements.
  - 2. Where trees are retained within wetland areas, they may be used to fulfill the requirements for border areas, they may be used to fulfill the requirements for border areas as listed in division (B) (2) of this section. Wetlands will be subtracted from the area used to calculate interior tree preservation requirements. (Ord., passed 6-2-92) Penalty, see Section 6.3.

**Section 5.15.22      Tree Removal Specifications**

- A. Generally:
  - 1. Where difficulties are encountered in compliance with tree preservation requirements, private site design professionals are encouraged to consult with the Mayor. Permits for tree removal may be approved where one or more of the following conditions are deemed to exist by the Mayor.
    - a. Trees are not required to be retained by the provisions of this subchapter;
    - b. Trees are diseased, dead or dying;
    - c. Trees pose a safety hazard to nearby buildings, or pedestrian or vehicular traffic;
    - d. Trees prevent essential grade changes or all reasonable utility installations;
    - e. Trees prevent all reasonable site configurations;

- f. Removal of trees is the only reasonable means by which building, zoning, subdivision, health, public safety or other town requirements can be met.
  - g. Replacement of required trees for which removal has been authorized shall follow the requirements listed below.
- B. Significant Trees: Significant trees may be removed only where approved by the Mayor and Council and shall be replaced according to a schedule determined by the Council. The Mayor will make recommendations to the Council concerning the number, species, DBH and placement of those trees.
- C. Emergency Provisions: Trees may be removed under emergency conditions as Section 5.15.19. (Ord., passed 6-2-92) Penalty, see Section 6.3

**Section 5.15.23 Tree Replacement Specifications**

Tree replacement shall be required accompanying development on all nonexempt properties in the manner described below and under the following circumstances:

- A. Wooded site with interior of 160 inches or greater DBH. Where tree(s) have been removed from a lot illegally, replacement tree(s) shall be planted in the same general area according to a replacement schedule approved by the Mayor.
- B. Site with interior of less than 160 inches combined DBH. Where lots lack a sufficient number of trees to meet the interior lot requirement for DBH/number of trees per acre, all trees of 24 inches or greater shall be preserved and must equal no less than 40 inches per acre combined DBH. On lots with less than 40 inches per acre combined DBH, additional tree(s) shall be planted on the interior of the lot equaling or exceeding 40 inches per acre combined DBH. Planting schedules shall be approved by the Mayor.
- C. Tree removed without permits:
  - 1. Generally.
    - a. Where sites were completely cleared of trees prior to development, in violation of this subchapter, trees shall be replaced in accordance with a replacement schedule approved by the Mayor and Council.
    - b. The Mayor shall recommend the number, species, DBH and location of replacement trees, according to the following criteria:
      - 1). Combined DBH of which equals or exceeds 80 inches per acre, and
      - 2). One-half of individual replacement trees are four inches or greater DBH.
- D. Significant Trees
  - 1. Where significant trees have been removed in violation of this chapter or where removal is necessitated at any time due to acts of negligence, trees shall be replaced in accordance with a replacement schedule approved by the Mayor and Council. The Mayor shall recommend the number, species, DBH and location of replacement trees, according to the following criteria:

- a. Combined DBH of replacement trees is equal to or greater than three times the DBH of the tree removed; or
  - b. Individual replacement trees are of the largest transplantable DBH available.
2. Where significant tree removal is necessitated by emergencies (See Section 5.15.19) or death and disease of trees due to natural causes, as determined by the Mayor, replacement will not be required.  
(Ord., passed 6-2-92) Penalty, see Section 6.3.

**Section 5.15.24**      **Remedies**

- A. Should violations be noted during the course of a project or at final inspection, the Mayor shall take appropriate actions, including, but not limited to, requiring: Replacement of required trees which are damaged, diseased, dying or dead; remedial actions to protect trees during construction; revocation of zoning permits; and denial of Certificates of Occupancy.
- B. Violations of this chapter, unless remedied by actions and within the time frame prescribed by the Mayor will be prosecuted as provided under Section 6.3.  
(Ord., passed 6-2-92)

**Section 5.15.25**      **Penalty**

Any person, firm, organization, society, association or corporation, or any agent or representative thereof who commits, participates or assists in removal of trees in violation of this chapter may each be found guilty of a separate offense and suffer the penalties provided in Section 6.3  
(Ord., passed 6-2-92, amended 01-20-00)

## **CHAPTER 6. ADMINISTRATION AND ENFORCEMENT**

### **Section 6.1 Planning and Zoning Administrator**

The Planning and Zoning Administrator (or Zoning Administrator) shall have the duty to administer and enforce the provisions of this ordinance, grant required permits, act as staff for Council, Boards and Commissions, and make or direct inspections of buildings or premises necessary to carry out the duties in the enforcement of this ordinance. Appeals to a decision of the Planning and Zoning Administrator made be filed as indicated in Section 1.15 of this Zoning Ordinance.

The Planning and Zoning Administrator, or his or her appointed designee, shall have the powers and duties as indicated in the Town of Ravenel Town Code and whose primary responsibility is to enforce the Ravenel Zoning Ordinance by activities including, but not limited to:

- A. Interpreting all zoning ordinance provisions
- B. Reviewing site plans and building applications pursuant to the issuance of a Ravenel Zoning Permit and collection of Zoning Permit fees
- C. Process applications for all Planning & Zoning Commission and Board of Zoning Appeals actions, including, but not limited to rezoning, subdivisions, site plan reviews, variances, conditional uses, special exception uses, planned developments, and appeals to the Board of Zoning Appeals
- D. Suggest and process Zoning Ordinance amendments and assist the Planning and Zoning Commission regarding recommendations for Council
- E. Set meeting dates for Commissions and Boards and process, or cause to be processed, mailings, property postings, and public notices as required
- F. Assist Commission and Board leadership in conducting regular meeting and public hearings
- G. Review and maintain the current and official version of the Ravenel Zoning Ordinance and Zoning Map
- H. Maintain public records whose contents shall be open to public inspection during business hours
- I. Other general duties as may be necessary to administer the Ravenel Zoning Ordinance

### **Section 6.2 Town Code Inspector**

The Town Code Inspector is hereby conferred with the duties as indicated in the Town of Ravenel Town Code, including the sole authority and duty to inspect any property within the Town of Ravenel and whose primary responsibility is to enforce the Codes and Ordinances for the Town of Ravenel by activities including, but not limited to:

- A. Investigate Zoning Code violations and assist the Planning and Zoning Administrator as needed with the administration of the Ravenel Zoning Code

- B. Investigate Town Code violations and issue contact letters, warnings, notices, or uniform ordinance summons according to adopted policies where violations exist
- C. Follow-up on all violations as needed or directed until the situation is resolved
- D. Attend court hearings and testify on behalf of the Town of Ravenel concerning Town Code or Zoning Code violations
- E. Post properties for public notice, as required by Ordinance
- F. Other general duties as may be necessary to administer and enforce all Town of Ravenel Codes and Ordinances.

### **Section 6.3 Penalties for Ordinance Violations**

Whenever any building or structure is demolished, erected, constructed, reconstructed, altered, repaired or maintained, or any building, structure or land is used in violation of this Ordinance, the Town or any appropriate authority shall take appropriate action to prevent the continued violation in the case of such building, structure or land use.

#### **Section 6.3.1 Stop / Violation Investigation Orders**

It shall be unlawful for work to be initiated on any property within the town limits without a proper zoning permit, building permit, and/or business license, when required or for work that constitutes a violation to this Ordinance. In such a case, a Stop Order and / or Notice of Violation Investigation may be issued and posted on the property. The Order and / or Notice will be posted by the Town Inspector or the Planning and Zoning Administrator.

#### **Section 6.3.2 Penalty**

Any person violating any of the provisions of the Town of Ravenel Town Code or Zoning Code or any Town ordinance shall be subject to punishment according to Chapter 10, General Provisions of the Town Code of Ordinances.

Any person who, having been served with a Stop Order or Violation Investigation Order that fails to remove any violation to the satisfaction of the Planning and Zoning Administrator or the Town Code Inspector in a timeframe as agreed upon and set by Town policy, shall be issued a Uniform Ordinance Summons and be subject to the remedies and requirements of corrective actions as determined by the Charleston County Magistrate's Court. Penalties and fines may vary by offense and the discretion of the Court.

### **Section 6.4 Interpretation of Ordinance**

In interpreting and applying the provisions of the Zoning Ordinance, the application shall be held to be the minimum requirements for the promotion of the health, safety, morals or general welfare. Where the Town of Ravenel Zoning Ordinance imposes greater restrictions upon the use of a building or land than are imposed or required by other ordinances, rules, restrictions, permits or agreements, the provisions of the Town of Ravenel Zoning Ordinance shall govern. Where any other ordinances, rules, regulations or permits or other agreements imposed greater restrictions upon the use of a building or land than are required by the Town of Ravenel Zoning Ordinance, such provisions shall govern.

## **Section 6.5 Zoning Permit Required**

Development proposals are reviewed by the Planning and Zoning Administrator for compliance with zoning regulations. If applicable requirements are met, a zoning permit may be issued prior to obtaining any building and other permits. A zoning permit issued by the Planning and Zoning Administrator is required in advance of:

- A. Any action that will require the issuing of a building permit by the Town of Ravenel, the County of Charleston, or any other issuing agency
- B. Any excavation or clearing that is preparatory to the construction of a structure for which a building permit is required
- C. Any grading, filling or surfacing, or other site improvements in preparation for a new or changed use of the lot
- D. Changing the use of any part of a structure or zoning lot, including any increase in the number of families or dwelling units occupying a building or zoning lot
- E. The placement and hookup, or moving of, a mobile or manufactured home within the Town limits
- F. Installation of any sign that requires a permit as indicated in Section 4.3 of the Ravenel Zoning Code

### **Section 6.5.1 Application for Zoning Permit**

- A. A Zoning Permit Application, in a format approved by the Planning and Zoning Administrator, shall be submitted prior to the commencement of any construction or work for which a Zoning Permit is required.
- B. Each Zoning Permit Application submitted will be accompanied by the appropriate zoning permit fee as established by a fee schedule approved by the Town Council.
- C. Each Zoning Permit Application for accessory structures, new construction, additions, mobile homes, or commercial activity require a site plan showing the location of all structures, setbacks, wetlands, significant trees, and property lines. The location of other site features may also be requested. This information may be submitted on an approved recorded plat or to-scale diagram.
- D. If applicable, each Zoning Permit Application is to be accompanied by a permit from Charleston County Department of Health and Environmental Control for the proposed sanitary waste disposal system, including the location of the system.
- E. The Zoning Permit Application shall be signed by all owners of the property or by the authorized agent/s of the property owners. When the proposed construction, including accessory uses, utilizes more than one abutting lot of record, and crosses lot lines of those abutting lots, the application shall be based upon a new, approved, recorded survey, combining the lots into one zoning lot. (Ord., passed 8-17-87)
- F. Upon the submittal of all information and fees required, and the successful inspection or investigation of any aspect of the proposed activity indicated on the Zoning Permit Application, the Planning and Zoning Administrator will issue a Zoning Permit for the proposed work indicated.



