



ZONING DEPARTMENT

OFFICIAL ZONING MAP

- LEGEND**
- RESIDENTIAL SINGLE-FAMILY
 - RESIDENTIAL MEDIUM-DENSITY
 - RESIDENTIAL HIGH-DENSITY
 - COMMERCIAL GENERAL
 - COMMERCIAL OFFICE
 - INDUSTRIAL GENERAL
 - INDUSTRIAL MEDIUM-DENSITY
 - INDUSTRIAL HIGH-DENSITY
 - AGRICULTURAL
 - UNDEVELOPED LAND
 - WATER
 - RAILROADS
 - ROADS
 - UTILITIES

PLANNING DEPARTMENT

CHERAW, SOUTH CAROLINA

DATE: 11/15/2011

SCALE: 1" = 1/4 MILE

PLANNING DEPARTMENT

CHERAW, SOUTH CAROLINA

NOTES:

1. This map is a representation of the zoning ordinance and is not a contract. The zoning ordinance is the governing document.

2. The zoning ordinance is subject to change without notice.

3. The zoning ordinance is subject to interpretation by the Zoning Board.

4. The zoning ordinance is subject to interpretation by the City Council.

5. The zoning ordinance is subject to interpretation by the Mayor.

6. The zoning ordinance is subject to interpretation by the City Manager.

7. The zoning ordinance is subject to interpretation by the City Clerk.

8. The zoning ordinance is subject to interpretation by the City Treasurer.

9. The zoning ordinance is subject to interpretation by the City Attorney.

10. The zoning ordinance is subject to interpretation by the City Engineer.

11. The zoning ordinance is subject to interpretation by the City Planner.

12. The zoning ordinance is subject to interpretation by the City Surveyor.

13. The zoning ordinance is subject to interpretation by the City Inspector.

14. The zoning ordinance is subject to interpretation by the City Auditor.

15. The zoning ordinance is subject to interpretation by the City Historian.

16. The zoning ordinance is subject to interpretation by the City Archivist.

17. The zoning ordinance is subject to interpretation by the City Librarian.

18. The zoning ordinance is subject to interpretation by the City Records Manager.

19. The zoning ordinance is subject to interpretation by the City Information Systems Manager.

20. The zoning ordinance is subject to interpretation by the City Human Resources Manager.

21. The zoning ordinance is subject to interpretation by the City Public Works Director.

22. The zoning ordinance is subject to interpretation by the City Parks and Recreation Director.

23. The zoning ordinance is subject to interpretation by the City Cultural Affairs Director.

24. The zoning ordinance is subject to interpretation by the City Economic Development Director.

25. The zoning ordinance is subject to interpretation by the City Community Development Director.

26. The zoning ordinance is subject to interpretation by the City Housing and Community Development Director.

27. The zoning ordinance is subject to interpretation by the City Social Services Director.

28. The zoning ordinance is subject to interpretation by the City Health and Human Services Director.

29. The zoning ordinance is subject to interpretation by the City Public Safety Director.

30. The zoning ordinance is subject to interpretation by the City Fire Department Director.

31. The zoning ordinance is subject to interpretation by the City Police Department Director.

32. The zoning ordinance is subject to interpretation by the City Sheriff's Office Director.

33. The zoning ordinance is subject to interpretation by the City Corrections Director.

34. The zoning ordinance is subject to interpretation by the City Juvenile Justice Director.

35. The zoning ordinance is subject to interpretation by the City Adult Probation and Parole Director.

36. The zoning ordinance is subject to interpretation by the City Child Welfare Director.

37. The zoning ordinance is subject to interpretation by the City Adult Care Director.

38. The zoning ordinance is subject to interpretation by the City Senior Services Director.

39. The zoning ordinance is subject to interpretation by the City Substance Abuse Treatment Director.

40. The zoning ordinance is subject to interpretation by the City Mental Health Director.

41. The zoning ordinance is subject to interpretation by the City Substance Abuse Prevention Director.

42. The zoning ordinance is subject to interpretation by the City Crime Prevention Director.

43. The zoning ordinance is subject to interpretation by the City Neighborhood Watch Director.

44. The zoning ordinance is subject to interpretation by the City Crime Analysis Center Director.

45. The zoning ordinance is subject to interpretation by the City Crime Laboratory Director.

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7-7 Neighborhood Commercial District

7-7.1 Intent: It is in the intent of this district to establish an area for neighborhood-related commercial services development that is primarily intended to serve a surrounding neighborhood rather than the entire community or substantial parts thereof. These regulations are designed to protect the essential characteristics of the surrounding residential areas by limiting uses to those which are compatible with low and medium density residential uses.

