

ARTICLE 12. DEFINITIONS

Words not defined herein shall have the meanings stated in the International Building Code, Plumbing Code, Gas Code, or Fire Prevention Code. Words not defined in these Codes shall have the meanings in Webster’s Ninth New Collegiate Dictionary, as revised.

Words in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word “shall” is always mandatory.

The word “may” is permissive.

The word “lot” includes the word “plot” or “parcel.”

The word “person” includes a firm, association, organization, partnership, trust company, or corporation, as well as an individual.

The word “used” or “occupied” as applied to any land or building shall be construed to imply that said land or building is in actual use or occupancy and shall be construed to include the words “intended,” “arranged,” or “designed to be used or occupied.”

The word “map” or “zoning map” shall mean the Official Zoning Map(s) of the City of Cayce.

The term “Planning Commission” refers to the Cayce City Planning Commission.

The term “Council” refers to the Cayce governing council.

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The term “Zoning Board of Appeals” refers to the Cayce Zoning Board of Appeals.

12.1 A

Abutting - Sharing a common border; physically touching for at least 10 feet.

Accessory Dwelling Unit - A secondary dwelling unit established in conjunction with and clearly subordinate to a principal dwelling unit, whether a part of the same structure as the principal dwelling unit or a detached dwelling unit on the same lot.

Accessory structure or use - A structure or use that: (1) is subordinate in area, extent, and purpose to the principal structure or use; (2) contributes to the comfort, convenience, or necessity of the principal structure or use; and (3) is located on the same lot and in the same zoning district as the principal structure or use.

ADT - Average daily trips

Administrative & Support Services- Businesses that support the day-to-day operations of other organizations.

Administrative Official - The Planning Director or other person duly designated to act in his behalf.

Affordable - means in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than thirty percent of the annual household income for a household earning no more than eighty percent of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

Agricultural Services - businesses that support agricultural and forestry operations.

Agriculture - The keeping, grazing, or feeding of livestock; croplands; aquaculture; horticulture; silviculture; and/or apiaries. This definition does not include processing or distribution plants for agricultural products and supplies.

Agritourism - Events and activities conducted on a working farm offered to the public or to invited groups for the purpose of recreation, education, or active involvement in the farm operation, and that are related to agriculture or natural resources and directly associated

with and incidental to on-going agricultural activity on site. Agritourism includes, but is not limited to, farm tours, hayrides, corn mazes, petting zoos, classes related to agricultural products or skills, and picnic and party facilities offer in conjunction with such activities.

Air Transportation - Businesses engaged in transportation of people and/or goods using aircraft.

Alley- A minor, permanent private service-way which is used for secondary vehicular access to the back or the side of properties which otherwise have primary vehicular access to a public street. All alleys are to be privately maintained with measures to ensure that the travel way is not obstructed in any manner, including parking.

Alley loaded- a residential development design where properties have vehicle access, typically to a garage, from a secondary public or private laneway at the rear of the lot, rather than from a driveway connected directly to the main street that the house faces.

Amusement Park - A large outdoor area with fairground rides, shows, refreshments, games of chance or skill, and other entertainment.

Ambulatory Health Care Services - Often referred to as Outpatient services, These businesses provide health care when patients are not staying overnight in a facility.

Antenna - A device, dish, or array used to transmit or receive telecommunication signals.

Apparel Manufacturing - The manufacturing of clothes and garments.

Applicant - The owner of land proposed to be subdivided or his/her representative.

Application for Exemption - An application to be made with the Administrative Official upon which a finding of applicability of these regulations is to be made. See the definition of "subdivision" for standards of applicability.

Arboretum (or Botanical Garden) - Land where trees, shrubs, and/or other living plants are grown, exhibited, or labeled for scientific, educational, conservation, or passive recreational purposes, not including the harvest of plants or their produce.

Arcade (in reference to Table of Permitted Use table Amusement Parks & Arcades) - An indoor area containing coin-operated video games.

Arcade - An area contiguous to a street or plaza that is open and unobstructed, and that is accessible to the public at all times. Arcades may include building columns, landscaping, statuary and fountains. Arcades do not include off-street loading/unloading areas, driveways, or parking areas.

Architectural Metal: A metal sheet that is fabricated and modified into a variety of shapes and sizes to enhance the appearance of a structure.

Area of Shallow Flooding - A designated AO or VO Zone shown on Flood Insurance Rate Maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

Area of Special Flood Hazard - The land in the flood plain subject to a one percent or greater chance of flooding in any given year.

Armored Car Services - Businesses that pick up and deliver money, receipts, or other valuable items, with personnel and equipment that protect these items during vehicle transit.

Articulate - To give emphasis to or distinctly identify a particular element. An articulated exterior wall would be the emphasis of elements on the face of a wall including a change in setback, materials, roof pitch or height.

Artisan Goods Production - Application, teaching, making, or fabrication of crafts or products by an artist, artisan, or craftsperson either by hand or with minimal automation and may include direct sales to consumers. This definition includes uses such as small-scale fabrication, manufacturing, and other industrial uses and processes typically not permitted in non-industrial zoning districts such as welding and sculpting.

Artist Studio - Workspace for one or more artists or artisans, including space for the accessory sale of art produced on the premises.

Auction House - A place where the property of others, such as objects of art, furniture, and other goods (except for livestock), are offered by a broker or auctioneer for sale to persons who bid on the items in competition with each other at scheduled sales periods or events.

Automated Teller Machine (ATM) - An automated machine where consumers can withdraw and deposit cash amounts on local or private premises.

Automotive Repair Facility - An establishment that repairs automotive vehicles

Automotive Oil Change and Lubrication Shops - An establishment that specializes in changing motor oil and lubricating the chassis of automotive vehicles.

Auxiliary Shed - A type of accessory structure where work is carried out.

12.2 B

Backyard Pen - A fenced-in enclosure, typically small, used to confine animals within the backyard.

Base Flood - The flood having a one percent chance of being equaled or exceeded in any given year.

Bakery - A facility for the production and sale of baked goods and confectionaries primarily for retail sales to customers of the facility.

Bank - An establishment that provides retail banking services, mortgage lending, or similar financial services. Accessory uses may include automated teller machines and drive through facilities. This use does not include non-depository personal credit institutions.

Bar - An eating/drinking establishment providing or dispensing by the drink for on-site consumption of alcoholic beverages and in which the sale of food products such as sandwiches and light snacks is secondary. A bar may include the provision of live entertainment and /or dancing; however a bar shall not include any adult business use.

Bed and Breakfast Inn - Any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

Beehive - A dome-shaped or boxlike structure in which bees are kept.

Berm - An earthen mound formed to shield undesirable views, decrease noise, and/pr add topographical interest. The slope of a berm should not exceed a rise of one foot in two horizontal feet.

Bikeway - Any road, path or way which in some approved manner is specifically designated as being open to bicycle travel, regardless of whether such facilities are designed for the exclusive use of the bicycles or are to be share with other transportation modes, and which further includes a dedicated right-of-way for public use.

Block - A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad rights-of-way, shorelines of waterways, or boundary lines of municipalities or counties.

Body Piercing Facilities - Any room, space, location, area, structure, mobile unit, or business, or any part of any of these places, identifiable by a mailing address, where body piercing is practiced or where the business of body piercing is performed.

Bond - Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Government Body. All

bonds shall be approved by the Governing Body wherever a bond is required by these regulations. A bond can be a performance bond, surety bond, or an irrevocable letter of credit. The amount must equal at least 150% of the cost of the required improvement.

Borrow Pit - An excavated area where naturally occurring earthen materials are to be removed for use as ordinary fill at another location.

Bowling Center - An indoor facility designed for recreational bowling as well associated amenities, like a restaurant and a bar.

Brewery - An establishment primarily engaged in the manufacturing of beer, ale, lager, malt liquors and nonalcoholic beer.

Brewpub - A use that manufactures not more than 2,000 barrels of beer per calendar year for on-premises consumption. May serve beer or wine produced off-premises for on-premises consumption, or sell food for on-premises consumption.

Brick, Solid - The traditional masonry method where stacked full-sized bricks are used as the primary structural support for the structure.

Brick Veneer - A system where a single non-structural layer of full-sized bricks serve as a visual cladding around the foundation.

Brick Veneer, Thin - A lightweight decorative covering made of real clay brick or concrete which is installed directly onto surfaces.

Broadcasting Studio - A building or portion of a building used as a place to stage, record, and broadcast content for radio, television, or other broadcast media.

Broadcasting and Telecommunications - Businesses that create content or acquire the right to distribute content and subsequently broadcast the content.

Buildable Area - That portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

Building - Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and includes any structure.

Building, Accessory - A subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings.

Building, Alteration - Any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

Building Footprint - The exterior outline of a structure where it meets the earth.

Building Line - A line beyond which, no foundation wall or part of the structure of any building shall project, with the exception of roof overhang and the sub-surface projection of footings.

Building, Principal - A building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

Building Supply Sales - An establishment that sells lumber and may also sell roofing, siding, shingles, wallboard, paint, brick, tile, cement, sand, gravel, and other building materials and supplies, to the general public.

Buffer - An area provided to reduce the conflict between two different land uses. Buffers are intended to mitigate undesired views, noise, and glare effectively providing greater privacy to neighboring land uses. Typical buffers consist of materials that serve this purpose and include, but are not limited to, plant materials, walls, fences, and/or significant land area to separate the uses.

Bufferyard - An area within a property or site, generally adjacent to or parallel with the property line either consisting of natural existing vegetation or created by the use of trees, shrubs, and/or fences designed to limit continuously the view and/or sound from the site to adjacent sites or properties.

Bulk Solid Waste Container - A container intended for construction waste material or other refuse, excluding garbage, for the purpose of removing said material from a site.

Business Offices- Traditional office-type environments recognized by professionals such as lawyers, architects, engineers, CPAs, real estate brokers and the like; clerical or goods brokerage services; banks, savings and loans, or other financial, consulting, or administrative activities; communication related services; book and newspaper publishing; multicopying, blueprinting, and custom printing; and other such activities where clientele are served on the premises with nothing other than a service rendered.

Business Schools, Computer and Management Training - Institutions that offer courses in office procedures and secretarial skills, computer training and/or short duration courses or seminars for management and professional development.

12.3 C

Cabana - A shaded structure adjacent to a residential swimming pool.

Caliper - A unit of physical measure for defining the diameter of a newly planted tree measured six inches above ground level.

Campground - An outdoor facility designed for overnight accommodation of persons in recreational vehicles, tents, rustic cabins, and/or shelters for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities and related parking facilities.

Canopy - A roof-like, unenclosed (except when connected to a building) shelter having various means of support and generally used for protection from weather for pedestrians.

Canopy Tree - A deciduous tree that forms the top layer of vegetation in a forest. Examples of such trees include oaks, hickories, maples, poplars.

Car Wash - An establishment primarily engaged in cleaning or detailing personal vehicles (cars or light trucks), whether full service, self-service, automatic or by hand.

Cargo Container - A container intended for multi-modal transportation via sea going vessel, train, and truck-trailer. These containers are self-contained without axles or wheels.

Carport - A type of accessory building used exclusively for storage of vehicles. Carports must cover an improved surface and be open on 3 sides.

Cartway: The actual road surface area from curb line, which may include travel lanes, parking, and deceleration and acceleration lanes. Where there are no curbs, the cartway is that portion between the edges of the paved surface.

Catering - An establishment whose principal business is to prepare food on-site, then to transport and serve the food off-site. This use includes a commercial kitchen. No business consumption of food or beverages is permitted on the premises.

Cemetery - A place used for the permanent interment of dead human bodies (or their cremated remains) or pet animal bodies. A "Cemetery" may include a mausoleum or columbarium but does not include a crematory.

Central Water System - A private water company not owned and operated by a public agency, serving new community development in an outlying area. It includes water treatment and distribution facilities.

Central Sewerage System - A community sewer system, including collection and treatment facilities, not owned and operated by a public agency serving a new subdivision in an outlying area.

Certificate of Occupancy - A document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this Ordinance and the Building Code.

Certificate of Zoning Compliance - A document certifying that a proposed use meets all requirements of this Ordinance.

Check Cashing Services - Businesses that offer quick access to funds for individuals who do not have traditional bank accounts, typically through storefronts or retail locations.

Child Day Care Services - Where permitted as an accessory use shall mean a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

City Council - Shall refer to the City Council of Cayce in this Ordinance

Cluster Subdivision - A site-planning technique that concentrates buildings and structures or development in specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open space, and/or preservation of features, and/or structures with environmental historical, cultural, or other significance. The techniques used to concentrate buildings may include, but shall not be limited to, reduction in lot areas, setback requirements, and/or bulk requirements, with the resultant open space being devoted by deed restrictions for one or more uses. See also Conservation Subdivision.

Coin-operated Amusement, Non-cash Payout - A device that is activated and operated by inserting coins, tokens or other payment methods. The winnings are not in the form of cash or readily exchangeable for cash.

