

CHAPTER 2

DISTRICTS AND MAP

§ 2-100 Establishment of districts.

The following zoning districts are hereby established in the City of New Ellenton:

DISTRICT	USES	MINIMUM LOT - Sq. Ft.
R-15	Single Family Residential	15,000
R-10	Single Family Residential	10,000
R-7	Single Family and Two-Family Residential	7,500
R-5	General Residential	5,000
CC	Core Commercial	None
NC	Neighborhood Commercial	None
HC	Highway Commercial	None
I	Industrial	None
PD	Planned Development	2 acres
	Overlay Districts	
MHOD	Manufactured Home Overlay District	N/A

No amendment shall be initiated which would create a new zoning district with an area of less than two (2) acres. The minimum requirement does not apply to extension of an existing district, or addition of a residential district adjacent to an existing residential district, or addition of NC or I districts to HC or CC districts.

§ 2-101 District purposes.

The zoning districts established in this ordinance are for the purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare, and all of the purposes set forth in S. C. Code § 6-29-710. The following statements of intent shall be used in interpretation and application of the district regulations.

The residential district regulations are designed to encourage a stable and healthy environment for residential purposes, and to discourage encroachment by commercial, industrial, or other uses adversely affecting the residential character of the district.

R-15 and R-10 – Single Family Residential Districts. R-15 and R-10 districts are intended to be single family residential areas with detached units and low population densities. Use regulations allow limited recreational uses which are compatible with the character of the district. Clustered housing and conversion of existing large houses to multi-family or bed and breakfast uses may be permitted as special exceptions.

R-7 – Single Family and Two Family Residential District. R-7 districts are intended primarily for one and two family detached units and low to medium population density. Special exceptions which may be permitted after review by the Board of Zoning Appeals include kindergartens, day care, clustered dwellings.

R-5 – General Residential District. R-5 districts are intended to accommodate a wide range of high density dwelling units on small parcels of land, including multi-section manufactured homes on individual lots, manufactured home parks, group housing, and multi-family units by special exception.

CC – Core Commercial District. This district is intended to accommodate a variety of general commercial and nonresidential uses characterized primarily by retail, wholesale, office and service establishments in the central business area. Residential uses are permitted on upper levels of commercial structures. Tourist homes may be permitted by special exception.

NC – Neighborhood Commercial District. This district is intended for commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. R-5 residential uses are permitted. Commercial uses permitted are intended to be relatively small in size and service area.

HC – Highway Commercial District. This district is intended for uses compatible with areas along major highways. Permitted uses include many found in the CC and uses serving the traveling public. Aesthetic concerns have a bearing on permitted uses.

I – Industrial District. This district is intended for a wide variety of light and heavy industrial and commercial uses which do not create nuisances by noise or emissions beyond the premises.

OSP – Open Space Preservation. Open Space Preservation districts are intended to control development in and preserve or enhance the character of certain natural, swamp, or wet areas which have any of the following characteristics:

- a. Are subject to periodic or occasional flooding;
- b. Are utilized for outdoor recreation purposes;
- c. Provide needed open space for the present and future residents of the area;
- d. Possess great natural beauty or are of historical significance;
- e. Serve as wildlife refuges.

§ 4-111 HC - Highway Commercial District Uses.

HC PERMITTED USES	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
1. Telephone, telegraph, radio, television services, [except communications towers - see conditional uses]	515, 517	Communications	One (1) per 200 sq. ft. gross public area
2. Public utility including water tower, substation	221	Electric, gas, water, sewer	One (1) per 200 sq. ft. gross public area
3. Wholesale trade, durable and nondurable goods	423, 424, 425	Wholesale trade: Durable goods; Nondurable goods.	One (1) per 300 square feet of gross sales area
4. Retail trade, involving sale of merchandise on premises	441, 444, 445, 446, 441, 448, 442, 722	Building material, paint, hardware, nursery and garden supply stores, mobile home dealers; General merchandise, department & variety stores; Food stores & markets; Automotive dealers, Service stations, Auto supply stores, boat dealers, motorcycle dealers, Farm equipment dealers; Apparel & accessory; Home furniture, & equip; Eating & drinking places, including drive-in; Miscellaneous retail, including drug stores, liquor stores, fuel dealers.	<u>Eating & drinking places:</u> One (1) for each four (4) seats. <u>All other:</u> One (1) per 200 square feet of gross sales area
5. Finance, insurance, and real estate	521, 522, 523, 524, 525, 531	Depository institutions; Credit institutions; Security dealers, etc.; Insurance carriers; Insurance agents; Real estate agents, etc.; Investment offices.	One (1) per 200 square feet of gross floor area