- G. Work that was not indicated on the Zoning Permit Application, is NOT PERMITTED.
- H. A Zoning Permit will be active for a period of one (1) year from the date of issuance. A Zoning Permit may be granted one (1), six (6) month extension by the Planning and Zoning Administrator.
- I. The Planning and Zoning Administrator may grant additional extensions as necessary due to permitting or inspection delays by other agencies that are not found to be the fault of the Applicant.
- J. Any work not completed by the expiration date of a Zoning Permit is considered unpermitted. A new Zoning Permit Application, including updated information, review, and repayment of fees, is required to be submitted if work is to continue.

**Section 6.5.2 Exemptions**

- A. A zoning permit shall not be required with respect to any parcel of land in an Agriculture District, used for agricultural purposes as the principal use including farming, dairying, pasturage, agriculture, aqua-culture, horticulture, animal and poultry husbandry, forestry, and other uses or enterprises customarily carried on in the field of general agriculture including the necessary accessory uses for packing, treating, or storing produce. The operation of any accessory use shall be secondary to that of the normal agricultural activity. Any accessory building, structure, or installation to be placed on agricultural lands that is not of an agricultural nature, shall require a permit.
- B. A zoning permit shall not be required in connection with the establishment of electric distribution of transmission lines, water lines, sewer, gas, or other pipelines; provided, however, that such facilities meet all pertinent conditions established in this chapter.
- C. A zoning permit shall not be required for grading, drainage, or the construction of roads or utilities in a subdivision, provided the preliminary or conditional plat has received tentative approval in accordance with the town Subdivision Regulations in Chapter 5. (Ord., passed 8-17-87)

**Section 6.6 Planning and Zoning Commission**

There is hereby established and created a Town of Ravenel Planning and Zoning Commission, also to be known as the Planning Commission, pursuant to and which shall have the powers and duties as set forth in South Carolina Code 6-29-310, et seq.

**Section 6.6.1 Powers and Duties**

- A. The Planning and Zoning Commission shall prepare and revise periodically a Comprehensive Plan and process for the development and redevelopment of Ravenel.
- B. In its purpose to promote public health, safety, morals, convenience, prosperity and the general welfare and as a means to implement the Comprehensive Plan and program, the Planning Commission has the power and duty to:
  - 1. Prepare, revise, recommend for adoption, and enforce plans and programs for the development and redevelopment of the land area within Ravenel;

2. Prepare, revise, recommend for adoption, and enforce the Zoning Ordinance, maps and district boundaries;
3. Prepare, revise, recommend for adoption, and enforce regulations for the subdivision and development of land, management of environmentally sensitive areas including but not limited to floodplains and to oversee the administration of the regulations that may be adopted as provided herein;
4. Prepare, revise, recommend for adoption, and enforce a landscaping ordinance setting forth required planting, tree preservation, and other aesthetic consideration for land and structures;
5. Prepare and recommend for adoption an official map showing the location of existing and proposed public streets and utility rights-of-way, and public building sites or open spaces within the political jurisdiction or specified portions thereof;
6. Recommend a capital improvements program setting forth projects required to implement the Comprehensive Plan and such plans adopted as part thereof. This said capital improvements program shall include an annual budget based on estimates of cost of proposed projects and the means of financing them to be submitted to the Town Council for authorization.
7. Establish principals, policies or procedures to facilitate implementation of all planning elements within the Comprehensive Plan and for guiding development within the area.

The Planning Commission shall keep the Town Council informed and advised as to all planning activities, issues, or topics of importance to the Town of Ravenel.

#### **Section 6.6.2 Composition, Terms, and Compensation**

- A. The Planning Commission Membership shall consist of five (5) members, residents of the Town of Ravenel, to be appointed by the Ravenel Town Council. In the appointment of the Planning Commission Members, Town Council shall consider professional expertise, knowledge of the community, and concern for the Town and its citizens. Planning Commission members shall represent a broad cross-section of the interests within the Town. No member shall be the holder of an elected public office.
- B. The terms of office of Planning Commission Members shall be staggered, three (3) year terms and Members shall serve until their successors are appointed and qualified. Any vacancy in membership shall be filled for the unexpired term. For the staggering of terms only, of the initial five members appointed, one (1) member shall be appointed for one (1) year, two (2) members shall be appointed for two (2) years, and two (2) members shall be appointed for three (3) years.
- C. Members of the Planning and Zoning Commission shall serve without compensation. Reimbursement for actual expenses incurred in the performance of official duties of the Planning Commission may be reimbursed from budgeted funds pursuant to current Town of Ravenel reimbursement policies and procedures.

#### **Section 6.6.3 Vacancy and Removal of Members**

A vacancy in a term of office of the Planning Commission Membership shall occur whenever a member has resigned, is unable or unwilling to serve for any reason, or is removed for cause by a vote of the Mayor and Town Council. The decree of the Mayor and Town Council for removal for cause shall include a finding of inefficiency, neglect of duty, three unexcused absences in a twelve (12) month time

period, loss of town residency, or malfeasance or misconduct in office. Any fact which, in the discretion of the Town Council, is deemed to adversely impact the public interest, is considered cause for removal from the Planning and Zoning Commission.

#### **Section 6.6.4 Election and Duties of Officers**

The Officers of the Planning and Zoning Commission shall be a Chairman and Vice-Chairman elected by the Membership to serve one (1) year terms. The election of Officers shall occur at the first meeting of the Commission of each calendar year and shall be by majority vote of the members of the Commission in a public meeting. The Commission shall also appoint a Secretary, who may be another Commission member or an employee of the Town.

- A. Chairman. The Chairman shall be a voting member of the Commission and shall:
  - 1. Call the meetings of the Commission;
  - 2. Preside at meetings and hearings;
  - 3. Act as spokesperson for the Commission;
  - 4. Sign documents for the Commission;
  - 5. Transmit reports and recommendations to Council; and
  - 6. Perform other duties approved by the Commission.
- B. Vice-Chairman. The Vice-Chairman shall exercise the duties of the Chairman in the absence, disability, or disqualification of the Chairman. In the absence of the Chairman and Vice-Chairman, an acting Chairman shall be elected by the members present.
- C. Secretary. The Secretary shall provide notice of meetings, assist the Chairman in the preparation of the agenda, keep minutes of meetings and hearings, maintain Commission records as public records, and attend to Commission correspondence.

#### **Section 6.6.5 Meeting Procedures**

- A. The Planning Commission shall adopt rules for the transaction of business and shall keep a record of its recommendations, transactions and determinations and shall meet at the call of the Chairman and at such times as the Chairman or Commission may determine. Special meetings may be called by the Chairman upon 24-hour notice, posted and delivered to all members and local news media. Meetings shall be held at the place stated in the notice and shall be open to the public.
- B. A written agenda shall be furnished by the secretary to each member of the Commission and the news media and shall be posted at least five (5) days prior to each regular meeting and at least twenty-four (24) hours prior to a special meeting. Items may be added to the agenda at a meeting by majority vote.
- C. A majority of the members of the Commission shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling the meeting.
- D. Except when under a Federal, State or local emergency declaration, a member must be present to vote.
- E. Each member shall vote on every question unless disqualified by law or recused due to a conflict of interest; either real or perceived. The question of disqualification or recusal shall be decided by the member affected, who shall announce the reason for disqualification or recusal. Recusal forms are to be signed, provided to the Chairman and Secretary, and included in the meeting minutes.

- F. Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these rules of procedure.
- G. Except for a Public Hearing, no person shall speak at a regular Commission meeting unless invited to do so by the Commission. Members of the public desiring to address the Commission shall give written notice to the Secretary prior to commencement of the meeting.
- H. For a Public Hearing which has been initiated by an applicant, staff will make the presentation of the application along with the recommendation; the applicant, his agent or attorney shall be heard second, and members of the public next. The Commission may ask questions of staff, the applicant or representative and the public as necessary for information. The applicant shall have the right to reply last. No person may speak for more than five (5) minutes without consent of the Commission. No person speaking at a Public Hearing shall be subject to cross-examination. In matters not initiated by an applicant, members of the public shall speak in the order in which requests were received or in such order as the Commission shall determine. All attendees speaking at a Public Hearing are required to provide their name, address, and interest in the matter at hand.

**Section 6.6.6 Records, Minutes, and Reports**

- A. Meeting and hearing records of the Commission shall be maintained as required by law and in all cases retained until final action is taken on matters presented. Meeting minutes and copies of all notices, correspondence, reports, and forms shall be maintained as public records.
- B. The Secretary shall assist in the preparation of the minutes of each meeting and presented to the Commission for approval at the next regular meeting. The Secretary shall assist in the preparation and forwarding of all reports and recommendations of the Commission to the appropriate individuals.
- C. Proposed zoning text and district amendments shall be considered and recommendations shall be forwarded to Council within 30 days after receipt of proposed amendments, unless additional time is given by the governing body. The Planning Commission shall keep the Town Council informed and advised as to all other planning activities of importance to the Town of Ravenel

**Section 6.7 Board of Zoning Appeals**

There is hereby established a Town of Ravenel Board of Zoning Appeals, also to be known herein as the "Board", which shall have the powers and duties to hear and decide appeals to the provisions of this ordinance as provided in South Carolina Code 6-29-310 – 6-29-1200, et seq.

