- **3.** The nature and location of storage and outdoor display of merchandise, and predominant types of items stored;
- 4. The type, size and nature of buildings and structures;
- **5.** The number and density of employees and customers in relation to business hours and employment shifts;
- 6. Traffic and transportation impacts (for people and freight);
- 7. Parking needs;
- **8.** The amount and nature of any nuisances generated on the premises such as noise, smoke, odor, glare, vibration, radiation and fumes;
- 9. Whether any special public utilities are needed to serve the proposed use; and
- **10.** Whether the impact on adjacent properties created by the proposed use will be greater than that of other uses in the district.

## **4.3.2 TABLE OF PRIMARY USES**

TABLE OF PRIMARY USES  P = Permitted Use																									
USE		liou	000						IAL		pool	ui 2.	Коор	cion				BUS			3				USE-SPECIFIC STANDARDS
CATEGORY	USE TYPE	RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	<u>o</u>	LC	GC	CC	င	DTWN	MUC	₽	ច	포	
Residential																									
	Single-family detached	С	С	С	С	С	С	С	С		С		С	С	С	S	S	S		S	С		S		4.3.3.2.1(A)
Household	Single-family attached								С		С	С								С					4.3.3.2.1(B)
living	Multiple family									С	С	С								С					4.3.3.2.1(C)
	Residential infill						S				S		S	S	S					S	S				4.3.3.2.1(D)
	Dormitories/student housing									Р					Р					Р					None
	Fraternity or sorority house										S				С										4.3.3.2.2(A)
Group living	Group home (Type A)												S	S	S	S	S		S	S	S				4.3.3.2.2(B)
	Group home (Type B)												S	S	S	S	S		S	S	S				4.3.3.2.2(B)
	Halfway house														S	S	S	S							4.3.3.2.2(B)
Elder care	Assisted living facility; nursing home facility; continuing care facility	S						S		Р	Р	Р	S		Р	Р	Р	Р		S	Р				None
	Independent living apartments for seniors									С	С	С								С					4.3.3.2.3(A)
Other	Live/work; upper-story dwelling(s) over commercial use											С								С					4.3.3.2.4(A)
Public and com	mercial																								
	Agricultural Support Sales and Services	Р																							None
	<u>Agritourism</u>	С																							4.3.3.3.05(A)
Agriculture and	Farming		S																				Р		None
Hunting	Plant nursery (production)															Р	Р	Р	Р			Р	Р		None
	Hunting with bow or cross bow, as regulated by the S.C. Department of Natural Resources	As allowed by City Code of Ordinances and S.C. Department of Natural Resources													None										

