ARTICLE II
DEFINITIONS

SECTION 20 GENERAL PROVISIONS
20.01 Intent 2
20.02 Definitions 2

SECTION 20 – GENERAL PROVISIONS

Section 20.01 Intent

Unless otherwise expressly stated the following terms shall, for the purposes of these regulations have the meaning indicated. Words in the singular include the plural, and those in the plural include the singular. Words used in the present tense include the future tense. The words "person," "subdivider," "developer" and "owner" include a corporation, unincorporated association and a partnership or other legal entity, as well as an individual. The word "watercourse" includes channel, creek, ditch, spring and streams.

Section 20.02 Definitions

Abandon. To discontinue an existing use of land, or structure, for 181 days or more other than cessation due to probate or mortgage foreclosure activities, or other court order.

Abut or abutting. To physically touch or border upon, or to share a common property line or be separated from such a border by an alley or easement.

Access. A dedicated, existing, or recorded, right-of-way, road, lane, alley or easement affording perpetual ingress and egress to a subject property to a public thoroughfare or water body.

Accessory building. A structure, the use of which is customarily incidental and subordinate to that of the main building on the same lot, including but not limited to detached garage, carport, barn, greenhouse, woodshed, tool shed, gazebo, dock, boathouse and similar uses that are used to shelter and/or protect equipment, supplies, chemicals, goods, furniture and the like for use by the principal occupant.

Accessory use. A use that is incidental, related, appropriate and clearly subordinate to the main use of the building, lot or parcel and is under the direct control or ownership of any person occupying or operating the main use of the same building, lot or parcel.

Addition (to an existing structure). Any walled and roofed expansion to the perimeter of a building in which the addition is connected by a common load-bearing wall other than a fire wall.

A*dministrative Review.* A request for a review of the planning director or his/her designee's interpretation of any provision of this ordinance.

Adult day care center. Any building, buildings, whether operated for profit or not, in which is provided through its ownership or management for a part of a day basic services to three or more persons who are 18 years of age or older, who are not related to the owner or operator by blood or marriage, and who require such services.

Agriculture. General farming activities and attendant accessory uses and subsequent processing activities.

Agricultural animal,. An animal confined in an agricultural facility.

A*griculture, animal production.* Raising animals for sale. Does not include animals customarily raised as pets.

Agricultural facility. A lot, building, or structure, which is used for the commercial production of animals in an animal facility.

A*griculture, crop production.* A parcel, or parcels, used to raise crops, including but not limited to, vegetables, cotton, tobacco etc.

A*ir navigation hazard.* Any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

Airport approach. Zone. A surface longitudinally centered on the extended runway centerline, extending outward

and upward from the end of the primary surface and at the same slope as the approach zone height limitation.

Airport elevation. The elevation above sea level of the highest landing surface.

A*lcoholic beverage vendor.* Any establishment that sells beverages containing more than 25 percent alcohol by weight and shall not include beer or wine.

A*ltered or alterations.* Any change in a buildings structural parts; stairways; type of construction; kind or class of occupancy; light and ventilation; means of ingress and egress; wiring, plumbing, heating or cooling system; and other changes affecting or regulated by building codes or the ordinances except for minor change or repairs not involving the aforesaid features and shall include the term repaired.

Animal. Any domesticated animal.

Animal boarding. Housing animals for compensation for more than 12 hours.

*Animal facility. A*n agricultural facility where animals are confined and fed or maintained for a total of forty-five days or more in a twelve-month period and crops, vegetative, forage growth, or post harvest residues are not sustained in the normal growing season over any portion of the lot or facility. Structures used for the storage of animal manure and other animal by-products from animals in the operation also are part of the animal facility. Two or more animal facilities under common ownership or management are considered to be a single animal facility if they are adjacent or utilize a common system for animal manure storage.

Animal Facility Management Plan. A requirement for certain types of animal facilities under the regulations of the South Carolina Department of Health and Environmental Control.

Animal Range Facilities. Facilities defined as such by the South Carolina Department of Health and Environmental Control and not requiring a permit or an "Animal Facility Management Plan".

Animal Facilities Regulated. Animal facilities that are required to have an 'Animal Facility Management Plan, and /or" be permitted as an animal facility under the regulations of the South Carolina Department of Health and Environmental Control.

Animal Facilities Non-Regulated. Animal facilities that are not required to have an 'Animal Facility Management Plan, and /or" be permitted as an animal facility under the regulations of the South Carolina Department of Health and Environmental Control.

Animal waste lagoon. A pond licensed by DHEC for the disposal of animal waste.

Antenna. Any system of wires, poles, rods, reflecting discs or similar devices used for the transmission or reception of electromagnetic waves external to, or attached to, the exterior of any building.

Apartment. A room or a suite of rooms occupied, or which is intended or designed to be occupied, as the home or residence of one individual, family, or household for housekeeping purposes with each unit separated by a minimum two hour rated fire wall.

Apartment, garage. A two-story attached or detached accessory building with ground floor automobile storage and single family living quarters on the second floor.

Apartment, garden A structure containing more than four apartments, not exceeding three stories in height with units located side by side and on top of each other with each unit separated by a minimum two hour rated fire wall.

Appeal. A request for a review of an administrative interpretation of any provision of the Unified Development Code, or a decision made by any County official, County board or the County Council.

Applicant. A developer, property owner, or duly authorized representative who applies to Clarendon County for

approval of any development order or related approvals.

Aquaculture. The cultivation, production and raising of the natural products of water including hatcheries, nurseries and maintenance of products in tanks or ponds.

Aquifer. A geologic formation, group of formations, or a part of a formation that is capable of yielding potentially usable quantities of water from wells or springs.

Architect. A person practicing architecture and licensed pursuant to the requirements of Section 40-3-20, SC Code of Laws.

Area of shallow flooding. A designated A, AE, AH, AO, A99, V or VE zone on the County's Flood Insurance Rate Map (FIRM) with base flood depths from one to three feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate and where velocity flow may be evident.

Area of special flood hazard. The land within the floodplain that is subject to a one percent or greater chance of flooding in any given year.

As-built survey. A survey which depicts the location and dimension of all structures, parking areas, stormwater management facilities, roads easements or other improvement as may be required constructed on the parcel and includes the location and limits of the 100 year floodplain, if any.

Assisted living center. (Includes nursing, retirement, rest, convalescent homes). Any home or home facility for the aged, chronically ill, or incurable persons in which three or more persons, not related, are received, kept, and provided with food and shelter.
Automobile filling station. A building, lot or both in or upon which the business of general motor vehicle repair and service is conducted, but excluding auto body repair, auto painting, junk, and/or auto wrecking business.

Automobile junk yards. See "Salvage Yards".

A*utomotive paint and body shop*. See "vehicle paint and body shop."

Automotive repair. See "vehicle repair or service"

Automotive service station. See "gasoline service stations".

Awning or canopy. A roof-like structure, regardless of the material used for construction which shelters doors or windows from the weather. Awnings shall also refer to covered outdoor dining areas and patio covers in all zoning classifications.

Bar See Lounge.

Base flood elevation. The maximum elevation above mean sea level expected to be reached by floodwaters during a one-hundred year flood.

Basement. That portion of a structure having its floor subgrade (below ground level) on all sides.

Bed and breakfast. See ""rooming house".

Berm. A man-made or natural mound of earth centered so as to form a mound above the general elevation of the adjacent ground or surface.

Best management practices. The ethical and environmentally sound solution utilized to minimize impacts to the environment and community.

Billboard. See "Signs".

Block. A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad right-of-way, shorelines of waterways, or boundary lines of municipalities.

Boardinghouse. See Rooming House.

Boat. A water vessel with or without a deck, propelled by sail, motor power, oars or paddles. The term boat shall also include airboats, and hovercraft and personal watercraft.

Boat house. An accessory building on the same lot as the principal use designed and used for the protection and storage of boats and boating supplies.

Boundary line. A delineation that indicates or defines limits between differing lot or property lines.

Boundary survey. A graphic depiction of the boundaries, the area, the elevations and the 100 year floodplain by means of measuring angles and distances using the techniques of geometry and trigonometry which is prepared by a licensed surveyor.

