

ARTICLE VI. USE GROUPS

In order to carry out the provisions of these regulations, the uses of land, buildings, and other structures are hereby classified into functionally compatible use groups. The names of the groups and a list of principal uses included within those groups are set forth below. Whenever a use is specifically listed in a use group, and also could be construed to be incorporated within a more inclusive listing in another group, the more specific listing shall control. Land uses, buildings or other structures not specifically included or implied in the description of a use group shall not be permitted within said use group. The Zoning Administrator for Dorchester County is empowered to make these determinations per Article XIV of this ordinance. For purpose of these regulations, the following use groups are hereby established and herein defined:

NUMBER, NAME, DESCRIPTION AND LIST OF PRINCIPAL USES (Customary residential and nonresidential accessory uses are listed in Article X)

1. AGRICULTURE

- (a) Land used for agricultural purposes including farming, horticulture, truck gardens and commercial nurseries; forestry and timber operations, fishing, hunting and trapping operations.
- (b) Land used for raising and keeping domestic farm animals, including barns, sheds, auxiliary buildings and pens; also buildings and structures for processing shall not include cooking, canning, slaughtering and cleaning animals or poultry for commercial purposes except for non-domestic animals to include but not limited to feral hogs and deer.
- (c) Ag-related businesses, including land or buildings used for small-scale service and contracting businesses which support agricultural operations, located and operated at the owner's principal place of residence, including but not limited to services such as soil preparation, crop harvesting, and livestock maintenance.
- (d) Extraction of mineral resource operations, saw mills, chip mills and wood cutting operations, but not including the processing of wood products.

2. RESIDENTIAL, SINGLE-FAMILY DETACHED

Single family, detached dwellings

3. RESIDENTIAL, SINGLE-FAMILY ATTACHED

Duplexes, patio homes, and townhouses

4. RESIDENTIAL, MULTI-FAMILY

Multiplexes, townhouses, garden apartment, apartment buildings and any other multi-family structure or group of structures on a single lot

5. RESIDENTIAL, MANUFACTURED HOUSING UNIT

Manufactured Housing Units on wheels or a foundation, designed for single-family occupancy. Manufactured Housing Units may be located on individual lots or within Manufactured Housing Communities where lot areas are leased from a central management company.

6. SOCIAL AND CULTURAL

- (a) Education - establishments providing for mental development and enlightenment of the individual, including universities and colleges, kindergartens, primary and secondary schools.
- (b) Cultural and Arts Centers/Private Clubs - Establishments providing for the mental development and enlightenment of the individual and the development of the display and the performing arts, including museums, libraries, art galleries when non-profit and rehearsal and administrative activities associated with orchestral, choral, opera, ballet, dance, theatrical and other performing arts, but not including theaters or other structures and their associated activities when operated as commercial establishments. Establishments providing instruction in music, dance, crafts and art. Private and semi-private clubs, lodges, union halls, social centers, and similar establishments.
- (c) Religion - Establishments providing for religious services and development, including churches, temples, synagogues, educational buildings and rectories.
- (d) Recreation - Places for active or passive play including playgrounds, parks, tennis courts, ball fields, swimming pools, golf courses, recreational centers and other similar establishments designed for outdoor, or a combination of indoor and outdoor, recreational activities, but not including miniature golf courses, driving ranges, indoor tennis or racquetball, or other similar establishments designed primarily to provide entertainment or recreation as a commercial enterprise.

7. BUSINESS, ACCOMODATION AND FOOD SERVICES

- (a) Establishments providing for resort and short-term occupancy, including but not limited to hotels, motels and tourist homes, bed and breakfasts, inns, and apartment accommodations. Restaurants, news stands, gift shops and snack bars within the principal building designed to cater primarily to the guests of the facility may be considered as accessory uses.
- (b) Recreational vehicle parks, campgrounds, and recreation and vacation camps. Parking lots, swimming pools, tennis courts, playgrounds, and laundry rooms designed to serve guests of the establishment may be developed as accessory uses.
- (c) Restaurants (excluding limited service establishments).
- (d) Rural Retreats and Country Inns.

8. BUSINESS, PRIMARY RETAIL

Establishments selling commodities in small quantities to the consumer, including but not limited to, department stores and stores selling general merchandise and variety merchandise, such as but not limited to, clothing, jewelry, and shoes, books, flowers, food and groceries, gifts, health and personal care goods, music, cameras, luggage, optical, cigars, candy, sewing machines, picture framing, sporting goods, stationary, watches, art supplies, sporting goods ,hobby supplies, furs, leather goods, pet supplies, and saving stamp stores. Servicing of goods sold to customers may be provided as an accessory use.

9. BUSINESS, SECONDARY RETAIL

Establishments selling primarily one-stop shopping items, usually high bulk and very often more expensive items than those listed in Use Group 8, including but not limited to:

- (a) electronics and appliances, floor coverings, furniture and other home furnishings, auto parts and accessories, business materials, office equipment, restaurant equipment, guns, and light fixtures.
- (b) automobiles, motorcycles, boats, trailers, tires, hardware and building materials, nursery and garden centers, farm equipment, agricultural implements, auction houses, loan and pawn shops, second hand items, used cars, tombstones, surplus materials.
- (c) automobile repair services, minor.