HC PERMITTED USES (CONT.)	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
6. Church, synagogue, temple, or place of worship , including religious education building, parsonage or parish house, off-street parking for members and visitors without pay, and recreation facilities	813110	Religious organizations, churches, etc.	One (1) for each four (4) seats in sanctuary
7. Government building or facility , including postal facility	491110 921, 922, 923, 924, 925, 926	U.S. Postal Service; General government, justice, public order, safety, finance, etc.; Human resources; Housing programs; Economic programs.	One (1) for each 200 square feet of floor area
8. Services to individuals, business and government establishments, amusement, recreation, health and professional services	721110, 721310, 811, 812, 512, 518, 561, 711, 532111, 532112, 238220, 442299, 443, 444, 448, 451110, 532230, 532292, 561, 611, 713, 812990 339116, 621, 541110, 519120, 623, 624, 813, 712, 561599, 541	Hotels, motels, rooming & boarding houses; Personal services; Business services; Auto repair & rental, carwashes & tire shops; Miscellaneous repair, including welding; Motion picture theaters, Video tape rental; Amusement & recreation, including bowling, golf, & coin-operated machines; Health services, hospitals; Legal services; Schools & libraries; Social services; Museums & gardens; Membership organization; Engineering, accounting, research & management; Services not classified.	<u>Hotel, motel</u> : One (1) for each guest room. <u>Service, repair</u> : One (1) per 250 sq. feet of work area. <u>Club, library, funeral home, theater</u> : One (1) for each 4 seats. <u>Hospital</u> : 1.5 for each patient bed <u>Elementary School</u> : Three (3) spaces for each classroom. <u>High School</u> : One (1) for each four (4) seats in auditorium. <u>All Other</u> : One (1) per 250 square feet of gross floor area.

<p align="center">HC CONDITIONAL USES [approved by Zoning Administrator if all conditions are met]</p>	NAICS CODE	NAICS DESCRIPTION	PARKING SPACES REQUIRED
<p>1. Communications tower, see Chapter 5, Supplemental Regulations</p>	N/A	Communications	One (1) space
<p>2. Temporary Christmas tree sales, on vacant lot for a period not to exceed 45 days</p>	N/A		None
<p>3. Contractor’s office & equipment shed, provided all following conditions are met: a. used in connection with construction on premises; b. must not cause traffic congestion or nuisance; c. for term up to one (1) year; may be renewed once.</p>	N/A		One (1) for each 300 square feet of office area.
<p>4. Residences that are permitted in the R-15 District.</p>	N/A		N/A
<p>5. Residential Multi-Family Housing – Townhomes and Apartments, provided following conditions are met: a. units must have access to a street as required by building and fire codes; b. 12 units per acre and up to 16 with approval by the Zoning Administer; c. applicable Supplemental Regulations/Articles of the New Ellenton Zoning Ordinance are met; d. must not cause traffic congestion or nuisance; e. adequate provision is made for access and traffic safety;</p>	N/A		See Chapter 5
<p>6. Business Adjacent – The Board of Zoning Appeals allows for the Zoning Administrator to review and potential allow a business to be included on the adjacent /adjoining lot with special conditions: a. the lot must be directly adjacent / adjoining to the lot currently zoned Highway Commercial; b. review will be on a case by case basis; c. a buffer approved by the Zoning Administrator or Planning Commission will be installed between the property requesting rezoning and the neighboring property.</p>	N/A		See Chapter 5

<p align="center">HC SPECIAL EXCEPTIONS [approved by Board of Zoning Appeals after hearing]</p>	<p align="center">NAICS CODE</p>	<p align="center">NAICS DESCRIPTION</p>	<p align="center">PARKING SPACES REQUIRED</p>
<p>1. Transportation terminals for bus and railroad service, provided the Board of Appeals determines:</p> <ul style="list-style-type: none"> a. adequate maneuvering and parking spaces are set; b. adequate provisions are made for access and traffic safety; c. the area is adequately screened from residential areas; d. the use is compatible with the district. 	<p>482111, 482112, 488210, 488490</p>	<p>Railroad; Terminal for motor vehicle passenger transportation</p>	<p>Set by the Board; minimum: one (1) for each 200 square feet of gross floor space</p>
<p>2. Tourist Home (as defined in §1-201)</p>	<p>N/A</p>		<p>One (1) for each guest room</p>

§ 4-112 HC - Highway Commercial District Regulations.

The following regulations apply to all uses in HC districts:

Minimum lot area:	None
Minimum lot width at building line:	None
Minimum front setback:	50 feet from a street right of way
Minimum side setback:	None, except: (1) when use abuts a residential zone a setback equal to that required for the residential zone shall be provided; (2) when a setback not required is provided, it shall be not less than 3 feet.
Minimum rear setback:	Twenty-five (25) feet
Maximum structure height:	Thirty-five (35) feet when permitted by fire regulations [not applicable to church spires, belfries, cupolas, domes, utility and communication towers, chimneys, flag poles, antennae];
Off street parking area requirements:	See parking, supplemental regulations, Chapter 5.
Screening:	See landscaping, supplemental regulations, Chapter 5. <u>Open sales yards:</u> Yards used for sale, rental or storage of materials or equipment must be screened from adjoining residential property or other zoning districts by a planting screen, fence or wall at least 6 feet high.
Signs:	See signs, supplemental regulations, Chapter 5.
Subdivision regulations:	Applicable regulations must be met.
Supplemental regulations:	See Chapter 5.
Maximum curb cuts:	Lot width of 100 feet or less: 36 feet of total curb cuts. Lot width of more than 100 feet: 36 feet of total curb cuts with a minimum of 100 feet between the centerlines of curb cuts on same lot.