

ZONING

## City of Charleston GIS Department

### Property Report Card

#### Property Information

Address : 107 Rutledge Ave

#### Parcel Information

TMS : 4570301081 - Address : 90 BULL ST

#### Zoning Information

Property may be included in additional zoning districts. Please verify with map.

Code : STR

The Single- and Two-family Residential, STR district allows single- or two-family dwellings on a lot. The minimum lot size requirement for a two-family dwelling is 9,000 square feet of high ground for a maximum density of 7.3 dwelling units per acre in the STR district.

#### Zoning Layers

*Property is included in the following:*

Property may be included in additional zoning districts. Please verify with map.

#### Old City Height Districts - 3

The Old City Height District is comprised of several height district classifications and includes all of peninsular Charleston lying south of Mt. Pleasant St and the extension thereof across the entire peninsula, the Magnolia redevelopment area (west of I-26, South of Hagood Rd and about 400' north of Mechanic St), and portions of West Ashley Albemarle area (generally within the area bound by Hwy 17, Ashley Point Drive/SC 30 ramp and Albemarle Rd). Certain height districts in the Old City Height District have minimum and maximum height requirements and some have additional building setback requirements.

#### Old and Historic District

#### Amusement & Recreation Overlay

The AR Overlay Zone applies to all areas of peninsula section of the city as bounded by the Ashley River, the Cooper River and Charleston Harbor

#### Map Layers

*Additional Property Details:*

Charleston City Limits : Yes

Subdivisions : Harleston Village

Neighborhood Councils : Harleston Village

#### Important Disclaimer Notice

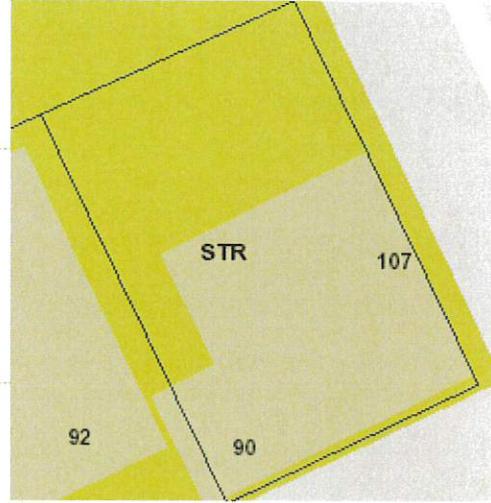
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Zoning assistance: Genita Hanna

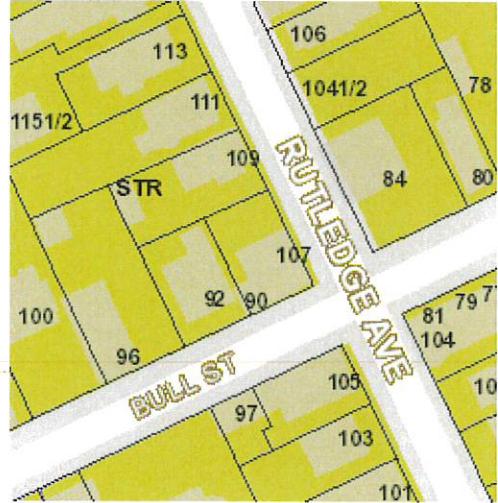
email: hanna@charleston-sc.gov

phone: 843.724.3781

Detail View:



Area Overview:



