

CHAPTER 4 | BASE ZONING DISTRICTS

ARTICLE 4.1 GENERAL

§4.1.1 ESTABLISHMENT OF ZONING DISTRICTS

The following base zoning districts are hereby established:

District Name	Comprehensive Plan Land Use Designation
RM Resource Management	Resource Management (Rural)
AG-15 Agricultural Preservation	Agricultural Preservation (Rural)
AG-10 Agricultural Preservation	Agricultural Preservation (Rural)
AG-8 Agricultural Preservation	Agricultural Preservation and Rural Agriculture (Rural)
AGR Agricultural Residential	Agricultural Residential (Rural)
RR-3 Rural Residential	Rural Residential (Rural)
S-3 Special Management 3	Residential/Special Management (Urban/Suburban)
R-4 Single Family Residential 4	Suburban Residential/Residential Low Density (Urban/Suburban)
M-8 Mixed Style Residential 8	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
M-12 Mixed Style Residential 12	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
MHS Low-Density Manufactured Housing Subdivision	(Urban/Suburban)
MHP Manufactured Housing Park	Mixed Style Residential/Residential Moderate Density (Urban/Suburban)
OR Residential Office	Commercial (Urban/Suburban)
OG General Office	Commercial (Urban/Suburban)
CN Neighborhood Commercial	Commercial (Urban/Suburban)
CT Commercial Transition	Commercial (Urban/Suburban)
CR Rural Commercial	Commercial (Rural)
CC Community Commercial	Commercial (Urban/Suburban)
I Industrial	Industrial (Urban/Suburban)
PD Planned Development	Planned Development (All areas of Plan)

§4.1.2 ZONING DISTRICT REFERENCES

References in this Ordinance to "nonresidential" zoning districts shall be construed as references to all base zoning districts beginning with the letters "O" (Office), "C" (Commercial) or "I" (Industrial). References to "residential" zoning districts shall be construed as references to all base zoning districts beginning with the letter "S", "R" and "M". References to "agricultural" zoning districts shall be construed as references to all base zoning districts beginning with the letter "A."

[Commentary—RM, Resource Management District, AGR, Agricultural Residential District and RR-3, Rural Residential District are agricultural zoning districts.]

§4.1.3 ZONING DISTRICT HIERARCHY

Under the hierarchy established by this Ordinance, the RM district is the most restrictive base zoning district, while the I district is the least restrictive base zoning district. The table of Section 4.1.1 presents the districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

ARTICLE 4.4 AG-15, AGRICULTURAL PRESERVATION DISTRICT**§4.4.1 PURPOSE AND INTENT**

The AG-15, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the Comprehensive Plan.

§4.4.2 USE REGULATIONS

Uses are allowed in the AG-15 district in accordance with the Use Regulations of Chapter 6.

§4.4.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS**A. Density/Intensity and Dimensional Standards Table**

All residential and nonresidential development in the AG-15 district shall be subject to the following density, intensity and dimensional standards:

AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 15 acres
MINIMUM LOT AREA	3 acres
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

B. Development Along Critical Line

The area of a parcel in the AG-15 district within 1,000 feet of the OCRM Critical Line has a Maximum Density of one dwelling unit per three acres with a minimum lot area of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a density of one dwelling unit per 15 acres.

§4.4.4 OTHER REGULATIONS

Development in the AG-15 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.4.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-15 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.5 AG-10, AGRICULTURAL PRESERVATION DISTRICT

§4.5.1 PURPOSE AND INTENT

The AG-10, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

§4.5.2 USE REGULATIONS

Uses are allowed in the AG-10 district in accordance with the Use Regulations of Chapter 6.

§4.5.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-10 district shall be subject to the following density, intensity and dimensional standards:

AG-10 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 10 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.5.4 OTHER REGULATIONS

Development in the AG-10 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 5. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.5.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-10 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.6 AG-8, AGRICULTURAL PRESERVATION DISTRICT**§4.6.1 PURPOSE AND INTENT**

The AG-8, Agricultural Preservation district implements the Agricultural Preservation and Rural Agriculture (Rural Area) policies of the *Comprehensive Plan*.

§4.6.2 USE REGULATIONS

Uses are allowed in the AG-8 district in accordance with the Use Regulations of Chapter 6.

§4.6.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-8 district shall be subject to the following density, intensity and dimensional standards:

AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 8 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.6.4 OTHER REGULATIONS

Development in the AG-8 district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.6.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AG-8 Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

ARTICLE 4.7 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

§4.7.1 PURPOSE AND INTENT

The AGR, Agricultural/Residential district implements the Agricultural Residential (Rural Area) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

§4.7.2 USE REGULATIONS

Uses are allowed in the AGR district in accordance with the Use Regulations of Chapter 6.