**Section 6.7.1 Powers, Duties, and Appeals**

The Board of Zoning Appeals shall have the power, duty, and responsibility:

- A. To hear and decide appeals where it is alleged there is an error in any order, requirement, decision or determination made by a Town employee or official in the enforcement of the Zoning Ordinance, and
- B. To hear and decide Variances from the requirements of the Zoning Ordinance when strict application of the provisions of the ordinance would result in unnecessary hardship, and
- C. To hear and decide Special Exception Uses as noted in the requirements of the Zoning

## Ordinance for the Town of Ravenel.

All matters for appeals and applications to come before the Board shall be filed on forms available from the Planning and Zoning Administrator's Office at Town Hall and will specify the grounds of the appeal, evidence of the need for a variance, or conditions relating to the Special Exception Use being requested.

The Board may require any additional information to be produced and presented at a Public Hearing as is deemed necessary to assist in making a decision regarding an appeal or request.

Failure to submit a complete application or to provide inadequate information may be grounds for dismissal of a case or request. An application filed by an agent or representative must be accompanied by written designation of the agent signed by the applicant or party in interest.

An appeal:

- Must be filed within thirty (30) days from the date of the decision being appealed. The Town staff shall transmit to the Board all the papers constituting the official record upon which the action being appealed was taken.
- Stays all legal proceedings in furtherance of the action appealed from, unless the officer from whom the appeal is taken certifies to the Board, after the notice of appeal has been filed, that by reason of facts stated in the certificate a stay would cause imminent peril to life and property. In that case, proceedings may not be stayed otherwise than by a restraining order which may be granted by a court of record on application, and on due cause shown.
- Will be heard by the Board at a date and time that allows for proper publishing, posting, mailing, and noticing requirements. At the case hearing any party may appear in person or by agent or by attorney.
- May require witnesses to be present at a case hearing. The Board may subpoena such witnesses and, in the case of contempt, may certify this fact to the Magistrate's Court.

The Board of Zoning Appeals may, in conformity with the provisions of the Zoning Code, reverse or affirm, wholly or in part, or modify the request, appeal decision, order, requirements, or determination that has been heard before them. To that end, the Board shall have all the powers of the officer from whom the appeal is taken and may issue or direct the issuance of a permit or make a final decision that is effective immediately.

All final decisions and orders of the Board must be permanently filed in the records of the Town as a public record. All findings of fact and conclusions of law must be separately stated in final decisions or orders of the Board which may be delivered to parties of interest by certified mail.

### **Section 6.7.2 Composition, Terms, and Compensation**

- A. The Board of Zoning Appeals Membership shall consist of five (5) members, residents of the Town of Ravenel, to be appointed by the Ravenel Town Council. In the appointment of the Board Members, Town Council shall consider professional expertise, knowledge of the community, and concern for the Town and its citizens. Board members shall represent a broad cross-section of the interests within the Town. No member shall be the holder of an elected public office.
- B. The terms of office of Board Members shall be staggered, four (4) year terms and Members shall serve until their successors are appointed and qualified. Any vacancy in

membership shall be filled for the unexpired term. For the staggering of terms only, of the initial five members appointed, one (1) member shall be appointed for two (2) years, two (2) members shall be appointed for three (3) years, and two (2) members shall be appointed for four (4) years.

- C. Board of Zoning Appeals Members may be appointed to succeed themselves for a maximum of two (2) successive full terms.
- D. Members of the Board shall serve without compensation. Reimbursement for actual expenses incurred in the performance of official duties of the Board may be reimbursed from budgeted funds pursuant to current Town of Ravenel reimbursement policies and procedures.

### **Section 6.7.3 Vacancy and Removal of Members**

A vacancy in a term of office of the Board of Zoning Appeals Membership shall occur whenever a member has resigned, is unable or unwilling to serve for any reason, or is removed for cause by a vote of the Mayor and Town Council. The decree of the Mayor and Town Council for removal for cause shall include a finding of inefficiency, neglect of duty, three unexcused absences in a twelve (12) month time period, loss of town residency, or malfeasance or misconduct in office. Any fact which, in the discretion of the Town Council, is deemed to adversely impact the public interest, is considered cause for removal from the Board of Zoning Appeals.

### **Section 6.7.4 Election and Duties of Officers**

The Officers of the Board of Zoning Appeals shall be a Chair and Vice-Chair elected by the Membership to serve one (1) year terms. The election of Officers shall occur at the first meeting of the Board of each calendar year and shall be by majority vote of the members of the Board in a public meeting. The Board shall also appoint a Secretary who will be a Town employee.

- A. Chairman. The Chairman shall be a voting member of the Board and shall:
  - 1. Call the meetings of the Board;
  - 2. Preside at meetings and hearings and swear-in witnesses;
  - 3. Act as spokesperson for the Board;
  - 4. Sign documents for the Board;
  - 5. Have orders of the Board served on parties as needed;
  - 6. Transmit reports and recommendations to Council; and
  - 7. Perform other duties approved by the Board.
- B. Vice-Chairman. The Vice-Chairman shall exercise the duties of the Chairman in the absence, disability, or disqualification of the Chairman. In the absence of the Chairman and Vice-Chairman, an acting Chairman shall be elected by the members present.
- C. Secretary. The Secretary shall provide and publish notice of appeal and meetings, assist the Chairman in the preparation of the agenda, ensure property in question is properly posted, keep minutes of meetings and hearings, maintain Board records as public records, serve Board decisions, and attend to Board correspondence.

### **Section 6.7.5 Meeting Procedures**

- A. The Board of Zoning Appeals shall adopt rules for the transaction of business and shall keep a record of its Public Hearings, decisions, determinations, and attendees and shall meet at the call of the Chairman and at such times as the Chairman or Board may determine. All meetings of the Board are Public Hearings to hear cases and will be



appropriately advertised, posted, mailed, and noticed. All Public Hearings shall be held at the place stated in the notice and shall be open to the public.

- B. The Chairman cannot call a Special Meeting that includes a Public Hearing. However, the Chairman may call a Special Meeting for other Board business upon 24-hour notice, posted, and delivered to all members and news media.
- C. A written agenda shall be furnished by the secretary to each member of the Board and news media and shall be posted at least five (5) days prior to a regular meeting date and at least 24 hours prior to a Special Meeting.
- D. A majority of the members of the Board shall constitute a quorum. A quorum shall be present before any business is conducted other than rescheduling a meeting.
- E. Robert's Rules of Order shall govern the conduct of meetings except as otherwise provided by these Rules of Procedure.

**Section 6.7.6 Violation, Appropriate Action, Contempt Penalty, Further Appeal**

- A. Any violation of this chapter shall be punished as prescribed by the General Provisions Section as found in the Ravenel Town Code of Ordinances. Orders will be served to remove violations to Town Codes and continued violations will incur penalties and fines as determined by Ravenel Town Codes. The Magistrates Court, in its discretion, may reduce violations or fines imposed by the Town.
- B. In case any building or structure is proposed to be erected, constructed, reconstructed, altered, maintained, or used in violation of this chapter or any regulation or amendment thereof, enacted or adopted by the governing body of the Town of Ravenel (the "Town"), under the authority granted by this chapter, the Town, Town Attorney, or any owner of real estate within the district in which such buildings, structures, or land is situated may, in addition to other remedies provided by law, institute an injunction, abatement, or any appropriate action or proceeding to prevent, enjoin, abate, or remove such unlawful erection, construction, reconstruction, alteration, maintenance, or use.
- C. In case of contempt by a party, witness, or other person before the Board of Zoning Appeals, the Board may certify this fact to the Magistrates Court of Charleston County or other courts that may hear the case and the judges of said courts, in open court or in chambers, after hearing, may impose a penalty as authorized by law.
- D. Appeals to Board decisions. A person who may have a substantial interest in any decision of the Board of Zoning Appeals or an officer or agent of the appropriate governing authority may appeal from a decision of the Board to the Magistrates Court of Charleston County or other courts through methods and within timeframes as provided by law.

# Appendices

Appendix A—Definitions

Appendix B—Use Matrix

Appendix C—Dimensional Requirements



## APPENDIX A DEFINITIONS

**Accessory** A structure detached from a principal building or part of a structure customarily incidental and subordinate to the principal use of a zoning lot or of a structure. In addition to accessory uses, structures set forth in the permitted tables, accessories shall include the following:

1. Barn, shed, tool room or other similar subordinate building or structure for domestic or agricultural storage;
2. Home tennis court; swimming pool;
3. Incinerators incidental to the use of a lot or tract of land for residential or other purposes;
4. Private recreation areas in connection with the principal use;

**Accessory Use** Subordinate or incidental uses customarily considered as being appropriate in connection with the principal use of the lot. An accessory use is located on the same zoning lot as the principal use, except in the cases of off-street parking, temporary manufactured housing parks, temporary real estate sales office and temporary construction facilities.

**Acre** A measure of land containing 43,560 square feet.

**Administrative and Business Office** The use of a building or a portion of a building for the provision of executive, management, or administrative services. Typical uses include administrative offices and services including real estate, insurance, property management, investment, personnel, travel, secretarial services, telephone answering, photocopy and reproduction, and business offices of public utilities, organizations and associations, or other use classifications when the service rendered is that customarily associated with administrative office services.

**Adult Entertainment Uses** See definitions in Section 3.1.4.B

**Agricultural Processing** The preliminary processing of agricultural products, to include processing and packaging, such as a packing shed.

**Agricultural Sales and Service** An establishment engaged in sale from the premises of feed, grain, fertilizers, pesticides and similar goods or in the provision of agriculturally related services with incidental storage on lots other than where the service is rendered.

**Ambient Air Quality Standard** An acceptable concentration of an air pollutant in a community.

**Amortization** A method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified period of time.

**Amusement and Recreation Services** Establishments engaged in providing entertainment for a fee and including such activities as dance halls; studios; theatrical productions; bands,

orchestras, and other musical entertainment; bowling alleys and billiard and pool establishments; commercial facilities, such as arenas, rings, rinks and racetracks; public golf courses; coin-operated devices; amusement parks; membership sports and health clubs; amusement and bathing beaches; swimming pools; riding academies; carnival operations; expositions; game parlors; and horse shows.

**Animal Service** Retail sales, veterinary service, grooming, and boarding (located totally within a building), of dogs, cats, birds, fish or similar small animals customarily used as household pets. Typical uses include pet stores, small animal clinics, dog bathing and clipping salons, and pet grooming shops, but exclude uses for livestock and large animals.

**Application, Complete** An application for development review and approval that: (1) has been submitted in the required format; (2) includes all information required to be submitted for the subject application type; and (3) is accompanied by the required fee.