Buffer. A land area of specified width and/or height which is used to separate one use from another, or to shield or block noise, lights, or other nuisances.

Buffer yard. A strip of land, improved by landscaping or fences, or both, designed to mitigate the extent of higher intensity land uses on neighboring lower intensity uses.

Buildable area. That central portion of any lot lying between required yards, and/or setback lines or any part thereof.

Building. Any structure having a roof supported by columns or walls which is intended to be utilized to shelter persons, animals, chattels or property of any kind.

Building code. The latest version of the International Building Code and includes the latest version of the Unsafe Building Abatement Code; the International Fire Code; the Plumbing Code; the Mechanical Code; the International Fuel/Gas Code; the National Electrical Code, the International Energy Code and the International Residential Code, as may be appropriate to the specific situation.

Building frontage. The linear length of a building facing the roadway on which the building is addressed.

Building height. The vertical distance measured from the finished grade to the highest point of the roof peak.

Building permit. The County certification of substantial compliance with the Standard Building Code, and its associated Codes, and represent approval for the construction or reconstruction of a structure.

Building permit expiration. A building permit expires on the 181st day after the date of issuance unless construction has commenced and in compliance with the Permit Extension Resolution of 2010.

Building, principal. A building in which is conducted the main use of the lot in which said building is located.

Building site. That part of a parcel of land designated to be occupied by the principal building and such accessory buildings or uses customarily incidental to it.

Business. Any activity conducted for a fee or service whether non-profit or for profit.

Business office. Any space within a building where a business is conducted.

Business purpose. The type of business to be used by SIC Code as defined in the business license application.

Business services. Establishment primarily engaged in rendering services to business establishments on a fee or contract basis, such as advertising and mailing, building maintenance, employment services, management and consulting services, protective services, equipment rental and leasing, commercial research, development and testing, photo finishing and personal supply services.

Cabin/cottage. Residences used for seasonal use and not occupied more than 180 days per year.

Caliper. The minimum trunk diameter of trees at a predetermined point, usually diameter at breast height (approximately 48 inches above ground).

Camp A parcel of ground occupied by tents, huts, or other shelters forming a temporary or seasonal residence.

Canopy (building). A rigid multi-sided structure covered with fabric, metal, or other material, supported by a building at one, or more points or extremities, and by columns, or posts, embedded in the ground at other points or extremities. See awning.

Canopy (freestanding).A rigid multi-sided structure covered with fabric, metal, or other material and supported by columns or posts embedded in the ground and other points. This is synonymous with a pole building.

Canopy tree. A tree with a diameter of at least 3 DBH at the time of planting which will grow to a minimum height of 50 feet at maturity.

Capacity. The availability of a public service or facility to accommodate users, expressed in an appropriate unit of measure such as gallons per day or average daily trips.
Carport. An accessory structure or portion of a principal structure consisting of roofed area open on one, two, or three sides and attached to the main building by support members for storage of one or more vehicles.

Car wash (automatic or self-service). A building or area which provides facilities for washing and cleaning motor vehicles, may use production line methods with conveyor, blower or other mechanical devices, and may employ some hand labor.

Centerline. The line midway between the right-of-way lines or the surveyed and prescribed centerline of a road, which may or may not be the line midway between the existing or proposed right-of-way lines.

Certificate of occupancy. A certificate of approval for occupancy issued after final inspection of a building by the applicable county official. Such a certificate must be obtained from the city before a building or structure can be lawfully occupied.

Certified child care facility. Any child care center or child care arrangement which provides child care for more than five children unrelated to the operator and which receives a payment, fee, or grant for any of the children receiving care, wherever operated, and whether or not operated for profit. The following are not included:

(a) Public schools and nonpublic schools and their integral programs
(b) Summer camps having children in full-time residence;
(c) Summer day camps; and
(d) Bible schools normally conducted during vacation periods.

Certified survey. A scaled drawing of the dimensional boundaries of a parcel of land containing a written legal description of the property, a statement regarding its accuracy or conformity to specified standards, sealed and signed by a land surveyor registered in the State of South Carolina.

Change of use. Any use that differs from the previous use of a building or parcel of land.

Child care – residential. The care, protection, and supervision of not more than five children for a period of more than two hours a day on a regular basis, which supplements parental care, enrichment, and health supervision for the child, in which a payment, fee, or grant is made.

Church (or place of worship). A premise, or portion of a premise, occupied by a religious organization operated primarily for worship and related activities. The term church does not include day care facilities, recreation facilities or educational facilities. This facility must possess a state tax-exempt certificate as a non-profit facility for religious services.

Clearing. The removal of trees and/or brush from a parcel, not including mowing.

Clinic. Facility for diagnosis and treatment of outpatients including people and/or animals.

Club, lodge, civic or fraternal organization. An incorporated or unincorporated association for civic, social, cultural, religious, literary, political, recreational or like activities, but not including shooting clubs, operated for the benefit of their members and not open to the general public.

Cluster housing. A development involving two or more detached dwellings to be constructed on a parcel on which all land areas not occupied by dwelling units shall be designated as common space.

Commercial. The buying, distributing, leasing and/or selling of goods and/or services.

Commercial and industrial vehicles. Trucks, truck tractors, semi-trailers and straight body trucks.

Common property line. A line dividing one lot from another.

Community center. A building used to facilitate social interaction among the members of a residential area, such as a subdivision.

Community residential care facility. A facility which offers room and board and which provides a degree of personal assistance for a period of time in excess of twenty-four (24) consecutive hours for two or more persons, eighteen (18) years old or older unrelated to the operator within a third degree of consanguinity. Included in this definition is any facility (other than a hospital) which offers or represents to the public that it offers a beneficial or protected environment specifically for the mentally ill or drug addicted or alcoholic, or provides or purports to provide any specific procedure for the care or improvement of that disease or condition. CRCFs must meet the requirements listed in the SCDHEC Regulation Number 61-84 "Standards for Licensing Community Care Facilities".

Compatibility. A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is negatively impacted directly or indirectly by another use or condition.

Composting facility. An establishment used to facilitate the natural decaying process of organic material.

Comprehensive plan. A document of the County which contains the official statement of public policy for the development and/or redevelopment of the County, and which conforms to the relevant requirements of Section 6 – 29 et. seq., SC Code of Laws.

Conceptual plan. A preliminary presentation and attendant documentation of a proposed development project of sufficient accuracy to be used for meaningful discussion.

Condominium. The individual ownership of a portion of a structure in combination with the joint ownership of common areas on the subject parcel.

Conical surface. A zone that circles around the periphery of and outward from the horizontal surface of a runway.

Construction commencement. Initiation of active continuous construction activity, including, but not limited to such activities as site clearance, pouring footers, etc.

Construction plans. Drawings, and/or specifications, signed and sealed by a licensed architect, engineer or landscape architect, indicating specific locations of site improvements and other similar matters.

Convenience store. An establishment limited to the sale of convenience goods such as foodstuffs, drugs, cosmetics, and incidental household and personal articles, not exceeding a gross floor area of 5,000 square feet. A convenience store may also include gas pumps for the sale of automotive and truck fuels.

County. The words "the county" or "this county" and shall be construed as if the words "of Clarendon County, South Carolina" followed them.

County Administrator. The chief administrative official as appointed by the County Council.

County Attorney. The legal counselor for the Clarendon County, South Carolina as appointed by County Council.

County Council (or Council). The governing body of Clarendon County, South Carolina.

Cul-de-sac. A dead-end roadway that terminates at the closed end with circular turning area for vehicles.

Day care facility. A state licensed facility providing care, supervision, or guidance for unrelated persons, unaccompanied by their parent or guardian, on a regular basis for periods of less than 24 hours per day. This definition includes day nurseries, kindergartens, nursery schools, day care centers, adult day care centers, but does not include educational facilities for grades one and above, day care services operated for employees of a business, or summer camps or schools.

Dedication. The transfer of any, or all, interest in real property from private ownership to public ownership. This includes utility and other easements .

Deed of dedication. A legal document transferring ownership of a specified area from a private owner to the County. This also includes transfers to the SCDOT and other utility providers.

Density. The number of people or residential units allowed per unit of land, such as residents, or employees, per acre.