Co-location - The placement of two or more provider's wireless communication antenna upon the same wireless communication facility.

Colleges - An institution authorized to provide post-secondary courses of study and grant degrees, certificates, and/or diplomas. Includes junior colleges, technical colleges, and universities.

Commercial Recreation, Indoor - An indoor establishment that is maintained or operated for the amusement, patronage, or recreation of the general public, members, or paying customers, including: amusement arcades; bowling centers; skating rinks; theaters, motion picture, other than drive-ins, paintball, airsoft and other similar uses.

Commercial Recreation, Outdoor - An outdoor establishment that is maintained or operated for the amusement, patronage, or recreation of the general public, members, or paying customers, including amusement or water parks, fairgrounds, batting cages, billiard parlors, go-cart, motorcycle and similar small vehicle tracks, miniature golf courses, freestanding golf driving ranges, bounce house events, paintball and airsoft facilities and other similar uses.

Common Open Space - Means the portion of the site set aside in perpetuity as open space. This area may include wetlands, floodplains or flood-hazard areas, stream corridors, prime agricultural lands, habitats of endangered species, wildlife, as identified on applicable federal or state lists, scenic views, historical or cultural features, archaeological sites, or other elements to be projected from development as well as easements for public utilities.

Common Signage Plan- A plan approved by the City for the signs of a property that has multiple tenants, including both freestanding and wall signs. The plan provides details that shall be met regardless of the tenants occupying the property.

Communication and Information - A use classification for establishments that produce or distribute information, including publishing, motion pictures and sound recording, telecommunications and broadcasting, and information services and data processing industries

Communication Tower or Wireless Communication Facility – Facility used for transmitting, receiving, and relaying voice and data signals from wireless communication devices.

Community Care Facility - A facility where inpatient nursing and rehabilitative services are provided to patients who require continuous health care, but not hospital services.

Community Education- Include public, parochial, and private kindergartens, primary and secondary schools, colleges, junior colleges, technical education centers, and universities. Day care centers, stadiums, dormitories and other activities attendant to scholastic endeavors shall be dealt with as separate activity types, not to be included within the scope of this definition.

Community Food Services - Establishments primarily engaged in the collection, preparation, and delivery of food for the needy. Establishments may also distribute clothing and blankets to the poor; prepare and deliver meals to persons who by reason of age, disability, or illness are unable to prepare meals for themselves; collect and distribute salvageable or donated food; or prepare and provide meals at fixed or mobile locations. Food banks, meal delivery programs, and soup kitchens are included in this use type.

Community Food and Housing, and Emergency and Other Relief Services - Establishments that collect, prepare and deliver food for the needy, provide short-term emergency shelter or low-cost housing for families in need, and repair homes for individuals or families in need, including during disasters and conflicts.

Community Garden - A private or public facility for cultivation of fruits, flowers, vegetables, or ornamental plants by more than one person, household, family, or non-profit organization for personal or group use, consumption, or donation. Community gardens may be divided into separate plots for cultivation by one or more individuals or may be farmed collectively by members of the group and may include common areas maintained and used by group members.

Community Recreation Center - A place, building, area, or other facility used for providing social and recreation programs and facilities. The center may be private or public and may be designed to accommodate and serve specific residential developments or significant segments of the community.

Computer & Peripheral Equipment Manufacturing - The process of manufacturing equipment to be used in the manufacture of computers.

Conditional Use - A use of land or structure which is permitted in a district under conditions specified in the zoning ordinance.

Condominium - A unit in a multi-unit structure owned by individuals partnerships, corporations, or other business entities or entities which has use of all common areas associated with that structure.

Construction - Any new construction, reconstruction, alteration or expansion requiring a permit accordance to the SC Building Code.

Construction, General Contractor - A professional who manages and oversees a construction project from start to finish.

Construction Plan - The drawings accompanying a subdivision plat or plan and showing specific location and design of improvements to be installed in the subdivision in accordance with the requirements of the Administrative Officer as a condition of the approval of the plat or plan.

Construction and Inert Debris, Landfill - A landfill used to dispose of construction and demolition type debris.

Construction Site Office or Storage - A temporary office structure and one or more sheds used by for the staging, management, and security of new construction and for the storage of materials on an active construction site.

Construction Trailer/Container/Portable Structure - A trailer, portable temporary container, or portable structure with or without axles and wheels intended to support construction activity at a site with an active building permit.

Consumer Goods Repair - The maintenance and rehabilitation of consumer goods and appliances customarily used in the home, not including vehicle repair, commercial and industrial equipment repair, or specialized equipment repair.

Consumer Goods Store - An establishment of 90,000 square feet or less that sells consumer goods at retail, such as department stores; variety stores; apparel and accessory stores; used merchandise stores; tobacco products stores; newspaper and magazine stores; florists; retail nurseries and lawn and garden supply stores; paint, glass, and wallpaper stores; hardware stores; and furniture and home furnishing stores.

Contractor's Office - A building or portion of a building used by a building, heating and air conditioning, plumbing, or electrical contractor, or contractor providing similar services, both as an office and for the storage of a limited quantity of materials, supplies, and equipment inside the building. If outdoor storage of materials, supplies, or equipment is associated with the office, the use is considered a contractor's yard.

Contractor's Yard - A lot or portion of a lot or parcel used for outdoor storage and maintenance of construction equipment and other materials and facilities customarily required in the building trade by a construction contractor.

Continuing Care Community - A development that provides a continuum of accommodations and care, from independent living to convalescence care and long-term skilled nursing care, and enters into contracts to provide lifelong care. A continuing care community typically includes a full range of living arrangements from independent living, congregate housing, residential care and skilled nursing and sometimes hospice care. Continuing care communities provide a range of ancillary facilities and services such as health care, meals with common dining facilities, physical therapy, education, recreation, and other social and cultural activities.

Convenience Store - A retail store of 5,000 square feet or less in gross floor area, which carries a range of merchandise oriented to daily convenience and travelers' shopping needs. These stores may be part of a gasoline service station or an independent facility.

Couriers and Messengers - A business providing local messenger and delivery services of small items.

Conservation Subdivision – A site-planning technique that concentrates buildings and structures or development in specific areas on a lot, site, or parcel to allow the remaining land to be used for recreation, open space, and/or preservation of features, and/or structures with environmental historical, cultural, or other significance. The techniques used to concentrate buildings may include, but shall not be limited to, reduction in lot areas, setback requirements, and/or bulk requirements, with the resultant open space being devoted by deed restrictions for one or more uses. See also Cluster Subdivision.

Conventional Subdivision – A subdivision of land in which the development standards of each parcel meet the parcel's zoning district requirements.

Coop - A cage or pen for confining poultry.

Correctional Facility - A publicly or privately operated facility to house persons awaiting trial or persons serving a sentence after being found guilty of committing a crime.

Cottage Court - A type of subdivision where a group of single-family homes built in close proximity to one another fronting a central green or lawn with additional land around the homes owned in common by the residents of the development. Also known as a pocket neighborhood.

Credit Intermediation - Businesses that lend funds.

Crematory – An establishment for cremating the dead.

Crosswalk - A right-of-way within a block dedicated to public use, intended primarily for pedestrian use designed to provide access to adjacent roads.

Cutoff Fixture - An outdoor light fixture shielded or constructed in such a manner that no more than two and one-half (2 ½) percent of the total light emitted by the fixture is projected above the horizontal plane of the fixture.

12.4 D

DES - South Carolina Department of Environmental Services. Formerly DHEC (Department of Health and Environmental Control).

Data Processing, Hosting, and Related Services - Facilities that exist for the sole purpose of storing, processing, or sharing data or applications. Such facilities may include computers, servers, routers, storage systems, firewall, and other similar components. These establishments may provide complete processing and preparation of reports from data, cloud services, automated data entry services, data storage, file sharing, virtual

communication services, artificial intelligence, or make data processing resources available to clients on an hourly or timesharing basis. This definition includes data centers but does not include accessory uses that are necessary or incidental to the function of permitted land uses within the same property (e.g. an office building with a server room).

Daycare Facility (Adult and Child) - A state licensed, registered or approved facility which provides care, supervision or guidance for any person who is not related by blood, marriage or adoption to the owner or operator of such a facility, whether or not the facility is operated for profit and whether or not the facility makes a charge for services offered by it. This definition includes but is not limited to day nurseries, nursery schools, pre-kindergarten programs, adult daycare centers, child day care centers, group day care homes and family day care homes. For purposes of this Ordinance, "day care facility" does not include

- A. Any education facility, whether private or public, which operates solely for educational purposes for grades kindergarten or above.
- B. Facilities operated in connection with a shopping center, industrial or office building or service, or other facility, where the same children are cared for while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and immediately available.
- C. Summer resident or day camps.

Day Care Services - Day care services shall mean and include any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

Density - The number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this Ordinance are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding floodway areas.

Developable Land - All land within a project's boundaries, including lands or parcels designated for the support of the development; that is, all areas for lots, parking areas, drives, roads, drainage and utility easements or rights-of-way, sign easements, entrance structure easements, and lands designated for private recreation.

Developer - The owner or owners (or their representative) of a lot or of any land included in a proposed development (also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land).

Development - means the construction, reconstruction, conversion, structural alteration, relocation, or enlargement of any structure, any mine, excavation, landfill or land disturbance, and/or any changes in use, or alteration or extension of use, of land.

Development Plan - Plan for property prior to development.

Diameter at Breast Height (DBH) - Tree trunk diameter measured 4½ feet above ground level.

Divided Street - A street having an island or other barrier separating moving lanes.

Domestic Animal Shelter - A pen, shelter, or structure for small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind.

Dormer - A window set vertically in a gable projecting from a sloping roof.

Dormitories - see Rooming and Boarding Houses.

Drainage Plan - A site plan showing contours, drainage structures, (including, but not limited to pipes, ponds, ditches, etc.), anticipated flow calculations, destination of runoff to nearest identifiable drainage way, and any other data required to clearly define the proposed drainage system.

Drive-through Facility - A facility used to provide products or services to customers who remain in their vehicles, whether through a window or door in a building, a machine in a building or detached structure (e.g., ATM), or via a mechanical device (e.g., a pneumatic tube system). In addition to the pick-up window or door, drive-through service facilities also may include remote menu boards and ordering stations. Use types that commonly have drive-through service include banks, fast food restaurants, and drugstores.

Drugstore - A retail store engaged in the filling and sale of prescription drugs and the sale of medical supplies, nonprescription medicines, and related goods and services. It may also sell nonmedical goods such as cosmetics, toiletries, cards, and candy. Accessory uses may include automated teller machines (ATMs) and facilities providing drive-through service.

Dry Cleaning Services - Establishments that clean garments using a solvent other than water.

Dwelling - A building or portion of a building arranged or designed exclusively for human habitation.

Dwelling, Apartment - (See dwelling, multi-unit)

Dwelling, Co-living - A dwelling unit where individuals reside by leasing a bedroom, the collective individuals do not qualify as a family as defined in this Ordinance, and where bathrooms may be shared but the common spaces and kitchen are shared. No individually leased rooms maintain separate cooking facilities. This definition does not include a fraternity or sorority, or a hotel, bed and breakfast inn, or other overnight accommodation.

Dwelling, Cottage Court - A group of single-family homes built in close proximity to one another fronting a central green or lawn with additional land around the homes owned in common by the residents of the development.

Dwelling, Detached - A single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

Dwelling, Duplex - A building containing two dwelling units.

Dwelling, Group Occupied - A dwelling unit occupied by four (4) or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

Dwelling, Live-Work - A building or portion of a building combining a dwelling unit with an integrated workspace.

Dwelling, Mobile Home - A single family dwelling that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built prior to the enactment of the *Federal Manufactured Housing Construction and Safety Standards, June 15, 1976*.

Dwelling, Multi-Family - A building containing more than twelve dwelling units.

Dwelling, Multiplex - A building containing five to twelve dwelling units.

Dwelling, Patio Home - A single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls which provide privacy. The term is synonymous with zero lot line dwellings.

Dwelling, Quadraplex or Quadplex - A detached structure containing four dwelling units.

Dwelling, Residential Designed Manufactured Home - A single-family dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (245 CFR 3280) HUD Code, latest edition, which:

- a. Has a minimum width over 20 feet (multiple-section);
- b. Has a minimum of 900 square feet of enclosed living area;
- c. Has a minimum 3:12 roof pitch; and has a type of shingle commonly used in

- standard residential construction;
- d. Is covered with an exterior material customarily used on site-built homes, including vinyl or aluminum lap siding, wood, masonite, or other materials similar to the exterior siding commonly used in standard residential construction; and
- e. Has a roof overhang of not less than eight (8) inches.

Dwelling, Single-Family - A building containing one dwelling unit.