**Arborist, Certified** Means a person or firm, possessing a current city business license, who has been trained in the business of diagnosing, treating, pruning and removing trees.

**Aviation and Surface Transportation** Airports, landing fields, aircraft parking and service facilities for operation, service, fueling, repair, storage, charter, sales and rental of aircraft, including activities directly associated with the operation and maintenance of airport facilities and the provision of safety and security. Aviation and Surface Transportation also includes facilities for loading, unloading and interchange of passengers, baggage and incidental freight or package express between modes of transportation, including bus terminals, railroad stations, and public transit facilities.

**Banner** A strip of cloth containing a message or advertisement.

**Bar or Lounge** Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.

**Base Flood Elevation** The highest height, expressed in feet above sea level, of the level of flood-waters occurring in the regulatory base flood.

**Bed and Breakfast** A portion of an owner-occupied dwelling unit, or detached accessory structure, offering transient lodging accommodations with or without breakfast to paying guests.

**Berm** A man-made landscape feature generally consisting of a linear mound of soil. Temporary soil stockpiles and retaining walls are not berms.

**Buffer** Open spaces, landscaped areas, fences, walls, berms, 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 nuisances.

**Building** Any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind.

**Building Code** The International Building Code as regulated by Charleston County.

**Building Height** The vertical distance between the base flood elevation and: (1) the average height level between the eaves and ridge line of a gable, hip or gambrel roof; (2) the highest point of a mansard roof; or (3) the highest point of the coping of a flat roof.

**Building, Principal** A building in which is conducted the principal use of the zoning lot on which it is situated. In a Residential District, any dwelling shall be deemed to be a principal building on which the lot is situated.

**Canopy Tree** A tree, with a diameter of at least 2 ½ inches (as measured 6 inches above grade) at the time of planting.

**Caretaker** An individual or family who resides on premises as an accessory use for the purpose of maintaining, protecting, or operating a permitted principal use on the premises and for which financial remuneration is received for such services.

**Cemetery** Land used or intended to be used for the burial of the dead and dedicated for cemetery purposes, including columbariums, crematoriums, mausoleums, and mortuaries when operated in conjunction with and within the boundaries of such cemetery.

**Certificate of Occupancy** A document issued by a governmental authority allowing the occupancy or use of a building and certifying that the structure or use has been constructed and will be used in compliance with all the applicable municipal codes and ordinances.

**Club or Lodge** An establishment providing meeting, recreational, or social facilities for a private or nonprofit association, primarily for use by members and guests. Typical uses include private social clubs and fraternal organizations.

**Cluster Development** A development design technique that concentrates buildings on a part of the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

**Commercial Timber Operations** Tracts of 5 acres or more devoted to the production of marketable forest products through generally accepted silvicultural practices including, but not limited to, harvesting, site preparation and regeneration.

**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 local zoning restrictions or communications towers under 100 feet in height used solely for educational communications purposes.

**Construction Sales and Service** An establishment primarily engaged in construction activities and incidental storage on lots other than construction sites as well as the retail or wholesale sale, from the premises, of materials used in the construction of buildings or other structures other than retail sale of paint, fixtures and hardware. Typical uses include building materials stores, tool and equipment rental or sales, or building contractors.

**Cul-de-sac** The radial turnaround area at the end of a dead-end street; or an egress.

**Cultural Service** A library, museum, or similar registered non-profit organizational use displaying, preserving, and exhibiting objects of community and cultural interest in 1 or more of the arts and sciences.

**Curb** A stone, concrete or other improved boundary marking the edge of a road or other paved area.

**Curb Cut** The opening along the curb line at which point vehicles may enter or leave the roadway.

**Day Care Center** The care, supervision or guidance of a person or persons, unaccompanied by the parent, guardian or custodian, on a regular basis, for periods of less than twenty-four hours per day in a place other than the person or persons' own home or homes.

**Dedication** The transfer of property by the owner to another party.

**Density** The number of families, individuals, dwelling units, households, or housing structures per unit of land.

**Detention Basin (Pond)** A facility for the temporary storage of stormwater runoff.

**Developer** The legal or beneficial owner of a lot land proposed for development; or the holder of an option or contract to purchase, or any other person having an enforceable contractual interest in such land.

**Diameter Breast Height (DBH)** The total diameter, in inches, of a tree trunk or trunks measured at a point four and one-half (4 ½) feet above existing grade (at the base of the tree). In measuring DBH, the circumference of the tree shall be measured with a standard diameter tape, and the circumference shall be divided by 3.14.

**Drip Line** An imaginary vertical line extending from the outermost circumference of the branches of a tree to the ground.



**Dwelling (Dwelling Unit)** A building or portion of it designed and used for residential occupancy by a single household and that includes exclusive sleeping, cooking, eating and sanitation facilities.

**Dwelling, Multi-Family** A building containing three or more dwelling units.

**Easement** A grant of one or more of the property rights by the property owner to and/or for use by the public, a corporation, or another person or entity.

**Easement, Drainage** Land required for the installation of stormwater sewers drainage ditches and/or required for the preservation or maintenance of a natural stream or watercourse or other drainage facility.

**Elderly Residential Care Facility** A facility which offers room and board for up to ten elderly persons who are unrelated to the operator and require personal assistance.

**Excavation** Removal or recovery by any means whatsoever of soil, rock, minerals, mineral substances, or organic substances, other than vegetation, from water or land, on or beneath the surface thereof, or beneath the land surface, whether exposed or submerged.

**Façade** The entire building wall, fascia, windows, doors, canopy and on any complete elevation.

**Family** An individual, or two or more persons related by blood or marriage living together; or a group of not more than six individuals not related by blood or marriage but living together as a single housekeeping unit. In each instance the family shall be construed to include necessary live-in servants. Residents of state-licenses group homes for nine or fewer individuals shall be considered a family, for the purpose of Farm Labor Housing only, a family will be defined as up to and including ten unrelated persons living together as a single housekeeping unit.

**Farm Labor Housing** A building or structure which is designed or constructed as a place of residence for farm workers.

**Fence or Wall** A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

**Financial Service** An establishment primarily engaged in the provision of financial and banking services. Typical uses include banks, savings and loan institutions, stock and bond brokers, loan and lending activities, and similar services.

**Floor Area** The sum of the gross horizontal areas of the several floors of the building, measured from the exterior faces of the exterior wall or from the center lines of walls separating two buildings, computed as follows: (1) floor space devoted to the principal use of the premises, including accessory storage areas located within selling or working space, such as counters, racks, or closets; (2) any basement floor area devoted to the production or processing of goods or to

business or professional offices. Floor area shall not include space devoted primarily to storage purposes (except ramps, and maneuvering space, or basement floor area, other than area devoted to retailing activities, the production or processing of goods, or business or professional offices, stairwells, elevator shafts, equipment rooms (generally minus about 15 percent).

**Florist** A commercial activity offering for sale cut flowers, ornamental plants, floral arrangements, real or artificial, and related accessories including cards, figurines, and indoor ornamental fixtures.

**Food Sales** An establishment primarily engaged in the retail sale of food or household products for home consumption. Typical uses include grocery stores (including the sale of beer and wine in unopened containers for off-premise consumption) where revenue from the sale of groceries other than beer and wine comprises at least 51 percent of the gross sales of products of the establishment, and at least 51 percent of the total display or shelf space is devoted to groceries (other than beer and wine), delicatessens, meat markets, retail bakeries, and candy shops.

**Forestry** Establishments primarily engaged in the operation of timber tracts, tree farms, forest nurseries, the gathering of forest products, or in performing forest services.

**Frontage Road** A service road, usually parallel to a highway, designed to reduce the number of driveways that intersect the highway.

**Funeral Service/Home** An establishment engaged in undertaking services such as preparing the human dead for burial and arranging and managing funerals.

**Garage, (Private)** An accessory structure or space on a lot with a dwelling unit devoted to or designed for the storage of automobiles and small (one-half ton capacity or less) trucks and not used for business purposes or occupancy.

**Garage Apartment** A single dwelling unit located over a private detached garage and containing square footage no greater than that of the garage.

**Garden Supply Center** A commercial activity offering for sale indoor or outdoor garden fixtures, packaged plant food, or pesticides, garden tools, manually or power operated with associated parts and accessories. Accessories may include plants. Not included is farm equipment elsewhere provided for in this ordinance.

**Gasoline Service Station** Any premises used for supplying gasoline and oil, tires, accessories and services for automobiles at retail direct to the motorist consumer, including the making of minor repairs, but not including such major repairs as (a) spray painting; (b) body, fender, clutch, transmission, differential, axle, spring, and frame repairs; (c) major overhauling of engines requiring removal therefrom of cylinder-head or crankcase pan; (d) repairs of radiator requiring removal thereof; and (e) complete recapping or retreading of tires. The term includes the sale of used tires, taken in trade on the premises. The term does not include automobile sales and/or

trailer rental.

**Government Office** Federal, state, county or city offices, administrative, clerical or public contact services, together with incidental storage and maintenance of necessary vehicles.

**Grade** The natural elevation of the ground or (1) the average elevation of the land around a building (2) the percent of rise or descent of a sloping surface.

**Grand Tree** Any tree with a diameter breast height of 24 inches or greater, with the exception of pine tree species.

**Ground Cover** Low-growing plant material less than 18 inches in height.

**Group Care Home** A residential care facility licensed by the State Department of Social Services or Department of Mental Retardation for care of more than nine developmentally disabled or physically handicapped residents

**Historic Area** A district or zone designated by a local authority or state or federal government within which the buildings, structures, appurtenances, and places are of basic and vital importance because of their association with history; or because of their unique architectural style and scale.

**Home Occupation** Any activity carried out for gain by a resident and conducted as a customary, incidental, and accessory use in the resident's dwelling unit.

**Homeowners Association** A community association, other than a condominium association, that is organized in a development in which individual owners share common interest and responsibilities for costs and upkeep of common open space or facilities.

**Horticulture Production** The growing of horticultural and floricultural specialties, such as flowers, shrubs, or trees intended for ornamental or landscaping purposes, but excluding retail sales. Typical uses include wholesale commercial nurseries and greenhouses.

**Hotel-Motel** A building or portion thereof, or a group of buildings, which provides sleeping accommodations for transients on a daily or weekly basis, whether such establishment is designated as a hotel, inn, automobile court, motel, motor inn, motor lodge, tourist court, or tourist home.