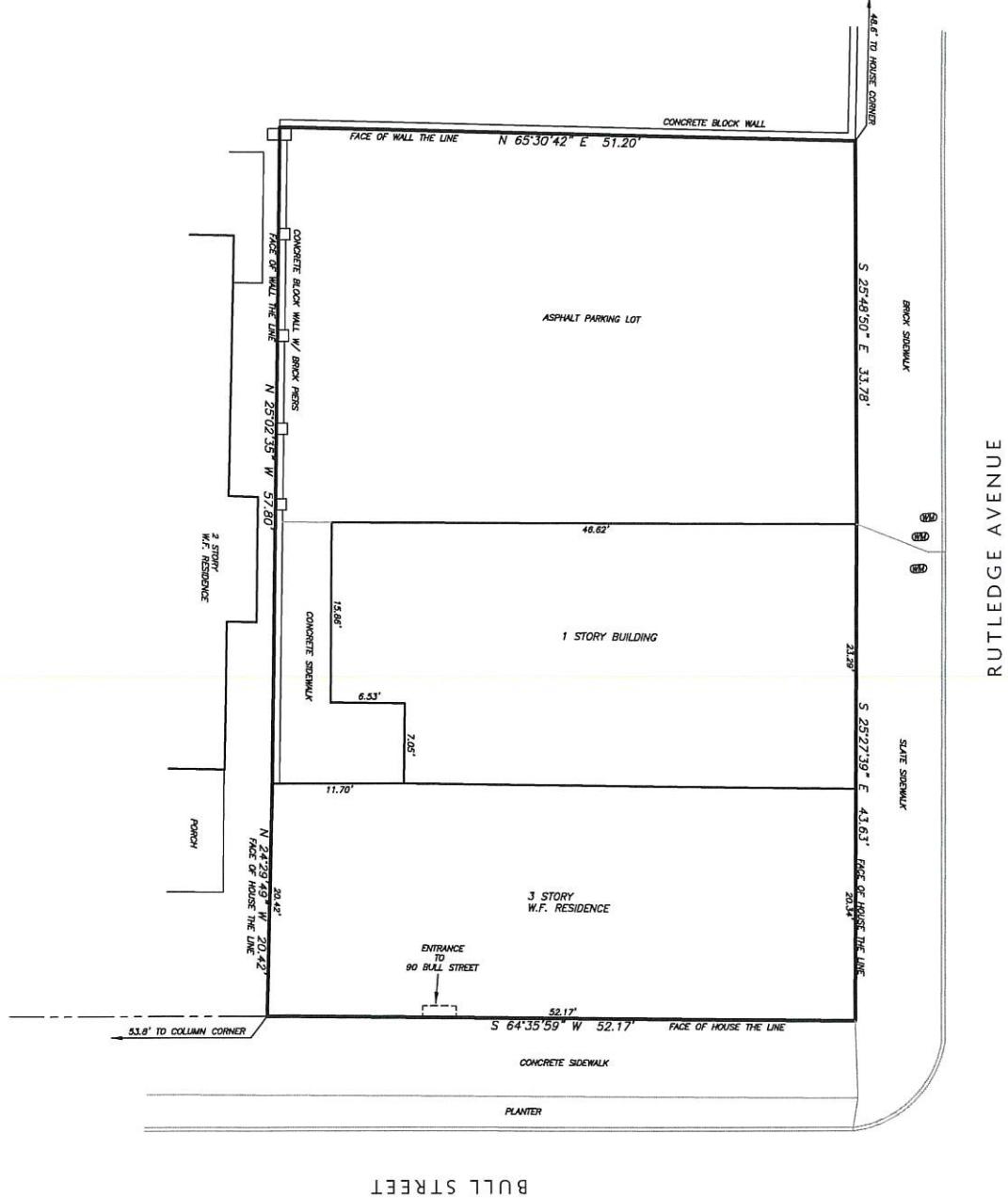
Aerial View:

[google image](#)

## NOTES

|             |  |
|-------------|--|
| Zoning: STR | <p>Old City Height District - 3</p>  |
|             | <p>Old &amp; Historic District - BAR<br/>reviews any demo regardless of<br/>age and any new construction</p>   |
|             | <p>Neighborhood Council:<br/>Charleston Village</p>  |
|             | <p><b>Setbacks</b></p> <ul style="list-style-type: none"><li>Front: 25 feet</li><li>Rear: 25 feet (50 feet combined)</li><li>S/W Side: 12 feet</li><li>N/E Side: 6 feet<br/>(18 feet combined)</li></ul> |
|             | <p>Lot Occupancy: max 50%<br/>occupied by buildings</p>  |
|             | <p>Minimum lot size per single<br/>family dwelling: 6,000 SF</p>   |
|             | <p>Minimum lot size per multi<br/>family dwelling: 4,500 SF</p>  |
|             | <p>(see City of Charleston Zoning<br/>Ordinance for more info)</p>   |