									F PI																
	P = Permi	tted	Use	С							peci	al Ex	cep	tion	Bla	ank (		= Pro							
						KES	IUE	:NI	IAL									BUS	SINI	ESS	3	USE-SPECIFIC STANDARDS			
USE CATEGORY	USE TYPE	-	S	S	S	S	S	"	S	<	3	_	_	_						בם	3				
		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	O	NC	2	С	GC	CC	ဂ	DTWN	MUC	₩	ត	로	
	Hunting with firearms as regulated by the S.C. Department of Natural Resources	Р									O.									_					None
	Animal care (limited)	С										S	S	S	S	С	С	С	С	С	С	С	С		4.3.3.3.1(A)
Animal services	Animal care (general)	С														S	С	С	С		S	S	С		4.3.3.3.1(B)
	Equine Stable	С	S																						4.3.3.3.1(C)
Cemeteries, columbaria, and mausoleums	Cemetery; columbaria; mausoleum	S	S	S	S	S	S	S					S	S	S	S	С	С	С	S	С				4.3.3.3.2(A)
Community	Community center; youth center; senior center											S	Р	Р	Р	Р	Р	Р	Р	Р	Р				None
Community services	Museums and libraries											Р	Р	Р	Р	Р	Р	Р	Р	Р	Р				None
	Community garden	С	С	С	С	С	С	С					С	S	С	S	С	С	С	S	С				4.3.3.3(A)
Day care	Adult day care center							S				Р	Р	Р	Р	Р	S	Р	S	Р	S	S			None
Day Care	Child day care center/ Preschool											С	С	С	С	С	S	С	S	С	S	S			4.3.3.3.4(A)
	College/university campus														Р										None
Educational	School, elementary	S	S	S	S	S	S								С	S	S	S		S	S				4.3.3.3.5(A)
institutions	School, middle/junior or senior high														С	S	S	S		S	S				4.3.3.3.5(A)
	Vocational/trade school														Р	S	S	Р	Р	Р	Р	Р	Р	S	None
	Adult entertainment																С						С		4.3.3.3.6(A)
	Bar/nightclub																S	S	S	С			С		4.3.3.3.6(B)
	Conference center/convention center											С			S	С	С	С	С	С	S	С			4.3.3.3.6(C)
Event and	Event venue	S													S	С	С	С	С	С	С	S			4.3.3.3.6(D)
<u>entertainment</u>	Teen club																S	S	S	С	S		С		4.3.3.3.6(B)
	Theater/indoor concert hall/auditorium											S			S	S	Р	Р	Р	S	Р				None
	Fraternal organization or lodge														S	С	С	С	С	С	С				4.3.3.3.6(E)
	Commissary/catering kitchen/food production														S	С	С	С	С	С	С	С	С		4.3.3.3.7(A)
	Restaurant (without alcohol											С	S	С	С	С	С	С	С	С	С	С	S		4.3.3.3.7(B)
	sales) Restaurant serving alcohol											С	S	S	S	С	С	С	С	С	С	С	S		4.3.3.3.7(C)
Food service	Extended hours restaurant serving alcohol											S				S	С	С	С	С			S		4.3.3.3.7(D)
	Specialty eating establishment											С	S	С	С	С	С	С	С	С	С	С	S		4.3.3.3.7(E)
	Craft brewery															S	С	С	С	С	S	S	С		4.3.3.3.7(F)
	Detention center																						S	S	4.3.3.3.8(A)
Government facilities	Emergency response facilities (fire, EMS, police)												S	S	S	Р	Р	Р	Р	Р	Р	Р	Р	Р	None
	Government operations center														S	S	Р	Р	Р	S	Р	Р	Р	Р	None
	Post office (regional or headquarters)														Р	S	Р	Р	Р	S	Р	S	S	S	None

TABLE OF PRIMARY USES  P = Permitted Use																														
		RESIDENTIAL															BUSINESS													
USE CATEGORY	USE TYPE	RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	<u>o</u>	LC	GC	CC	<u>C</u>	DTWN	MUC	IB	G	Ξ	STANDARDS					
	<u>Hospice</u>												Р	Р	Р	Р	Р	Р	Р	Р	Р				None					
Health care	<u>Hospital</u>														С			С		S	S				4.3.3.3.9(A)					
	Mental health treatment facility														С			С	С	С	S				4.3.3.3.9(B)					
	Business or professional office											Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	Р	None					
Offices	Contractor's office (Type A)															S	С	S	Р			Р	Р		None					
	Contractor's office (Type B)																С		С				С	С	4.3.3.3.10(A)					
	Airport/helicopter facilities																					S	S	S	4.3.3.3.11(A)					
Parking &	Fleet maintenance and storage yard																		С			С	С	С	4.3.3.3.11(B)					
transportation	Parking lot/structure														Р	Р	Р	Р	Р	Р	Р	Р	Р		None					
	Passenger bus terminal														S	S	S	S	S	S	S		S		None					
	Indoor recreation uses of ≤3.000 sf											Р	S	Р	Р	Р	Р	Р	Р	Р	Р	S	S		None					
	Indoor recreation uses of											S	S	S	S	Р	Р	Р	Р	Р	Р	S	S		4.3.3.3.12(A)					
	>3,000 sf Commercial outdoor recreation	S															C	С	C	С	C				4.3.3.3.12(B)					
Recreation	(Type A) Commercial outdoor recreation	S	S	S				С									O						S		None					
	(Type B) Indoor firing range	3	3	3														S	S			S	S	S	4.3.3.3.12(C)					
	Public parks and	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	J	J	4.3.3.3.12(D)					
	neighborhood common areas Religious institution (small)	С	S	S	S	S	S	S			Р	S	Р	Р	Р	Р	Р	Р	Р	Р	Р	S			None					
Religious	Religious institutions (medium)	С	Ė	_	Ť	S	S	S			С	_	S	S	С	С	С	С	С	С	С				4.3.3.3.13(A)					
institution	Religious institution (large)	S				S	S	S			S		S	S	С	С	С	С	С	С	С				4.3.3.3.13(A)					
	Alternative financial services																S						S		4.3.3.3.14(A)					
	Bank/credit union											С	S	С	С	С	С	С	С	С	С		S		4.3.3.3.14(B)					
	Flea market																S						S		4.3.3.3.14(C)					
	Funeral home												S	S	Р	Р	Р	Р	Р	Р	S				None					
	Gasoline station / convenience store that sells gasoline											S		S		С	С	С	С		С	С	S		4.3.3.3.14(D)					
<b>.</b>	Liquor store											С		С		С	С	С	С	С	С				4.3.3.3.14(E)					
Retail	Personal instruction											Р	С	С	Р	Р	Р	Р	Р	Р	Р	S	S		4.3.3.3.14(F)					
	Personal services (Type A)											Р	С	С	Р	Р	Р	Р	Р	Р	Р	S	S		4.3.3.3.14(F)					
	Personal services ( Type B)															S	S	S					С		4.3.3.3.14(G)					
	Retail sales or services	S										С	S	С	S	С	С	С	С	С	С		S		4.3.3.3.14(H)					
	(indoor) Retail sales or services (outdoor); outdoor storage (as														j		С	С	С		S		С	С	4.3.3.3.14(1)					
	a principal use)																								4.0.0.0.14(1)					
Self-storage	Self-storage														S	S	S	S	S		S	S	С	С	4.3.3.3.15(A)					
	Minor utilities	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	4.3.3.3.16(A)					
	Major utilities (Type A)										S		S	S	S	S	С	С	С	S	S	С	С	С	4.3.3.3.16(B)					
	Major utilities (Type B)																S						S	S	4.3.3.3.16(B)					
	Freestanding wireless communications tower and/or antenna	S											S	S	S	S	S	S	S	S	S	S	S	S	4.3.3.3.16(C) and 4.3.3.3.16(D)					