Design capacity. The limit of flow or attendance of a public facility beyond which it ceases to function efficiently. This is to be certified by the fire marshal.

Developer. A person, company or corporation engaging in the practice of development as defined below.

Development. The carrying out of any development activity; the making of any material change in the use or appearance of any structure or land; or the dividing of land into two or more parcels and includes the following activities, or uses:

a. A reconstruction, alteration of the size or material change in the external appearance of a structure or land;
b. A change in the intensity of use of land, such as an increase in the number of dwelling units in a structure, or on land, or a material increase in the number of businesses, manufacturing establishments, offices, or dwellings units in a structure or on land;
c. Alteration of a shore or bank of a, river, stream, lake, pond, or canal;
d. Commencement of drilling, except to obtain soil samples, on a parcel of land;
e. Demolition of a structure;
f. Clearing of land as an adjunct of construction; or
g. Deposit of refuse, solid or liquid waste, or fill on a parcel of land.

When appropriate to the context, "development" refers to the act of developing or to the result of development.

Development agreement. An agreement entered into between the County and another party regarding the development of a specific parcel.

Development order. Any order or permit granting, denying, or granting with conditions an application for a development permit.

Development order, final (or final plat). The last discretionary act of the County before development can commence. Final Development Orders shall include the County's final approval of the following development procedures:

a. Final subdivision plat approval;
b. Building permit;
c. Site plan approval

Development order, preliminary (or preliminary plat). The following development orders are deemed to be preliminary development orders.

a. Preliminary subdivision plat approval
b. Rezoning

DHEC. The South Carolina Department of Health and Environmental Control

Diameter at breast height (DBH). The diameter of a tree, or shrub, measured four and one-half feet above the average ground elevation at its base. If the tree, or shrub forks four and one-half feet above ground level, it is measured below the swell resulting from the double stem. Stems that fork below four and one-half feet above ground level should be considered a separate plant.

Display area or lot. Any un-enclosed area for the display of merchandise.

Distribution facility. Any structure that supplies finished goods equipment or vehicles to retailers or other end users.

District. Any part, zone, or geographic area within which the provisions and regulations of this ordinance apply uniformly to each class or kind of structure or land.

Dock, private. A structure built on or over the water which is designed or used to provide anchorage for, and access to, one or more boats for private use.

Dock, public. A structure built on or over the water which is designed or used to provide anchorage for, and access to one or more boats for public use.

Dredging. Excavation by any means that occurs in a water body or which is, or is proposed to be, connected to a water body via excavated water bodies or a series of excavated water bodies

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Drip line. The vertical line running through the outermost portion of the tree crown extending to the ground.

Drive-in facility. Any facility which by its design, construction, services or procedure, encourages or permits customers or employees to receive or obtain goods or services, or be entertained while remaining in their motor vehicles. The term includes drive-thru, drive-up facilities and automated car wash facilities.

Drive-in restaurant. A restaurant which is designed and equipped to serve food and beverages to customers in automobiles, and/or to allow consumption of food and beverage by patrons in automobiles on the premises. Indoor or outdoor seating areas for consumption of food and beverage, and/or facilities for take-out of food and beverage for consumption off the premises may also be included.

Dwelling. Any building used or intended for human habitation, including any permitted home occupation, but excluding hotels, motels, boardinghouses, bed and breakfasts and tourist courts.

Dwelling, duplex. A building containing two joined dwelling units each having separate entrances and kitchen facilities.

Dwelling or dwelling unit. A group of interrelated rooms which are intended or designed for the use of one family, separated from other space by lockable doors, having access to the outdoors without crossing another dwelling, having living and sleeping facilities and cooking facilities, fixed or portable, and complete sanitary facilities.

Dwelling, multi-family. A building on one parcel of land designed for, or occupied exclusively by three, or more, families with separate housekeeping and cooking facilities for each unit.

Dwelling – patio homes. A single story one family dwelling on a separate lot with a shared wall, common areas, and includes zero lot line dwellings.

Dwelling, single family. A building on one parcel of land designed for or occupied exclusively by one family.

Dwelling, townhouse. A single family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over another unit, and each unit is separated from any other unit by one or more common fire resistant walls.

Dwelling unit – mobile home . See "Manufactured Home".

Dwelling, zero lot line. A single family dwelling unit, sited on a lot contiguous to one side lot line.
Easement. Any strip of land created by a developer, or granted by a property owner for public utilities, drainage, sanitation or other specified uses having limitations, the title to which shall remain in the name of the property owner subject to the right of use designated in the reservation of the servitude.

Engineer. A person practicing engineering and licensed in the State of South Carolina pursuant to the requirements of Chapter 40-22-10 (4), SC Code of Laws.

Enlargement. An increase in the size of an existing structure or use, including physical size of the property, building, parking, and other improvements.

Environmental constraints. Natural resources or characteristics that are sensitive to improvements and require mitigation actions to be maintained.

Environmental easement. The acquisition of a permanent easement or property adjacent to that to be developed allowing the use to extend its site restraints beyond its development areas.

*Equivalent residential unit (eru).*The average amount of potable water or sanitary sewer flow used by a typical single family detached residence and is used to calculate expected water, or sewer, flow generated from a proposed project for capital improvement and impact fee purposes.

Erected. Attached, altered, constructed, enlarged, reconstructed, or moved whether temporary or permanent.

ERU-nonresidential. Twenty-five (25) gallons per day per fixture in all proposed structures as calculated by the Planning Director or his/her designee using the most recent American Water Works Association data divided by 250 gallons per day per ERU.

Establishment. Any use of a building other than for residential purposes.

Family. One or more persons, related by blood, marriage, adoption or guardianship; or nine or fewer physically or mentally handicapped persons as defined by Section 6-29-770, SC Code of Laws.

Family business (agriculture). A business operated on a parcel zoned AGR, other than directly related agricultural operations, that is no larger than 5000 square feet within an enclosed structure and is located on the same parcel as the residence.

Family day care home. An occupied residence in which child care is regularly provided for children and which receives a payment, fee, or grant for any of the children receiving care, whether or not operated for profit.

FEMA . The Federal Emergency Management Administration, the federal agency that administers the flood insurance program and emergency management services

Fence. An artificially constructed barrier of any material erected to enclose a parcel or portion thereof. Chain link fences shall include a top rail.

Financial institution. An institution which manages money, banking, investments, loans and credit. The following businesses are not financial institutions: check cashing, title pawn, pawn shops, or bail bonds.

Financial office. A business offering monetary services which does not include daily depository facilities.

Flood hazard. Those areas adjacent to water bodies that have been determined by FEMA to be susceptible to flooding under certain design conditions.

Floodway. The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

FIRM. An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

Floor area. The sum of the gross horizontal area of the several floors of a building, except that in structures used as a residence, cellar, basement, garage, carport, patio, porch and attic floor area not devoted to living use shall be excluded. All dimensions shall be measured between exterior faces of walls.

Floor area ratio (FAR). The gross floor area of a building or structure divided by the gross area of the parcel.

Foster care facility. A residential facility licensed by the state which provides a family living environment including supervision and care necessary to meet the physical, emotional, and social needs of not more than nine unrelated residents. Such facilities shall be required to obtain an occupational license.

Foster home. A foster home provides substitute family care for a child or children by a family group consisting of a male and female foster parent other than the child's own parents, blood relatives or legal guardian, in return for a monetary remuneration for such care. A foster home must be authorized or licensed by the County Department of Social Services. Church sponsored homes, and others to be considered as a foster home under the provisions of this ordinance, and any unauthorized or unlicensed use shall be prohibited. In no case shall more than two (2) foster children be housed in a single bedroom or room designated for sleeping purposes. There shall be no more than five (5) foster children in a home.

Fowl. Any guineas, peafowl, pigeons, pheasants or poultry or similar wild birds.

Free Standing Zoning District. A large land parcel with a minimum land are of at least two (2) acres. See also Spot Zoning.

Frontage. The length of the property line along a public right-of-way on which it is addressed.

Frontage, building. The length of an outside building wall along a public right-of-way on which it is addressed.

Funeral home. A building used for the preparation of the deceased for burial, for the display of the deceased and/or for ceremonies connected therein, including mortuaries and crematoriums, before burial or cremation.