§4.7.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AGR district shall be subject to the following density, intensity and dimensional standards:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per Acre
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

§4.7.4 OTHER REGULATIONS

Development in the AGR district shall comply with all other applicable regulations of this Ordinance, including the development standards of Chapter 9. All waterfront property subdivided after April 21, 1999, shall be subject to the provisions of the Waterfront Development Standards contained in Article 4.22 of this Chapter. Existing lots of record on the waterfront shall be subject to the provisions of Wetlands, Waterways and OCRM Critical Line contained in Article 9.7.

§4.7.5 ONE TIME SUBDIVISION OF NONCONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999

A one time subdivision creating one lot from a nonconforming lot of record (lot existing prior to April 21, 1999) shall be allowed, if each lot resulting from the subdivision meets the minimum lot area requirement of the AGR Zoning District. An Ingress/Egress Easement may be utilized to access a proposed lot (singular) to the rear of the property. The setback from the edge of the easement will be the required side setback required for Zoning District. The side setback from the edge of the easement will only be utilized to create one (1) proposed lot from the provision of: ONE TIME SUBDIVISION OF A NON-CONFORMING LOT OF RECORD EXISTING PRIOR TO APRIL 21, 1999.

§4.7.6 SETTLEMENT AREAS

Settlement areas include small older crossroads communities, family lands, typical suburban-style subdivisions, frontage lots along local roads, waterfront developments, and vacant land that has been subdivided for residential use but not yet built upon. The criteria for additional parcels to qualify for inclusion into a "Settlement Area" are as follows:

1. Parcel size of 30 acres or less (including highland areas and freshwater wetlands) on parcels existing prior to April 21, 1999; and
2. Parcel must be located in an AG-8, AG-10, or RM Zoning Districts or adjacent to lands currently zoned AGR; and
3. Parcel must be either within 1,000 feet of an existing AGR Zoning District or show the same obvious spatial characteristics of other existing AGR Zoning Districts in the agricultural area; and
4. Tax parcels are not located on Wadmalaw Island or Edisto Island.

TABLE 6.141	ZONING DISTRICTS																Section				
	RM	AG 10	AG 12	AG 15	AG 18	RR 1	RR 2	RR 3	MS	M 1A	M 1B	M 1C	DT	DT	GM	CR		CT	CC	I	
AGRICULTURAL USES																					
ANIMAL PRODUCTION																					
Animal Aquaculture, including Prawn Farming, Fish Hatcheries, or Shrimp or Shellfish Farming (Ponds)	A	A	A	A	C	C														§ 6.2.1	
Apiculture (Bee Keeping)	A	A	A	A	A	A															
Horse or Other Animal Production	A	A	A	A	C	C	C													§ 6.2.1	
Concentrated Animal Feeding Operations	S	S	S	S																	
CROP PRODUCTION																					
Greenhouse Production of Food Crops (grown Under Cover)	A	A	A	A	A	A	A	C										C	C	C	§ 6.2.1
Horticultural Production of Ornamentals, Nursery Operations	S	A	A	A	A	A	A	S							A	A	A	A	A		
Hydroponics	A	A	A	A	A	A															
Crop Production	A	A	A	A	A	A	A	A			A										
Vineyards	S	C	C	C	C	C														C	§ 6.4.00
FORESTRY AND LOGGING																					
Bona Fide Forestry Operations	C	S	C	C	C	C	C														§ 6.4.20
Lumber Mills, Planing, or Saw Mills, Including Chipping or Milling	A	A	A	A	S															A	
STABLE																					
Stable, Commercial	C	C	C	C	C																§ 6.4.20
Stable, Private	A	A	A	A	C	C	S	S													§ 6.4.20
SUPPORT ACTIVITIES FOR AGRICULTURE USES																					
Agricultural Processing	C	C	C	C	S															A	§ 6.4.1
Agricultural Sales or Services	A	A	A	A	C											A		A	A		§ 6.4.1
Roadside Stands, including the sale of Sweetgrass Baskets	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.50
RESIDENTIAL																					
Congregate Living (not the elderly) (up to 15 residents)	S	S	S	S	S	S	S	S	S	S	S										
Duplex								S	A	A	S										
Dwelling Group	C	C	C	C	C	C	C	C	C	C	C								C		§ 6.4.7
Farm Labor Housing (up to 10 residents)	C	C	C	C	C																§ 6.4.9
Farm Labor Housing (Detached) (more than 10 residents)	S	S	S	S	S																§ 6.4.9