10. BUSINESS, CONVENIENCE RETAIL

Establishments providing convenience items and services to the general public, including but not limited to barber and beauty shops, drug stores, grocery and food stores, hardware stores, flower shops, laundromats and dry cleaning establishments, confectioneries, restaurants (not including limited service or fast food establishments except carry-out restaurants), news and magazine stands, bakeries where products are sold exclusively at retail and on premises, and branch banking facilities.

11. BUSINESS, COMMUNICATION AND INFORMATION

- (a) Establishments carrying and/or conveying written and/or visual information to the public, including but not limited to newspaper offices , and publishing plants, motion picture production and distribution studios, broadcasting and telecommunications studios, sound recording studios, and information and data processing services.
- (b) Communications Towers and Antennae.

12. BUSINESS, WHOLESALE

Establishments selling or arranging for the purchase or resale of commodities in large quantities and materials used in production to retailers and other businesses, operating from a warehouse or office with little or no display of merchandise, including wholesalers for all types of retail products, bulk stations for gasoline, kerosene, fuel oil, bottled gas, etc.

13. BUSINESS, RECREATION

- (a) Establishments providing recreation and entertainment primarily as a commercial activity, including theaters, billiards, pool halls, bowling alleys, skating rinks, dance halls, shooting galleries, taverns, clubs, convention centers, coliseums, golf driving ranges and miniature golf, video arcades, gymnasiums, racquetball and indoor tennis centers and other similar commercial recreation activities.
- (b) Adult Establishments, including adult novelty stores, entertainment, and motion picture theaters as defined in Article XXV of this Ordinance.
- (c) Golf Course. A tract of land laid out for at least nine holes for playing the regulation game of golf and improved with tees, greens fairways and hazards and may include clubhouses and pro shops.
- (d) Ecotourism. Organized educational and primarily outdoor recreation with or without lodging which invites participants to learn about and promote ecological preservation, conservation and sustainability.

- (e) Historical Establishments and sites of a unique historic significance providing recreation and entertainment, including but limited to historic re-enactments, gift shops, equestrian centers, restaurants, bed and breakfast facilities and interpretive centers.
- (f) Land used as a venue for outdoor special events for cultural, ceremonial, educational or celebratory purposes including but not limited to weddings, receptions, recitals, art exhibits, wine/food tasting events, executive retreats, or concerts.

14. BUSINESS, PERSONAL SERVICES

- (a) Establishments providing services pertaining to an individual or person's apparel and personal effects, including but not limited to barber and beauty shops, washerettes, laundromats, dry cleaning and laundry pick-up, tailor, dressmaker, diet and weight reducing center, nail salons, funeral homes and services, photographers' studio, jewelry and watch repair, and adult and child day care centers, provided that such facilities meet the minimum rules and regulations for licensing by the South Carolina Department of Social Services.
- (b) Tattoo Parlors if approved by SC legislature.

15. BUSINESS, PROFESSIONAL SERVICES

- (a) Establishments of a business character which supply general needs of an intangible nature to the public without the attendant introduction of adverse environmental factors, such as, but not limited to, noise, increased traffic, and/or visual pollution, and including, but not limited to, establishments performing the management duties in the conduct of government business, industry, or welfare, including administrative offices of federal, state, and local governments, utilities, business, social welfare organizations and corporate administrative offices of business, provided that no such business shall allow outside storage of material and construction equipment and no overnight parking of company vehicles or heavy trucks. Also establishments engaged in providing monetary and specialized professional knowledge (except medical) such as architects, advertising agencies, legal services, credit and finance, brokers, banks, Chambers of Commerce, professional organizations, business consultants, photographers, management companies, administrative support services, and real estate and insurance agencies;
- (b) Medical - Establishments engaged in the science and art of preventing, curing, or alleviating disease, including medical, surgical, psychiatric and dental hospitals, clinics and offices, but excluding veterinary clinics and associated uses.

- (c) Institutional - Establishments for the care of a class or group of persons, including but not limited to homes and institutions for the deaf, blind, aged, orphaned, sanitariums; nursing and residential care facilities, and homeless shelters.
- (d) Educational Services – Establishments providing instruction and training of a highly specialized nature on a contractual basis, such as business and secretarial schools, technical and trade schools, and cosmetology schools, sports and recreation instruction and automobile driving schools. Institutions listed in Use Group 6 are not included.
- (e) Related - Establishments complementing medical and institutional operations, including but not limited to flower and gift shops, and apothecary shops located within the same building or complex as the use it complements.

16. BUSINESS, OFFICE SERVICE

Establishments of a business character which provide specialized office needs to individuals or other businesses, including but not limited to duplicating and printing shops, addressing and mailing services, stenographic and letter writing services, and establishments providing blueprinting and film developing services.

