



BUSINESS AND PROFESSIONAL LICENSE
TOWN OF YEMASSEE
 ISSUED IN ACCORDANCE WITH...

EXCLUSIVE RIGHT TO SELL AGREEMENT
 LISTING AGREEMENT

MAIL

2427 Oak
 8 Country
 Beaufort, SC



In consideration of the covenants herein contained...

Town of Yemassee
 Zoning Ordinance, Revised 6/13/23

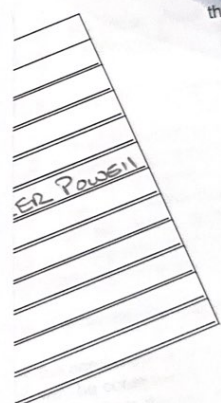
business, financial, service, and professional uses, which benefit from being located in close proximity to each other. Such general business purposes are encouraged in this Section to combine compatibility with residential use. Residential occupancy in this District is to be promoted and encouraged, either in separate buildings or in combination with office, retail, and service uses, and that such uses, in combination or not, shall be scaled and designed to serve both the livability and economic restructuring of the area. The District is designed for a low and medium density residential base, with small-scale office, commercial, and retail uses in renovated or replicated housing, a dynamic mix of uses linked by a common residential character. The Mixed Use (MU) District, thus, anticipates the desirability of mixing land uses and imposes standards to resolve problems associated with mixing, and eliminated the negative aspects of juxtaposing unlike land uses.

5.7.1 Standards for the Mixed Use District

A. Commercial or institutional uses:

1. **Maximum Floor-Area Ratio: 0.33.** To harmonize with the traditional scale of commercial buildings in the Olde Towne, new commercial buildings shall not contain more than three thousand five hundred (3,500) square feet of gross floor area.
2. **Minimum lot area:** The minimum lot size of at least one-third (1/3) acre (14, 520 square feet).
3. **Minimum street frontage:** Lots must have a minimum of forty (40) feet of frontage either on a street or on a back lane or shared driveway. However, houses served by rear lanes may front directly onto parks or greens, which shall have perimeter sidewalks. Also, flag lots must possess at least twenty-five (25) feet of frontage on a street.
4. **Minimum lot width at building line:** The minimum lot width at the building line shall be forty (40) feet.
5. **Maximum building height:** Thirty-five (35) feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of utility lines.
6. **Front yard setback:**

- Zoning Ordinance Ref.*
- a. **Principle buildings:** Twelve (12) feet minimum (but (6) feet to front porches/ steps, and twenty (20) feet maximum).
 - b. **Attached garage (front-loaded):** Twenty (20) feet minimum, no maximum.
 - c. **Attached garage (side-loaded):** Twenty (20) feet from street right-of-way.
 - d. **Detached garage:** Twenty (20) feet



- File (if checked)
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Town of Yemassee
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- a. Principle buildings: Twelve (12) feet minimum (but six (6) feet to front porches/steps, and twenty (20) feet maximum).
- b. Attached garage (front-loaded): Twenty (20) feet minimum, no maximum.
- c. Attached garage (side-loaded): Minimum ten (10) feet from street right-of-way, no maximum.
- d. Detached garage (front-loaded): Minimum twenty (20) feet behind the front façade of the house.

7. Rear yard setback:

- a. Principal buildings: Thirty (30) feet minimum.
- b. Accessory buildings: Five (5) feet minimum.
- c. Rear-loaded garages (all): Minimum twenty (20) feet from paved edge of alley or lane, and nine (9) feet to the alley right-of-way.

8. Side yard setback:

- a. Principal buildings: Twenty (20) foot separation between principal building on adjacent lots; no side yard shall be required on one (1) side if the other side yard is at least twenty (20) feet.
9. The development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in the landscaped natural vegetation.

B. Residential Uses:

1. Maximum permitted use density: Three (3) dwelling units per acre.

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8. Side yard setback:
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2. Minimum permitted use lot area: The minimum lot area shall be 14,520 square feet.
3. Minimum street frontage: Lots must have a minimum of forty (40) feet of frontage either on a street or on a back lane or shared driveway. However, houses served by rear lanes may front directly onto parks or greens, which shall have perimeter sidewalks. Also, flag lots must possess at least twenty-five (25) feet of frontage on a street.
4. Minimum lot width at building line: The minimum lot width at the building line shall be forty (40) feet.
5. Maximum building height: Thirty-five (35) feet or three (3) stories, whichever is less; excluding church spires, belfries, cupolas, monuments, chimneys, flag poles, water towers, or other structures not intended for human occupancy, with the exception of utility towers.
6. Front yard setback:
 - a. Principal buildings: Twelve (12) feet minimum (but six (6) feet to front porches/steps, and twenty (20) feet maximum).
 - b. Attached garage (front-loaded): Twenty (20) feet minimum, no maximum.
 - c. Attached garage (side-loaded): Minimum ten (10) feet from street right-of-way, no maximum.
 - d. Detached garage (front-loaded): Minimum twenty (20) feet behind the front façade of the house.
7. Rear yard setback:
 - a. Principal buildings: Thirty (30) feet minimum.
 - b. Accessory buildings: Five (5) feet minimum.