TABLE B.1-1	ZONING DISTRICTS																				Ordinance
	BV	OS 15	OS 10	OS 8	OS R	RR 3	RS	RM	MS	MS 2	MH S	MH P	OR	OR	OR	OR	OR	OR	OR	OR	
Child-Caring Institution (not for 21 children)	S	S	S	S	S	S	S	S	S	S	S										
Group-Care Home, Residential (up to 20 children)	S	S	S	S	S	S	S	S	S	S	S										
Group Residential, including Privately-Operated Boarding Houses, Dormitories, or Residential Halls	S	S	S	S	S	S		S	S	S											
Manufactured Housing Unit	A	A	A	A	A	D	D	C	C	C	A	A									§ 5.4.24
Manufactured Housing Unit, Replacement	A	A	A	A	A	A	A	D	C	C	A	A									§ 5.4.24
Manufactured Housing Park												A									
Multi-Family, including Condominiums or Apartments									A	A										A	
Retirement Housing	S	S	S	S	S	S	S	S	A	A	S										
Retirement Housing, Limited (up to 10 residents)	S	S	S	S	S	S	S	S	A	A	S										§ 5.4.8
Single-family Attached, also known as Townhouses or Rowhouses								S	S	C	S						C	C	C		§ 5.4.2
Single-Family Detached	A	A	A	A	A	A	A	A	A	A	A	D	C	C	C	C	C	C	C	C	§ 5.4.20
Affordable Dwelling Units	S	S	C	C	S	D	C	D	A	A											§ 5.4.10
Single-family Detached/Manufactured Housing (Not Joint) or Two Manufactured Housing Units (Joint)	A	A	A	A	A	D	C	C													§ 5.4.24
Transitional Housing, including Homeless and Emergency Shelters, Pre-Parole Detention Facilities, or Halfway Houses									S	S			S	S	S		S	A			
CIVIC / INSTITUTIONAL																					
COURTS AND PUBLIC SAFETY																					
Court of Law	A	A	A	A	A	A	A	A	A	A			A	A	A	A	A	A	A	A	
Correctional Institutions																					A
Parole Offices or Probation Offices																					A
Safety Services, including Emergency Medical or Ambulance Services, Fire Protection, or Police Protection	S	A	A	A	A	A	A	S	S	S	S		S	A	A	A	A	A	A	A	
DAY-CARE SERVICES																					
Adult Day-Care Facilities		C	C	C	C	C	S	S	S	S			S	S	A	A	A	A	A	A	§ 5.4.28
Child Day-Care Facilities, including Group Day-Care Homes or Child-Care Centers		C	C	C	C	C	S	S	S	S			S	S	A	A	A	A	A	A	§ 5.4.28
Family Day-Care Homes	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	S

TABLE 6.1-1	ZONING DISTRICTS																Conditional		
	RW	SO 10	AO 10	AO 5	AO R	RR 2	SV	RT	MS	M 2	WJ S	MU P	OR	OG	OS	OC		UI	UC
DEATH CARE SERVICES																			
Cemeteries or Crematories	A	A	A	A	C	C	S	C	C	C	S		A	A	A	A	A	A	§ 64.03
Funeral Services, including Funeral Homes or Mortuaries													A	A	A	A		A	A
EDUCATIONAL SERVICES																			
Pre-school or Educational Nursery		C	C	C	C	C	S	S	S	S	S		S	S	A	A	A	A	§ 64.06
School, Primary		S	S	S	A	A	A	A	A	A	S		A	A	A	A	A	A	A
School, Secondary		S	S	S	A	A	A	A	A	A	S		A	A	A	A	A	A	A
College or University Facility		S	S	S	S	S	S	S	S	S	S		S	S	S	S	S	A	A
Business or Trade School		S	S	S	S	S							S	S	S	S	S	A	A
Personal Improvement Education, including Fine Arts Schools or Automobile Driving Schools		S	S	S	S	S							S	S	C	C	A	A	§ 64.06
HEALTH CARE SERVICES																			
Medical Office or Outpatient Clinic, including Psychiatrist Offices, Abortion Clinics, Diagnostic Facilities, or Ambulatory Surgical Facilities					S	S	S						A	A	A	A	A	A	A
Community Residential Care Facilities					S	S			S	S			S	S	S		S		
Convalescent Services, including Nursing Homes					S	S	S	S	S	S	S		S	S		S		A	
Counseling Services, including Job Training or Placement Services					S	S							A	A	A	A	A	A	A
Intermediate Care Facility for the Mentally Retarded					S	S			S	S			S		S		A		
Public or Community Health Care Centers					S	S	S						A	A				A	
Health Care Laboratories, including Medical Diagnostic or Dental Laboratories													A	A	A	A		A	A
Home Health Agencies					S	S							A	A	A	A	A	A	A
Hospitals, including General Hospitals, Specialized Hospitals, Chronic Hospitals, Psychiatric or Substance Abuse Hospitals, or Asylums													S	A	S	S		A	S
Outpatient Facilities for Chemically Dependent or Addicted Persons													S	S	S			A	
Rehabilitation Facilities													S	A	A	A	A	A	A
Residential Treatment Facility for Children or Adolescents (in-patient health treatment)					S	S			S	S			S		S			A	

