

## ARTICLE VII: PROVISIONS GOVERNING USE DISTRICTS

### 700 Zoning District Definition and Intent

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

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

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

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

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

**700.6 MR District (Medical Residential)** It is the intent of this district to provide an area for residential and medical facilities, which will allow for the long-term operation of a hospital facility and its customary ancillary and accessory uses; and also protect adjacent residential property from incompatible land uses. The regulations which apply to and within this district are designed to encourage the existence of an economically viable medical campus. In order to achieve the intent of the MR District as shown on the Zoning Map of the City of Georgetown, South Carolina.

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

**700.8 CC District (Core Commercial)** It is the intent of this district to establish an area for concentrated general business development that the general public requires. The regulations are designed to protect the essential characteristics of the district by promotion of business and public uses which serve the

general public and to discourage industrial and wholesale developments which do not lend themselves to pedestrian traffic. In order to achieve the intent of the CC District as shown on the Zoning Map of the City of Georgetown, South Carolina,

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

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

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

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

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

**700.14 CP District (Conservation Preservation)** The intent of this district to preserve and control development within certain land, marsh and/or water areas of the City which serve as wildlife refuges, possess great natural beauty or historical significance, are utilized for outdoor recreational purposes, provide needed space for the health and general welfare of the City's inhabitants, or are subject to periodic flooding. The regulations which apply within the district are designed to reserve such areas for the purposes outlined herein and to discourage any encroachment by residential, commercial, industrial or other uses capable of adversely affecting the relatively undeveloped character of this district. In order to achieve the intent of the CP District, as shown on the Zoning Map of the City of Georgetown, South Carolina.

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

## **701 Special Districts**

**701.1 Main Corridor Overlay District** It is the intent of this district to delineate a design overlay through the main corridors. The purpose of establishing this overlay is to (1) identify areas of the City which reflect the culture of the City of Georgetown; (2) protect and enhance the aesthetic and visual character of all commercial and residential development within the overlay district; (3) promote the cultural, economic and general welfare of the people of Georgetown; (4) foster civic pride; (5) encourage harmonious, orderly and efficient growth and development of the City of Georgetown; and (6) improve property values (see Article XIII: Design Overlay District For Main Corridors and Appendix C: Design Overlay District for Main Corridors Approval Application).

**701.2 HB District (Historic Buildings)** It is the intent of this district to (1) protect, preserve and enhance the distinctive architectural and cultural heritage of the City of Georgetown as part of the educational and patriotic heritage of future generations; (2) promote the cultural, economic and general welfare of the people of the City of Georgetown; (3) foster civic pride; (4) encourage harmonious, orderly and efficient growth and development of the City of Georgetown; to strengthen the local economy; and (6) improve property values. It is the hope of the City that by encouraging a general harmony of style, form, proportion and material between buildings of historic design and those of contemporary design, the City's historic building district will continue to be a distinctive aspect of the City and will serve as visible reminders of the significant historical and cultural heritage of the City of Georgetown and the State of South Carolina. No building permit for construction, alteration, repair, moving, or demolition to be carried on within the district shall be issued by the Zoning Administrator until it is submitted to the Board of Architectural Review for its approval.

(Ord. of 8-17-2000, § 1)

## **702 PD District (Planned Development) (amended 5-17-07) (Amended 5-15-12)**

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

### **702.1 Planned Development Requirements**

**702.2 Site Plan Requirements:** The site utilized for a PD District shall contain the following:

**702.201** A minimum of ten (10) contiguous acres of land.

**702.202** A PD must include both Residential Use and Commercial Use. Any proposed uses shall be approved by the Planning Commission and City Council. A list of permitted uses in the PD shall be adopted as part of the Ordinance. Thereafter, the uses permitted in the district shall be restricted to those listed and adopted.

**702.203** Setbacks from both interior and exterior property lines shall be proposed for each PD as

part of the master plan submittal and shall be subject to approval or modifications by the City Planning Commission and/or City Council.

**702.204** Maximum building heights shall be proposed for each PD as part of the master plan submittal and shall be subject to approval or modifications by the City Planning Commission and/or City Council.

**702.205** Density shall be proposed for each PD as part of the master plan submittal and shall be subject to approval or modifications by the City Planning Commission and/or City Council.