Future land use map, (flum). A graphic representation of the proposed future land use categories adopted as part of the Clarendon County Comprehensive Plan.

Garage, commercial. A building used for the off-street storage of motor vehicles, the provision of incidental gasoline service, the sale and/or installation of accessories and the repair of motor vehicles excluding body work.

Garage, private. An accessory building incidental to a dwelling unit which is intended for the off-street storage of motor vehicles belonging to the inhabitants of the dwelling unit on the parcel on which the garage is located, and is not used for any business purpose.

Gasoline filling station. An establishment that is used primarily for the retail sale and direct delivery to motor vehicles of motor fuels and lubricants.

Gasoline service station. An establishment that is used primarily for the retail sale and direct delivery to motor vehicles of motor fuel and lubricants, as well as lubrication, washing, repairs and installation of automobile parts and accessories.

Grade. The slope of a parcel, a road, a street, or other public way, and is expressed in specific in percentage terms.

Gross leasable area. The total floor area that is expressed in square feet and measured from the centerline of joint partitions and from outside wall faces.

Gross site area. The total area, including all public and private areas, within the legal boundaries of a particular lot or parcel of land.

Group home. An institution in a single family dwelling providing room, board, and some personal assistance in feeding, dressing, or other living activities for nine (9) or fewer individuals not related to the operator. Group homes may include housing for mentally or physically disabled persons, but this definition does not include hospitals, sanitariums, rest homes, convalescent homes, boarding homes, or homes for orphans or the aged.

Group housing development. A single lot of record upon which is erected more than one (1) building containing dwelling units, and all the structures thereon; or a single lot upon which is erected a single structure designed to contain more than four (4) dwelling units on the first floor level thereof or designed to contain more than eight (8) dwelling units throughout; except that high-rise apartments are not defined as group housing developments.

Guest cottage. Living quarters within a detached accessory building located on the same premises as the main building to be used exclusively for housing members of the family occupying the main building and their non-paying guests. Such quarters shall not be rented or otherwise used as a separate dwelling.

Guest home. See" rooming house".

Handicapped home. A home serving nine or fewer mentally or physically handicapped persons provided the home provides care on a 24 hour basis and is licensed by a state agency or department, or under contract with a agency or department for that purpose.
(Section 6-29-770, SC Code of Laws)

Height. The vertical distance of a structure measured parallel to the walls from the average elevation of the finished grade to the highest elevation of the structure.

Heliport. An area used, or to be used, for landing or take-off of helicopters or other aircraft capable of hovering, and shall include any or all of the area or buildings which are appropriate to accomplish these functions, including refueling helicopters or other aircraft capable of hovering.

High-rise apartment. Any building which contains not less than twenty (20) dwelling units and exceeds five (5) stories or fifty (50) feet in height.

High-rise structure. Any building that exceeds five (5) stories or fifty (50) feet in height.

Highest adjacent grade The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of a structure.

Historic structure. Any structure that is: (a) listed individually in the National Register of Historic Places (a listing maintained by the US Department of Interior [DOI] or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register); (b) certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on the State Inventory of Historic Places; (d) individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified (1) by an approved state program as determined by the Secretary of the Interior, or (2) directly by the Secretary of Interior in states without approved programs. Some structures or districts listed on the state or local inventories may not be "historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the potential for meeting "historic" structure criteria of the DOI. In order for these structures to meet historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has individually determined that the structure or district meets DOI structure criteria.

Hog house (and/or hog pen). A structure used for raising swine for sale.

Holding pen. A structure used to contain animals for short periods of time.

Home occupation. A commercial enterprise within a residence occupying less than 25 percent of the primary structure and employing no more than one person other than an occupant of the residence.

Hospital. A facility licensed by the State of South Carolina which maintains and operates organized facilities for one or more persons for medical or surgical diagnosis, care and treatment of human illness.

Hospice services. Items and services furnished to a patient and family by a hospice, or by others under arrangements with such a program, in a place of temporary or permanent residence used as the patient's home for the purpose of maintaining the patient at home; or, if the patient needs short-time institutionalization, the services shall be furnished in cooperation with those contracted institutions or in the hospice inpatient facility.

Hotel and motel. Any building containing principally sleeping rooms in which transient guests are lodged with or without meals that is structurally obligated to conform to the laws of the State regulating hotels. Hotels may have one or more dining rooms, lounges, restaurants, or cafes as accessory uses.

House, boarding (or rooming house) See "rooming house"

Intensive Animal Production Facilities. Animal facilities that are required to have an 'Animal Facility Management Plan, and /or" be permitted as an animal facility under the regulations of the South Carolina Department of Health and Environmental Control.

Impervious surface area (ISA). The area of a lot or parcel of land covered by any part of a building, street, parking lot, or any other structure, improvement, facility or material, except roof overhang, which restricts natural percolation by rain water. This definition includes swimming pools, all asphalt and brick surfaces and areas devoted to any outdoor storage and/or display of materials and merchandise if paved.

Impervious surface ratio (ISR). The gross impervious surface area divided by the gross area of the parcel.

Improvement. Any building, structure, construction, demolition, excavation, landscaping, or any part thereof, existing, built, erected, placed, made, or done on land or other real property for its permanent benefit.

Improvement, substantial. Any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds50 percent of the fair market value of the structure either (a) before improvement is started; or (b) if the structure has been damaged and is being restored before the damage occurred. Substantial improvement is started when the first alteration of the structural part of the building commences.

Incinerator. The use of controlled flame combustion to thermally break down solid, liquid or gaseous combustible wastes, producing residue that contains little or no combustible materials.

Industrial district. Land designation providing for a wide range of industrial and related development with special emphasis on land use intensity, open space environmental and physical constraints and land use compatibility to the site and other nearby land uses.

Industrial, heavy. Manufacturing, processing, assembling, storing, testing and similar industrial uses which are generally major operations and extensive in character; require large sites; open storage and service areas; extensive service and facilities; ready access to regional transportation; normally generate some nuisances such as smoke, noise, vibration, dust, glare, air pollution, and water pollution, but not beyond the district boundary.

Industrial, light. Wholesaling, distribution, retailing, storage, processing, light manufacturing or other industrial uses which are usually controlled operations; relatively clean, quiet, and free of objectionable or hazardous elements such as smoke, noise, odor, or dust; operating and storing within open or enclosed structures, and generating no nuisances.

Infectious waste Those wastes defined by Section 44-93-20, SC Code of Laws.

Infill development The addition of new residences, or other buildings, on scattered vacant sites, or platted lots, in a developed area. or subdivision.

In-home adult day care. A facility that provides supervision, therapy, and social development activities for no more than six (6) impaired adults in the home of the proprietor, licensed according to regulations by DHEC.

In-home child day care. An in-home child day care center, which is operated by a resident of the home and in which are received for temporary custodial care apart from their parents, part of the day, or all of the day or night, and upon any number of successive days, up to six (6) children, not related to the persons providing such temporary custodial care.

Intensity. An objective measurement of the extent to which land may be developed or used, including the consumption or use of the space above, on, or below ground; the measurement of the use of or demand on natural resources.

Junk. Old or scrap copper, brass, rope, rags, batteries, paper, trash, rubber debris or tires, waste, junked, dismantled or wrecked motor vehicles or part thereof, iron, steel and other old or scrap ferrous or nonferrous metal. The term junk shall include, but not be limited to, abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment, machinery being salvaged for parts, appliances, motors, industrial or commercial fixtures, or parts thereof.

Junk, salvage, scrap, or wrecking yards. Any use where two or more inoperable, wrecked or disabled vehicles, without current license tags are placed or stored, including parts thereof, scrap building material, scrap contractors equipment, construction waste, industrial waste, tanks, cases, cans, barrels, boxes, drums, piping, bottles, glass, old iron, machinery, rags, paper, excelsior, mattresses, beds or bedding, or any kind of scrap, salvage, secondhand, waste, or junk material. This definition shall not apply to farm equipment located on property having an agricultural tax exemption.

Juvenile halfway house. A community-based residential program for ten or more committed delinquents at the moderate-risk restrictive level that is operated or contracted by the Department of Juvenile Justice.