TABLE 6-1-1	ZONING DISTRICTS																	Condition		
	RM	AG 5	AG 10	AG 5	AG 10	RR 3	SS	RA	MS	MT 12	MH 5	MH P	OR	OG	CR	CS	U		CC	
MUSEUMS, HISTORICAL SITES AND SIMILAR INSTITUTIONS																				
Historical Sites (Data in the Table)	C	C	C	C	C	C	C	A	A	A	A		A	A	A	A	A	A	§ 6.4.27	
Libraries or Archives		A	A	A	A	A	A	A	A	A	A		A	A	A	A	A	A		
Museums					A	A	A	A	A	A	A		A	A	A	A	A	A		
Nature Exhibition	C	C	C	C	C												S	A	§ 6.4.10	
Botanical Gardens	A	A	A	A	A												S	A		
Zoos			S	S	S												S	S		
POSTAL SERVICE																				
Postal Service, United States	C	C	C	C	C	C	C	C	C	C	C		A	A	A	A	A	A	§ 6.4.28	
RECREATION AND ENTERTAINMENT																				
Community Recreation, including Recreation Centers	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
Fishing or Hunting Guide Service (Commercial)	A	A	A	A	A								A	A	A	A	A	A		
Fishing or Hunting Lodge (Commercial)	A	A	A	A												A				
Golf Courses or Country Clubs			C	C	C	C	C	C			C								§ 6.4.30	
Parks and Recreation	C	C	C	C	C	C	C	C	C	C	C		C	C	C	C		C	§ 6.4.11	
Recreation and Entertainment, Indoor, including Billiard Parlors, Bowling Centers, Ice or Roller Skating Rinks, Indoor Shooting Ranges, Theaters, or Video Arcades																	A	C	A	§ 6.4.30
Recreation and Entertainment, Outdoor, including Amusement Parks, Follgrounds, Miniature Golf Courses, Roller Coasters, Tents, or State Arcades			C	C												C		C	C	§ 6.4.11
Drive-In Theaters																C		C	A	§ 6.4.11
Golf Driving Ranges			S	S	S	S	S												§ 6.4.11	
Outdoor Shooting Ranges	C	C	C	C															§ 6.4.11	
Recreation or Vacation Camps	C	C	C	C	C														§ 6.4.11	
Special Events (Commercial & Industrial)																C	C	C	C	Art. 5.7
Special Events (Residential & Rural)	S	S	S	S	S	S													Art. 5.7	
RELIGIOUS, CIVIC, PROFESSIONAL AND SIMILAR ORGANIZATIONS																				
Business, Professional, Labor, or Political Organizations													A	A	A	A	A	A		
Social or Civic Organizations, including Youth Organizations, Scouting, or Fraternities			S	S	S	S	S	S	S	S	S		S	S	A	A	A	A		
Religious Assembly	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.13
Social Club or Lodge			S	S	S	S	S	S	S	S	S		S	S	A	A	A	A		

TABLE 6.141	ZONING DISTRICTS																			District			
	RM	RD	AG	AE	AE	RR	RR	RA	MS	U	U	MP	OH	OH	OH	CR	CR	CT	CS				
UTILITIES AND WASTE-RELATED USES																							
Utility Service, Meter	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21 \$54.17		
Electric or Gas Power Generator Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21 \$54.17		
Utility Substation	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21		
Plant for Telephone Switching Facility	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21		
Service Collector or Trunk Line	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21		
Service Disposal Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.17		
Utility Pumping Station	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21		
Water Mains	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21		
Water or Sewage Treatment Facilities	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21		
Water Storage Tank	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	\$54.21		
Utility Service, Meter	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$54.31		
Electric or Gas Power Distribution	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$54.31		
Service Collector or Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$54.31		
Water Service Line	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C	A	A	\$54.31		
Waste-Related Uses																				S			
Hazardous Waste Treatment or Disposal																					S		
Nonhazardous Waste Treatment or Disposal																					S		
Septic Tank Installation, Cleaning, or Related Services																				S	\$		
Solid Waste Combustion or Incineration Including Co-generation Plants																					S		
Solid Waste Disposal Facility (except on Private)	C																			C	\$53.51		
Waste Collection Services																					S		
Waste Transfer Facility																					S		
COMMERCIAL																							
ACCOMMODATIONS																							
Bed and Breakfast Inn	C	C	C	C	C	C	S	S	A	A	S										\$54.31		
Hotels or Motels																S	A	A		A	A		
Rooming or Boarding Houses										A	A				S	A	A	A	A				
RV (Recreational Vehicle) Parks or Campgrounds	S	A	S	S	S																	\$54.12	
ANIMAL SERVICES																							
Kennel	A	A	A	A	A	C	S												S			\$54.31	
Pet Stores or Grooming Salons																			C	S	A	A	\$53.31