Dwelling, Single-Family Attached - Two or more single-family dwelling units each with its own outside entrance, which are generally joined together by a common party wall or connecting permanent structures such as breezeways, carports, or garages on adjoining individual lots. For the purpose of this Ordinance, dwellings such as garden court dwellings, patio houses, rowhouses, townhouses, duplexes, triplexes, quadplexes, or zero lot line dwellings shall be treated as single-family attached dwellings.

Dwelling, Single-family Detached - A single-family dwelling unit that is not attached to any other dwelling unit by any means.

Dwelling, Standard Designed Manufactured Home - A single family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the definition of a *Residential Designed Manufactured Home*.

Dwelling, Townhouse - A series of attached single-family dwelling units on separate lots which may or may not have a common roof and are separated from each other by common vertical walls.

Dwelling, Triplex - A single building containing three dwelling units.

Dwelling Unit - A single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

Dwelling, Upper Story - A residential dwelling unit located on the upper floors of a building where the first floor of the building is used for nonresidential purposes.

Dwelling, Zero Lot Line - A zero lot line dwelling is a single family detached unit which instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

12.5 E

Easement - A grant to the general public, corporation, or certain person or persons of the right to the use of the strip or parcel of land for a specific purpose. Fee simple title to the land remains with the grantor.

Educational Support Services - Businesses that offer educational consultation, testing, guidance counseling, student exchange programs, or similar operations.

Electric Vehicle Charging - A vehicle parking space served by an electrical component assembly or cluster of components assemblies (battery charging station) designed and intended to transfer electric energy by conductive or inductive means from the electric grid or other off-board electrical source to a battery or other energy storage device within a vehicle that operates, partially or exclusively, on electric energy.

- A Level 1 charging station is a slow-charging station that typically operates on a 15- or 20-amp breaker on a 120-volt Alternating Current (AC) circuit.
- A Level 2 charging station is a medium-speed-charging station that typically operates on a 40- to 100-amp breaker on a 208- or 240-volt Alternating Current circuit.
- A level 3 charging station is an industrial grade charging station that operates on a high-voltage circuit to allow for fast charging.

Electronic Cigarette - a device containing a nicotine-based liquid that is vaporized and inhaled.

Elementary, Middle or High School - also known as Elementary or secondary schools. A public or private institution that satisfies the compulsory education laws of the State of South Carolina for kindergarten through grade 12, or some combination of those included years.

Elevated Building - A non-basement building constructed to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, or breakaway walls.

Equestrian Center - A facility designed and intended for the instruction and display of equestrian skills—including, but not limited to, show jumping and dressage—and the hosting of events, competitions, exhibitions, or other displays of equestrian skills. Accessory uses include the caring for, breeding, boarding, dealing, selling, renting, riding, or training equines. It includes barns, stables, rings, paddocks, or other related accessory structures.

Event Venue - A facility rented to individuals, groups, or organizations, and used to host gatherings such as, but not limited to, weddings, receptions, parties, and meetings with a capacity of 100 people or less, as determined by applicable building code, fire code, and/or parking requirements. An Event Venue may be comprised of a permanent structure(s), uncovered outdoor gathering area(s), or any combination thereof. This definition does not include community recreation centers or facilities, cultural facilities (libraries, museums, etc.), places of worship, commercial lodging, or publicly-owned facilities

Evergreen Shrub - Any self-supporting woody plant with several stems, retaining leaves throughout the year, easily maintained at 30 to 40 inches in height.

Evergreen Tree - A coniferous or deciduous tree that remains green throughout the year.

Exterior Wall - The portion of any exterior elevation on the building extending from grade to the top of the parapet, wall or eaves and extending the entire length of the building.

Exterminating & Pest Control Services - Businesses that exterminate or control birds, mosquitoes, rodents, termites and other insects and pests, except for those associated with crop and forestry production.

Extraordinary Developments - Any artificial impoundment, such as a lake, created through the use of dams or other means.

12.6 F

FCC - Federal Communications Commission.

Fabricated Metal Products Manufacturing - The process of transforming metal, like forging, stamping, and welding.

Fall Zone - The area on the ground within a prescribed radius from the base of a wireless communications facility - within which there is a potential hazard from falling debris or collapsing material.

Family - One or more persons related by blood, marriage, adoption, or guardianship, and not more than three (3) persons not so related, except that mentally and physically handicapped persons for whom care is provided on a 24-hour basis shall be construed to be a family, in accord with the provisions of 6-7-830 of the South Carolina Code of Laws.

Family Childcare Home - a facility within a residence occupied by the operator in which childcare is regularly provided for no more than six children, unattended by a parent or legal guardian, including those children living in the home and children received for childcare who are related to the resident caregiver. However, an occupied residence in

which childcare is provided only for a child or children related to the resident caregiver or only for the child or children of one unrelated family or only for a combination of these children is not a family childcare home.

Farmer's Market - A collection of vendors using private or publicly owned property or property owned by a not-for-profit organization for the sale of agricultural and horticultural products grown by the vendor, or for the sale of baked, canned, or preserved foods prepared by the vendor. If the farmers' market occurs regularly for all or most of the year, it is considered a principal use. If the farmers' market occurs only occasionally or periodically for only a limited time period during the year, it is considered a temporary use.

Federal Manufactured Home Construction and Safety Standards - Regulations promulgated by the Department of Housing and Urban Development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

Final Plat or Plan - The final map of all or a portion of a subdivision that is presented for final approval.

Fireworks Stands, Temporary - This facility consists of a temporary structure for the purpose of the retail sales of fireworks in accordance with the rules and regulations of the state Board of Pyrotechnics Safety, and shall be located in such a manner as to make it immobile and to prevent it from shifting or blowing over. Tie down devices shall be affixed and wheels shall be removed.

Fishing, Hunting and Trapping - a land use involving the removal of animals from their natural habitat. This use is regulated by the South Carolina Department of Natural Resources.

Fitness or Training Center/Studio - A non-medical service establishment intended to maintain or improve the physical condition of persons that contains exercise and game equipment and facilities, steam baths and saunas, or similar equipment and facilities, including active or fitness class facilities such as dance studios and martial arts instructional schools.

Flea Market - A collection of vendors using stalls, booths, or tables for the sale of merchandise, collectibles, crafts, antiques, and other items, excluding automobiles, automobile parts, and nonportable household appliances.

Flood - A general and temporary condition of partial or complete inundation of normally dry land areas.

Flood Light - A form of lighting designed to direct its output in a diffused, less specific direction.

Flood Hazard Boundary Map (FHBM) - An official map issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined.

Flood Insurance Rate Map (FIRM) - An official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones.

Flood Insurance Study - An official study provided by the Federal Emergency Management Agency.

Flood-resistant Material - Any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair.

Floodway - The channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

Floor - The top surface of an enclosed area in a building (including basement), i.e. top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

Food truck - Any readily movable mobile food service establishment, including vehicles that are self-propelled, pushed, or pulled to a specific location.

Foot-Candle - A quantitative unit measuring the amount of light cast onto a given point measured as one lumen per square foot.

Forestry - Activity that involves timbering, including, but not limited to, harvesting, site preparation, controlled burning, tree planting, applications of fertilizers, herbicides, and pesticides, weed control, animal damage control, fire control, insect and disease control, forest road construction, any other generally accepted forestry practices, and forestry support activities.

Frontage-That side of a lot abutting on a street or way ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot.

Front Loaded - A property that provides vehicular driveway access to the front of the buildings.

Fuel sales, Non-vehicular - An establishment primarily engaged in the retail sale of bottled or bulk liquefied petroleum gas, fuel oil, coal, wood, or other fuels. This does not include gasoline service stations.

Full Cutoff Fixture - An outdoor light fixture shielded or constructed in such a manner that it emits no light above the horizontal plane of the fixture.

Funds, Trusts and Other Financial Vehicles - Businesses that manage trusts and funds.

Funeral homes - Establishments that prepare the dead for burial or interment and conduct funerals.

12.7 G

Gable - A triangular wall section at the end of a pitched roof, bounded by the two roof slopes.

Garage, Private - A structure that is accessory to a single- or two-family dwelling, is used for the parking and storage of vehicles owned and operated by the residents thereof, and is not a separate commercial enterprise available to the general public.

Garage, Public - A structure or portion thereof, other than a private customer and employee garage or private residential garage, used primarily for the parking and storage of vehicles and available to the general public.

Garage/ Yard Sale - The sale or offering for sale to the general public of over five items of personal property at one time on any portion of a lot containing a residential use, whether within or outside any building.

Garden Center or Retail Nursery - An establishment that specializes in the retail of nursery plants or related items, which may include: plants that have been grown on the property or imported, nursery products and stock, potting soil, and other gardening materials and equipment.

Golf course - A tract of land laid out with a course for playing the game of golf, including any accessory clubhouse, driving range, office, restaurant, concession stand, picnic tables, pro shop, maintenance building, shelters, restroom facility, or similar accessory use or structure. The facility may also include public trails private trails, and golf cart paths.

Government Office - A facility used for the conduct of business of a unit of government. For purposes of this Ordinance, "government office" includes offices of County, State, and federal government or their agencies that provide administrative and/or direct services to

the public, executive offices, legislative offices, courts, post offices, school administrative facilities, and individual and family services.

Grade - The slope of a road, street, or other public way, specified in percentage (%) terms from the horizontal.

Greenhouse - A glass building in which plants are grown that need protection from cold weather.

Greenway - A greenway is a linear area maintained as open space to provide linkages between open space and recreational facilities and between these facilities and their users

Grocery/Food Store - A store that is primarily engaged in selling food at retail for home preparation and consumption, such as grocery stores, fruit and vegetable markets, and retail bakeries and other specialty food products stores. A grocery store or food market may sell non-food commodities, such as beverages, dairy, dry goods, fresh produce, and other perishable items, frozen foods, household products, and paper goods; may sell beer, wine, and/or liquor sales for consumption off the premises with the appropriate beverage license; may include a drugstore; may include a delicatessen, and prepare minor amounts of food on site for immediate consumption; and may have a restaurant as an accessory use.

Gross Area - means the total area of the site, including the net buildable area and public rights-of-way.

Gross Floor Area (GFA) - The sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building which is designed for parking of motor vehicles.

Gross Leasable Area - The total floor area designed for tenant occupancy and exclusive uses, including basements, mezzanines, and upper floors, if any, expressed in square feet and measured from the center line of joint partitions and from outside wall faces.

Group Assembly (Limited)- Activities include the provision of cultural, entertainment, educational, recreational, and athletic services to assembled groups of spectators or participants smaller than 250 in number. This activity includes clubs, lodges, and meeting halls. It also includes a single lane boat ramp access into a body of water provided it is not available to the general public. Parcels located on water may also support fishing piers, swimming areas, and courtesy docks provided no water craft are docked overnight. Overnight dry storage of water craft is allowed, but not in structures or on a waterfront parcel.

Group Assembly (Intermediate)- Activities include the provision of cultural, entertainment, educational, recreational, and athletic services to assembled groups of spectators or participants 250 in number but smaller than 5,000 in number. This activity includes clubs, lodges, meeting halls, and temporary fairs, circuses, and festivals. It also includes boat ramp access into a body of water provided it is not available to the general public.

Group Assembly (Extensive)- Activities include the provision of cultural, entertainment, educational, recreational, and athletic services to assembled groups of spectators or participants 5,000 or greater in number. This activity includes clubs, lodges, meeting halls, and temporary fairs, circuses, and festivals. It also includes boat ramp access into a body of water provided it is not available to the general public.

Group Development - All divisions of a tract or parcel of land into two or more building sites for the purpose, whether immediate or future, of building development. Group developments would include apartment complexes, office parks, shopping centers or other commercial structures or complexes containing two or more business establishments, mobile home parks, industrial parks, or other developments where the site is not subdivided into lots and public streets but is divided into two or more building sites.

Group Home - A residential home, provided by an agency, organization or individual, for mentally or physically handicapped persons and which is licensed by the State of South Carolina to provide such a service. A family group home houses at most 9 residents.

12.8 H

Hazardous Waste Collection, Storage and Disposal - The collection, storage, and disposal of waste consisting of substances that, because of their quantity, concentration, or physical or chemical characteristics, pose a significant present or potential hazard to human health and safety or to the environment if released into the workplace or the environment.

Heavy Machinery Rental & Leasing - Businesses that rent and lease large equipment for activities like construction, transportation, mining and forestry.

Heavy Vehicle Wash - An establishment primarily engaged in cleaning or detailing large vehicles or commercial fleet vehicles not included in the definition of "car wash."

Height - The vertical distance of a structure or vegetation.

Hip Roof - Roof without gables.

Home-based Business - An occupation, profession, or trade that is conducted within a dwelling unit by a resident of the dwelling unit as a use that is clearly incidental and subordinate to the residential purpose of the dwelling unit. A home-based business does not include any use that meets the definition of another accessory use listed in this

Ordinance, including but not limited to, home-based day care or hosted home-based lodging.