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c. Rear-loaded garages (all): Minimum twenty (20) feet from paved edge of alley or lane, and nine (9) feet to the alley right-of-way.

8. Side yard setback:

a. Principal buildings: Twenty (20) foot separation between principal building on adjacent lots; no side yard shall be required on one (1) side if the other side yard is at least twenty (20) feet.

b. The Development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent of the lot area must be landscaped or otherwise maintained in the landscaped natural vegetation.

5.7.2 Permitted Uses for the Mixed Use District

A. Single-family detached dwelling.

B. All principal businesses must operate in a permanent structure. No principal business may operate in any non-permanent structure such as a tent, mobile unit, trailer, recreational vehicle, or other temporary building.

C. Church, civic, or institutional use, provided that:

1. The proposed use would not appreciably increase or detrimentally alter traffic patterns in the area;

2. The use provides for adequate access and off-street parking arrangements in accordance with the *Development Standards Ordinance* and any other regulations relating to parking; and

3. The development of the site shall not exceed the surface coverage ratio of sixty-five (65) percent impervious to thirty-five (35) percent pervious. No more than sixty-five (65) percent of the lot area may be used for structures, parking, or otherwise be paved; minimum of thirty-five (35) percent



VACATION RENTAL ACT/EXISTING SHORT TERM

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- 8. Adequate parking including one (1) operator and each employee and one (1) shall be met off the street and other lot yard;
- 9. Signs must be posted and not

of the lot area must be landscaped or otherwise maintained in the landscaped natural vegetation.

D. Family Day Care Home (See Article X, Definitions) as a home occupation in an occupied residence where child day care is regularly provided for no more than six (6) children as a Home Occupation in compliance with the provisions in Section 5.5.2.D above.

E. Group Day Care Home (See Article X, Definitions) as a home occupation in an occupied residence meeting the requirements in Section 5.2.2.C above, where child day care is regularly provided for seven (7) to twelve (12) children, as a special exception issued by the Zoning Board of Appeals, with conditions including:

1. A minimum lot size of at least one (1) acre (43,560 square feet);
2. Proof of licensing and registration with the South Carolina Department of Social Services, including renewals every two (2) years;
3. A site plan or plat, including floor plans, that includes adequate play areas, fencing, lighting, and driveway/child drop-off areas;
4. Written agreement to allow outdoor play only between the hours of 8AM and 6PM;
5. Certification that the facility is clearly incidental and subordinate to its use for residential purposes by its occupants, and shall under no circumstances change the residential character, thereof;
6. No Group Day Care Home shall be conducted in any detached accessory building;
7. The facility is compatible with the surrounding neighborhood based upon a consideration of the number of persons cared for, potential traffic and noise impacts, location of play, parking, loading and circulation areas, and lighting;

8. Adequate parking including one (1) parking space for the operator and each employee and one (1) additional space for each five (5) children. Parking demand generated by the use shall be met off the street and other than in a required front yard;

9. Signs must be non-illuminated, placed flat against the wall and not exceed one and one-half (1½) square feet in area; and

10. The Group Day Care Home shall be subject to all applicable Town business licenses and other business taxes.

F. Accessory dwelling unit/dependency unit.

G. Service businesses specifically including:

1. Appliance, radio, or television repair shop;
2. Art studios, galleries, museums, and libraries;
3. Barber shop, beauty shop, hair/nail salon, or combination thereof;
4. Bicycle repair and sales shop;
5. Child care center and kindergartens;
6. Community center;
7. Design studio;
8. Dressmaker, seamstress, and tailor;
9. Educational institutions of a business, professional, or scientific nature;
10. Health studios and spas;
11. Indoor theaters;
12. Insurance agency;

- 7. Florist shop;
- 8. Fruit, nut, food, and/or vegetable store;
- 9. Furniture stores;
- 10. Gift, curio, or antique store;

- 13. Jewelry and watch repair shop;
- 14. Locksmith or gunsmith;
- 15. Medical, dental, or chiropractic office, and/or clinic, not including veterinary;
- 16. Office for governmental, professional business, or general purposes;
- 17. Photographic studio and supply shops;
- 18. Public utility business office;
- 19. Public/private schools;
- 20. Radio and television stations;
- 21. Real estate agency;
- 22. School offering instruction in art, music, dancing, drama, or other similar activity;
- 23. Shoe repair shop;
- 24. Secretarial and/or telephone answering service; and
- 25. Travel and ticket agencies.