TABLE B-1(d)	ZONING DISTRICTS																	Standard				
	RM	AO	AO	AO	AO	RR	RS	RA	AO	M	M	MH	OR	OS	OR	OS	OS					
Small Animal Keeping (enclosed building)	A	A	A	A	C	C	C										U	S	A	A	\$0.432	
Voluntary Services	A	A	A	A	S	S											U	C	C	A	A	\$0.432
FINANCIAL SERVICES																						
Banks																						\$0.432
Financial Services																						\$0.432
Short-term Lenders																						\$0.432
FOOD SERVICES AND DRINKING PLACES																						
Bar or Lounge (Alcoholic Beverages), including Taverns, Breweries, Cocktail Lounges, or Member Exclusive Bars or Lounges																						\$0.432
Catering Service		S	S	S	S	S	S	S	S	S	S											\$0.432
Restaurants, Fast Food, including Snack or Beverage Beverage Bars																						\$0.432
Restaurant, General, including Catering, Diners, Delicatessens, or Full Service Restaurants																						\$0.432
Sexually Oriented Business																						\$0.432
INFORMATION INDUSTRIES																						
Communication Services, including Radio or Television Broadcasting Facilities, News Syndicates, Film or Sound Recording Facilities, Telecommunication Service Centers, or Internet Service Offices																						
Communications Towers	C	C	C	C																		\$0.432
Data Processing Services																						
Printing Industries, including Newspaper, Periodical, Book, Database, or Software Publishers																						
OFFICES																						
Administrative or Business Office, including Bookkeeping Services, Couriers, Insurance Offices, Personnel Offices, Real Estate Services, Secretarial Services or Travel Arrangement Services																						\$0.432
Government Office																						\$0.432
Professional Office, including Accounting, Tax Preparation, Architectural, Engineering, or Legal Services																						\$0.432

TABLE 6.1-1	ZONING DISTRICTS																Condition								
	RM	AG-15	AG-1	AG-2	AG-R	PR-3	ST	IM	MB	M-D	MH-2	MH-3	CR	CG	CN	CR		CI	CC-1						
OTHER NONRESIDENTIAL DEVELOPMENT																									
Convention Center or Visitors Bureau														S	S	S	A	A	A	A					
Heavy Construction Services or General Contractors, including Paving Contractors, or Bridge or Building Construction																				A					
Office/Warehouse Complex																	S	A	A						
Billboard																			A	§ 6.11.6					
Special Trade Contractors (Offices/Storage)																	C	S	A	A	§ 6.4.36				
Building Equipment and/or Machinery Installation Contractors																	S	S	A	A	§ 6.4.30				
Carpenter Contractors																		C	S	A	A	§ 6.4.36			
Concrete Contractors																		C	S	A	A	§ 6.4.36			
Drywall, Plastering, Acoustical or Insulation Contractors																			C	S	A	A	§ 6.4.36		
Electrical Contractors																			C	S	A	A	§ 6.4.36		
Excavation Contractors																			C	S	A	A	§ 6.4.30		
Masonry or Stone Contractors																			C	S	A	A	§ 6.4.30		
Painting or Wall Covering Contractors																			C	S	A	A	§ 6.4.36		
Plumbing, Heating or Air-Conditioning Contractors																			S	S	A	A	§ 6.4.36		
Roofing, Siding or Sheet Metal Contractors																			B	S	A	A	§ 6.4.30		
Tile, Marble, Terrazzo or Mosaic Contractors																			C	S	A	A	§ 6.4.36		
PARKING, COMMERCIAL																									
Parking Lots																			A	A	A	C	A	A	§ 6.4.37
Parking Garages																				A			A	A	
RENTAL AND LEASING SERVICES																									
Charter Boat or other Recreational Watercraft Rental Services			C	C	C														S		A			Art. 5.8	
Commercial or Industrial Machinery or Equipment Rental or Leasing																					A	A			
Construction Tools or Equipment Rental																					A	A	A		
Consumer Goods Rental Centers																				A	A	A			