17. BUSINESS, GENERAL SERVICES

- (a) Establishments of a business character providing maintenance, installation and repair of personal and business articles, including but not limited to automotive repair shops, building service establishments plumbing, heating and air conditioning, electrical, janitorial and contracting services, furniture refinishing, general machinery repair establishments, tire retreading operations, and other general business services, such as funeral homes, cold storage lockers and establishments engaged in the care, treatment and housing of domestic animals.
- (b) Establishments selling, leasing and servicing of commercial equipment and specialty vehicles or storage space for commercial or domestic use (“mini-warehouses”) providing outdoor storage.
- (c) Self –service storage facilities with or without outside storage, establishments engaged in the care, treatment and housing of domestic animals, and car washes.

18. BUSINESS, BEVERAGE AND/OR "QUICK STOP" SERVICES

- (a) Beverage Stores, limited service or fast food restaurants, drinking places.
- (b) Gasoline stations and "quick stop" or "convenience stores”.

19. **TRANSPORTATION**

- (a) Ground - Establishments providing for the interchange of passengers and freight, including but not limited to bus passenger and parking terminals, truck terminals, railroad passenger and freight terminals, railway express freight terminals and taxicab stands and yards and the maintenance and storage of vehicles used by these establishments.
- (b) Air - Airports and terminals, air parks, flight strips, airfields, helistops and heliports, including the maintenance and storage of vehicles used by these operations.
- (c) Facilities for storage of transport containers, pursuant to adopted standards in Section 10.4.

20. **MANUFACTURING**

- (a) Industrial uses and processing plants, engaged in the mechanical, physical or chemical transformation of material or substances into new products provided that such uses shall not be injurious to, or cause unreasonable interference with surrounding development.
- (b) Research and development activities related to the invention, discovery, study, experimentation, etc. of products, new technologies, techniques, or processes.
- (c) Warehousing and distribution facilities for the storage, wholesale, and distribution of manufactured products, supplies and equipment, excluding bulk storage of materials that are inflammable or explosive or present hazards or conditions commonly recognized as offensive.
- (d) The packaging, storage, assembly and/or treatment of finished or semi-finished products from previously prepared materials, of finished products or parts, including assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing conducted wholly within an enclosed building.
- (e) Material Recovery Facilities.

21. MANUFACTURING SERVICES

- (a) Construction - Establishments engaged in the construction, repair, or demolition of buildings, streets, water and sewer systems, bridges, and similar construction, including but not limited to residential and nonresidential building contracting and special trade contractors, such as but not limited to, electrical heating, air conditioning, heavy construction, paving and earth moving operations.
- (b) Miscellaneous - Establishments supplying other business, industries, or individuals, including but not limited to laundry and dry cleaning plants, linen supply plants, closed storage, cabinet and metal shops, welding shops, but not including junkyards or other establishments designed primarily for outdoor, open air storage.

22. OUTDOOR STORAGE

- (a) Land or buildings used for the abandonment, storage, keeping, collecting, or bailing of paper, rags, scrap metals, other scrap or discarded materials or for the abandonment, demolition, dismantling, storage or salvaging of automobiles or other vehicles or machinery not in running condition, or parts thereof,
- (b) Outdoor storage space, accessory to the principal use of a lot or building, enclosed on all sides for the purpose of storing equipment, vehicles, construction materials and similar items incidental to the principal business.
- (c) Establishments engaged in the disposal or treatment of all construction, demolition and land clearing debris.
- (d) Outdoor storage established as the principal use of a lot for the purpose of storing commercial and industrial equipment, merchandise, finished products, heavy and light duty vehicles, construction materials and similar industrial use items.
- (e) Outdoor storage established as the principal use of a lot for the purpose of storing personal and commercial vehicles, including boats, travel trailers and recreational vehicles, light duty utility and cargo trailers, sport and commercial utility vehicles, light duty commercial vans, and similar commercial items, and including free-standing storage sheds and containers measuring not more than 200 square feet in total area.

23. UTILITIES

- (a) Waste Disposal Facilities for the disposal or treatment of solid and liquid sanitary wastes, including garbage incinerators, sanitary waste treatment plants, landfills, and related facilities, but not including sites used for the collection of recyclable materials from the public less than 2,000 square feet in area.
- (b) (Reserved)

- (c) Generating Plants and Transmission Facilities serving as part of a regional interconnecting system which provides for the production, transformation, transmission, and distribution of electric power or natural gas; and Water Treatment Plant, Storage Tank, or Pumping Station for the purification, storage and/or pumping of potable water.

- (d) Distribution or Dedicated Facilities or structures for the transformation or transmission of usable/consumable electric, gas, television or telephone signals dedicated to an individual user, including substations and sub-installations, sewerage lift stations and pump houses.

24. **COMMUNITY SERVICES**

- (a) General Government administrative offices for agencies that administer, oversee and manage public programs and activities not performed by private establishments.

- (b) Public Safety Facilities - Fire, police and rescue operations, including sub-stations.

- (c) Cemeteries.

- (d) Zoos, carnivals and fairgrounds.

25. **OPEN SPACE**

A parcel, lot or tract of land not in use and lying idle in forest, marsh, grass or natural vegetation.