7-7.2 Permitted Principal Uses and Structures:

1. Those uses permitted in the Office Commercial District except auditoriums and performing arts centers.
2. Retail sales within the intent of this district including grocery stores, seafood markets, hardware stores (with no outdoor storage), homes goods, dry goods, office supplies and equipment, pharmacies, pet store, supplies store, jewelry, beer and wine sales, appliance sales, paint, fabric, clothing, and similar boutique retail establishments
3. Car wash
4. Gasoline stations (without on-site vehicular repair and or storage)
5. Laundromats and dry-cleaning establishments.
6. Restaurants
7. Restaurants with drive-throughs
8. Drive-in restaurants.
9. Automotive repair shops.
10. Florist
11. Bakery
12. Single Family and Duplex Residential²

7-7.2 Permitted Accessory Uses and Structures: Structures and uses which hare customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and located wholly on the same lot as the permitted principal use or structure.

- a. Accessory buildings on lots used for residential purposes shall be placed only in the rear yard, not to exceed fifteen (15) feet in height, not exceed twenty five (25) percent of the rear yard, not exceed one thousand (1,000) square feet in floor area and shall maintain a minimum setback of five (5) feet from rear or side yards. For corner lots, the accessory structure shall not be closer to the street than the building line.

7-8 Core Commercial District

7-8.1 Intent: It is the intent of this district to establish an area for concentrated general business development that the general public requires. These regulations are designed to protect the essential characteristics of a central business district by promotion of business and public uses which serve the

² Ordinance 2020-9

general public and to discourage industrial and wholesale developments which do not lend themselves to pedestrian traffic. The district regulations permit more dense commercial uses and minimal setbacks.

7-8.2 Permitted Principal Uses and Structures

1. All uses permitted in the Neighborhood Commercial District except places of worship (i.e. churches), lodges and civic clubs, car washes, cemeteries, duplexes and single-family housing.
2. Restaurants, bars, taprooms, taverns, poolrooms, amusement centers, event centers but excluding drive through and drive in restaurants
3. Liquor stores
4. Hotel or motel
5. Boutique hotel
6. Bus depots
7. Taxi stands
8. Post offices
9. Research and development
10. Technological business
11. Second-story housing or loft apartments.
12. Condominiums
13. Micro-brewery
14. Roof-top bars.
15. Commercial parking lots and garages.
- 16.
17. Printing, publishing, and similar activities.
18. Indoor, commercial recreation
19. Performing arts center/theatre
20. Farmer's Market
21. College extended campus facility

7-8.3 Permitted Accessory Uses and Structures: Structures and uses which are customarily accessory and clearly incidental and subordinate to permitted principal uses and structures and located wholly on the same lot as the permitted principal use or structure.

7-9 General Commercial

7-9.1 Intent: The intent of this district is to provide areas within the community for general business uses primarily engaged in retailing and service provision.

7-9.2 Permitted Principal Uses and Structures

1. All those uses permitted in the Core Commercial District and the Neighborhood Commercial District but excluding Single Family Residential, condominiums, and Duplexes
2. Outdoor Theaters
3. New and used car dealerships

4. Public buildings and land use
5. Television and radio establishments
6. Communication towers
7. Storage yards for permitted uses, excluding junkyards
8. Light manufacturing uses such as a bakery, dairy products processing, laundry, dry cleaning plants, and similar uses.
9. Cold storage and freezer lockers
10. Farm equipment sales and services
11. Automobile service stations and repair garages including car washes and auto parts shops, provided that there is no outside storage or parking vehicles without current license plates and inspection stickers
12. Cemeteries
13. Hospitals, sanitariums, rehabilitation centers, and similar facilities
14. Passenger terminals
15. Utility substations
16. Veterinary offices offering medical care for animals including outside kennels and boarding
17. Churches and other houses of worship
18. Self-Storage Facilities/Mini-storage facility
19. Multi Family Mixed Use Development in conformity with the provisions of this ordinance.

7-9.3 Permitted Accessory Uses and Structures: Any use permitted in Core Commercial District.

7-9.4 Special Exceptions: Sexually oriented businesses, manufactured or modular sales display lots, and tattoo facilities are permitted only as a special exception, and subject to the following conditions.

1. Sexually oriented businesses may be located only in accordance with the provisions of Section 9-7.
2. Manufactured or modular housing sales and display lots are permitted only in accordance with the following:
 - a. On the site, only structure may be used as a sales office.
 - b. The site shall not contain more than 12 units at any one time, whether for display or stored.
 - c. The site shall have sufficient space and shall be designed to permit easy ingress/egress to the site by manufactured units without blocking the public right of way or otherwise disrupting traffic flow on a public street.
 - d. All units, whether temporary or permanent, shall meet all property line setbacks associated with the R-2 District.
 - e. The gross density of units shall not exceed 1 unit per 7,500 square feet.
 - f. All units displayed or stored on site shall have a minimum 20 feet separation from all other units or structures.
 - g. Those units adjacent to the public right-of-way (the first row of units) regardless of their orientation, shall be underpinned or "skirted" and such material shall be properly maintained.
3. Tattoo facilities may be located as to be greater than one thousand (1,000) feet from a church, school, or playground. The distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of the church, school, or playground.