**702.206** The plans shall be prepared in accordance with the standards set forth in the City of Georgetown Land Development Regulations;

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

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

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

*For the purpose of Sections 702.4 and 702.5 Buffer shall be defined as landscape areas, fences, walls or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisance. Berms shall not be allowed within buffer areas.*

**702.6 Utilities, Services, and Easements** Structures within a PD shall be connected to City electric and all utility lines shall be placed underground except for major electrical transmission lines. Structures within a PD shall be connected City water and sewer lines. Adequate provisions to maintain on-site and off-site drainage shall be provided. All utility and drainage easements shall be approved by the applicable City Department.

**702.7 Street and Sidewalks** All dedicated public streets, private streets and sidewalks within the PD shall be constructed to conform to SCDOT standards.

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

**702.9 Signs** All proposed signage for the PD shall be submitted and approved by Planning Commission and City Council.

**702.10 Trip Generation Data and Traffic Study** Trip generation data is required for a PD. An engineered

traffic study shall be required if the trip generation exceeds 500 trips per day. The traffic study shall consider the current traffic conditions; traffic generated by the proposed PD site at full development; traffic generated by developments approved in the areas that would affect future traffic flows; and an estimate of future traffic on the system at the time of build out. Calculations shall reference to the current edition of the Institute of Transportation Engineer's Trip Generation Manual.

**702.11 Application and Approval of Planned Developments**

A. Prior to filing an application to rezone property to PD, a conceptual plan shall be submitted to the Building and Planning Department for review. Such plan shall illustrate the boundaries of the proposed area to be rezoned to PD and the proposed site plan.

B. The Applicant shall then prepare and submit an application including a complete conceptual plan and detailed PD narrative. See Appendix B: Planned Development Narrative for the narrative requirements.

C. The Planning Commission shall hold a Public Hearing on the proposed rezoning to PD. The Planning Commission shall make a recommendation to the City Council as to whether to approve or deny the requested rezoning to PD. City Council shall consider an ordinance rezoning the property to PD. If the request is approved by two (2) readings of the ordinance, the rezoning shall be considered complete and the master plan shall become the zoning standards for the PD.

**702.12 Procedure for Phased Development** Nothing in this section shall prevent an applicant from developing a PD in phases provided the following conditions are met:

- a. A phase of development shall be part of an overall approved PD.
- b. The proposed phases shall be delineated on the plan of development.
- c. A construction timetable shall be submitted and approved showing the estimated completion dates for each phase.
- e. In a phased planned development, each phase shall provide a minimum of twenty (20) percent as open space of the gross site area of that particular phase in order to meet the twenty (20) percent requirement of open space for the PD.
- f. When any phase of a PD is developed, such phase shall conform to the master plan for the PD as approved or amended.

**702.13 Plat Approval** A PD which requires the subdivision of property shall adhere to the requirements for plat approval in the City of Georgetown Land Development Regulations.

**702.14 Amendment Procedures**

**702.1401 Major Changes.** Major changes in the PD plan after it has been adopted shall be considered the same as a new petition and shall be made in accordance with the procedures specified in Section 1800 of this ordinance. Major changes include, but are not limited to,

- 1. Increase the density
- 2. Change the outside (exterior) boundaries
- 3. Change in use
- 4. Change the location or amount of land devoted to specific land use
- 5. Significantly change the exterior appearance from those shown on any plans which may be submitted or presented by the developers

**702.1402 Minor Changes.** Minor changes in the PD may be approved by the Zoning Administrator. Minor changes may include, but are not limited to:

- 1. Decrease in density
- 2. Minor shifting of the location of buildings, proposed streets, public or private ways, utility easements, parks or other public open spaces, or other features of the approved plan



<b>Residential Use Classification</b>	<b>R1</b>	<b>R2</b>	<b>R3</b>	<b>R4</b>	<b>R5</b>	<b>MR</b>	<b>Conditions</b>
Non-commercial Accessory Building	P						
Not for Profit Clubs				C			Article 4, Section 421
Nursing Home	C	C	C	C	C		Article 4, Section 413
Offices				C			Article 4, Section 421
Park	C	C	C	C	C		Article 4, Section 418
Post Office				C			Article 4, Section 418
Public Assembly Hall				C			Article 4, Section 418
School for General Education	C	C	C	C	C		Article 4, Section 414
Single Family Home	P	P	P	P	P	P	
Substation	C	C	C	C	C		Article 4, Section 412
Taxi Stand			C	C			Article 4, Section 418
Two Family Dwelling		P	P	P	P		
Water Tower	C	C	C	C	C		Article 4, Section 411
<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>		<b>Conditions</b>
Adult Day Care Center					C		
Animal Hospitals and Veterinary Clinics	C	C			P		Article 4, Section 438
Armory	P				P		Article 4, Section 438
Assembly Halls, Coliseums, Gymnasiums, and Similar Uses	C				P		Article 4, Section 438
Automotive Repair Shop	P				P		
Automotive Sales and Service (excluding automotive junk yard)	C				P		Article 4, Section 438
Automated Teller Machine (free standing)	C				C		Article 4, Section 418
Automotive Washing Establishment	C				P		Article 4, Section 438
Bakery		C		C			Article 4, Section 425
Bank	C	P			P		Article 4, Section 438
Bank Teller Machine				P			
Barber shop	P	P		P	P		