Home-based Day Care - An accessory use to a single-family dwelling that consists of the provision of childcare to up to five children who do not reside in the dwelling, or the provision of supportive services, health monitoring, protection, or supervision to up to five persons who are aged or infirm or persons with disabilities and who do not reside in the dwelling.

Home-based Lodging - The provision of a dwelling or portion of a dwelling for transient occupancy. This use does not include a bed and breakfast.

Home-based Lodging, Hosted - The provision of a room or space that is suitable or intended for transient occupancy, as an accessory use to a dwelling, for a fee.

Home Health Care Services - Establishments that provide skilled nursing services in the home.

Home Occupation - Any occupation within a dwelling, including a hobby and clearly incidental thereto, carried on by a member or members of the family residing on the premises. A "home occupation" shall not include a body piercing facility or a tattoo facility.

Hospital - An institution receiving inpatients and outpatients, that renders medical care on a 24-hours-per-day basis. The use includes general hospitals, sanitariums, sanatoriums, and institutions in which service is limited to special fields, such as cardiac, eye, ear, nose and throat, pediatric, orthopedic, skin, cancer, mental, tuberculosis, chronic disease, and obstetrics. Hospital facilities may include rooms for patients, surgery facilities, laboratories, offices of medical practitioners, and facilities for outpatient care, ambulatory care, respite care, training, medical day care and day care for sick children, gift shops, restaurants, and other accessory uses. For purposes of this Ordinance, hospitals do not include daycare facilities, residential care facilities, or medical or dental clinics/offices.

Hotel/Motel - A commercial establishment offering transient lodging in ten (10) or more rooms, in which sleeping accommodations are offered to the public, where there may be access through an inside lobby or the office or individual entrances to separate units, and in which there may be a public dining room for the convenience of the guests.

12.9 I

Improvement - Any man-made immovable item which becomes part of, placed upon, or is affixed to real estate.

Individual and Family Social Services - Establishments that provide nonresidential social

assistance to children and youth, the elderly, persons with disabilities, and all other individuals and families.

Individual Sewage Disposal System - A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device.

Infrastructure - The facilities and services, needed to sustain residential, commercial, industrial, institutional and other activities.

Insurance Carriers - Businesses that underwrite and sell annuities and insurance policies

Internet Publishing and Broadcasting- Businesses that create and distribute audio, video, and text content across various platforms, including the internet.

12.10 J

Junk Yard - Any land or area used, in whole or in part, for commercial storage and/or sale of wastepaper, rags, scrap metal, or other junk and including storage of vehicles and machinery, and/or dismantling of such vehicles or machinery.

12.11 K

Kenel - An establishment where more than four animals commonly kept as pets, such as cats or dogs, are boarded overnight. This does not include a veterinary hospital or clinic or pet store that provides boarding of animals as a regular, but not primary, focus of its business.

12.12 L

Land Development - A change in land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks or similar developments for sale, lease or any combination of owner and rental characteristics.

Landscaping Services - Businesses that provide landscape care and maintenance services, to include tree removal service businesses.

Large Vehicle and Commercial and Industrial Equipment Repair - Repair, rebuilding, and painting of agricultural, commercial, industrial, railroad or similar large vehicles, motors, machines, implements, and equipment.

Lattice Communication Tower - A wireless communication ground-mounted structure consisting of many legs along with joined structural members to support wireless communication antennas.

Laundry Services, Coin-operated – also known as Laundromat. Establishments that operate facilities with coin-or card-operated or similar self-service laundry and drycleaning equipment for customer use on the premises.

Lawn, Tree or Pest Control Services - An establishment primarily engaged in providing lawn care services (e.g., mowing, aeration, seeding, fertilizer, landscaping), tree services (e.g. pruning, removal), or pest control services (e.g., inspection, extermination).

Leather Product Manufacturing - The manufacturing of products made of leather.

Legal Services - Businesses that include lawyers, notaries, title work and paralegal services.

Library - A facility for the use, but not sale, of literary, historical, scientific, musical, artistic, or other reference materials. Accessory uses include offices and storage facilities used by staff and meeting rooms.

Limited Fuel, Oil, Gas Distribution - The distribution, for compensation, of fuel oil or bottled gases such as propane or liquid petroleum in containers no greater than five gallons in volume.

Linen or Uniform Supply - Establishments primarily engaged in supplying to commercial establishments or household users, on a contractual basis, such laundered items as uniforms, other work-related clothing, gowns, table linens, bed linens, towels, and similar items.

Liquor Sales - A place of business that holds a State Alcoholic Beverage License exclusively for the retail sale of alcoholic beverages, excluding beer and wine, in original packaging for off-premises consumption.

Logging - the harvesting of timber.

Loading - How a vehicle accesses a building. (i.e. front, side, or alley)

Lot - The basic development unit - an area with fixed boundaries, used or intended to be used by one building and its accessory building(s) and not divided by any public highway or alley.

Lot Area - Means the total area of the lot including easements.

Lot Corner - A lot situated at the intersection of two (2) streets - (The interior angle of such intersection not exceeding 135 degrees).

Lot Depth - The mean horizontal distance between the front and rear lot lines.

Lot, Double Frontage - A lot having frontage and access of two or more public streets. A corner lot shall not be considered having double frontage unless it has frontage and access on three or more streets.

Lot Improvement - Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment.

Lot, Interior - A lot other than a corner lot.

Lot Line - A line bounding a lot which divides one lot from another or from a street or any other public or private space.

Lot Line, Front - That line which separates the lot from a street right-of-way.

Lot Line, Rear - Ordinarily that lot line which is opposite and most distant from the front lot line. In the case of a triangular or otherwise irregularly shaped lot, a line ten feet in length entirely within the lot, parallel to and at the maximum distance from the front lot line, or a chord thereof if the front lot line is curved shall be considered as the rear lot line for purposes of determining the required rear yard. In cases where neither of these conditions is applicable, the Zoning Administrator shall designate the rear lot line.

Lot of Record - A lot, the boundaries of which are filed as legal record.

Lot, Reversed Frontage - A lot having frontage on two or more public streets, the access of which is restricted to one street.

Lot Width - The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth; or the same distance measured at a point midway between the front lot line and the rear lot line; or at the rear line of the required front yard (building line), especially on irregularly shaped lots.

Lot, Zoning - A parcel of land which is indicated by the owner at the time of application for a building or zoning permit as being that land which he proposes to develop under one ownership.

Low-income household - A household whose gross annual income does not exceed 50 percent of the area median as adjusted for household.

Lumen - The amount of light that falls upon an area of one square meter, every point of which is one meter from a source of one candle (one candle equals 12.57 lumens).

12.13 M

Machinery & Equipment Rental & Leasing - Businesses offering the rental of machinery and equipment, excluding heavy machinery.

Machinery Manufacturing - The process of making end products that apply mechanical force to perform work, like gears and levers.

Management of Companies and Enterprises - Businesses that oversee or manage strategic or organizational planning or decision-making for a company or enterprise.

Mansard - An inclined decorative roof-like projection that is attached to an exterior building façade.

Manufacture, Assembly and Fabrication, Intensive - An establishment primarily engaged in manufacturing that regularly uses hazardous chemicals or procedures or produce hazardous byproducts, including but not limited to: animal food; animal slaughtering and processing; beverage, other than soft drink and water, and tobacco; cement and concrete products; chemicals and chemical products; clay products; leather and hide tanning and finishing; lime and gypsum products; paint, coating, and adhesives; paper products (coating and laminating); petroleum and coal products manufacturing; primary metal manufacturing; pulp, paper, and paperboard mills; rubber and plastic products; seafood product preparation and packaging; transportation equipment; textile mills; and wood products and chip mills.

Manufacture, Assembly and Fabrication, Light - An establishment primarily engaged in manufacturing uses that involve the mechanical transformation of predominantly previously prepared materials into new products, including assembly of component parts and the creation of products for sale to the wholesale or retail markets or directly to consumers. Such uses are wholly confined within an enclosed building, do not include processing of hazardous gases and chemicals, and do not emit noxious noise, smoke, vapors, fumes, dust, glare, odor, or vibration. Including but not limited to: bakeries, manufacturing; computer, appliance, and electronic products; medical equipment and supplies; printing and publishing; apparel, leather, and footwear; fabricated metal; machinery;; computer and electronic products; electrical equipment, appliances and components; furniture and related products; and signs.

Manufactured Home - A single-family dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974 (42. U.S.C Sec. 501), which became effective June 15, 1976.

Manufactured Home Park - A lot or parcel with space, improvements and utilities for the long-term parking of three (3) or more manufactured homes which may include services and facilities for the residents.

Manufactured Home Park Space - A plot or ground within a manufactured home park designed for the accommodation of one unit.

Manufactured Home Sales - A facility that is engaged in the sales or installation of manufactured homes.

Manufactured Home Space - That portion of land in a mobile home park allotted to or designed for the accommodation of one manufactured multi-section home, single-section home or modular home.

Manufactured Multi-Section Home - A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. It contains two or more separately towable sections designed to be joined into one integral unit capable of being again separated into components. Either or both units may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may be used for residential, commercial, educational, or industrial purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping trailers are excluded from this definition. This definition includes units referred to as double-wide mobile homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Manufactured Single-Section Home - A portable unit designed and built to be towed on its own chassis, comprised of frame and wheels, connected to utilities, and designed to be used without a permanent foundation for a permanent residence. A single-section unit may contain parts that may be folded, collapsed, or telescoped when being towed and expanded later to provide additional cubic capacity. These units may be used for residential, commercial, educational, or industrial purposes. Travel trailers, travel motorized homes, pick-up coaches, and camping trailers are excluded from this definition. This definition includes units referred to as single-wide mobile homes built prior to the enactment of the Federal Manufactured Home Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

Medical and Dental Laboratories - Establishments that provide analytic or diagnostic services for the medical and dental professions.

Medical Health and Dental Practitioner - A small-scale facility or office where patients are admitted for examination and treatment by one or more physicians, dentists, or other health practitioners on a short-term basis. The use includes the offices of physicians, dentists, chiropractors, optometrists, podiatrists, audiologists, speech pathologists, physical therapists, therapeutic massage clinics, acupuncturists, psychologists, and other health practitioners. It also includes facilities providing short-term outpatient care and treatment (which may or may not be overnight), such as urgent care centers, kidney dialysis centers, ambulatory surgical clinics, outpatient pain therapy clinics, biofeedback centers, sleep disorder clinics, family planning clinics, community health clinics, health maintenance organization (HMO) medical clinics, drug and alcohol treatment facilities, and hospice care facilities. Such facilities that provide overnight care and treatment may include sleeping rooms for care workers and members of patients' families. This use does not include hospitals (which are much larger in scale).

Membership Organization Facility - Establishments primarily engaged in promoting the civic and social interests of their members. Such establishments must be incorporated and operating as not-for-profit organizations.

Microbrewery - Small Winery or Micro-distillery.

Mining - the process of obtaining minerals from the earth.

Mini-warehouse - A building or group of buildings in a controlled-access and fenced compound that contains individual, compartmentalized and controlled-access stalls or lockers for the storage of customer's goods or wares.

Mixed Occupancy - Any building that is used for two or more occupancies classified by different occupancy use groups

Mobile Home - A movable or portable residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, over thirty-two (32) feet in length and eight (8) feet or more in width, constructed to be towed on its own chassis and designed without a permanent foundation for long-term occupancy, which includes a double wide or expandable mobile home as defined below, as well as a portable dwelling composed of a single unit, which may or may not be in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974. The term "mobile home" as used in this Ordinance shall not include prefabricated, manufactured, modular or unitized dwellings placed on permanent foundations, nor shall it refer to travel trailers, campers or similar units designed for recreation or other short term uses. A Mobile Home may or may not be permanently attached to the ground, and its transport features may or

may not be removed. Mobile Home activity shall be permitted only in a Mobile Home Park. A Mobile Home Park must meet the requirements of the Mobile Home Park Ordinance.

- (a) Doublewide Mobile Home: A doublewide mobile home is a mobile home with two or more units separately towable, but designed to be joined into one integral unit at the site.
- (b) Expandable Mobile Home: An expandable mobile home is a mobile home with one or more sections that fold, collapse or telescope into the principal unit when being transported and which can be expanded at the site to provide additional living area.

Mobile Home or Tiny Home Parks (Limited) The minimum size of an individual mobile home space in this type of development is 20,000 square feet.

Mobile Home or Tiny Parks (Extensive) The minimum size of an individual mobile home space in this type of development is 6,000 square feet.

Moderate-income Household - A household whose gross annual income is less than 80 percent of the area median as adjusted for household size.

Modular Home - A structure intended for residential use and manufactured off-site in accord with the Southern Building Code and BOCA Basic Building Code

Modular Building Unit or Modular Structure - A structure not built on-site, but which is placed on a permanent foundation and meets the state building codes.