Kennel. Any building or buildings, and/or land where animals are boarded for compensation longer than 24 hours, or where small animals are raised and/or bred as a business.

Kitchen. A space used or designed to be used principally for the preparation of food.

Landowner. The legal or beneficial owner or owners of all land proposed for development; the holder of an option or a contract to purchase; or a person having possessory rights or equal dignity, will be deemed to be a landowner for the purpose of this Code so long as written consent of the owners of all other interest in the proposed development site is obtained.

Land surveyor. A land surveyor registered under state statutes who is in good standing with the State Board of Registration For Engineers and Surveyors.

Landscape architect. A person practicing landscape architecture and licensed in the State of South Carolina pursuant to the requirements of Chapter 40-28-10, SC Code of Laws

Laundry and dry cleaning, self-service. A business that provides home-type washing, drying, dry cleaning, and/or ironing machines for hire, to be used by customers on the premises.

Level of service standard (LOS). The volume of capacity per unit of demand.

Litter. Any garbage, rubbish, trash, refuse, cans, bottles, boxes, container paper, tobacco products, tires, appliances, mechanical equipment or parts, building or construction material, tools, machinery, wood, motor vehicles or motor vehicle parts, vessels, aircraft, farm machinery or equipment, sludge from a water treatment facility, water treatment plant or air pollution control facility, or substances in any form resulting from domestic, industrial, commercial, mining, agricultural or governmental operations. The term shall also include abandoned, dilapidated or derelict manufactured homes.

Living area. A habitable space for the purpose of living, sleeping, eating or cooking, normally measured as "heated area".

Livestock. Domestic animals used for human consumption and raised for home use or profit, and any cattle, sheep, goat, swine, poultry, or equine animals, wild or domesticated game; or other non-plant life, except such term shall not include aquatic animals or bees for the production of honey.

Loading space. A space within or adjacent to the main building on a lot providing for the standing, loading or unloading of trucks.

Lot. A lot of record lawfully created by deed or conveyance or by subdivision on a subdivision map and which has been recorded in the Public Records of Clarendon County.

Lot area. The total horizontal area within the boundaries of a parcel of land.

Lot, corner. Either a lot bounded entirely by streets, or a lot that adjoins the point of intersection of two or more streets and includes lots on curves.

Lot coverage. That portion of the area of a lot expressed as a percentage, occupied by all buildings, structures, which are covered by impervious surfaces.

Lot depth. The average horizontal distance of a straight line drawn from the midpoint of the front property line to the midpoint of the rear property line of the lot.

Lot, flag. A lot or building site which has less than the minimum required frontage on a public or private street and is not located on a cul-de-sac.

Lot frontage. The continuous distance along which a lot abuts the street on which the structure is addressed.

Lot, interior. Any lot which is neither a corner lot nor a through lot.

Lot line. The boundary of a lot or parcel.

Lot line, front. The continuous line formed by the lot frontage.

Lot line, rear. Any lot line except a front or side lot line.

Lot line, side. A continuous line which connects the rear lot line and the front lot line and which forms the boundary line between the lot and the adjacent parcel of land.

Lot of record. A lot which exists as shown or described on a plat, or deed, in the records of the Official Records of the County as of November 23, 1992.

Lot, through (double frontage). Any lot, not a corner lot, having both the front and rear property lines adjacent to a public street.

Lot width. The horizontal distance between the side lot lines, measured at right angles to the lot depth and at the front building line.

Lounge. An establishment where alcoholic beverages are sold by the drink and consumed on premises.

Low density residential. Parcels designated as Low Density Residential in the Future Land Use Element of the Comprehensive Plan.

Lowest floor. The lowest floor of the lowest enclosed area (including basement). An unfinished shed or flood-resistant enclosure which is not within a basement but which is usable solely for parking of vehicles, building access or storage purposes is not considered a building's (or structure's) lowest floor, providing such enclosure is built in compliance with applicable non-elevation design requirements of this Code.

Manufactured home (mobile home). A structure, transportable in one, or more, sections which in traveling mode, is eight body feet, or more, in width, or 40 body feet, or more, in length, or when erected on site, is 320, or more, square feet in area and which is built on a permanent chassis and designed to be used as a dwelling with, or without, a permanent foundation when connected to the required utilities and includes all plumbing, heating, air conditioning and electrical systems, appliances, accessories and furnishings and displays the HUD construction certification. (See Section 40-29-20, SC Code of Laws)

Manufactured home (Mobile Home) park. A minimum two acre parcel that is divided into lots for lease to manufactured home owners.

Manufactured home sales lot. A commercial establishment used for the sale and/or lease of manufactured homes.

Manufacturing. A building or portion of a building occupied by an establishment primarily engaged in the processing of materials, products or personal property.

Marquee. A permanent roof-like structure or canopy of rigid materials supported by and extending from the facade of a building.

Mean sea level. The average height of the sea for all stages of the tide and is used as a reference for establishing various elevations for potential flood areas.

Mechanical repair. See "Vehicle Repair".

Medically related offices. Offices for the therapeutic, preventative, or corrective personal treatment of people.

Medium density residential. Land designated as Medium Density Residential on the Future Land Use Element of the Comprehensive Plan.

Mining. The excavation and/or processing of minerals from the ground.

Mini-warehouse. A building or group of buildings on a fenced, controlled access lot which contains individual locked compartments for storage of personal property.

Mixed use development. The development of a tract of land, building, or structure which a variety of complementary and integrated uses, such as but not limited to, residential, office, manufacturing, retail, public, or entertainment, in compact urban form.

Model home center. An area comprised of one or more lots containing two or more model dwellings upon which active sales or demonstration activities are conducted regardless of the ownership status of model dwellings or lots.

Modular building unit. Any building of closed construction, regardless of type of construction, or occupancy classification, other than a manufactured home (mobile home), that is constructed off-site, displays evidence of certification by the SC Building Codes Council and is transported to the point of use for installation or erection (Section 23-43-20, SC Code of Laws)

Motel. See "hotel".

Municipal service area. A specific unincorporated area of Clarendon County in which water and/or sewer services are franchised by the County pursuant to an agreement between the County and the Public Entity.

Multi-family dwelling unit. Three or more dwelling units in a structure.

National geodetic vertical datum (NGVD). A vertical control used as a reference for establishing varying elevation.

New construction. Any construction commencing after December 28, 1999, or any walled and roofed addition that is connected by a fire wall, or is separated by an independent load-bearing wall.

Nightclub. See "Lounge".

Nonconforming building or structure. A structure, or building, existing on December 28, 1999 which does not conform to the site development regulations of area, height, lot coverage, yard setbacks, lot location or other like requirements of the district in which it is located.

Nonconforming lots. A single lot, tract or parcel of land existing as of November 23, 1999 does not conform to the property development regulations of area, height, lot coverage, yard setbacks, lot location or other like requirements of the district in which it is located.

Nonconforming use. A use of land or structure, or building that was previously a permitted use in the zoning district prior to December 28, 1999, but due to a change in this Code and/or the Official Zoning Map, is no longer permitted in the zoning district.

Nuisance An offensive, annoying, unpleasant, or obnoxious thing or practice; a cause or source of annoyance, especially a continuing or repeated invasion or disturbance of another's right, including the actual or potential emanation of any physical characteristics of activity or use across a property line, which emanation affects a human being.

Number. A word importing the singular number only, may extend and be applied to several persons and things as well as to one person and thing.

Nursing home. A home for the aged, chronically ill or incurable persons in which three or more persons not of the immediate family are received, kept or provided with food and shelter or care for compensation; but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured.

Official map. A map or maps showing the location of existing or proposed public streets, highways, public utility rights-of-way, public building sites and public open spaces. A public building site is one on which the public building will be constructed using public funds. (Clarendon County has not implemented an official map program nor does the county intend to do so.)

Off street loading. Designated areas located adjacent to buildings where trucks may load and unload cargo.

Open space. An exterior open area clear from the ground upward and devoid of structures and impervious areas.

Open space ratio. The total amount of open space divided by the total parcel area.

Outfall. A direct connection of an overflow and/or drain-down capability from a retention area to a drainage facility.