**Impervious Surface** Any material that prevents absorption of stormwater into the ground.

**Inoperable Vehicle** Any motor-driven vehicle, regardless of size, which is incapable of being self-propelled upon the public streets of the County or which does not meet the requirements for operation upon the public streets, including a current motor vehicle license.

**Junk Yard** Any area, lot, land, parcel, building, or structure, or part thereof, used for the

storage, collection, processing, purchase, sale, salvage, or disposal of junk.

**Kennel** Boarding and care services for dogs, cats and similar small animals. Typical uses include boarding kennels, pet motels, and dog training centers.

**Lot Occupancy** The proportion, expressed as a percentage, of the area of a zoning lot covered by all buildings located thereon, including the area covered by all overhanging roofs.

**Lot, Through** An interior lot which abuts on two or more streets.

**Lot Width** The horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

**Lots of Record, Approved** A portion or parcel of land laid out and approved by proper authorities and recorded as a single parcel in the R.M.C. office for Charleston County, which is devoted to a common use or occupied by a building or buildings.

**Maintenance Guarantee** Any security which may be required and accepted by the Town to ensure that necessary improvements are maintained and will function as required for a specific period of time.

**Manufactured Housing Park (Mobile Home Park)** A development which meets the requirements of Section 2.6.8, upon which two (2) or more mobile homes are placed for occupancy.

**Manufactured Housing Unit or Mobile Home** Any residential dwelling unit constructed to standards and codes set forth by the United States Department of Housing and Urban Development, including the federal Manufactured Housing Construction and Safety Standards Act of 1974 (42 U.S.C. Sec. 5401). The term does not include recreational vehicles, travel trailers or motorized homes licenses for travel on highways nor manufactured housing units designed and built to meet applicable requirements of South Carolina Modular Buildings Construction Act.

**Manufacturing and Production** An establishment engaged in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are generally not displayed or sold on site, but if so, they can include processing of food and related products; slaughter houses and meat packing; weaving or production of textiles or apparel; lumber mills, pulp and paper mills and other wood products manufacturing; woodworking, including cabinet makers; production of chemical, rubber, leather, clay, bone, plastic, stone, or glass materials or products; printing, publishing and lithography; movie production facilities; concrete batching and asphalt mixing; production or fabrication of metals or metal products including enameling and galvanizing; manufacture or assembly of machinery, equipment, instruments, including musical instruments, vehicles, appliances, precision items and other

electrical items; production of artwork and toys; sign making; and production of prefabricated structures, including manufactured housing units.

**Marina** The wet or dry storage and docking of seaworthy watercraft, including ramps and hoists for boats, for commercial purposes.

**Marshlands** Low-lying tracts of land characterized by high water tables, soils, and extensive vegetation peculiar to and characteristic of wet places.

**Mean High Waterline** The line formed by the intersection of the tidal plane of mean high tide with the shore.

**Medical Office** A use providing consultation, diagnosis, therapeutic, preventative, or corrective personal treatment services by doctors, dentists, medical and dental laboratories, or similar practitioners of medical and healing arts for humans, licensed for such practice by the state.

**Mile** A linear measure equal to 5,280 feet, 1,760 yards, or 1.6 kilometers.

**Mini-Warehouse** See “Self-Service Storage”

**Mixed-Use Structure** A structure containing both residential and nonresidential uses.

**Modular Building Unit** A building including the necessary electrical, plumbing, heating, ventilating, and other service systems, manufactured off-site and transported to the point of use for installation or erection, with or without other specified components, as a finished building and not designed for ready removal to another site. This term is not to be limited to residential dwellings.

**Moratorium** The legally authorized delay of new construction or development.

**Motel/Hotel** An establishment providing sleeping accommodations with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building.

**Multi-Family** A building containing three or more dwelling units, including condominium residential structures.

**Nonconforming Lot** A lot, the area, dimensions, or location of which was lawful prior to the adoption, revision, or amendment of the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**Nonconforming Structure** A structure or building, the size, dimensions, or location of which was lawful prior to the adoption, revision, or amendment to the zoning ordinance but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the zoning district.

**Nonconforming Use** A use which was lawfully established and maintained, but which does not comply with the use regulations applicable to new uses in the zoning district in which it is located.

**Nonpoint Runoff** Surface water entering a channel from no definable discharge source.

**Nursery** Land or greenhouses used to raise flowers, shrubs, and plants for sale.

**Office** A room or group of rooms used for conducting the affairs of a business, profession, service, industry, or government and generally furnished with desks, tables, files, and communication equipment.

**Office of Coastal Resource Management Critical Area Line** This line is defined by Office of Coastal Resource Management at the date of application and determines their jurisdiction.

**Office/Warehouse Complex** A structure or group of structures offering compartments of varying size for rental to different tenants for the storage of commercial goods or wares, conducting of certain retail trade activities, or provision of those personal or business services permitted by zoning.

**Off-Site Improvement** Improvements required to be made off-site as a result of an application for development and including, but not limited to, road widening and upgrading, stormwater facilities, and traffic improvements.

**Open Space** Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated or reserved for public or private use or enjoyment, or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Open space shall not include streets, drives, off-street parking and loading areas, area so located or of such size or shape to have no substantial aesthetic or recreational value and any area within residential lots.

**Open (or field) Storage** The location of bulk items, assemblies or sub-assemblies in areas exposed to weather, in whole or in part, for the end use of further manufacturing process, sale or transportation. This shall include, but not be limited to, open display of transportation vehicles, marine craft, aircraft, manufactured housing units, modules, recreation vehicles, junk yards, or “piggy-back” containers. It does not include uses that are totally enclosed.

**Overlay Zone** A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

**Parapet** The extension of the main walls of a building above the roof level.

**Parcel** A contiguous lot or tract of land owned and recorded as the property of the same person or persons or controlled by a single entity.

**Parks and Recreation** Parks, playgrounds, swimming pools, recreation facilities, and open

spaces available to the general public and under the management or control of a public agency. The term also includes golf courses, whether public or private.

**Pavement** (1) A created surface, such as brick, stone, concrete, or asphalt, placed on the land to facilitate passage; (2) that part of a street having an improved surface.

**Pawn Shop** A use engaged in the loaning of money on the security of property pledged in the keeping of the pawnbroker, and the incidental sale of such property.

**Person** A corporation, company, association, society, firm, partnership, or joint stock company, as well as an individual, a state, and all political subdivisions of a state or any agency or instrumentality thereof.

**Personal Improvement Service** An establishment primarily engaged in the provision of informational, instructional, personal improvements and similar services of a nonprofessional nature. Typical uses include photography studios, driving schools, health or physical fitness studios, reducing salons, dance studios, and handicraft or hobby instruction.

**Permitted Uses** Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

**Pervious Surface** Any material that permits full or partial absorption of stormwater into previously unimproved land.

**Planned Development** An area of a minimum contiguous size, as specified by ordinance, to be planned, developed, operated, and maintained according to plan as a single entity and containing one or more structures with appurtenant common areas.

**Plat** A diagram drawn to an engineering scale showing all essential data pertaining to the boundaries and subdivision of a tract of land as determined by a professional land surveyor.

**Point Source** A stationary source of a large individual emission, generally of an industrial nature.

**Prescription of Land** The acquisition of land by right of continuous use without protest from the owner.

**Principal Use** The primary or predominant use to which a property is or may be devoted and to which all other uses on the premises are accessory.

**Private Club** A building and related facilities owned or operated by a corporation association, or group of individuals established for the fraternal, social, educational, recreational, or cultural enrichment of its members and not primarily for profit and whose members pay dues and meet certain prescribed qualifications for membership.



**Professional Office** A use providing professional or consulting services in the fields of law, architecture, design, engineering, accounting, and similar professions.

**Professional Services** The office of a doctor, dentist, architect, landscape architect, engineer, surveyor, lawyer or other similar recognized professions.

**Recreation Vehicle Park** A zoning lot on which two or more recreational vehicles are parked or any zoning lot on which space for the parking of recreational vehicles is rented or offered. The term does not include premises on which unoccupied recreational vehicles, whether new or used, are parked for the purposes of inspection, sale, storage, or repair.

**Recreational Vehicle** A highway vehicular, portable structure designed as a temporary dwelling for travel, recreational, and vacation uses. The term includes camping trailer, motor home, travel trailer, and truck campers; the term does not include manufactured housing units.

**Recycling Center** An establishment engaged in the processing, collection and transfer of recyclable materials. Typical recyclable materials include glass, paper, plastic, cans, or other source-separated, non putrescible materials.

**Religious Assembly** A use located in a permanent or temporary building and providing regular organized religious worship and religious education incidental thereto, but excluding private primary or secondary educational facilities, community recreational facilities, day care facilities, and parking facilities. A property tax exemption obtained pursuant to state law shall constitute prima facie evidence of religious assembly use.

**Repair, Minor** A repair affecting 25 percent or less of the gross floor area of a structure.

**Residential Building or Use** A term including dwellings, rooming and boarding houses, group quarters, and manufactured housing units. A residential building is a building containing only residential uses and uses accessory thereto.

**Residential Treatment Facility** A facility providing 24 hour supervision, counseling, and treatment for more than 15 residents not needing regular medical attention. This classification includes alcohol and chemical dependence rehabilitation facilities, including facilities to which persons convicted of alcohol or drug-related offenses are ordered to remain under custodial supervision as a condition of probation or parole, and residential care facilities and halfway houses for the emotionally ill.

**Resource Extraction** The on-site extraction of surface or sub-surface mineral products or natural resources. Typical extractive uses are quarries, borrow pits, sand and gravel operations, oil and gas extraction, and mining operations.

**Restaurant, Fast Food/Take Out** An establishment engaged in the preparation and retail sale of food and beverages in a ready-to-consume state, with one or more of the following characteristics:

1. It serves ready-to-eat foods, frozen desserts, or beverages in paper, plastic or disposable containers;
2. It serves foods that customers carry to the restaurant's seating facilities, to motor vehicles, or off-premises; and/or
3. It serves foods through a pass-through window, (which includes any and all drive-in restaurants)

**Restaurant, General** An establishment engaged in the preparation and retail sale of food and beverages for on-premises consumption. Typical uses include diners, cafeterias, dinner-houses and restaurants, but not including fast food restaurants.