<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>		<b>Conditions</b>
Beauty Shop	P	P		P	P		
Bed and Breakfast		C		C			Article 4, Section 408
Billiard Parlor	C	P			P		Article 4, Section 438
Bingo Parlor	C				P		Article 4, Section 438
Boat Sales, Service, and Supplies	C				P		Article 4, Section 438
Bowling Alley	C				P		Article 4, Section 438
Building Supply/Equipment Sales	C				P		Article 4, Section 438
Bus Station	C				P		Article 4, Section 438
Cemetery	C				P		Article 4, Section 438
Church	C	P		P	P		Article 4, Section 438
Club	C	P			P		Article 4, Section 438
Cold Storage/Freezer Locker	P				P		
Communication Tower					C		Article 4, Section 428
Convenience Commercial Establishment				C			Article 4, Section 426
Courthouse	P	P			P		
Day Care Center				P	P		Article 4, Section 416
Dock, Pier and Warf	C		P		P		Article 4, Section 441
Dog Pound					C		Article 4, Section 429
Drive-in Theater					C		Article 4, Section 430
Electrical Appliance/Equipment Sales and Repair	C				P		Article 4, Section 438
Small Fabricating Shop ( including Cabinet, upholstery, and sheet metal)	P				P		
Family Day Care Home				P	P		
Farm Equipment Sales/Service	C				P		Article 4, Section 438
Other Financial Institutions	C	P			P		Article 4, Section 438
Fire Station	P	P		C	P		Article 4, Section 418
Fraternal Organization	C	P			P		Article 4, Section 438
Funeral Home	C			P	P		Article 4, Section 438
Gas Service Station					C		Article 4, Section 436
Golf Driving Range and Par 3 Course	C				P		Article 4, Section 438
Greenhouse/Horticulture Nursery	C				P		Article 4, Section 438
Group Dwelling		C					Article 4, Section 422
Horse Drawn Carriage		C					Article 4, Section 407
Hospital	C				P		Article 4, Section 418
Hotel	C	P			P		Article 4, Section 438

<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>		<b>Conditions</b>
Ice Processing and Storage	C	P			P		Article 4, Section 438
Jail	P				P		
Laundromat	C	P		P	P		Article 4, Section 438
Library	P	P			P		
Lodge	C	P		P	P		Article 4, Section 438
Maintenance Shop	C				P		Article 4, Section 438
Marina (wet or dry)	C		P		P		Article 4, Section 438
Marine-related Storage Yard			C		C		Article 4, Section 424
Miniature Golf and Similar Outdoor Recreational Facilities	C				P		Article 4, Section 438
Mini-day Care Center	C			P	P		Article 4, Section 438
Manufactured Home Sales Lot/Office					C		Article 4, Section 437
Mortuary	C				P		Article 4, Section 438
Multi-Family Dwelling		C					Article 4, Section 422
Museum	P	P			P		
Mini-shopping Center	P	P			P		
News Stand				P			
Nursing Home	C				P		Article 4, Section 438
Office (Business, professional, government)	P	P		P	P		
Park	C	C		C	C		Article 4, Section 418
Parking Lot	P	P			P		
Plumbing Shop					P		
Police Station	P	P		C	P		Article 4, Section 418
Post Office	C	P			P		Article 4, Section 418
Printing Establishment	P	P			P		
Produce Stand and Market (excluding flea market)	C				P		Article 4, Section 438
Public Assembly Hall	C	p			P		Article 4, Section 438
Publicly Owned and Operated Buildings, Facilities, and Land				C			Article 4, Section 427
Recycling Material Recovery Centers					C		Article 4, Section 418
Repair Shop (excluding automotive)	P	P			P		
Restaurant (excluding drive-in)	C	P			P		Article 4, Section 438
Restaurant	C				P		Article 4, Section 438
Retail Store	P	P			P		