					1	ΓΑΕ	BLE	: OI	F P	RIN	IAR	Y I	USE	ES															
	·															otion Blank Cell = Prohibited													
		RESIDENTIAL																BUS	SINI	ESS	5	П	П	П	USE-SPECIFIC STANDARDS				
USE CATEGORY	USE TYPE	RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	<u>o</u>	LC	GC	CC	CI	DTWN	MUC	IB	G	Ξ	STANDARDS				
Utilities	Collocation of antenna onto existing wireless communications tower	S	S	S	S	S	S	S	S	S	S	С	С	С	С	С	С	С	С	С	С	С	С	С	4.3.3.3.16(C) and 4.3.3.3.16(E)				
Othities	Placement of antenna onto existing structure	S								S	S	С	С	С	С	С	С	С	С	С	С	С	С	С	4.3.3.3.16(C) and 4.3.3.3.16(F)				
	Freestanding small-cell DAS telecommunications pole		С	in al	l dis	trict	s pr	ovid	led t	hat a	all co	ondi	tions	in <u>.</u>	4.3.	3.3.1	16(F	) are	e me	et; S	oth	erwi	se.		4.3.3.3.16(F) and 4.3.3.3.16(H)				
	Attachment of small-cell DAS telecommunications equipment onto existing pole	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	С	4.3.3.3.16(C) and 4.3.3.3.16(I)				
	Automobile sales																S	С	С		S		С		4.3.3.3.17(A)				
	Automobile rentals																S	С	С	S	S	S			4.3.3.3.17(B)				
Vehicle sales and rentals	Boat sales																S	С	С						4.3.3.3.17(C)				
ana romano	Commercial truck or equipment rental or sales																S	S	С			S	С	С	4.3.3.3.17(B)				
	Recreational vehicle rental and sales																S	С	С						4.3.3.3.17(B)				
	Aircraft parts, sales, and maintenance																		Р			S	Р	Р	None				
	Automobile repair															S	С	С	С		S		С	S	4.3.3.3.18(A)				
Vehicle	Automobile painting/body shop															S	С	С	С				С	С	4.3.3.3.18(B)				
<u>services</u>	Automotive wrecker service																		S		S		S	S	4.3.3.3.18(C)				
	<u>Car wash</u>															S	С	С	С		S		С		4.3.3.3.18(D)				
	Truck stop																S	S	С				С	С	4.3.3.3.18(E)				
	Bed and breakfast	S		S	S	S	S					С	С	С	С	С	С	С		С	S				4.3.3.3.19(A)				
Visitor	Campground	S		S												S		С	С						4.3.3.3.19(B)				
accommodation	Hotel or motel											С		S	S	С	С	С	С	С	S	S			4.3.3.3.19(C)				
	Short-term rentals as a primary use				C if	арр	ly fo	or a	perr	nit c	n or	bef	ore I	Dece	emb	er 31	1, 20	)20;	S o	ther	wise				4.3.3.3.19(D)				
Industrial																													
Extractive industry	All uses																						С	С	4.3.3.4.1(A)				
	Crematory																						S	С	4.3.3.4.2(A)				
	Equipment repair															С	С	С	С	S	С	С	С	С	4.3.3.4.2(B)				
	Fuel oil/bottled gas distributor																		S				Р	Р	None				
General industrial	Heavy equipment sales, rental, repair or storage																		С			S	С	С	4.3.3.4.2(C)				
maastiai	Laundry, dry cleaning, and carpet cleaning plants																S	S	S		S	S	С	С	4.3.3.4.2(D)				
	Solar installations																С	С	С			С	С	С	4.3.3.4.2(E)				
	<u>Taxidermist</u>																С	С	С				С		4.3.3.4.2(F)				
	Machine shop																		Р			Р	Р	Р	None				
	Maker space												S	S	S	С	С	С	С	С	С	С			4.3.3.4.3(A)				
Manufacturing	Research and development														S		Р	Р	Р	Р	Р	Р	Р	Р	None				
and production	Manufacturing, limited																S		С	S		С	С	С	4.3.3.4.3(B)				
	Manufacturing, general																		S			S	С	С	4.3.3.4.3(C)				
	Manufacturing, heavy																							С	4.3.3.4.3(D)				