Monopole Communication Tower - A wireless communication self-supporting structure consisting of a single pole to support wireless communication antennas.

Motor freight facility - A facility for the refueling, parking, and minor servicing of tractor trailer trucks and similar heavy commercial vehicles during their transport of goods. Such a facility may include the sale of accessories and equipment for such vehicles and overnight accommodations, showers and restaurant facilities primarily for the use of truck crews.

Motion pictures & Sound Industries - Businesses that produce movies and music.

Motion picture Theaters - Businesses that operate indoor movie theaters, except drive-ins.

Motion picture Theaters, Drive-ins - Businesses that exhibit movies in outdoor, drive-in theaters.

Mulch - A protective covering (such as pine straw, shredded bark, or other materials) spread evenly around trees, shrubs, and ground covers to reduce evaporation, maintain even root temperatures, prevent erosion, and control weeds.

Mural – A painting applied to a wall containing no advertisement for any business product or activity. A mural, as defined, will not be considered a wall sign.

Museums, Historical Sites, and Similar Institutions - Establishments that engage in the preservation and exhibition of objects, sites, and natural wonders of historical, cultural, and/or educational value.

12.14 N

Net Buildable Area - The portion of the cluster development that may be developed or used for common open space, whether publicly dedicated or private, but excluding private streets, public streets, and other publicly dedicated improvements.

Non-Assembly Cultural-Activities include public, parochial and private museums, art galleries, libraries, and observatories.

Nonconformity – A nonconformity is any lot of record, use, building, structure or vegetation in existence prior to the effective date of this Ordinance, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the Ordinance.

Nonconforming Lot - A lot of record at the time of passage of this Ordinance which does not meet the requirements for area and/or width generally applicable in the district in which such lot is located.

Nonconforming Use or Structure - A land use or structure which existed lawfully on the date this Zoning Ordinance became effective, and which does not conform with the permitted uses for the zoning district in which it is situated. Nonconforming uses are incompatible with permitted uses in the districts involved. Such nonconformities are permitted to continue until they are removed, but their survival, enlargement, or extension is not encouraged.

Nondepository Personal Credit Institution - An establishment that provides loans to individuals with personal checks or titles as collateral, but that does not engage in deposit banking. Examples include payday and title loan establishments.

Non-hazardous Waste Collection, Storage and Disposal - A landfill or other facility that collects, stores, and disposes of municipal solid waste (household waste), but cannot accept infectious waste or hazardous waste. This use does not include construction and inert debris landfills, scrapyards, or recycling activities.

Non-residential Use - A principal use of land for other than residential purposes, i.e. commercial, industrial, institutional.

Nursing and Residential Care Facility - A facility where inpatient nursing and rehabilitative services are provided to patients who require continuous health care, but not hospital services.

Nursing Homes- See Nursing and Residential Care Facility.

12.15 Q

Office - An establishment characterized by activities generally focusing on business, professional, insurance, or financial services conducted in an office setting. Examples include advertising agencies, graphic design services, computer and data processing services, legal services, accounting services, financial services, engineering services, and architectural services. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.

Off-Site - Any premises not located within the area of the property to be subdivided whether or not in the same ownership of the applicant for subdivision approval.

Open Space Ratio - The open space ratio is a measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the Total Site Area.

Ordinance - Any legislative action, however denominated, of a local government, which has the force of law, including any amendment or repeal of any ordinance.

Other Information Services - Businesses involved in supplying information, like libraries, archives and web search portals.

Other Schools and Instruction - Establishments that offer instruction in diverse settings, such as on the job site, and distance learning.

Outdoor Display- The display of products actively available for sale or related to the sale of merchandise or services.

Outdoor Power Equipment Store - An establishment primarily engaged in the retail sale of household and gardening power equipment and machinery.

Outdoor Sales - The use of land, buildings and structures for the retail sale or rental of items that are of such a size or quantity so as to typically and primarily be displayed outdoors.

Outdoor Seating - The provision of on-site outdoor seating areas by an eating or drinking establishment where food and/or beverages are served for consumption. This accessory

use also may include outdoor seating areas on public sidewalks in front of the establishment.

Outdoor Storage - An unroofed area used for the long-term deposit (more than 24 hours) of any goods, material, merchandise, vehicles, or junk as an accessory use to and associated with a nonresidential use on the property.

Owner - Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest in the land sought to be subdivided under these regulations.

12.16 P

Parapet - The extension of a building façade above the roof line.

Parcel - A land area bounded by property lines that is recognized as such by the County Assessor's Office.

Park - A public facility open for recreation, with commercial activities for recreational uses only, open space and public garden

Parking, Commercial - A structure or off-street, hard-surfaced, ground level area composed of one or more levels or floors that is used exclusively for the temporary storage of motor vehicles. A parking structure may be totally below grade or partially or totally above grade, with levels either being open to the sides (deck) or enclosed (garage).

Parking, Off-Street - An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street arranged so that no maneuvering incidental to parking shall be on any public street and so that an automobile may be parked or moved therein without moving any other automobiles.

Parking Space - The storage space for one automobile of not less than 9 feet by 20 feet plus the necessary access space. It shall always be located outside the dedicated street right-of-way.

Passenger Terminal, Surface Transportation - Any structure or transit facility that is primarily used as part of a transit system for the purpose of loading, unloading, or transferring of passengers or accommodating the movement of passengers from one mode of transportation to another. This use does not include bus stops.

Pawnshop - An establishment that: 1) lends money on the security of tangible personal property, other than vehicles requiring a license under State Law, choses in action, title, securities, or printed evidences of indebtedness, that is deposited with or left in the

possession of a pawnbroker, or 2) purchases tangible personal property on condition that it may be redeemed or repurchased by the seller for a fixed price within a fixed period of time.

Pedestrian Walkway - A surfaced walkway, separate from the traveled portion of a public or private right-of-way or parking lot/driving aisle.

Performing Arts Companies - Businesses that engage in producing live presentations involving the performance of actors, singers, dancers, musical groups and others.

Performing Arts Center - A facility for the viewing of live performances of theater, dance, music, or other similar arts. Also referred to as Performing Arts, Sports and Similar Events with Indoor Facilities and Performing Arts, Sports and Similar Events with Outdoor Facilities

Personal Care Services - Establishments primarily engaged in the provision of frequent or recurrent needed services of a personal nature, such as barber shops, beauty salons, cosmetic services, clothing alterations and repairs, footwear repairs, laundry and dry cleaning, picture framing, tanning salons, taxidermists, watch and jewelry repair, and weight reducing centers.

Pervious Concrete - It is a high cement-content mix made with no fine aggregate and a low water-cement ratio. It is delivered in conventional ready-mix trucks and placed in conventional forms. Vibrating and rolling densify the wet concrete for greater strength. No further finishing is employed, leaving a pebbled, open surface. Also called Porous Concrete Paving.

Pet Grooming - An establishment where a pet animal may be cleaned, styled or otherwise have its appearance maintained. This does not include boarding facilities such as kennels.

Pharmaceutical and Medicine Manufacturing - The production of medicinal products on an industrial scale.

Photographic Services - Businesses that provide still, video or digital photography services.

Physical Fitness Facility - Establishments that offer physical fitness conditioning and recreational sports activities, including gyms, health clubs, and studios.

Place of Worship - A structure (or structures) and the parcel on which it is located, in/on which persons regularly assemble for religious worship. The term "place of worship" shall not include accessory uses such as day cares, schools, thrift shops, and other facilities designed for ministries incidental to the use as a place of worship. Family life centers, church offices, regular worship ("Sunday School") classrooms and fellowship halls are considered accessory uses and part of a "place of worship".

Planned Development - For purposes of this Ordinance, a planned development shall be a group of detached, semi-detached, attached, groups of attached, cluster, or multi-storied residential structures, or any combination thereof on a parcel of land, residentially zoned under single, corporation, firm, partnership or association ownership, planned and developed as an integrated unit in a single development operation or a definitely programmed series of development operations in accordance with an approved development plan.

Planned Shopping Center - A group of commercial establishments planned, developed, owned, and managed as a unit related in location, size, and type of shops to the trade area that the unit serves. It provides on-site parking in definite relationship to the types and sizes of stores.

Planning Commission - The City of Cayce Planning Commission

Plastics Product Manufacturing - The processes and methods used to create products from plastic resins, including molding and casting.

Playground- An outdoor area for children to play in.

Portable Storage Container - A self-storage container that is delivered to and retrieved from a home or business for long term off-site or on-site storage. Portable Storage On Demand or PODS are a familiar trade name for such containers. These containers are not on a chassis and do not have axles or wheels.

Portico - A porch or walkway with a roof supported by columns, often leading to the entrance to a building.

Power Generation Facility - A facility for the generation of electricity at utility scale, that is not a large scale solar or wind energy conversion system.

Private Recreation Area - A recreation area owned and maintained by members and operated as a non-profit organization

Preliminary Plat or Plan - The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Administrative Officer for approval.

Premises - A lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.Produce stand - A building or structure used for the retail sales of fresh fruits, vegetables, flowers, herbs or plants grown on the same parcel of land where the stand is located. Such use may also involve the accessory sales of other unprocessed foodstuffs, home processed food

products such as jams, jellies, pickles, sauces or baked goods, and homemade handicrafts. Such uses also include “pick your own” establishments where customers gather their own produce from the fields for purchase and off-site consumption. A produce stand may be either a principal use operated seasonally or an accessory use.

Professional, Scientific and Technical Services and Offices - Establishments intended for the conduct of professional business services by a commercial enterprise. Examples include legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; consulting services; graphic, industrial, and interior design services; advertising services; and office and administrative services.

Public Improvement - Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.

Public Safety Facility - A police station, fire station, ambulance service facility, or other emergency medical service facility.

Publishing Industries - A business that issues copies of works for which they usually possess copyright.

12.17 Q

12.18 R

Racetrack or Drag Strip - A facility containing a roadway that is used primarily for automobile, animal, and/or motorcycle racing. A racetrack may include seating, concession areas, and parking facilities along with accessory offices.

Rail Transportation - Businesses engaged in the transportation of people and/or goods via rail.

Rail Transportation Facility - An area and related facilities connected with the loading, unloading, assembly, or disassembly of trains, including without limitation passenger or freight terminals, operations and maintenance sheds, train sheds, and classification yards.

Real Estate - Businesses that manage the renting, leasing, buying and selling of property, to include appraisal services.

Real Estate Office, Model Home - A dwelling, dwelling unit, or other marketable unit of a new development that is used for real estate sales or leasing activities associated with the

development pending construction of the development and the initial sales of homes or units in the development.

Real Estate Office, Trailer or Modular Unit - A construction trailer, modular building, or other similar building constructed off-site and temporarily placed within a new development for the purpose of real estate sales or leasing activities associated with the project pending construction of the development and the initial sales of homes or units in the development.

Recreational Camp - A parcel in single ownership designed to accommodate temporary living for recreation, education, or vacation purposes, but not necessarily to accommodate recreational vehicles.

Recreational Vehicle (RV) Parks - A parcel in single ownership on which two or more recreational vehicle sites and/or camping sites are located, established, or maintained for occupancy by recreational vehicles or camp units as temporary living for recreation, education, or vacation purposes.

Recycling Collection Station - A location providing designated containers (commonly known as drop-off stations) for the collection of recyclable materials. Materials are stored in containers temporarily until they are transported to a separate processing facility.

Recycling Sorting Facility - A facility for the sorting, processing, assembling, packaging, baling and storage of recyclable materials.

Refuse Systems - also known as Waste Management and Remediation Services. Establishments that conduct waste collection, treatment, materials recovery and remediation solutions.

Registered Engineer - An engineer properly licensed and registered in the State of South Carolina.

Registered Land Surveyor - A land surveyor properly licensed and registered in the State of South Carolina.

Religious Institution- A building housing an organization founded on an established religion, such as a church, synagogue, mosque, temple, or other house of worship.

Remediation Services - An establishment providing cleanup of contaminated buildings, soil, or groundwater, which may include abatement of biohazards, asbestos, lead, or other contaminants.

Rental & Leasing Services - Businesses that rent consumer goods and equipment, as well as lease machinery and equipment for business operations.

Repossession Services - Businesses that repossess tangible assets for the creditor as a result of delinquent debts.

Research Services- Research activities of a scientific or industrial nature which are offered as an independent service, and do not include medical testing and analysis and routine product testing.

Reserve Strip - A strip of land adjacent to a public street or similar right-of-way which has been reserved for the purpose of controlling access to the public way.

Re-subdivision - A change in a map of any approved or recorded subdivision plat if such change affects any street layout on such map or area reserved there for public use, or any lot line: or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.

Rest Home - The rooming or boarding of any aged or convalescent persons, whether ambulatory or nonambulatory, for which a license is required by a county, state, or federal agency.

Restaurant - An establishment primarily for the sale of food and drink that is prepared, served, and consumed for the most part within the principal building.