<b>Commercial Use Classifications</b>	<b>IC</b>	<b>CC</b>	<b>WC</b>	<b>NC</b>	<b>GC</b>		<b>Conditions</b>
Schools	C				P		Article 4, Section 438
Seafood Establishment (wholesale/retail)			P				
Sign Painting and Fabrication Shop	P				P		
Single Family Dwelling	C			P	P		Article 4, Section 438
Skating Rink	C				P		Article 4, Section 438
Substation	C	P	C	C	P		Article 4, Section 417
Taxi Stand				P			
Theater (Indoor only)	C	P			P		Article 4, Section 438
Trucking Terminal/Transfer Co	C				P		Article 4, Section 438
Union Hall				P			
Uses Located Over Water		C					Article 4, Section 423
Utility Installation			C		C		Article 4, Section 418
Watchmen/Caretaker Dwelling			P		P		
Water Tower	C				C		Article 4, Section 411
Wholesale and warehouse in enclosed building	P				P		
Uses customarily accessory to permitted uses, but not to include open air storage		P		P			
<b>Other Use Classifications</b>	<b>HI</b>	<b>LI</b>	<b>CP</b>	<b>PS</b>			<b>Conditions</b>
Accessory Structure (Detached)				P			
Animal Hospitals and Veterinary Clinics		P					
Animal Shelter, including crematorium	P						
Armory	P	P		P			
Automotive Repair Shop							
Automotive Sales and Service (excluding automotive junk yard)		P					
Automotive Washing Establishment		P					
Bank		P					
Barber shop		P					
Beauty Shop		P					
Billiard Parlor		P					

<b>Other Use Classifications</b>	<b>HI</b>	<b>LI</b>	<b>CP</b>	<b>PS</b>			<b>Conditions</b>
Bingo Parlor		P					
Boat Sales, Service, and Supplies		P					
Bowling Alley		P					
Building Supply/Equipment Sales		P					
Bus Station		P					
Campgrounds		C					Article 4, Section 439
Cemetery		P					
Church		P					
Club		P					
Cold Storage/Freezer Locker		P					
Communication Towers	C	C					Article 4, Section 428
Concrete Batching Plant	P						
Dock, Pier, and Warf		P					
Dog Pounds		P					
Educational Facility - All Levels				P			
Electrical Appliance/Equipment Sales and Repair		P					
Employment Agencies				P			
Excavation for Development		C					Article 4, Section 440
Small Fabricating Shop ( including Cabinet, upholstery, and sheet metal)		P					
Family Day Care Home		P					
Farm Equipment Sales/Service		P					
Financial Institutions (other than banks)		P					
Fire Station	P	P		P			
Fire Tower			P				
Fraternal Organization		P					
Funeral Home		P					
Gas Service Station		P					
Golf Driving Range, and Par 3 Course		P					
Government Offices				P			
Greenhouse/Horticulture Nursery		P					
Hospital		P					
Hotel		P					
Ice Processing and Storage		P					
Industrial Use / Processing Plant	C	C					Article 4, Section 433



Other Use Classifications	HI	LI	CP	PS			Conditions
Recreational Facility				P			
Recycling Material Recovery Center	C	C					Article 4, Section 418
Repair Shop (excluding automotive)		P					
Rescue Squad				P			
Restaurant		P					
Restaurant (excluding drive-in)		P					
Retail Store		P					
School		P					
Sexually Oriented Business	C	C					Article 4, Section 432
Sign Painting and Fabrication Shop		P					
Skating Rink		P					
Small Wind Energy System	C	C	C				Article 4, Section 406
Storage Plant, Tanks, and Businesses	P	P					
Storage or Laydown Area				C			Article 4, Section 431
Storage Yards	C	C					Article 4, Section 431
Substation		P	P				
Theater (Indoor only)		P					
Treatment Plant		C					Article 4, Section 435
Trucking Terminal/Transfer Co		P					
Water Tower	P	P	P				
Wholesale and warehouse in enclosed building		P					
Uses customarily accessory to permitted use and structures when located on the same lot as the principal structure		P					

**704 Zoning District Requirements**

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

**704.1** Shall meet the area, yard and height requirements of Article VIII: Area, Yard and Height Requirements;

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

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

**705 Additional Requirements**

**705.1 IC (Intermediate Commercial):** Buffer strips are required along rear property lines when any lot within this district abuts a residential zoning district.

**705.2 R5 Zoning District**

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

**705.202** All uses permitted within R5 Districts shall also meet all loading and other requirements set forth in Article XI: Off-Street Parking.

(Ord. of 2-19-04; Amended Ord. of 4-17-12; Ord. 703 chart of 3-19-15)