TABLE OF PRIMARY USES  P = Permitted Use																									
USE		RESIDENTIAL BUSINESS															П	USE-SPECIFIC STANDARDS							
CATEGORY	USE TYPE	RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	0	LС	GC	ငင	CI	DTWN	MUC	ΙB	ច	Ξ	
	Manufacturing, special heavy uses																							S	4.3.3.4.3(E)
	Printing and publishing																Р	S	Р	Р		Ρ	Р	Р	None
	Parcel services' terminal																		С			С	С		4.3.3.4.4(A)
Wholesaling,	Truck or freight terminal																						С	С	4.3.3.4.4(A)
warehouse, and freight	Flex space																Р	S	Ρ	Р		Р	Р		None
movement	Wholesale and Warehouse (limited)																S		С	S		С	С	С	4.3.3.4.4(B)
	Wholesale and Warehouse (general)																		S			S	С	С	4.3.3.4.4(A)
	Recycling drop-off center																		S				S	S	4.3.3.4.5(A)
	Municipal/commercial recycling facility																							S	4.3.3.4.5(B)
	<u>Landfill</u>																							S	4.3.3.4.5(C)
	Solid waste composting facility																						S	S	4.3.3.4.5(C)
Waste-related services	Tire disposal/recycling facility																							S	4.3.3.4.5(B)
	<u>Junkyard</u>																							S	4.3.3.4.5(B)
	Energy recovery plant																						S	S	4.3.3.4.5(C)
	Hazardous waste collection site																							S	4.3.3.4.5(C)
	Incinerator																							S	4.3.3.4.5(C)

## 4.3.3 USE-SPECIFIC STANDARDS

## **4.3.3.1 GENERALLY**

**A. Use-Specific Standards:** Conditional uses and some special exception uses have use-specific standards, the existence of which is noted in the last column of the Table of Primary Uses. These regulations apply to all zoning districts unless otherwise specified.

Additionally, the following use-specific standard applies to all conditional and special exception uses, unless a different standard called *Road Capacity* is listed for a particular use.

- 1. Site and emergency access: All conditional and special exception uses must have adequate road capacity available to serve the use. Additionally, the use must be designed to ensure safe ingress onto and egress from the site, safe road conditions around the site, and adequate access onto the site for fire, police, and emergency medical services.
- **B.** How to Measure Separation Requirements: Some uses are required to be separated a specified distance away from other uses or zoning districts. The measurement rules for the separation requirement are as follows.
  - For the following specified uses, the separation requirement will always be measured from lot line to lot line. These uses are not eligible to reduce the separation requirement by any mechanism.
    - Adult Entertainment
    - Bars & Nightclubs