Overlay district. A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

Owner. Any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety of the whole or of a part of such building or land as shown in the Public Records of Clarendon County.

PC. The Planning Commission of Clarendon County.

Parcel. Real property described either by metes and bounds or lot numbers.

Park. An area or facility intended to be used for recreation, exercise, sports or similar activities or an area intended to enhance the enjoyment of natural features or natural beauty, but specifically excluding commercially operated amusement parks.

Parking lot. An area or plot of ground used for the storage, or parking, of motor vehicles either for compensation, and/or as an accessory service.

Parking space, off-street. An area which is accessible from a street, but not located on a street, and which is both suitable and intended for the parking of a motor vehicle.

Pawn shop. An establishment that lends money at a legally specified rate of interest on an article or articles or personal property left with the licensed pawnbroker as security.

Permanent. Designed, constructed and intended to be used for 181 days or more.

Permitted uses. Those land uses that are permitted by right within a zoning district.

Person. Includes and is applied to any natural individual, firm, partnership, association, joint stock company, joint adventure, public or private corporation or a receiver, executor, trustee, conservator or other representative appointed by orders of any court or in any other manner.

Personal services. A use primarily engaged in providing services involving the care of a person's appearance or apparel.

Pet A carnivorous domestic mammal, excluding livestock

Planning commission. The Planning Commission of the County of Clarendon.

Planning director or his/her designee. The Planning Director or his/her designee for the County, or his designee.

Plat. A map, or delineated representation of the subdivision of lands, prepared by a surveyor licensed in South Carolina, being a complete exact representation of the subdivision and other information in compliance with all the relevant requirements of Article VI and other statutes, laws and regulations. It may also include the terms replat, preliminary plat, final plat, amended plat, or revised plat as the context may be appropriate.

Poultry house. A structure used to raise poultry for sale.

Principal structure. A structure (or building) having significant or primary uses and justifying its own utilization (such as a dwelling or office building) as contrasted to accessory structures which are incidental or subordinate to primary structures and do not alone justify their utilization (such as a tool shed or auto garage used in conjunction with a dwelling). Certain structures may be either principal or accessory depending upon utilization, such as a parking garage as an accessory structure to a high-rise apartment or as a principal structure when operated commercially in a business area.

Principal use. The significant or primary activity carried out within a structure or upon land (such as retail sales within a store or occupancy of a dwelling unit as a residence) as contrasted to accessory uses which are incidental or subordinate to primary uses (such as sale of soft drinks at an automobile service station). Certain uses may be either principal or accessory, depending upon their relationship with other uses, as for example a newsstand as an accessory use within a hotel lobby or as a principal use within a separate structure.

Private club. A non-profit organization created to provide recreational or cultural opportunities, including golf clubs, country clubs, swimming clubs, lodges, and similar activities. For-profit businesses are not included.

Prohibited use. A use that is not permitted in a zoned district.

Public hearing. A meeting advertised in advance and is conducted by a County official, or Board open to the public and permitting public input during the discussion.

Public street or road. A parcel that has been either dedicated to the public, or has been maintained by a public, for the purpose of conveying vehicles.

Real property. The definition used will be as defined by the Clarendon County assessor's office.

Recreation. An indoor or outdoor activity or use which purpose is to refresh or renew a person's spirit or provide amusement or play opportunities.

Recreational – major equipment. Any mobile recreational shelter, vehicle, watercraft, trailer, whether self-propelled or not and which are customarily towed behind a vehicle and or any shelter intended for recreational purposes.

Recreational vehicle or RV. A vehicle designed as temporary living quarters for recreational camping or travel use which either has its own motor power or is mounted on or drawn by another vehicle. The term recreational vehicle excludes, automotive vans and mobile homes, but includes park models, travel trailers, camping trailers, truck campers and motor homes.

Recreational vehicle park. A site with improvements and utilities for the temporary parking of three (3) or more recreational vehicles for periods not to exceed ninety (90) days, which shall include services and facilities for the

recreational vehicle owner. Manufactured homes are expressly prohibited.

Redevelopment. See "Development"

Repeat violation. A violation of a provision of this Code by a person found to have violated the same provision within three (3) years prior to the violation.

Residence. A dwelling place construed as the place used by a person as his place of sleep, and to which whenever he is absent, has the intention of returning.

Restaurant. An establishment where food and drink are prepared, served, and consumed primarily within the principal building.

Retail liquor store. A store that sells liquor for off-premise consumption only.

Restrictive covenants. A contract between two or more parties usually specifying limitations or obligations relating to the use of property.

Re-subdivide, The making of a new subdivision and/or re-platting of previously subdivided and/or platted parcels.

Retail sales, (retailing). An establishment where the principal use is the selling, renting or leasing of goods or merchandise directly to the ultimate intended consumer and the rendering of services incidental to the sale of such goods.

Right-of-way – private. Land dedicated and/or deeded for roadway use, including ingress and/or egress, storm water management use, water, sewer, electric, telephone or natural gas lines.

Right-of-way – public. Land dedicated and/or deeded for roadway use, including ingress and/or egress, storm water management use, water, sewer, electric, telephone or natural gas lines.

Roadway. The entire area between the outside limits of construction, including appertaining structures, all slopes, ramps, intersections and drainage facilities and synonymous with the terms street and road.

Roof line. The top edge of the roof or the top of a parapet, whichever forms the top line of the building silhouette.

Rooming house. Any dwelling, other than a hotel or motel, in which three (3) or more persons who are not members of the owner's or operator's family are housed or lodged in rooms used or intended to be used for living and sleeping, but not for cooking or eating purposes, for compensation, with or without meals being provided. Any dwelling in which such accommodations are offered in ten (10) or more rooms shall be considered to be a hotel or motel.

Runway. A strip or land used for aircraft operations, whether paved or unpaved.

Salvage yard. An establishment primarily engaged in the storage, sale, dismantling or other processing of used or waste materials which are not intended for re-use in their original forms; including, but not limited to, automotive wrecking yards, junk yards, parts salvage, auto wrecking, paper salvage, and wholesale scrap and waste material establishments.

Satellite dish antenna. A device incorporating a reflective surface that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrial and/or orbital based uses. This definition is meant to include but not be limited to what are commonly referred to as satellite earth stations and satellite microwave antenna.

Screen enclosure. An addition to an existing structure that is attached to the principal structure and has a roof and three sides.

Screen fence or wall. Any structure which stands at least six (6) feet at its lowest point, is between sixty-seven percent (67%) and one hundred percent (100%) opaque, and is designed and constructed as a permanent improvement for the purpose of blocking view.

Screening. A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.

Semi-trailer. See "vehicle, commercial".

Septic system. A system for the treatment and disposal of domestic sewerage by means of a septic tank and a soil absorption system that is approved by DHEC.

Service station. A retail establishment designed to provide fuel, tires, minor adjustments, repairs and lubrication services to automobiles, trucks, and motorcycles. Service stations may include the limited sale of groceries and household goods and may provide auto washing services, but may not involve the storage of wrecked or dismantled vehicles or parts.

Setback (or setback line). A line determined by measurement, parallel to a lot line, creating an area between the lot line and the setback line in which all structures (unless otherwise limited) may not be erected.

Sewerage or sewage. Liquid and solid waste removed from the site by either pipes or septic tanks.

Shed. See "Storage Building"

Shopping center. A group of commercial uses planned, constructed and/or managed as a total entity with unified design with customer and employee parking on site.

Sidewalk. Any portion of a street between the curb line and the adjacent property line intended for the use of pedestrians, excluding parkways.

Sign. Any object, devise, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images.

Sign, advertising. Any sign which relates in its subject matter to products, accommodations, services, or activities sold or offered elsewhere than upon the premises on which such sign is located.

Sign, business. A sign that directs attention to a business or profession conducted, or to a commodity or service sold, offered, or manufactured, or to an entertainment offered on the premises where the sign is located.

Sign, directory. A sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.

Sign, freestanding. A sign which is permanently affixed to the ground and which is not a part of a building or other structure.

Sign, ground or monument-type. A freestanding sign which extends from the ground or is attached directly to the ground generally for the entire length of its bottom sign face dimension or which has a support which places the bottom of the sign less than twelve (12) inches from the ground.