**Restriction** A limitation on property that may be created in a property deed, lease, mortgage, through certain zoning or subdivision regulations, or as a condition of approval of an application for development.

**Restrictive Covenant** A restriction on the use of land usually set forth in the deed.

**Retail Sales and Service, Convenience** An establishment primarily engaged in the provision of frequently or recurrently needed services of a personal nature. Typical uses include seamstresses, tailors, shoe repair shops, and dry cleaning pick-up station services.

**Retail Sales and Service, General** An establishment primarily engaged in the sale, lease or rent of new or used products to the general public, including those providing personal services, entertainment, catering services, product repair or sales of consumer goods, but excluding those establishments more specifically defined in this ordinance.

**Retention Basin** A pond, pool, or basin used for the permanent storage of water runoff.

**Retirement Housing** The use of a site for dwelling units designed and marketed specifically for the elderly, persons with physical disabilities or both.

**Review Body** The entity that is authorized to recommend approval or denial of an application or permit required under this Ordinance.

**Right-of-Way** A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses, also, generally, the right of one to pass over the property of another.

**Roadway** The word "roadway" shall mean that portion of an approved street or that is designed for ordinary use of vehicular travel.

**Rooming House** A residential building other than a hotel where for compensation and by pre-arrangement for definite periods of time, lodging is provided for three or more persons on a

weekly or monthly basis.

**Rural Area** A sparsely developed area, with a population density of less than one hundred persons per square mile and where the land is undeveloped or primarily used for agricultural purposes.

**Salvage Yard or Junk Yard** Establishments engaged in storing, assembling, disassembling, breaking up, sorting, or distributing scrap equipment, mechanical components, and waste materials, including auto wrecking, parts salvage, and junk establishments.

**Screening (Elements)** Various combinations of walls, fences, earthen berms, trees, shrubbery, and landscape materials which comprise a screening plan approved by the Town to fulfill the requirements and serve the purposes of buffering requirements.

**Screening (Opaque)** A combination of screening elements, approved by the Planning Director, designed to substantially or completely obscure horizontal views between abutting or adjacent properties. When plant materials are used for screening, the screening shall be opaque at the time of plant maturity.

**Setback** A required minimum distance from a lot line or street right-of-way that establishes an area within which a structure shall not be erected.

**Silviculture** The cultivation of a forest for the purpose of harvesting timber.

**Single-Family, Attached** The use of a site for 2 or more dwelling units, constructed with common or abutting walls and each located on a separate lot. Also known as townhouses or rowhouses.

**Site Plan** A plan delineating the overall design of a development on a tract of land, including but not limited to grading, engineering design, construction details and survey data for existing and proposed improvements, the size, height, shape and location of buildings, location and design of parking areas, landscaping, refuse areas, and pedestrian and vehicular circulation on site.

**Special Exception** A departure from a general provision of this chapter, by the expressed terms of such provision, may be permitted by the Board of Zoning Appeals upon application only after the Board finds the use meets the conditions specified in Section 3.2

**Stable** An establishment for boarding, breeding or raising of horses .not owned by the occupant of the premises, or the rental of horses for riding by other than the occupants of the premises or their nonpaying guests. Typical uses include boarding stables, public stables and private, noncommercial, (non-accessory use) stables.

**Street** The word “street” shall mean the entire width between boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular

traffic and shall be taken to include any public way, road, highway, street, avenue, boulevard, parkway, alley, lane, viaduct, bridge and approaches thereto within the city. The word “street” shall also mean a private street within a subdivision.

**Street, Arterial** A federal or state highway designed primarily for the movement of large volumes of traffic from one area to another.

**Street, Collector** A street that collects traffic from local streets and connects with minor and major arterials.

**Street, Local** A public street used primarily for providing direct access to abutting property.

**Street, Paper** A street that has never been built but is shown on an approved plan, subdivision plat, tax maps, or official map.

**Structure** Anything constructed or erected, the use of which requires more or less permanent location on the ground, or which is attached to something having a more or less permanent location on the ground.

**Subdivision** The division of a tract, parcel, or lot into two or more lots or any division of land involving the dedication of a street or other public right-of-way or any division of land involving a change in existing streets.

**Tax Map** The recorded map of delineated lots or tracts in a municipality showing boundaries, bearings, sizes, and dimensions, including the block and lot numbers.

**Traffic Count** A tabulation of the number of vehicles or pedestrians passing a certain point during a specified period of time.

**Traffic Impact Study** A report analyzing anticipated roadway conditions with and without an applicant’s proposed development.

**Use Permitted by Right** A principal use permitted without the requirement of a Special Exception.

**Variance** Relief from the literal enforcement of this chapter, permitting the use of property in a manner otherwise forbidden, granted by the Board of Zoning Appeals upon a finding that the enforcement of this chapter as written would inflict practical difficulty or unnecessary hardship as hereinafter described; provided, however, that the Board of Zoning Appeals may not, by variance, permit to be established or carried on in any use district an activity, business or operation which is not otherwise allowed in such district by a specific provision of this chapter.

**Vehicle Repair, General** An establishment that provides service to passenger vehicles, light and medium trucks and other consumer motor vehicles such as motorcycles, boats and recreational

vehicles. Generally, the customer does not wait at the site while the service or repair is being performed. Typical uses include muffler shops, auto repair garages, tire sales and installation, wheel and brake shops, body and fender shops, and similar repair and service activities, but excluding dismantling of salvage.

**Vehicle Sales/Rental** The sale or rental of automobiles, noncommercial trucks, motorcycles, recreational vehicles, or boats, including incidental storage, maintenance, and servicing. Typical uses include new and used car dealerships, motorcycle dealerships, and boat, trailer, or recreational vehicle dealerships.

**Vehicle Service, Limited** An establishment that provides direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed. Typical uses include full-service, mini-service and self-service gas stations; car washes; and quick lubrication services.

**Veterinary Service** An establishment offering veterinary services and hospitals for animals. Typical uses include pet clinics, dog and cat hospitals, and veterinary hospitals for livestock and large animals.

**Wall or Fence** A structural device erected to serve as an architectural element, landscape element, visual screen or physical barrier.

**Warehouse and Distribution/Freight Movement** An establishment engaged in the storage, or movement of goods for themselves or other firms. Typical use include separate warehouses used by retail stores such as furniture and appliance stores; household moving and general freight storage; cold storage plants, including frozen food lockers; storage of weapons and ammunition; major wholesale distribution centers; truck, or air freight terminals; bus barns; parcel services; major post offices; grain terminals; and the stockpiling of sand, gravel, or other aggregate materials. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

**Wetlands** Those areas of land that are inundated or saturated by fresh or saltwater surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support a prevalence of vegetation typically adapted for life in saturated soil conditions.

**Wholesale Sales** An establishment engaged in the sale, lease, or rent of products primarily intended for industrial, institutional, or commercial businesses. The uses emphasize on-site sales or order taking and often include display areas. Businesses may or may not be open to the general public, but sales to the general public are limited. Products may be picked up on-site or delivered to the customer. Typical use include sale or rental of machinery, equipment, heavy trucks, building materials, special trade tools, welding supplies, machine parts, electrical supplies, janitorial supplies, restaurant equipment and store fixtures; mail order houses; and wholesalers of food, clothing, auto parts, building hardware.

# APPENDIX B

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R R-1 R-2 R-3 MHP NC GB LI GI HC

### AGRICULTURAL AND RELATED USES

Agricultural Production, Hydroponics, Horticulture, Nursery or Greenhouse Operations	A							A	A	
Agricultural Sales or Services	A						A	A	A	
Animal aquaculture, Commercial fishing, Fish and Shellfish Farming	S							A	A	
Forestry, Commercial Timber Operations	A							A	A	
Horse Production Operations, Breeding Stables	A									
Kennels with inside/outside boarding	S							A	A	
Landscape and horticulture services	S						A	A	A	
Livestock and/or Dairy Farms	S						S	S	S	
Lumber mills, Planing, Sawmills, including chipping or mulching	S						S	A	A	
Stable, Boarding and Riding	A							A	A	
Veterinary Services	C						C	A	A	

### RESIDENTIAL USES

Single-Family Dwellings, Detached	A	A	A	A	A	C	C	C	C	A
Duplex/Two-Family Dwellings	A		A	A						A
Farm Labor Homes	C									
Group Care Homes	S	S	S	S						
Group Residential, Fraternity or Sorority House	S			S						
Manufactured or Mobile Home on Individual Lot	A	A	A	A	A					
Manufactured or Mobile Home Park					C					
Multi-Family Dwellings				S						
Retirement Homes	S	S	S							

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### CIVIC, PUBLIC ADMINISTRATION, SOCIAL AND MEDICAL OFFICES

Arboreta, Botanical Gardens and Zoological Exhibits	S						A	A	A	
Cemetery, Crematorium	S	S	S	S		S				S
Civic/Fraternal/Social Associations, including Youth Organizations, Sororities, Fraternities, Social Club or Lodge	S					A	A	A	A	
Colleges, Universities, Professional Schools, Vocational Schools	S					S	S	S	S	
Convention/Meeting Center, Visitors Bureau						S	S	S	S	
Community Recreation Center	S	S				S	S	S	S	
Convalescent Center	S	S				S	S			
Correctional Institutions								S	S	
Courts, Judicial						A	A	A	A	
Cultural Center						A	A	A	A	S
Day Care Center, Adult, Family	A	S				A	A			
Day Care Center, Educational, Pre-school	C	C	C	C		C	C			
Elementary, Secondary Schools	S	S	S	S		S	S	S	S	
Funeral Services including Funeral Homes or Mortuaries						S	A		A	
Government Offices,/Facilities						A	A	A	A	
Hospitals							A	A	A	
Individual and Family Social Service						A	A	A	A	
Libraries, Archives	A					A	A	A	A	
Medical and Dental Offices, Laboratories, Outpatient Clinics						S	A	A	A	
Museum, Art Galleries, Nature Exhibits	S					A	A	A	A	S
Personal Improvement Schools, i.e. Driving Schools, Dance School						A	A		A	
Public Order and Safety, Police and Fire Protection Stations	A	A	A	A	A	A	A	A	A	A
Religious Assembly	S	S	S	S	S	A	A	S	A	S
Residential Treatment Facility						S	S	S	S	
U. S. Post Office	A	A	A	A	A	A	A	A	A	A



## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### COMMUNICATION USES

Cable/Other Pay Television Services							A	A	A	
Communication Services, including Radio or Television Broadcasting Studios, Film or Sound Recording Studios, Telecommunication Service Center or Telegraph Service Office						S	A	A	A	
Communication Transmitting Station							A	A	A	
Telecommunication Towers								C		
Telephone Facilities							A	A	A	

### UTILITIES

Electric or Gas Substation	S	S	S	S	S	A	A	A	A	S
Fuel Bottling and Distribution								A		
Maintenance Facilities for Utilities								A	A	
Recycling/Solid Waste Disposal								S		
Right-of-Way, Pipeline, Pressure Control Station								A	A	
Sewage Collection Service Line	A	A	A	A	A	A	A	A	A	A
Sewerage Disposal Facilities	S	S	S	S	S	S	S	A	S	
Telephone Switching Facility	A	A	A	A	A	A	A	A	A	A
Waste Transfer/Collection Services								S		
Water Service Line	A	A	A	A	A	A	A	A	A	A
Water Storage Tank	S							A	A	
Water Treatment Plant								A		

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### TRANSPORTATION RELATED SERVICES

Airports, Airstrips								A		
Courier Services							A	A	A	
Dry Stack Boat Storage								A	A	
Household Moving Company						A	A	A	A	
Marine Terminals, Boat Rental Services							A	A	A	
Motor Freight Terminals							S	A	A	
Parking Lots/Areas, Garages							A	A	A	
Railroad Stations, Switching Yards								A		
Taxi, Limo Service, Vehicle Rental or Leasing						A	A			
Towing Services, No Vehicle Storage							C	A	A	
Towing Services, with Vehicle Storage								C		
Transit Terminals with Garaging and/or Maintenance								A	A	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### INDUSTRIAL SERVICES

Concrete Products Manufacturing, Cement Processing								A	A	
Fabricated Metal Products								A	A	
Food and Related Products Packing							A	A	A	
Freight Container Storage Yards, excluding Fuel Storage Facilities								C		
Furniture, Cabinets, Fixtures or Related Products Manufacturing							S	A	A	
Industrial and Commercial Machinery and Transportation Equipment								A	A	
Iron Works Industries								A	A	
Manufacturing, Heavy, including Aircraft, Beverage, Cement, Concrete, Chemical, or Clay Products, Machinery, Tools, Toy or Construction Equipment								A	S	
Manufacturing, Light, including Computers or Electronic Products and Equipment, Fabric and Material Industry, Food Processing, Glass and Related Goods Production							C	A	A	
Meat Packing	S							A	A	
Motor Vehicles, Watercraft or Trailer Manufacturing, including Related Parts								A	A	
Paper and Allied Products								A	A	
Petroleum Refining and Related industries								A		
Printing and Publishing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers, Printing Press							A	A	A	
Professional or Commercial Equipment or Supplies, Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items								A		
Pulp or Paper Mills								S		
Research and Development Laboratories	S							A	A	
Resource Extraction, Mining and Quarry	S							S	S	
Salvage and Junk Yards, including Auto Wrecking Yards, Parts or Paper Salvage, Wholesale Scrap, Waste Materials or Material Recovery Yards								C		
Sign Manufacturing							S	A	A	
Stone, Clay, Glass and Concrete Products								A	A	
Textile Mill Products								A	A	
Yard Art, Wood Products and Decoration Manufacturing								A	A	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### WAREHOUSE AND FREIGHT MOVEMENT

Cold Storage Plants								A	A	
Freight Container Storage Yards, excluding Fuel Storage Facilities								C		
Freight Forwarding Facilities, including Truck Terminals, Marine Terminals or Packing and Crating Facilities								S	S	
Fuel Storage Facilities								A		
Household Moving and Storage								A	A	
Grain Terminals and Elevators	S							A	A	
Parcel Services							A	A	A	
Retail Store Warehouse								A	A	
Self-storage, Mini-warehousing							S	A	A	
Stockpiling of Sand, Gravel, etc.							S	A	A	
Vehicle Storage, including Bus Barns, RV Storage or Impound Yards								C	C	
Warehouse and Distribution Facilities								A	A	
Warehousing: Industrial								A	A	
Warehousing: Office							S	A	A	
Miscellaneous manufacturing-type industries that are not elsewhere classified								S	S	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

#### Wholesale Trade

Aircraft Wholesalers								A	A	
Apparel or Fabric Wholesalers								A	A	
Chemical and Allied Products Wholesalers								A		
Electrical Equipment, Appliances or Components Wholesalers							S	A	A	
Flowers, Nursery Stock Wholesalers	A						A	A	A	
Food or Related Products, Wholesalers							A	A	A	
Furniture, Cabinets or Related Products							C	A	A	
Petroleum Bulk Station and Terminals								A		
Professional or Commercial Equipment or Supplies Wholesalers								A	A	
Toy or Artwork Wholesalers									A	
Watercraft and Related Parts Wholesalers								A	A	
Wholesalers, including Construction Materials, Farm Supplies and Equipment, Leather Products, Metal, Mineral or Printed Materials							S	A	A	
Wholesalers, including Motor Vehicles - Commercial or Passenger, Trailers Wholesalers including Related Parts								A	A	
Other Miscellaneous Wholesale Sales								S	S	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### RETAIL TRADE

Adult and Sexually Oriented Businesses								C		
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store						A	A	A	A	
Auto and home supply store						A	A	A	A	
Building Materials/Lumber Yards						A	A	A	A	
Catering Services						A	A	A	A	
Convenience Stores						A	A	A	A	
Department Stores, including Clothing, Piece Goods, Shoes, Jewelry, Leather Goods, or Related Products						A	A	A	A	
Drinking (alcoholic beverage) Places, including Bars, Lounges, Taverns, Cocktail Lounges, Members Exclusive Clubs, Whether Public or Private								C	C	
Eating Places, including Cafeterias, Diners or Full Service Restaurants						C	A	A	A	
Eating Places, including Fast Food, Drive-In, Snack or non-Alcoholic Beverage Bars						A	A	A	A	
Electronics, Appliances, or Related Products Store						S	A	A	A	
Farm Equipment							A	A	A	
Florist						A	A	A	A	
Food, Grocery Stores, Meat Markets, Retail Bakeries, Candy Shops						C	A	A	A	
Fuel Dealers, (except Liquefied Petroleum Gas) including Heating Oil Dealers								A	A	
Furniture Stores, Home Furnishings						A	A	A	A	
Garden Supply Center						A	A	A	A	
Gasoline Service Stations						C	A	A	A	
Hardware Stores, Home Improvement Stores						A	A	A	A	
Heating and Plumbing Supplies						A	A	A	A	
Heavy Duty Truck or Commercial Vehicle Dealer						S	A	A	A	
Liquefied Petroleum Gas (bottled) Dealers							A	A	A	
Liquor Stores, Beer or Wine Sales						S	S	A	S	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

PRINCIPAL USES	A-R	R-1	R-2	R-3	MHP	NC	GB	LI	GI	HC
Marine Craft and Accessories							A	A	A	
Manufactured Home Sales, Mobile Home Dealers							A	A	A	
Motor vehicle dealers, new or used							A	A	A	
News Dealers, Newsstands						A	A	A	A	
Non-store Retailers, Direct Selling Merchandise, Mail-order Houses						S	A	A	A	
Optical Goods						A	A	A	A	
Paint, Glass and Wallpaper Stores						A	A	A	A	
Pawn Shop							A		A	
Pet Stores or Grooming Salons						A	A	A	A	
Pharmacy, Drug Store						A	A	A	A	
Private Postal, Mailing Service						A	A	A	A	
Recreational Motor Homes							A	A	A	
Recreational and Utility Trailer Dealer							A	A	A	
Retail Nurseries, Lawn and Garden Supply S							A	A	A	
Tobacco Stores and Stands							A	A	A	
Used Merchandise Stores						A	A	A	A	
Variety Stores						A	A	A	A	
Vending Machine Operators						A	A	A	A	
Warehouse Clubs or Superstores							A	A	A	
Miscellaneous General Merchandise Store, not elsewhere listed						S	S	S	S	



## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### BUSINESS SERVICES

Accounting, Auditing, and Book Keeping Services, Couriers, Insurance Offices, Tax Preparation Offices						A	A	A	A	
Advertising Agencies						A	A	A	A	
Business/Professional Organizations						A	A	A	A	
Computer and Data Processing						A	A	A	A	
Contractor, Construction Company, including Carpentry, Concrete, Electrical, Excavation, Painting, Roofing, Siding, Sheet Metal and Flooring including Tile and Terrazzo Offices						C	A	A	A	
Engineering, Architectural and Surveying Services						A	A	A	A	
Finance Services, including Savings Banks, Loan or Lending Services, Stock or Bond Brokers, Credit Unions						A	A	A	A	
Insurance Carriers and Services						A	A	A	A	
Legal Services						A	A	A	A	
Management and consultant service						A	A	A	A	
Print Shop, Duplicating Services						A	A	A	A	
Real Estate Brokers and Travel Services						A	A	A	A	
Security, Commodity Brokers						A	A	A	A	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

### PERSONAL SERVICES

Barber/Beauty Shops, Skin Care Services	S	S				A	A	A	A	
Cleaning and Maintenance Services, Carpet Cleaning, Janitorial Services						A	A	A	A	
Consumer Goods, Rental Services						A	A	A	A	
Day Care Centers, Family Day Care, Overnight Care Centers	C	C	C	C		C	C			
Dry Cleaning/Laundry with Plant Operations							A	A	A	
Exterminating services						A	A	A	A	
Florists						A	A		A	
Funeral Services, Mortuaries						A	A		A	
Landscaping Services						A	A	A	A	
Locksmith						A	A	A	A	
Medical and Dental Services, Clinics						A	A	A	A	
Pet Grooming, No Boarding	A					A	A	A	A	
Pet Grooming, Boarding Facilities							A	A	A	
Photographic/Portrait Studios						A	A	A	A	
Shoe Repair Shops						A	A	A	A	
Small Engine, Electronics Repair						A	A	A	A	
Tailors or Seamstresses						A	A	A	A	