TABLE 6.1-1	ZONING DISTRICTS																	Condition						
	RM	AG 1.5	AG 7.5	AG B	AG R	RF S	SS	RM	MR	T 12	MH S	MH P	OR	OG	OV	OR	OT		OC					
Consumer Goods Rental Service, including Electronics, Appliances, Formal Wear, Gasoline, Video/Disc, Home Health Equipment, Recreational Goods or other Household Items																		C	C	A	A		\$ 6.4.39	
Heavy Duty Truck or Commercial Vehicle Rental or Leasing																						A	A	
Self-Service Storage (Mini Warehouses)																		C		A	A	A	\$ 6.4.18	
Vehicle Rental or Leasing, including Automobiles, Light or Medium Duty Trucks, Motorcycles, Motor Vans, Utility Tractors, or Recreational Vehicles																			A		A	A		
REPAIR AND MAINTENANCE SERVICES																								
Boat Yard		C	C	C	C	S															C	C	\$ 6.4.39 A1.6.2	
Repair Service, Consumer, including Assistance, Shoe, Water, Furniture, Jewelry, or Medical Instrument Repair Shops																		C	C		A	A	\$ 6.4.43	
Repair Service, Commercial, including Electric Motor Repair, Scaffolding, Professional Instrument Repair, Tool Repair, Heavy Duty Truck or Machinery Servicing and Repair, Tire Retreading or Recapping, or Welding Shops																			S	S	A	A		
Vehicle Repair, Consumer, including Tinner Shops, Auto Repair Garages, Traction Brake Shops, or Body or Fender Shops																			S	C	A	A	\$ 6.4.22	
Vehicle Service, Limited, including Automotive Oil Change or Lube/Service Shops, or Car Washes																		C	C	S	A	A	\$ 6.4.22	
RETAIL SALES																								
Nonstore Retailers																						A	A	
Direct Selling Experiments																						A	A	
Electronic Shopping or Mail Order Related																						A	A	
Fuel (except Licensed Petroleum Gas), Dealers, including Heating Oil Dealers																							A	
Liquor or Petroleum Gas (Bottled Gas) Dealers																						A	A	\$ 6.4.41
Welding Machine Operators																						A	A	

TABLE 6.1-1	ZONING DISTRICTS																	Condition						
	RM	AO	AO	AO	AO	PS	SV	R4	ME	M	MS	MH	OR	OS	ON	OR	OT		OC					
Building Materials or Garden Equipment and Supplies Retailers																		C	C	A	§ 6.4.12			
Hardware Stores																		C	C	C	A	§ 6.4.12		
Home Improvement Centers																					A			
Garden Supplies Centers																		C	C		A	§ 6.4.12		
Outdoor Power Equipment Stores																		C	C		A	§ 6.4.12		
Fant, Variety, or Walapapa Stores																		C	C		A	§ 6.4.12		
Food Sales, including Grocery Stores, Meat Markets or Butchers, Retail Bakeries, or Conde Shops																		C	C	A	A	§ 6.4.12		
Liquor, Beer, or Wine Sales																		S	S		S			
Retail Sales or Services, General																		C	C	A	A	§ 6.4.12		
Art, Hobby, Musical Instrument, Toy, Sporting Goods, or Related Products Store																		C	C	A	A	§ 6.4.12		
Cloning, Place Goods, Shoes, Jewelry, Luggage, or Other Goods or Related Products Store																		C	C	A	A	§ 6.4.12		
Convenience Stores																		S	A		A			
Drug Stores or Pharmacies																		C	C	A	A	§ 6.4.12		
Duplicating or Other Printing Services																		C	C	C	A	A	§ 6.4.12	
Electronics, Appliances, or Related Products Store																		C	C	A	A	§ 6.4.12		
Flower																		C	C	A	A	§ 6.4.12		
Furniture, Cabinet, Home Furnishings, or Related Products Store																		C	C	A	A	§ 6.4.12		
Pawn Shop																				A	A	A	§ 6.4.12	
Private Postal or Mailing Service																		C	C	C	A	A	A	§ 6.4.12
Tabacconist																		C	C	A	A			§ 6.4.12
Sweetgrass Basket Stands	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	§ 6.4.12
Warehouse Clubs or Supercenters																					A	A		
Service Stations, Gasoline (with or without convenience stores)																		C	C		A	A		§ 6.4.12
Truck Stop																					A	A		
Vehicle Sales (new or used)																					A	A		
Automobiles, or Light or Medium Duty Truck Dealers																					A	A		
Heavy Duty Trucks or Commercial Vehicle Dealers																					A	A		