Restaurant, Drive-through - An establishment engaged in the retail sale of ready-to-consume food and drinks in portable or disposable containers, for consumption on or off the premises, and has drive-through facilities so that patrons may be served while remaining in their automobiles.

Retail - Retail uses that sell, lease, or rent a variety of new or used products. Typical examples include, appliance store, bicycle sales, rental, or repair, book store, clothing or shoe store, craft or fabric store, electronics store, department store, drug store or pharmacy, flower shop, home goods or furniture store, hardware store, musical instruments sales, rental or repair, optician, pet store, sporting goods store, toy store, automobile parts store, convenience store without gasoline sales, photography, art, dance studio or gallery, grocery store, and jewelry store.

Retail Sales, as Accessory to Industrial Use - The offering of products associated with a manufacturing or warehouse/distribution use for retail sale to the general public on the premises of the manufacturing or warehouse/distribution use. An example is an outlet or seconds shop located at a manufacturing plant.

Retirement Centers/Assisted Living Facilities (ALF)- Include those long and/or short-term care complexes offering any combination of assisted living, memory care, medical/nursing care, and/or preventative care, with the ability to provide independent housing options.

Independent housing may account for no more than 60 percent of the aggregate beds in all care categories located within a complex. This land use activity may supply additional support services for patients/residents/tenants such as but not limited to, light retail/personal services, food services, transportation services, wellness services, and/or medical services to include licensed nursing care. Activities may take place under one roof or in separate buildings. (See also "Nursing Homes.")

Riding Stables - A place where horses are kept for people to ride.

Right-of-Way - A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.

Roadside Buffer - The designated area between the road right-of-way and the parking area used to soften the impact of dissimilar land uses and provide screening to satisfy the requirements of this section.

Rooming and Boarding Houses - Establishments that provide temporary or longer-term accommodations which, for the period of occupancy, may serve as a principal residence. Off-campus dormitories are considered rooming and boarding houses.

Root Protection Zone - A root protection zone or area is an area surrounding a tree that cannot be excavated, compacted, surfaced, driven over, or any other form of disturbance during any phase of the construction process. The root protection area is the circular area to remain undisturbed around a tree with a radius equal to 1.25 feet per inch of tree DBH measured at 4.5 feet above grade with the tree trunk at the center of the circle. The main structural and functional portion of the root system.

12.19 S

Sale or Lease - Any immediate or future transfer of ownership, on any possessory interest in land, including contract of sale, lease, devise, interstate succession, or other written instrument.

Satellite Dish Antenna - A device incorporating a reflective service that is solid, open mesh, or bar configured and is in the shape of a shallow dish, cone, horn, or cornucopia. Such

device shall be used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally based uses. This definition is meant to include but not to be limited to what are commonly referred to as satellite earth stations, TVRO's, and satellite microwave antennas.

Scenic and Sightseeing Transportation - a business offering a recreational travel experience for passengers to enjoy scenery and sights.

School, Business or Trade - An establishment, other than a college or university, that provides specialized on-site training and education beyond the high school level, principally in business, commercial, or trade skills, that does not provide lodging or dwelling units for students or faculty, and that has programs that typically result in the awarding of a certificate.

Scrapyard - A use involving storage or processing of inoperable, unused, dismantled or wrecked vehicles, equipment or machinery or the storage or processing of scrap metal, waste paper, rags, food processing wastes, construction wastes, industrial wastes, secondhand building materials, or other scrap, salvage, waste or junk materials.

Screening - Either (A) a strip of at least ten (10) feet wide, densely planted (or having equivalent natural growth) with shrubs or trees at least four (4) feet high at the time of planting, of a type that will form a year-round dense screen at least six (6) feet high; or (B) an opaque wall or barrier or uniformly painted fence at least six (6) feet high. Any requirements herein contrary to the Landscape Ordinance shall mean to meet those of the Landscape Ordinance.

Secondary Schools - See Elementary, Middle or High Schools

Security & Commodity Contracts, & Financial Investments - Businesses that underwrite securities issues, act as agents or brokers between buyers and sellers of securities and commodities, and offer portfolio management and investment advice.

Self-storage Facility - A facility primarily engaged in providing for rent individual, self-contained units or areas leased for self-service storage of personal property. The storage units or areas are designed to allow private access by the tenant for storing or removing personal property. This use does not include a transfer and storage business not involving individual storage areas and where employees are the primary movers of property being stored or transferred (see the Freight Movement, Warehousing, and Wholesale use category). Accessory uses may include leasing offices, outdoor storage of boats and recreational vehicles, incidental sales or rental of moving supplies and equipment, and living quarters for a resident manager or security guard. Use of the storage areas for sales,

service, repair, or manufacturing operations is not considered accessory to self-service storage. The rental of trucks or equipment is also not considered accessory to the use.

Semitrailer - A detachable trailer of fifty-three (53) feet or less in length for hauling freight, with wheels at the rear end, the forward end being supported by the rear of a truck tractor when attached.

Service Station - Any establishment used for the servicing of automobiles including the sale of gasoline, oil, grease, minor accessories, and washing and polishing, but excluding the sale of automobiles, body repairing, major motor repairing, and painting.

Setback - The required distance between a structure and the lot lines on the lot in which it is located. Lot lines can be the property lines or the edge of a street right-of-way.

Setback, Front- The setback of which the width is measured the entire length of the front property line between the side property lines, and the depth is measured as the distance between the street right-of-way line and the required front setback line.

Setback, Rear- The setback of which the width is measured the entire length of the rear property line between the side property lines, and the depth is measured as the distance between the rear property line and the required rear setback line.

Setback, Secondary Front- The setback that is applied to that side of a lot facing a street right-of-way.

Setback, Side- The setback of which the width is measured from the front property line to the rear property line and the depth is measured as the distance between the side property line and the required side setback line.

Setback Line - The minimum distance prescribed by this ordinance as measured perpendicularly from either the front, side, or rear property line.

Sexually Oriented Business - For purposes of this Ordinance, sexually oriented business operations shall mean and include the following:

Adult Arcade means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five (5) or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas".

Adult Bookstore or Adult Video Store means a commercial establishment which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following:

- A. Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, video cassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or
- B. Instruments, devices, or paraphernalia which are designed for use in connection with "specified sexual activities". A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas".

Adult Cabaret means a nightclub, bar, restaurant or similar commercial establishment which regularly features:

- A. Persons who appear in a state of nudity; or
- B. Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or
- C. Films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the description of "specified sexual activities" or "specified anatomical areas".

Adult Motel means a hotel, motel or similar commercial establishment which:

- A. Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, video cassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult-type of photographic reproductions; or
 - B. Offers a sleeping room for rent for a period of time that is less than ten (10) hours; or
 - C. Allows a tenant or occupant of a sleeping room to sub-rent the room for a period of time that is less than ten (10) hours.
- Adult Motion Picture Theater means

a commercial establishment where, for any form of consideration, films, motion pictures, video cassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas".

Adult Theater means a theater, auditorium or similar establishment which regularly features persons who appear in a state of nudity or the appearance of nudity, or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities". Sexual Encounter Center means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration:

- A. Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or
- B. Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

Shade Tree - Any tree, evergreen or deciduous, of a species which normally reaches a height of 30 feet or more and a crown spread of 20 feet or more at maturity.

Shipping Container Used as Structure - A structure originally, specifically or formally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities, designed for or capable of being mounted or moved on a rail car and/or designed for or capable of being mounted on a chassis or bogie for movement by truck or trailer or loaded on a ship.

Shooting Range, Indoor - An indoor facility used for firearm target practice, competitions, or similar uses, including but not limited to archery, skeet, trap and similar shooting activities.

Shooting Range, Outdoor - An outdoor facility used for firearm target practice, competitions, or similar uses, including but not limited to archery, skeet, trap, and similar shooting activities.

Short-term or Transitional Housing - Congregate facilities characterized by a clientele composed of persons who generally do not possess personal automobiles to assist them in their daily transportation throughout the area and its vicinity. Such facilities may include indigent care facilities, shelter facilities, hostels, and similar facilities.

Short-term Rental - Any dwelling unit rented for less than 30 days.

Side Loaded - A property that provides vehicular driveway access to the side of the building, often as a side-loaded garage

Sign - Any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images.

Sign, A-Frame - A freestanding movable sign, not secured or attached to the ground or any building or structure, composed of a sign panel and supporting structure or one or more panels which form both the structure and sign face. (Also known as a "Sandwich Board")

Sign, Abandoned - A sign structure not containing a sign for 120 continuous days or a sign not in use for 120 continuous days, or a sign advertising a business no longer occupying the site on which the sign exists or to which it refers.

Sign, Animated - Any sign that uses movement or change of lighting to depict action or creates a special effect or scene.

Sign, Awning, Canopy or Marquee - A sign that is mounted or painted on or attached to an awning, canopy or marquee.

Sign, Banner - Any sign applied to or constructed of paper, plastic or fabric of any kind with or without frame, and with or without design or lettering, used to decorate or attract attention to a location, object, institution, product service or business. Flags of nations, states or political subdivisions, shall not be considered banners.

Sign, Bench - A sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

Sign, Building - Any sign attached to any part of a building.

Sign, Changeable Copy - A sign or portion thereof with characters, letters or illustrations that can be changed or rearranged without altering the face or the surface of the sign. A sign on which the message changes more than eight times per day shall be considered an animated sign and not a changeable copy sign for purposes of this Ordinance. A sign on which the only copy that changes is an electronic or mechanical indication of time or temperature shall be considered a "time and temperature" portion of a sign and not a changeable copy sign for purposes of this Ordinance.

Sign, Digital Display - The portion of a sign message made up of internally illuminated components capable of changing the message periodically. Digital displays may include but are not limited to LCD, LED, or plasma displays. Allowable only as a percentage of total allowable signage for freestanding signs.

Sign, Face - The area or display surface used for the message.

Sign, Free-Standing - Any non-movable sign not affixed to a building.

Sign, Identification - A sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

Sign, Incidental - A sign, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone", and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

Sign, Inflatable - A sign that requires air, whether contained or blown, to keep and maintain its shape, or which causes an object to flutter.

Sign, Monument - A ground-mounted sign with a solid base that is at least as wide as the sign itself. It is permanently fixed to the ground and not supported by poles or posts.

Sign, Off-Premise - A sign which directs attention to a business, commodity, service, or entertainment conducted, sold, or offered at a location other than the premises on which the sign is located.

Sign, Pennant - Any light-weight plastic, fabric or other material, whether or not containing a message of any kind suspended from a rope, wire or string, usually in series, designed to move in the wind.

Sign, Permanent - A sign attached to a building, structure or the ground in some manner and made of materials intended for more than short term use.

Sign, Political - A temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

Sign, Portable - A sign that may be moved from one location to another, is not permanently affixed to the ground, and is differentiated from a movable sign in that it may be equipped for transportation by motor vehicle or other mechanical means. Trailer signs are considered to be portable signs.

Sign, Posters - *See Also Banner.* For the purposes of this ordinance, a Poster is considered a banner.

Sign, Projecting - A sign that is wholly or partly dependent upon a building for support and which projects more than 12 inches from such building.

Sign, Roof - A sign that is mounted on the roof of a building or which is wholly dependent upon a building for support and which projects above the point of a building with a flat roof, the ridge line of a building with a gambrel, gable, or hip roof or the deck line of a building with a mansard roof. Signs mounted on the sloping section of a roof or the gable end of a roof shall be classified as a wall sign.

Sign, Roof Integral - A sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

Sign, Temporary - A sign that is used only for a short period of time and is not permanently mounted. It may be commercial or non-commercial in nature.

Sign, Wall or Facade - A sign that is in any manner affixed to or painted on to any exterior wall of a building or structure and that projects not more than 12 inches from the building or structure wall.

Sign, Window - A sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.
Site Plan - The development plan for one or more lots on which is shown the existing and/or the proposed conditions of the lot.

Sketch Plan or Site Plan - A sketch plan or plat is a generalized map prepared by the developer that shows the development concept. Its purpose is to serve as a basis for discussion without either the Administrative Officer or the developer making commitments. This phase of the subdivision process precedes the preparation of the preliminary plat or plan (or final plat in the case of minor subdivisions).

Small Wireless Facility Definitions- The following definitions specifically apply to Small Wireless Facilities as described in Article 5.

“Antenna” means (a) communications equipment that transmits or receives electromagnetic radio frequency signals used in the provision of Wireless Services; and (b) similar equipment used for the transmission or reception of surface waves.

“Applicable Codes” means uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization, or local amendments to those codes that are of general application, address public safety, and are consistent with this Ordinance.

“Applicant” means any Person who submits an Application.

“Application” means a request submitted by an Applicant for a Permit to (i) Collocate Small Wireless Facilities; or (ii) install, modify, or replace a Pole.

“Collocate” means to install, mount, maintain, modify, operate, or replace Small Wireless Facilities on or adjacent to a Pole or Support Structure. **“Collocation”** has a corresponding meaning.