## HABITABLE FORM

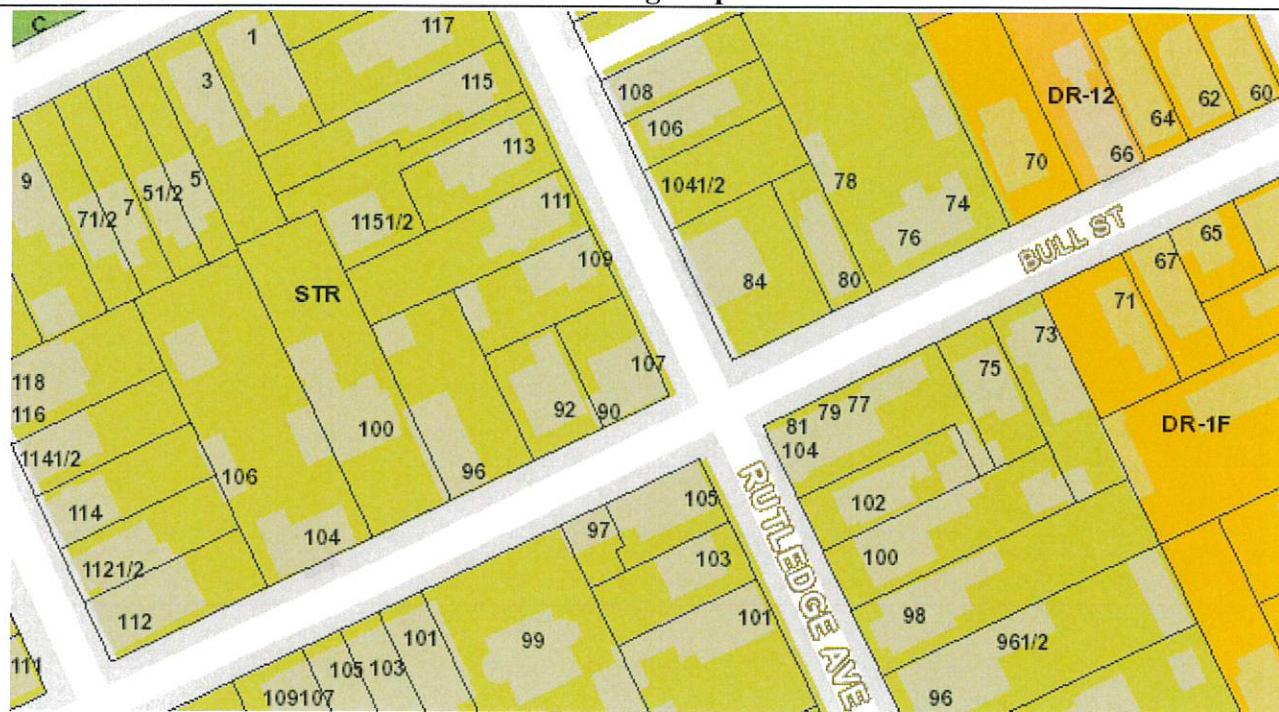


## HABITABLE FORM

## Survey – Zoning Information

# **City of Charleston GIS Department**

## **Zoning Map**



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Please contact the City of Charleston GIS department with any technical problems you may have.

Zoning assistance: Genita Hanna  
email: [hannag@charleston-sc.gov](mailto:hannag@charleston-sc.gov)  
phone: 843.724.3781

NEW TENANT HAS TO RE ESTABLISH  
AS A "NON-COMFORMING USE"  
PRIOR TO LEASE EXECUTION.