TABLE 6.1-3	ZONING DISTRICTS																	Condition				
	CA	AG 15	AG 10	AG 5	AG 10	RR 5	RR 10	RA	MB	TA 12	MF 5	MF 10	OF 1	OF 2	ON	OK	OL		OC 1			
Manufacture (Mobile) Home Dealers																			A	A		
Motorcycle, Watercraft, or Recreational Vehicle Dealers																			A	A		
Vehicle Parts, Accessories or Tire Stores																A		A	A			
RETAIL OR PERSONAL SERVICES																						
Consumer Convenience Service																C	C	A	A	§ 6.1.08		
Automated Jersey Meter Machines																C	C		A	§ 6.1.08		
Drycleaning or Coin-Operated Laundries																C	C		A	§ 6.1.08		
Drycleaning or Laundry Pick-up Service Stations																C	C		A	§ 6.1.08		
Laundromats																C	C		A	§ 6.1.08		
One-hour Print Finishing																C	C	A	A	§ 6.1.08		
Tobacco or Steamship Sales																C	C	A	A	§ 6.1.08		
Hair, Nail, or Skin Care Services, including Barber Shops or Beauty Salons	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	A	A	A	A	§ 6.1.08		
Personal Improvement Service, including Dance Studios, Health or Physical Fitness Studios, Photography Studios, or Bowling Studios																C	C	C	A	A	§ 6.1.08	
Tattoo Parlors																			B	C	§ 6.1.08	
Services to Buildings or Swellings, including Carpet or Upholstery Cleaning, Exterminating, or Janitorial services																C	C	C	A	A	A	§ 6.1.08
Landscaping and Horticultural Services in commercial, institutional or institutional buildings, and residences	C	C	C	C	B	B	B								C	C	A	A	A	A	§ 6.1.08	
VEHICLE AND WATERCRAFT STORAGE																						
Vehicle Storage, including Bus Bays, Boat or RV Storage																				A	A	
Equipment Yard																					A	
Towing Facility																					A	
Door Ramps	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	Art. 5.1 § 2.4	
Community Dock	B	B	B	B	A	A	A	A	B	B	B	B	A	B	B	B	B	B	B	B	Art. 5.1 § 3.2	
Community Dock			A	B	A	B	B	B	B	B	B	B	B	B	B	B	B	B	B	B	Art. 5.1 § 3.6	
Marina				B	B	C	B	B	B				B	B	B	B	B	B	B	B	Art. 5.1 § 3.5	

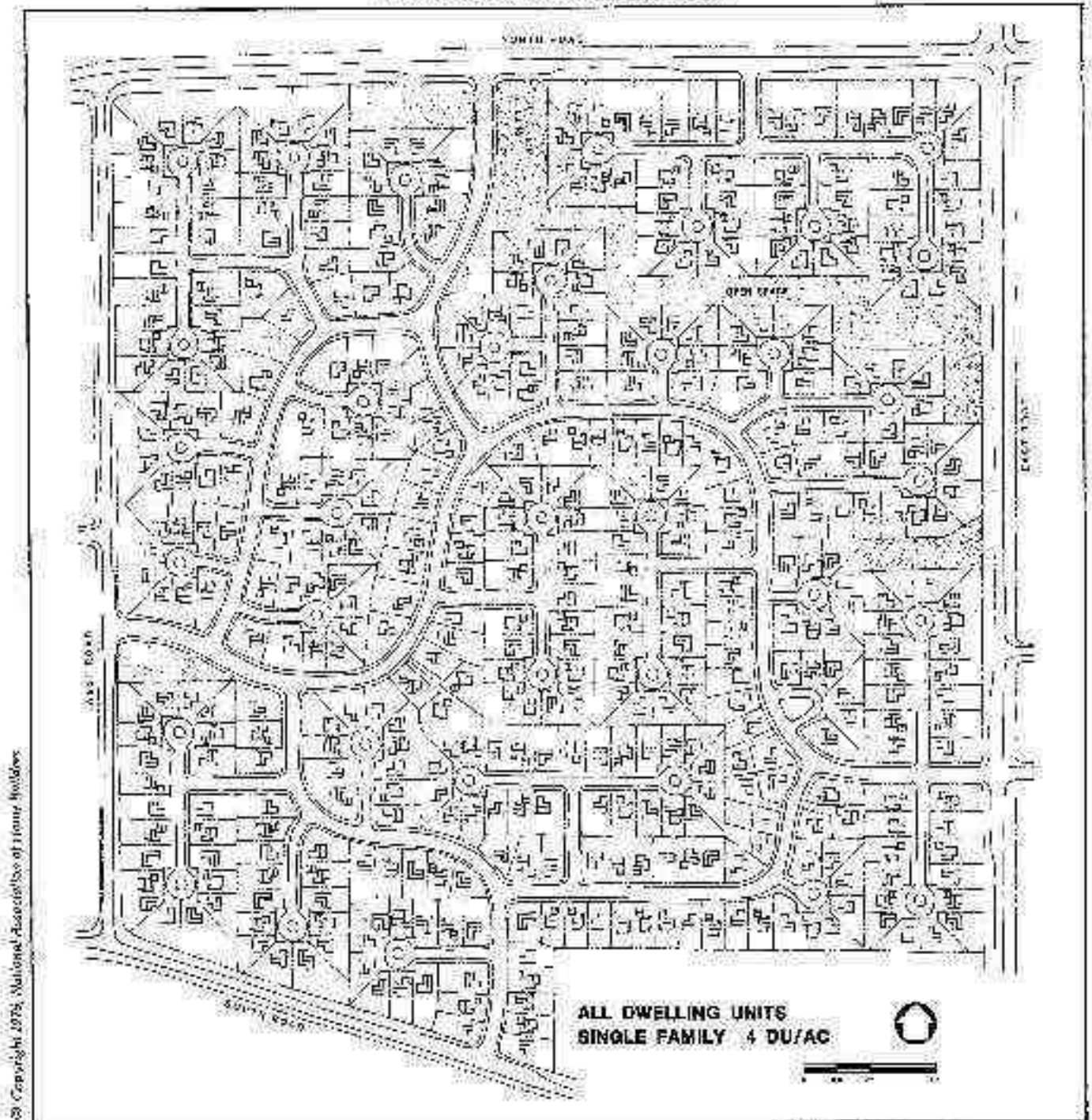
TABLE 6.1-1	ZONING DISTRICTS																	Conditional	
	197	AG 15	AG 11	AG 8	AG 7	RR 3	S2	RA	MS	M 12	GH S	MU P	DR	CO	CV	SR	OT		SR
WHOLESALE SALES:																			
Alcohol Wholesalers, including related parts																			A A
Beverage or Related Products Wholesalers, including Alcohol Beverages																			A A
Book, Periodical, or Newspaper Wholesalers																			A A
Chemical Wholesalers (except Pharmaceutical Products, Fertilizers, or Pesticides)																			A A
Clay or Related Products Wholesalers																S			A A
Computers or Electronic Products Wholesalers																			A A
Construction Material Wholesalers, including Brick, Ceramic, Concrete, Lumber, Millwork, Plywood, Steel, Stone, Wood Panel or other Related Materials																S			A A
Electrical equipment, Appliances or Components Wholesalers																			A A
Fabric or Apparel Wholesalers																			A A
Farm Supplies or Equipment Wholesalers																			A A
Flower, Nursery Stock or Plants Suppliers Wholesalers	A	A	A	A												S			A A
Food or Related Products Wholesalers																			A A
Furniture, Cabinets, or Related Products Wholesalers																			A A
Glass or Related Products Wholesalers																			A A
Leather Products Wholesalers																			A A
Machinery, Tools, or Construction Equipment Wholesalers																			A A
Manufactured Home (Mobile Home) or other Prefabricated Structures Wholesalers																			A A
Metal or Metal-related Products Wholesalers																			A A
Motor Vehicles (Commercial or Passenger) or Tires Wholesalers, including Related Parts																			A A
Paint, Varnish or Related Supplies Wholesalers																			A A
Pen or Paper Products Wholesalers																			A A
Perfumery Wholesalers																S			A A