“Communications Facility” means the set of equipment and network components, including wires, cables, surface wave couplers, and associated facilities used by a cable operator, as defined in 47 U.S.C. Section 522(5); a provider of “video service” as defined in S.C. Code § 58-12-300(10); a telecommunications carrier, as defined in 47 U.S.C. Section 153(51); a provider of information service, as defined in 47 U.S.C. Section 153(24); or a Wireless Services Provider to provide Communications Services, including cable service, as defined in 47 U.S.C. Section 522(6); telecommunications service, as defined in 47 U.S.C. Section 153(53); an information service, as defined in 47 U.S.C. Section 153(24); Wireless Services; surface wave communication; or other one-way or two-way communications service.

“Communications Network” means a network used to provide Communications Service.

“Communications Service” means cable service as defined in 47 U.S.C. Section 522(6), information service as defined in 47 U.S.C. Section 153(24), telecommunications service as defined in 47 U.S.C. Section 153(53), or Wireless Services.

“Communications Service Provider” means a cable operator, as defined in 47 U.S.C. Section 522(5); a provider of information service, as defined in 47 U.S.C. Section 153(24); a telecommunications carrier, as defined in 47 U.S.C. Section 153(51); or a Wireless Provider.

“Day” means a calendar day unless the last day for the Municipality or an Applicant to take action under this Ordinance ends on a weekend, holiday, or time when all but Municipality emergency services are closed due to weather or some unforeseen situation.

“Decorative Pole” means a Pole, including a Municipality Pole, that is specially designed and placed for aesthetic purposes and on which no appurtenances or attachments (other than a Small Wireless Facility, public safety devices, or specially designed informational or directional signage or temporary holiday or special event attachments) have been placed or are permitted to be placed according to nondiscriminatory rules or codes.

“Design District” means a discrete area within the jurisdiction of the Municipality for which the Municipality maintains and enforces unique design and aesthetic standards on a uniform and nondiscriminatory basis among all occupants of the ROW, on the grounds that the characteristics of the discrete area warrant design and aesthetic standards that differ from those that apply to the majority of the areas within the jurisdiction of the Municipality.

“Design Manual” means a manual or guidebook that sets forth additional aesthetic, design, concealment, and stealth requirements applicable to Small Wireless Facilities. The Design Manual may also, but need not, set forth examples of Small Wireless Facility deployments that the Municipality deems to comply with this Ordinance.

“Eligible Facilities Request” means a request for modification of an existing tower or base station (as those terms are defined in 45 CFR §1.6100(b)) that does not involve a substantial change in the physical dimensions of such tower or base station and that

involves Collocation of new transmission equipment, removal of transmission equipment, or replacement of transmission equipment.

“Fee” means a one-time, non-recurring charge.

“Historic District” means a group of buildings, properties, or sites that is either:

(a) listed in the National Register of Historic Places or formally determined eligible for listing by the Keeper of the National Register, the individual who has been delegated the authority by the federal agency to list properties and determine their eligibility for the National Register, in accordance with Section VI.D.1.a.i v of the Nationwide Programmatic Agreement codified at 47 C.F.R. Part 1, Appendix C; or

(b) a registered historic district pursuant to State law at the time the Application is submitted; or

(c) an “overlay zone,” as defined in and limited by the South Carolina Comprehensive Planning Act, (1) that has been established by the Municipality at least sixty days prior to the relevant Application; (2) for which the special public interest to be protected is the preservation and protection of historic and architecturally valuable districts and neighborhoods or archaeologically significant resources according to uniform design standards; and (3) for which the Municipality maintains and enforces objective standards that are published in advance and applied on a uniform and nondiscriminatory basis.

“Micro Wireless Facility” means a Small Wireless Facility that (a) is not larger in dimension than twenty-four inches in length, fifteen inches in width, and twelve inches in height; and (b) for which no exterior antenna is longer than eleven inches.

“Municipality Pole” means a Pole owned, managed, or operated by or on behalf of the Municipality; provided, however, that such term shall not include any Pole, Support Structure, electric transmission structure, or equipment of any type that is part of a municipally owned or municipally controlled electric plant or system for furnishing of electricity to the public for compensation. The term Municipality Pole shall include, without limitation, Poles that the Municipality leases, rents, licenses, or otherwise compensates the owner thereof for the provision of street lighting.

“Permit” means a written authorization, in electronic or hard copy format, required to be issued by the Municipality to initiate, continue, or complete the Collocation of a Small Wireless Facility or the installation, modification, or replacement of a Pole upon which a Small Wireless Facility is to be Collocated.

“Person” means an individual, corporation, limited liability company, partnership, association, trust, or other entity or organization, including the Municipality.

“Pole” means a vertical pole such as a utility, lighting, traffic, or similar pole made of wood, concrete, metal, or other material that is lawfully located or to be located within the ROW including, but not limited to, a replacement Pole and a Municipality Pole. A Pole shall not include a support structure or electric transmission structure.

“Rate” means a recurring charge.

“Right of Way” or “ROW” means the area through, upon, over, or under a road, highway, street, sidewalk, alley, or similar property provided; however, that such term shall apply only to property or any interest therein that is under the ownership or control of the Municipality and shall not include property or any interest therein acquired for or devoted to a federal interstate highway. For purposes of this definition, the Municipality shall be deemed to have “control” of property and interests thereon owned by the State and/or the South Carolina Department of Transportation to the extent that such property and interests are within the territorial jurisdiction of the Municipality.

“Small Wireless Facility” means radio transceivers; surface wave couplers; Antennas; coaxial or fiber optic cable located on a Pole or Support Structure, immediately adjacent to a Pole or Support Structure, or directly associated with equipment located on a Pole or Support Structure and within a one hundred-foot radius of the Pole or Support Structure; regular and backup power supplies and rectifiers; and associated ancillary equipment, regardless of technological configuration, at a fixed location or fixed locations that enable communication or surface wave communication between user equipment and a Communications Network and that meets both of the following qualifications:

1. each Wireless Provider’s Antenna could fit within an enclosure of no more than six cubic feet in volume; and
2. all other wireless equipment associated with the Small Wireless Facility, whether ground- or pole-mounted, is cumulatively no more than twenty-eight cubic feet in volume. The following types of associated ancillary equipment are not included in the calculation of the volume of all other wireless equipment associated with any such facility: electric meters, concealment elements, network interface devices, grounding equipment, power transfer switches, cut-off switches, and vertical cable runs for the connection of power and other services.

The term “Small Wireless Facility” does not include: the Pole, Support Structure, or improvements on, under, or within which the equipment is located or Collocated or to which the equipment is attached; Wireline Backhaul Facilities; or coaxial or fiber optic cable that is between Small Wireless Facilities, Poles, or Support Structures or that is otherwise not immediately adjacent to or directly associated with a particular Antenna. For purposes of this definition, in order to be considered directly associated with equipment located on a Pole or Support Structure, coaxial or fiber optic cable must not extend more than one hundred feet in radial circumference from the base of the Pole or Support Structure to which the Antenna is attached. No portion of a Small Wireless Facility may be used as a Wireline Backhaul Facility.

“State” means the State of South Carolina.

“Supplemental Review Districts” means Design Districts, Historic Districts, and Underground Districts.

“Support Structure” means a building, billboard, or any other structure in the ROW to which a Small Wireless Facility is or may be attached. A “Support Structure” shall not include an electric transmission structure or pole.

“Technically Feasible” means that by virtue of engineering or spectrum usage, the proposed placement for a Small Wireless Facility or its design, concealment measures, or site location can be implemented without a material reduction in the functionality of the Small Wireless Facility.

“Underground District” means a group of buildings, properties, or sites in which the Municipality, at least sixty days prior to the relevant Application, has required all communications and electric lines in the specified geographic area to be placed underground, and for which the Municipality maintains and enforces objective standards that are published in advance and applied on a uniform and nondiscriminatory basis.

“Wireless Infrastructure Provider” means any Person, including a Person authorized to provide telecommunications service in the State, acting to build or install wireless communication transmission equipment, Small Wireless Facilities, or Support Structures, but that is not a Wireless Services Provider.

“Wireless Provider” means a Wireless Infrastructure Provider or a Wireless Services Provider.

“Wireless Services” means any services using licensed or unlicensed spectrum, including the use of Wi-Fi, whether at a fixed location or mobile, provided to the public.

“Wireless Services Provider” means a Person who provides Wireless Services.

“Wireline Backhaul Facility” means an above-ground or underground wireline facility used to transport communications between a small wireless facility network interface device and a network or another small wireless network interface device.

Smoking Place - An establishment that offers a meaningful selection of cigars, tobacco for pipes, hookah, or other smoking products for smoking on the premises, and which may be licensed for the on-premise consumption of beer, wine, or alcoholic beverages, or some combination of those, as well as, limited food service. The term does not include any establishment which is primarily a bar or restaurant. No bar can be considered a smoking place unless at least 51 percent of its gross revenue can be demonstrated to come from the sale of cigars, pipe tobacco, and other products for smoking.

Solar Energy Conversion System - Equipment for the collection of solar energy or its conversion to electrical energy for use on the same property, or for incidental sale to a public utility, when that equipment is accessory to a principal use of the property. Components are typically mounted on the roof(s) of principal or accessory structures, but may be mounted on other parts of structures, or on the ground.

Solar Energy Conversion, Small Scale – A series of ground mounted solar collector panels that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, and/or collects solar energy to convert it into electricity. This land activity covers a maximum of five (5) acres and is often referred to as a solar farm and does not include solar collection panels installed on the roofs of structures or solar collection panels intended to generate power or energy to individual entities.

Solar Energy Conversion, Large Scale – A series of ground mounted solar collector panels that collects solar radiation and transfers it as heat to a carrier fluid for use in hot water heating or space heating and cooling, and/or collects solar energy to convert it into electricity. This land activity covers more than five (5) acres is often referred to as a solar farm and does not include solar collection panels installed on the roofs of structures or solar collection panels intended to generate power or energy to individual entities.

South Carolina Manufactured Housing Board - Is authorized by State Statute to regulate the construction, repair, modification, installation, tie-down, hook-up, and sale of manufactured homes in South Carolina, which Board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the Board's Manufactured Housing Regulations, May 26, 1990.

Spectator Sports - Businesses that include sports teams, clubs, racetracks, and independent athletes that provide specialized sports services.

Stealth Communication Tower – A structure designed in a manner to masks its appearance as a wireless communication tower.

Steam & Air Conditioning Supply - Establishments that provide steam, heated air, or cooled air.

Street - Any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way width which has been dedicated, deeded or designated for vehicular traffic, public or private.

Street Classifications - Streets may be classified as follows:

- A. **Alley:** a public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.
- B. **Arterial (Major Thoroughfare):** A freeway, expressway or a street or highway which is used or intended to be used for moving either heavy vehicular traffic volumes or high-speed traffic, or both, or which was designated as a major thoroughfare in the Comprehensive Plan.

- C. Collector: A street which is used or intended to be used for moving traffic from minor streets to major thoroughfares, including the principal entrance and circulation street or streets of a development. Types of collector streets include:
 - D. Urban residential - collector streets which serve minor urban residential streets;
 - E. Rural residential - collector streets which serve only minor rural residential lots which meet the lot size requirements of a minor residential street; and
 - F. Commercial or Industrial - collector streets that serve minor commercial or industrial streets.
- G. Local (Minor Street): A street that is used or intended to be used to provide access to other streets from individual properties. Types of minor streets include:
 - H. Urban residential - minor streets serving residential lots in incorporated areas;
 - I. Rural residential - minor streets serving residential lots;
 - J. Commercial or Industrial - minor streets serving commercial or industrial uses;
 - K. Marginal access - minor streets located parallel and adjacent to a limited access street or highway which provide access to abutting properties and protection from through traffic; and
 - L. Cul-de-sac-minor Street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement.

Private Streets - Any road or street that is not publicly owned or maintained and used for access by the occupants of the development, their guests and the general public.

Street Perimeter - Any existing street to which the parcel of land to be subdivided abuts one (1) side.

Structure - That which is built or constructed.

Structural Alteration - Any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

Subdivider - Any person who (1) having an interest in land, causes it, directly or indirectly to be divided into a subdivision or who (2) directly or indirectly, sells, leases, or develops, or offers to sell, lease, or develop, or advertises for sale, lease, or development, any interest, lot, parcel site, unit, or plat in a subdivision, or who (3) engages directly or through an agent, in the business of selling, leasing developing, or offering for sale, lease, or development, a subdivision or any interest, lot, parcel site, unit, or plat in a subdivision, and who (4) is directly or indirectly controlled by, or under direct or indirect common control with any of the foregoing.