H. Retail businesses specifically including:

- 1. Art shops and galleries;
- 2. Art supply store;
- 3. Book, magazine, and newspaper shops;
- 4. Candy store;
- 5. Clothing store;
- 6. Drug store or pharmacy;

7. Florist shop;
8. Fruit, nut, food, and/or vegetable store;
9. Furniture stores;
10. Gift, curio, or antique shop;
11. Hair/nail salon;
12. Hardware store;
13. Hobby and/or toy shop;
14. Ice cream shop;
15. Leather goods and luggage shops;
16. Marine and fishing supply shops;
17. Millinery or hat shops;
18. Music store, video store, and/or record shop;
19. Office supply store;
20. Paint store;
21. Photographic or camera supply store;
22. Plant or landscaping materials store;
23. Public/private schools;
24. Sporting goods store;
25. Television, radio, sales, and service;
26. Towel and linen shops;
27. Video/small appliance rental and sales;

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C. Meat, fish, and/or poultry shop provide use may be permitted. Any cleaning of fish or poultry conducted within the premises.

- 28. Variety and sundry shops; and
 - 29. Wearing apparel shops.
 - I. Interior apartment dwelling, not to exceed four (4) such units in any one (1) structure.
 - J. Bed and Breakfast: A dwelling may be involved in the rental of six (6) rooms or less to overnight guests and offering breakfast meals only to said guests, provided a parking place be provided for each room offered for rent. The parking space provision shall be confirmed by the building official prior to the issuance of a business license for this purpose and use.
 - K. Manufactured home dwelling, only if the proposed manufactured home replaces an existing manufactured/mobile home on the subject property. The manufactured home dwelling shall be under skirted around its base with an appropriate material sufficient to provide a visual screen for the underpinnings of the manufactured home.
 - L. Combination of residential structure with any use permitted within the classification, provided that all dwelling units have direct access to the street.
 - M. Any combination of permitted uses provided all applicable standards are met for each use.
 - N. Any other use which the Community Development Director or Planning Commission may find to be similar in character to the uses enumerated in this Section and consistent with the purposes and intent of this Ordinance.
- 5.7.3 Uses Permitted by Special Exception in the Mixed Use District
- A. Bakeries provided that goods baked on the premises are sold on the premises at retail only.
 - B. Duplicating centers including letter and photostat services with work area for such services not visible from adjacent pedestrians walkway.

C. Meat, fish, and/or poultry shop providing that no slaughtering be permitted. Any cleaning of fish or poultry necessary for such use may be permitted provided cleaning activities are conducted within the principal building enclosure on the premises.

D. Restaurants (except those that include drive-in, drive-up window service, or curb service), supper clubs, delicatessens, tea rooms, coffee shops, and cafes, where sound or noise shall be in compliance with Town Noise Ordinance, and provided all sound and lights or lighting arrangements used for the purpose of advertising or night operations are directed away from adjoining or nearby residential properties.

E. Any other use which the Community Development Director or Planning Commission may find to be similar in character to the uses enumerated in this Section and consistent with the purposes and intent of this Ordinance.

5.7.4 Screening of Exterior Storage Areas in the Mixed Use District

A. Screening requirements for exterior storage areas are as follows:

1. Screening shall be exclusive of driveways and sight lines used for safe automobile ingress and egress;
2. Fences and walls that are used shall be of the same or compatible material, in terms of texture and quality, as the material and color of the principal building. Additional planting material shall be provided so that no more than two-thirds (from $\frac{2}{3}$) of the surface area of the fence or wall is visible from the street within three (3) years of erection of the structure. Twenty-five (25) percent of this plant material may be deciduous;
3. Any berms installed shall have a minimum height of one and one half ($1\frac{1}{2}$) feet and a minimum crown width of two (2) feet and a side slope of no greater than 2:1, and berms shall be planted and covered with vegetation; and
4. All shrubs installed to satisfy the requirements of this Section shall be locally adapted species expected to reach a

minimum height of thirty (30) inches within three (3) years of planting. All shrubs shall be a minimum of eighteen (18) inches when planted. Vegetation planted on berms may have a reduced minimum mature height provided that the combined height of the berm and the plantings shall be a minimum height of thirty (30) inches in height after three (3) years. Twenty-five (25) percent of all shrubs may be deciduous.

5.7.5 Uses Not Permitted in the Mixed Use District

- A. Any convenience or other high volume commercial business.
- B. Motels and hotels.
- C. Any business involving junk, salvage operations, the open storage of junk and salvage materials, construction vehicles, or more than two (2) trucks maintained on the premises.
- D. Any business that constitutes a nuisance.
- E. Drive-in and drive-thru facilities.
- F. Self-service Laundromat or dry cleaning store.
- G. Package liquor store.
- H. Adult Entertainment Establishments.
- I. Any business, person, entity or service offering Adult Entertainment.

Section 5.8 Light Industrial District [LID]

~~5.8.1 The purpose of this District is to provide a suitable environment for and enhancing the locational flexibility of uses generally classified as research and development, assembly, high technology production, precision manufacturing, and light industry by excluding heavy manufacturing and permitting only those cleaner industries and operations which tend to be less objectionable to the community; and by requiring high performance standards and~~