### MISCELLANEOUS SERVICES

Contract Construction							A	A	A	
Equipment Rental and Leasing							A	A	A	
Hotels, Motels and Inns							A		A	
Lodges, Fishing, Fishing Guide Services, Hunting	S					S	S			
Photofinishing Labs						A	A	A	A	
Recreational Vehicle Park	C					C	C		C	
Research and Development Labs							A	A	A	
Rooming and Boarding Homes	S					S	A			
Tourist Homes/Bed and Breakfast	C	C	C	C						C
Miscellaneous Services not Classified Elsewhere						S	S	S	S	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

#### REPAIR SERVICES

Automotive Vehicle Body Repair, Motor Repair, Muffler Repair, Tire and Brake Shop							A	A	A	
Automotive Vehicle Limited Services, including Oil Change or Lubrication, Car Wash						S	A	A	A	
Boat Yard, Boat Repair, Boat Maintenance							A	A	A	
Repair Shops, including Appliances, Electrical, Small Engine, Tool Repair, and Professional Instrument Repair							A	A	A	
Repair Shop, including Upholstery and Furniture, Jewelry and Shoes						S	A	A	A	
Welding, Iron Work Shops								A	A	
Repair shops, not elsewhere listed							S	S	S	

#### AMUSEMENT AND RECREATION SERVICES, EXCEPT MOTION PICTURE

Amusement Parks, Fairgrounds, Go Cart Tracks							S	S	S	
Bowling Alley, Billiard and Pool Hall Establishments							A	A	A	
Camping, Picnicking Areas	S						A	A	A	
Coin-operated Amusement Devices							A	A	A	
Dance Studios and Schools						A	A	A	A	
Gun Ranges, Indoor/Outdoor								A	S	
Membership Health, Sports and Recreation Clubs						A	A	A	A	
Miniature Golf, Putt-putt Courses							A	A	A	
Parks, Public Playgrounds	A	A				A	A	A	A	
Professional Sports Clubs and Promoters, Arenas, Stadiums							C	A	A	
Public Golf Courses, Driving Ranges	S						S	A	A	
Recreation or Vacation Camps						A	A			
Skating Rinks, Ice and Roller							A	A	A	

## TOWN OF RAVENEL ZONING CODE USE MATRIX

### PRINCIPAL USES

A-R    R-1    R-2    R-3    MHP    NC    GB    LI    GI    HC

#### Motion Picture and Theaters

Motion Picture Production						A	A	A	A	
Theaters, including Motion Picture							A	A	A	
Video Tape Rental									A	

#### ACCESSORY USES - Residential

*Residential - Accessory Uses must meet Special Accessory Uses Conditions as per Section 3.3*

Accessory Garage Apartment	A	A				A	A			
Accessory Guest Accommodations or Living Quarters for Owners, Employees or Caretakers	A					C	C	C	C	
Accessory Vehicle/Storage Building	A	A	A	A	A	A	A	A	A	A
Private Docks - 5 or less Slips	A	A	A	A	A	A	A	A	A	A

#### ACCESSORY USES - Commercial

Accessory Off-Street Loading							A	A	A	
Accessory Roadside Stand	A	A				A	A			

#### TEMPORARY USES - Residential

Temporary Dwelling Unit as allowed under Section 3.3	A	A	A	A						A
--	---	---	---	---	--	--	--	--	--	---

#### TEMPORARY USES - Commercial

Roadside Produce Stands, other Seasonal Uses as Allowed under Section 3.3	A	A				A	A		A	
Temporary Sales or Construction Office as allowed under Section 3.3	A	A	A	A	A	A	A	A	A	
Turkey Shoots	C						C	C	C	



**APPENDIX C**  
**HEIGHT, AREA, AND SETBACK REQUIREMENTS**

DISTRICT	MINIMUM LOT AREA (square feet)	MINIMUM LOT WIDTH (feet)	MINIMUM SETBACKS FROM A LOT LINE OR STREET RIGHT-OF-WAY <sup>1</sup>			MAXIMUM % OF LOT COVERAGE	MAXIMUM BUILDING HEIGHT	ACCESSORY STRUCTURE setback from front street <sup>2</sup>
			FRONT	SIDE	REAR			
AR	43,560 (one acre)	150'	30'	10'	30'	35%	35' (2.5 stories)	60'
R-1	43,560 (one acre)	150'	30'	10'	30'	35%	35' (2.5 stories)	60'
R-1R	43,560 (one acre)	150'	30'	10'	30'	35%	35' (2.5 stories)	60'
R-2	30,000 (.69 acre)	70'	30'	10'	30'	40%	35' (2.5 stories)	60'
R-2R	30,000 (.69 acre)	70'	30'	10'	30'	40%	35' (2.5 stories)	60'
R-3	12,500 (.29 acre)	70'	25'	10'	25'	50%	35' (2.5 stories)	60'
R-3R	12,500 (.29 acre)	70'	25'	10'	25'	50%	35' (2.5 stories)	60'
R-4	22,000 (.51)	80'	30'	10'	25'	40%	35' (2.5 stories)	60'
MHP	Five (5) acres	150'	50'	50'	50'	40%	35' (2.5 stories)	60'
NC	12,500 (.29 acres)	100'	50'	25 <sup>1*</sup>	25 <sup>1**</sup>	35%	35' (2.5 stories)	60'
GB	12,500 (.29 acres)	100'	50'	25 <sup>1*</sup>	25 <sup>1**</sup>	40%	35' (2.5 stories)	60'
LI	10.0 acres	200'	50'	50'	50'	40%	35' (2.5 stories)	60'
GI	2.0 acres	100'	50'	25'	35'	40%	35' (2.5 stories)	60'

**\*Minimum side yard setbacks for existing lots of two-acres or less and that abut other commercial lots shall be 10 feet.**

**\*\*Minimum rear yard setback for existing lots of two acres or less and that abut other commercial lots shall be 15 feet**

<sup>1</sup>35' minimum setback from freshwater or saltwater wetlands or in flood prone areas as determined by FIRM maps, setback from critical line shall be a minimum of 35'.

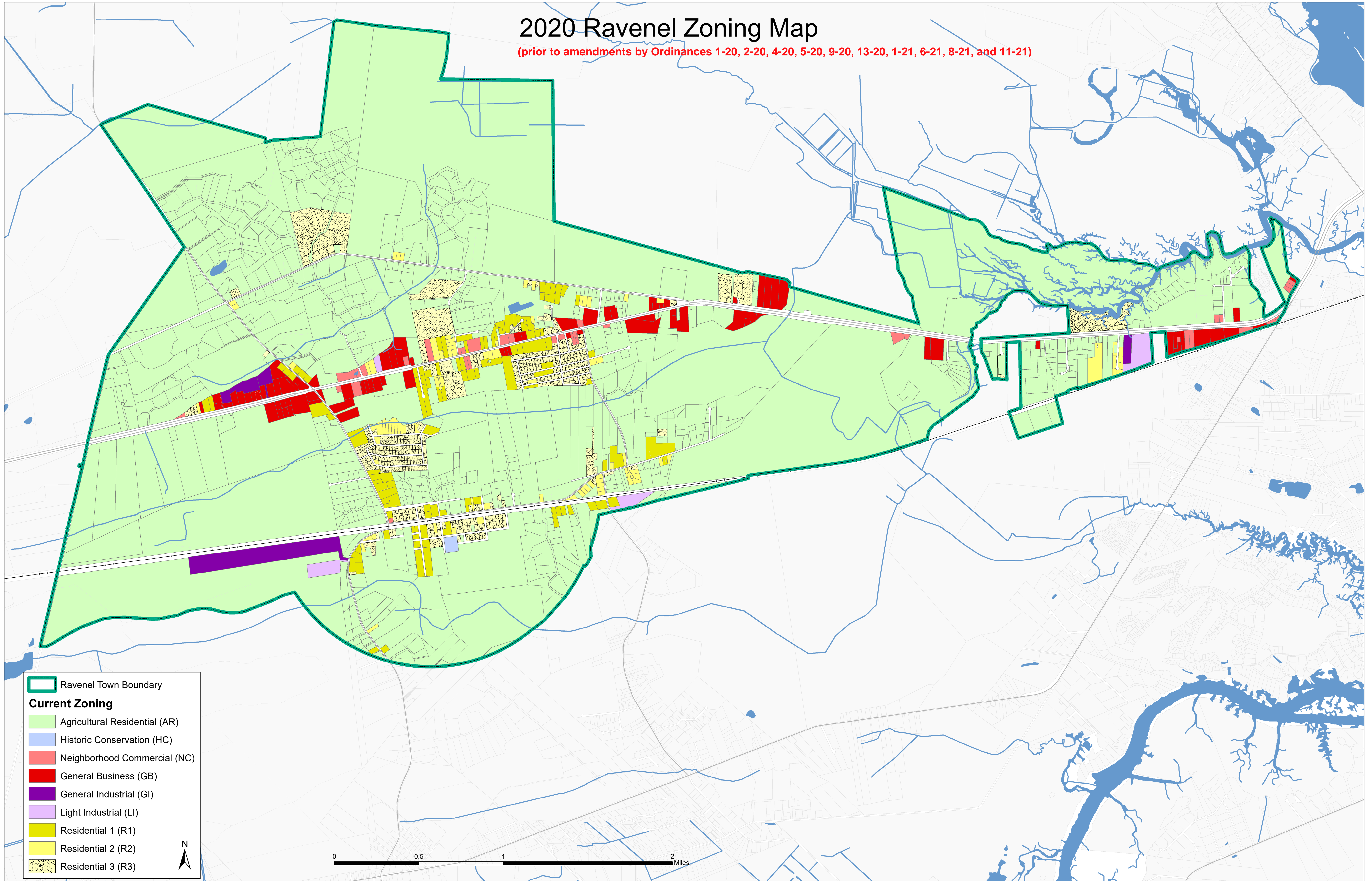
<sup>2</sup>Shall not apply to carport: setback from side or rear yard shall be no less than 6' for any detached residential accessory AND 15' from any principal structure on the subject lot or adjoining lot.





# 2020 Ravenel Zoning Map

(prior to amendments by Ordinances 1-20, 2-20, 4-20, 5-20, 9-20, 13-20, 1-21, 6-21, 8-21, and 11-21)



**Ravenel Town Boundary**

**Current Zoning**

- Agricultural Residential (AR)
- Historic Conservation (HC)
- Neighborhood Commercial (NC)
- General Business (GB)
- General Industrial (GI)
- Light Industrial (LI)
- Residential 1 (R1)
- Residential 2 (R2)
- Residential 3 (R3)

N