Sign, nonconforming. Any sign that was legally in existence prior to this Ordinance and made illegal by this Ordinance.

Sign, portable. A sign that is not permanent, affixed to a building, structure, or the ground.

Sign, pylon. A freestanding sign supported by one or more structures or poles that are placed on, or anchored in, the ground, or other surface and otherwise separated from the ground more than twelve (12) inches by air, generally over seven (7) feet in height, and that is independent from any building or other structure.

Sight distance triangle. The triangular zone required on any intersection corner to permit a vehicle operator an unobstructed view of the crossing roadway for a minimum 30 feet sight distance in either direction along the crossing roadway.

Silviculture. The cultivation and harvesting of forest products for sale.

Single family residence. A group of people living together as a unit in dwelling with shared cooking and bathroom facilities and having parking for no more than one vehicle per bedroom.

Site . Real property suitable for a specific use.

Site clearing . Removal of trees and shrubs greater than six (6) inches DBH .

Site improvement. Any man-made alteration to a parcel of land for the purpose of preparing the land for future construction, the actual construction of structure or paving of a surface and/or the planting or installation of permanent landscaping.

Site plan. The development plan for one, or more, lots or parcels on which the existing and proposed conditions are shown on the lot(s) including all the other requirements set forth in Article V.

Sketch plan. A conceptual drawing or drawings, depicting the general arrangement of proposed structures on a parcel of land.

Slaughter house . An establishment used to butcher animals.

Solar energy system. A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used) and components for the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system). Passive solar energy systems are included in this definition.

Solar sky space. The space between a solar energy collector and the sun that must be free of obstructions that shade the collector to an extent which precludes its cost effective operation.

Solar sky space easement. A right expressed as an easement, covenant, condition, or other property interest in any land or other instrument executed by, or on behalf of any landowner, that protects the solar sky space of an actual, proposed, or designated solar energy collected as a described location by forbidding or limiting activities or land uses that interfere with access to solar energy.

Special event. An occurrence having a duration of no longer than one 30 day period every 6 months. Examples of special event include fairs, any public, charitable, educational, religious event or function or sporting event.

Special exception. A use permitted in a particular zoning district upon showing to the board of zoning appeals that such use, if in a specified location, complies with all the conditions and standards for the location or operation of the use as specified in this ordinance and authorized by the board of zoning appeals. The board of zoning appeals, before authorizing such use, shall find that the location and operation of the proposed use shall not be detrimental to adjoining land or land use.

Spot Zoning. The process of singling out a small land parcel for a use classification totally different from that of the surrounding area to benefit the property owners and to the detriment of other owners. See also Free Standing Zoning District

Start of construction. The date the building permit was issued and includes the first placement of permanent construction of a structure on a site or plot, such as the pouring of slabs or footings, installation of piles, construction of columns or any work beyond the stage of excavation and does include clearing, grading and filling.

Stockyard Non-regulated. A large enclosed yard with pens or stables where animals are temporarily kept until slaughtered or shipped.

Stockyard Regulated. A large enclosed yard with pens or stables where animals are temporarily kept until slaughtered or shipped that is required to be permitted by the South Carolina Department of Health & Environmental Control.

Storage building. Any structure used to shelter, and/or protect, equipment, supplies, chemicals, goods, furniture and the like for use by the principal occupant of the site.

Storage, outdoor. The safekeeping of any goods, products, equipment or vehicles which are customarily incidental to the principal use, or is the principal use, in an uncovered outdoor space.

Story. Part of a building between the surface of a floor and the surface of the floor next above it, or if there is no floor above it then the space between the floor and the ceiling above it. For the purposes of this Code, the minimum elevation change between a story shall be 8 feet.

Street or road. A strip of land, owned privately or publicly, which affords the principal means of ingress or egress to abutting property. The word "street" includes road, thoroughfare, parkway, avenue, boulevard, expressway, lane, throughway, place, square, or however otherwise designated within the above mentioned right-of-way, but does not include driveways and ingress/egress easements.

Street, arterial. A public thoroughfare designed to move large volumes of traffic from one point to another.

Street, collector. A public thoroughfare which filters traffic from minor streets and conducts it to arterial streets or local traffic generators such as schools, recreation areas, and public parks.

Street, existing. A street or road that is included in the E 911 system on December 28, 1999 or is added to the system.

Street, local. A street or road which provides vehicles access to, or connects predominately residential existing or planned land uses such as single-family, duplex, zero lot line, group homes, townhouses, apartment units, subdivisions or neighborhoods.

Street, private. Any street, or roadway, the right-of-way of which has not been formally accepted by the County Council for public use.

Street, public. Any street designed to serve more than one property owner which is dedicated to the public use and accepted for ownership and maintenance by the County.

Street, service. A street which is parallel and adjacent to an expressway, arterial street or limited access street or in the immediate vicinity of such streets, and which has its principal purpose of relieving such streets from local service of abutting property by providing protection from conflict with through traffic and may also be called a frontage street.

Structural alterations. Any change, except for repair or replacement, in the supporting members of a building, such as bearing walls, columns, beams or girders, floor joists or roof joists, curtain walls, piers, footers, and other structural members as defined in the building code.

Structure. Anything constructed or erected, the use of which requires location on the ground or attachment to something having location on the ground, including for purposes of this ordinance, carports, decks, mobile homes, travel trailers, signs, mobile signs, and portable signs, but excluding from definition as structures minor landscaping features such as ornamental pools, planting boxes, bird baths, paved surfaces, walkways, driveways, recreational equipment, flagpoles, and mailboxes.

Subdivision. All divisions of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street, or change in existing streets and includes re-subdivision which would involve the further division, or relocation, of lot lines of any lot, or lots, within a subdivision either previously made and approved by the PPSC or recorded in the public records of the County; or the alteration, or establishment, of any streets within a subdivision previously made and approved by the PPSC or recorded in the public records of the County and includes combinations of lots of record. However, the following exceptions are included within this definition for the purpose of requiring the County be informed and have a record of the exemptions (Section 6-29-1110, SC Code of Laws)

1. The division of land by will, or inheritance under the statute of descent and distribution, or a gift to an immediate family member, provided the division of land complies with the minimum lot development criteria in this Code and the DHEC criteria. The term immediate family member is limited to mother, father, children, grandchildren, brothers or sisters of the property owner of record in the Assessor's records;
2. The combination, or recombination, of portions of previously platted lots where the total number of lots is not increased and the resultant lots comply with the criteria in this Code and DHEC criteria;
3. The division of land into parcels, no one of which shall be less than five (5) acres in area, and no new street is involved; or
4. The partition of land by Court decree pursuant to the requirements of Section 15-61-10 et. seq., SC Code of Laws; and provided the resultant lots meet the lot development criteria of this Code and DHEC criteria.

Subdivision plans. A map, or maps, drawings, calculations and other documentation depicting and/or describing the various elements of the requirements in Article VI of this Code and includes sketch plans, preliminary plans and/or final plans as may be appropriate to the context.

Substantial enlargement. Over 25 percent (25%) of the area of a building.

Substantial improvement. Any improvement to a structure built prior to adoption of this ordinance, and any repair, reconstruction or improvement of a structure, the cost of which equals or exceeds 50 per cent of the market value of the structure, either; (a) before the improvement or repair is started or, (b) if the structure has been damaged and is being restored before the damage occurred. For the purpose of this Section, "substantial improvement" is considered to occur when the first alteration of any wall, ceiling, floor or other structural part of the building commences, whether or not that alteration affects the external dimensions of the structure. The term does not, however, include either any project for improvement of a structure to comply with existing state or local health, sanitary, or safety code specifications which are solely necessary to assure safe living conditions, or any alteration of a structure listed on the National Register of Historic Places or a state inventory of historic places.

Surveyor . A person currently licensed pursuant to the requirements of Section 40-10-(7), SC Code of Laws.

Swale. A vegetated man-made trench or channel approximately one foot deep or less and having side slopes equal to a greater than four feet horizontal to one foot vertical.

Swimming pool. Any pool which is constructed, used, or maintained to provide recreational facilities for swimming, bathing, or wading and which is capable of containing water, and all buildings, structures, equipment and appurtenances thereto.