Subdivision - All divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivisions:

Subdivision, exempt- A subdivision that meets one of the following criteria

- The combination or recombination of portions of previously subdivided and recorded lots where the total number of lots is not increased and the resultant lots are equal to or exceed the standards of the applicable zoning district.
 - The division of land into parcels greater than 10 acres where no right-of-way dedication is involved.
 - The public acquisition by purchase of strips of land for the widening or opening of streets or for public transportation system corridors.
- M. City of Cayce right-of-way easement acquisition plats. Traditional Subdivision All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all divisions of land involving a new street or a change in existing streets, and includes re-subdivision and where appropriate, to the process of subdivision or to the land or area subdivided, provided however, that the following exceptions are included within this definition only for the purpose of requiring that an Application for Exemption be filed with the Administrative Official.
- N. Planned Development: The intent of the Planned Development is to better bridge the inherent difference between residential and nonresidential uses and to better accommodate change within those areas of the City of Cayce where due to economics or other factors responsible for change, potentially incompatible development could compromise property values or adversely impact existing land use, transportation facilities, or infrastructure. Through the Planned Development advocated by these Regulations, it is possible to ameliorate differences between potentially incompatible uses by exacting concessions and conditions as necessary to achieve "land use compatibility."

- O. Conservation Subdivision: A residential development where a large amount (typically at least forty percent or more) of the developable land area is designated as undivided, permanent open space; thereby permanently protecting agriculturally, environmentally, or historically significant areas within the parcel. The remaining developable land is subdivided into buildable lots.
- P. Major Subdivision: All subdivisions not classified as minor subdivisions, requiring any new street or extension of supporting public or private utilities.
- Q. Minor Subdivision: Any subdivision with four or fewer lots fronting on an existing street, not involving any new street or road, the extension of public utilities, and not adversely affecting the remainder of the parcel or adjoining property, and not in conflict with any provision or portion of the comprehensive plan, official map, zoning ordinance or this ordinance.

Structure - Anything constructed or erected which requires permanent location above grade. For purposes of this Ordinance, "structure" does not include landscape features such as ornamental pools, planting boxes, sculpture, bird baths, open terraces, walkways, driveways, walls, or fences; shelters for pets, playhouses, open stairs, recreational equipment, flagpoles, swimming pools, underground fallout shelters, air-conditioning compressors, pump houses or wells, mailboxes, privies, outdoor fireplaces, gatehouses, burial vaults, or bus shelters.

Substantial Improvement - Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50% of the value based on tax assessment of the current year or 50% of the gross floor area of the structure before the start of construction of the improvement. This term includes structures which have incurred substantial damage, regardless of the actual repair work performed. The term does not, however, include either: (1) any project of improvement to a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions (does not include Americans with Disabilities Act compliance standards); or (2) any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure. Permits shall be cumulative for a period of five years.

Swimming Pool - A man-made enclosure at least three feet deep at the deep end that is filled with water and used for wading or swimming.

Swimming Club - An organized group of individuals who are interested in swimming, whether for recreational, competitive or social reasons.

12.20 I

Tattoo Facility - An establishment wherein designs, letters, figures, or other marks are placed upon the skin of any person, using ink or other substances that result in the permanent coloration of the skin by means of use of needles or other instruments designed to contact or puncture the skin.

Tattoo or Tattooing - means to indelibly mark or color the skin by subcutaneous introduction of nontoxic dyes or pigments unless performed by a licensed physician or surgeon if permitted by law.

Tax Preparation Services - Businesses that provide tax preparation services.

Telecommunications - Businesses that operate and/or provide access to facilities for the transmission of voice, data, sound, and video.

Temporary Event - Temporary uses, such as circuses, carnivals, fairs, festivals, and religious events in a temporary structure, and similar types of events.

Temporary Sale - Temporary structures or areas for the display of goods and merchandise as part of promotional or seasonal activities.

Temporary Storage Structures - A portable storage unit that does not have a permanent foundation or footing and which includes cargo containers, portable storage containers, truck trailers, construction trailers, and bulk solid waste containers. Such structures shall not be considered a building.

Temporary Use - A land use (or structure) that is needed or is in place for a limited duration.

Tennis Club - An organization of people interested in playing tennis, for recreational, competitive, or social reasons.

Tennis Court - A rectangular area marked with lines on which tennis is played.

Timber And Timber Products Wholesale Facility - Facilities primarily engaged in timber and timber product wholesale operations (not including lumber).

Tiny Home - Single-family dwelling units that are a maximum of seven hundred (750) square feet. They must be on a permanent foundation in compliance with the South Carolina Residential Code and are not attached to a chassis, They cannot be defined as manufactured homes as defined by HUD or a recreational vehicle (park model) as defined by National Fire Protection Association (NFPA) and American National Standards Institute (ANSI).

Tiny Home Village - A lot or parcel with space, improvements and utilities for three (3) or more tiny homes, which may include services and facilities for the residents.

Tower Height - The vertical distance measured from ground to the uppermost point of the telecommunications tower and any antenna affixed thereto.

Towing and Wrecker Services, Motor Vehicle - A business offering the services of a vehicle wrecker.

Transient Habitation- Activities include lodging services to transient guests, such as camper parks, motels, hotels, etc., and include restaurants and certain attendant recreational activities as accessories thereto. The presence of 2 or more campers, recreational vehicles, or other similar vehicle or craft manufactured for habitation, or the use of such vehicles or craft for the purposes of short or long term rentals shall be considered Transient Habitation.

Transit Stop - The location where passengers wait to board a regularly scheduled public transportation service. A transit stop may include a concrete pad, a seating area designed for the convenience of transit passengers, and a shelter.

Travel Trailer or Recreational Vehicle - A structure that (1) is intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and (2) is designed for temporary use as sleeping quarters, but that does not satisfy one or more of the criteria of a mobile or manufactured home or modular unit.

Tree - A usually tall, woody plant, distinguished from a shrub by having comparatively greater size and longevity, and characteristically defined as:

- Large tree- Single trunk whose canopy dimensions have the potential to reach at least 45 feet tall and 25 feet wide at maturity.
- Medium tree- Single trunk whose canopy dimensions have the potential to reach at least 25 feet tall and 20 feet wide at maturity.
- Small tree- Single trunk or multi-stem whose canopy dimensions have the potential to reach at least 15 feet tall and 15 feet wide at maturity.

Tree, Significant- A tree measuring twenty (20) inches in diameter at breast height.

Tree Protection Plan - A plan that identifies the critical root zone where trees are to be protected and preserved, and replacement trees planted on a property to meet minimum requirements, as well as methods of tree protection to be undertaken on the site.

Truck or Freight Terminal - A central facility for the distribution, storage, loading and repair of commercial fleet vehicles, with or without associated dispatch services and offices. This

definition includes central facilities for courier services; limousine services; taxi services; and similar fleet dependent services.

Truck Transportation - Businesses engaged in the transport of goods via commercial trucking.

12.21 U

U.S. Postal Service - An independent federal agency responsible for providing postal services across the United States.

Unattended Donation Receptacles - Any unattended container, box, or similar device that is used for soliciting and collecting donations, including but not limited to, clothing, footwear, books, and other salvageable household goods.

Understory Tree - A small deciduous tree that forms the layer of vegetation under the canopy trees in a forest. Examples of such trees include dogwoods, sourwoods, and fruit trees.

Undevelopable Land - Land that is not suitable for development due to environmental constraints or other restrictions (i.e. designated conserved open space).

Use, Accessory - A secondary use on the same lot as the principal use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, etc., when detached from the principal buildings.

Use - The purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

Use, Principal - The primary purpose for which land is used.

Uses Permitted by Special Exception - Uses allowable where facts and conditions detailed in this Ordinance, as those upon which a use may be permitted, are found to exist.

Utility Generation, Electrical - A power generation facility that converts other forms of energy into electrical energy.

Utility, Public - Any agency which, under public franchise or ownership, provides the general public with electricity, gas, heat, steam, communication, rail transportation, water, sewage collection, or other service.

Utility, Major - A structure or facility that is a relatively major component of an infrastructure system providing community- or region-wide utility services. Examples of

major utility facilities include water treatment plants, sewage treatment facilities, and solid waste facilities, This use does not include telecommunications facilities or towers.

Utility Transmission, Distribution, and Collection - A structure or facility that is a relatively minor component of an infrastructure system providing community-or region-wide utility services and that needs to be in or near the neighborhood or use type where the service is provided, such as utility lines and substations, water and sewage pipes and pump stations, water towers, stormwater pipes, telephone lines and local exchanges, electrical lines and transformers, gas transmission pipes and valves, CATV lines, and associated offices.

Utility Treatment- establishments that treat water and wastewater, including pumping stations, aqueducts, and sewerage treatment facilities.

12.22 V

Vape - see Electronic cigarette.

Variance - A modification of the area regulations of this Ordinance, granted by the Zoning Board of Appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the Ordinance could result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted within the zoning district in which the property is located.

Vegetation- All live trees, shrubs, ground covers, and other plants.

Vehicular Canopy - A roofed, open, drive-through structure designed to provide temporary shelter for vehicles and their occupants while making use of a business' services.

Vehicle Fueling Station - A facility used for the retail dispensing of vehicle fuels. Such uses may include gas, diesel, and alternative propulsion fuel stations in conjunction with another use such as, but not limited to, a convenience store, grocery store, or other retail use. This use does not include an electric vehicle charging as an accessory use.

Vehicle Parts and Accessories Store - An establishment for the retail sale of minor parts and accessories for vehicles including oils, lubricants, detailing materials, paints, and tires, but not including major components such as engines or vehicle body parts.

Vehicle Repair, Major - An establishment engaged in the significant repair and replacement of parts and motor services to automobiles, including, but not limited to, such services as: engine rebuilding, reconditioning of automobiles, the removal from any vehicle of a major portion (i.e., the differential, transmission, head, engine block, or oil pan) thereof for

replacement or repair, the repair of damaged motor vehicles or trailers (including body, frame, or fender straightening or repair), and/or the painting of vehicles.

Vehicle Repair, Minor - An establishment engaged in the sale of automotive fuels or oils, and the incidental repair and replacement of parts and motor services to automobiles, including oil change, tire sales, and alignment, but not including any operation specified under “vehicle repair, major.”

Vehicle Sales and Rental - Establishments that provide for the sale or rental of new or used autos, small trucks or vans, trailers, motorcycles, motor homes, or recreational vehicles. Typical examples include automobile dealers, auto malls, car rental agencies, and moving equipment rental establishments (e.g., U-Haul).

Vehicle Storage Facilities - A lot or facility in which vehicles, including automobiles, boats, motorcycles, or recreational vehicles are stored for periods greater than five days.

Vehicle Towing - An establishment providing the service of transporting individual motor vehicles and providing temporary storage of the vehicles, whether operable or temporarily inoperable, in an impound yard or storage area. This does not include junk, salvage, scrap, or wrecking yards.

Vegetation - The sum total of plant life in some area;;

Veterinary Hospital or Clinic - A facility used for the care, diagnosis, and treatment of sick, ailing, infirm, or injured animals and preventive care for healthy animals, where such animals are limited to dogs, cats, and other comparable household pets. Accessory uses may include animal grooming services, short-term boarding that is incidental to medical care or treatment, and limited retail sales of pet-related merchandise.

Vocational Rehabilitation Services - Establishments that provide vocational rehabilitation, like job counseling, job training, and work experience, to underemployed and unemployed persons with disabilities or who have a job market disadvantage because of lack of education, job skill, or experience.

12.23 W

Wall Pack - A type of light fixture typically surface-mounted on a vertical wall surface.

Warehouse, Distribution Facility - A facility primarily engaged in the storage and distribution of manufactured products, supplies, and equipment, excluding bulk storage of materials that are flammable or explosive or that present hazards or conditions commonly recognized as offensive.

Wetlands - Areas of one-quarter (.25) acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers has permitting jurisdiction.

Wholesale Trade - Durable Goods - A business that buys and sells goods that have a lifespan of three years or more.

Wholesale Trade - Nondurable Goods - A business that buys and sells goods that have a lifespan of less than three years.

Wind Energy Conversion System - A facility consisting of one or more rotating wind turbines and related equipment that converts the kinetic energy in wind into mechanical energy. A wind energy conversion system as an accessory use is intended to primarily reduce on-site consumption of utility power for a home or business.

Workshop - See Auxiliary shed.

12.24 X

12.25 Y

Yard - An open space that lies between the principal or accessory building or buildings and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this Ordinance.

Yard, Front - A yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

Yard, Rear - A yard extending the full width of the lot in the area between the rear lot line and the rear building line.

Yard, Required - That part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this Ordinance.

Yard, Side - A yard extending the full length of the lot in the area between the side lot line and a side building line.

12.26 Z

Zoning Certificate/Building Permit - A certification by the Zoning Administrator that a proposal to use or occupy a tract of land or a building; or to erect, install, or alter a structure, building, or sign, fully meets the requirements of this Ordinance.

Zoning District - A specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

Zoo - A facility, indoor or outdoor, where animals are kept for viewing by the public. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities and related parking structures.