Swimming pool, commercial. A swimming pool and attendant equipment operated for open to the public and/or serving more than one family.

Temporary. Designed, constructed and intended for use not to exceed 90 days.

Tenant.(or occupant) Applied to a building or land shall include any person holding a written or oral lease, or who occupies the whole or a part of such buildings or land either alone or with others.

Townhouse . See "Dwelling, Townhouse".

Trailer. Any straight body or tractor trailer over ten (10) feet long what will carry over 1,000 pounds dead weight.

Transient. A structure or uses which are not permanent in nature. Such uses and structures and temporary and are not intended to stay in place for more than ninety (90) consecutive days.

Travel or camping vehicle. A vehicular portable structure designed as a temporary dwelling for travel or recreational uses not exceeding thirty-five (35) feet in length.

Tree. Any living, self-supporting perennial plant that has a trunk diameter of at least 6 inches at DBH and a minimum canopy spread of 15 feet.

Tree Deteriorated (diseased or damaged). A tree that has been damaged to the point where its death is imminent or poses a hazard to property.

Tree removal. The actual removal or causing the effective removal by excessive trimming, poisoning, root damaging or other direct or indirect actions causing a tree's death.

Tree survey. A drawing prepared by a licensed surveyor in a readable scale for the site's size that provides the location, DBH, location of existing structures and improvements and common name for each tree greater than six (6) inches DBH. The survey shall include a numbered list of the identified trees.

Trip. A single or one-way vehicle movement.

Trip end. The origin or destination of a trip.

Trip generation. The total number of trip ends produced by a specific land use or activity.

Truck, straight body. Single vehicle straight body truck with a cab section.

Truck, tractor-trailer. Combination and semi vehicles consisting of a single or double axle tractor.

Use. Any purpose for which a building, other structure or parcel of land, may be designed, arranged, intended, maintained, or occupied; or any activity, occupation, business or operation carried on, or intended to be carried on, in a building, other structure or on a parcel of land.

Use, principal. The primary purpose for which the land or building is used as permitted by the applicable zoning district.

Variance. A modification of the strict application of site development requirements related to yard setbacks, building height, parking requirements, landscaping and/or signage.

Vehicle. Any self-propelled conveyance designed and used for the purpose of transporting or moving persons, animals, freight, merchandise or any substance.

Vehicle, abandoned. A vehicle that has no appearance of use for 60 days or more.

Vehicle accessory installation . Includes the following:

(1) Vehicle tune-ups shops.
(2) Installation, repair or services of vehicle glass, sunroofs, convertible tops, interiors, tinting, audio equipment, alarms and similar items.
(3) Installation, repair or servicing of vehicle brakes, shock absorbers, radiators or air conditioning devices.
(4) Installation, repair or servicing of electrical systems.
(5) Washing, waxing, accenting and similar activities commonly known as detailing.

Vehicle, commercial. Any vehicle, semi-trailer cab, or trailer with a rated capacity of one ton or more, which is intended or used for the transportation of people or goods as part of a business; is either commercially or privately registered; includes rental vehicles designed for temporary personal use.

Vehicle inoperable. Any vehicle that is not currently licensed by the State of South Carolina and/or cannot be immediately legally driven away on a public street.

Vehicle – marine . Any vehicle designed for and used on any water body.

Vehicle paint and body shop. An establishment for the painting, repainting, repair, servicing or restoring of a vehicle, bodywork, parts or components including major mechanical repairs, welding, straightening of vehicle frames or body parts, and steam cleaning.

Vehicle repair or service. An establishment performing vehicle repair or servicing work to vehicles. The term does not include any of the following activities or uses:

(1) Vehicle paint and body shop activities including: vehicle major mechanical repairs or services (including transmission, driveline or general engine repair or servicing).
(2) Vehicle fabrication or assembly uses.
(3) Vehicle welding services or repairs

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Vehicle Towing/Impoundment & Recovery Yards. Any use involving the storage of operable, inoperable, or damaged vehicles for an indeterminate period of time. Such use may or may not be incidental to another use. Such use shall not include:

(1) The wrecking, dismantling or repairing of vehicles.
(2) The dis-assembly, sale or salvage of vehicle parts.
(3) The maintenance, storage or sale of junk.
(4) The sale of vehicle parts or components, whether whole, damaged or discarded.
(5) The display for sale of damaged vehicles or parts thereof, or other discarded parts or material.
(6) The long-term storage (storage over 90 days) of inoperable vehicles (as specified in Title 56, Article 35 of the South Carolina Code of Laws) owned by the owner or operator of the vehicle towing/impoundment and recovery yard.

Vested rights. The right to undertake and complete the development of property under the terms and conditions of a site specific development plan (preliminary plan for subdivisions) or a phased development plan as provided in 6-29-1530 of the South Carolina Code of Laws, 1976, as amended, and this development ordinance. The assignment of a zoning classification, or a land use designation to a parcel does not guarantee or vest any specific development rights to any person or entity as to said real property.

Veterinary clinic. An establishment that provides medical care for animals and may include temporary boarding of same.

Video game machine. An electronic or computerized amusement and arcade machine, device, or table that upon insertion of cash, or thing of value is available to play or simulate the play of games as authorized by the Department of Revenue using a video display and microprocessors in which the player may receive free games, credits, or thing of value that can be redeemed for cash or a thing of value.

Video game parlors. An establishment whose primary purpose is to provide video games for adult use.

Video machine owner. A person who maintains for use or permits the use of a video game machine or any video game establishment

Violation. Non-conformance with a requirement of this Code.

Visibility triangle. The triangular horizontal area formed by intersecting right-of-way lines of roadways or the intersection of right-of-way lines of a roadway and the edge of a driveway, and a line connecting points located on those lines twenty (20) feet from the point of intersection. The vertical dimension of a visibility triangle is defined as the space above two and one half (2 ½) feet from the surface of the pavement.

Warehouse . A structure that stores goods and/or merchandise primarily for use off-site.

Waste tire site. A site used for either indoor or outdoor storage of used tires, usually for transport to a processing facility.

Waste tire treatment facility. An establishment that converts tires from the their original use into another product.

Waters. Includes but is not limited to rivers, lakes, streams, springs, impoundments and all other waters or bodies of water whether surface of subsurface and whether navigable or non-navigable.

Well-field protection zone permit. hat permit issued by the County authorizing the activities.

Wellhead protection area. An area designated by the County, upon the advice of DHEC, to provide land use protection for the groundwater source for a potable water wellfield, including the surface and subsurface area surrounding the well-field.

Well-field protection zone – primary. The land area immediately surrounding any potable water supply well and extending a radial distance of 200 feet from said well(s).

Well-field protection zone – secondary. The land area surrounding the primary wellfield protection zone extending and defined by a radial distance of 1000 feet from the well(s).

Wetlands. Those areas that are inundated, or saturated by surface water or ground water, at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. South Carolina wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, rivers, swamps and marshes, hydric seepage slopes, tidal marshes, and similar areas.

Wrecking yard. See "junk, salvage, or wrecking yards".

Wrecker/tow truck. A motor vehicle equipped with hoisting apparatus or other equipment designed for the towing or servicing of wrecked, disabled or inoperable automobiles, trucks, motor vehicles or industrial equipment.

Yard. A required open space clear from the ground surface upward, unoccupied and unobstructed by any structure except for fences, walls, trees and landscape material.

Yard, front. A space extending the full width of the lot between the principal building and the side lot line and measured perpendicular to the building to the closest point of the front lot line.

Yard, rear. A space extending from the front yard to the yard between the principal building and the side lot line and measured perpendicular to the building to the closest point of the rear lot line.

Yard, side. An open, unoccupied space on the same lot of record with a principal building, situated between the building and the side lot line and extending from the front yard to the rear yard. Any lot line not a rear line or a front line shall be deemed a side line.

Year . A calendar year, unless otherwise specified.

Zone. A specifically delineated area or district within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings.

Zoning administrator. The person appointed by the county council to administer the zoning ordinance.

Zoning statement. A written statement provided by the Planning Department that declares the land development regulations status of a specific parcel on a specific date, but shall not include any verbal statements made by any Department staff member.