TABLE 6-1-1	ZONING DISTRICTS																			Condition	
	UM	AG-15	AG-10	AG-5	AG-R	UR-3	R3	R4	M1	M-12	MH-5	MH-P	OR	GG	CM	CR	CT	SO	I		
Pharmaceutical Wholesalers																			A	A	
Plastic or Rubber Products Wholesalers																			A	A	
Professional or Commercial Equipment or Supplies Wholesalers, including Office, Medical, or Restaurant Equipment																			A	A	
Sign Wholesalers																			A	A	
Tobacco-Related Products Wholesalers																			A	A	
Toy or Amusement Wholesalers																			A	A	
Watercraft (Commercial or Recreational) Wholesalers, Including Boatyard																			A	A	
Wood Products Wholesalers																			A	A	
Other Miscellaneous Wholesale Sales																			B	A	
INDUSTRIAL																					
INDUSTRIAL SERVICES																					
Drycleaning or Carpet Cleaning Plants																				A	
Laundries, Commercial																				A	
Photo-Finishing Laboratories																				A	
Research and Development Laboratories																				A	
Scrap and Salvage Service, including Automotive Wrecking Yards, Junk Yards, Parts Salvage, Paper Salvage Yards, Wholesale Scrap or Waste Materials Establishments, or Materials Recovery Facilities																				S	
MANUFACTURING AND PRODUCTION																					
Aircraft Manufacturing, including Related Parts																				A	
Beverage or Related Products Manufacturing, including Alcoholic Beverages and excluding Microbreweries and Brewpubs																				A	
Cement or Concrete Products Manufacturing, including Concrete Batching or Asphalt Mixing																				A	
Chemical Manufacturing, including Pharmaceutical Products, Chemical Feedstocks or Plastics																				S	
Clay or Related Products Manufacturing				C	D	C										C	D	C	A	§ 6-1.57	
Computer or Electronic Products Manufacturing																			D	A	§ 6-4.67

TABLE 6.1-1	ZONING DISTRICTS																			District			
	RM	AG C	AG D	AG B	AG R	RM A	DR	R1	M1	A 12	MH S	MH P	DR	OS	CO	CR	DT	CC	T				
Electrical Equipment, Appliances or Components Manufacturing																				C	A	\$64.57	
Fabric or Apparel Manufacturing, including Textile Mills																						A	
Food or Related Products Manufacturing																						A	
Furniture, Cabinets or Related Products Manufacturing			C	C	C												C	C	C	A		\$64.57	
Glass or Related Products Manufacturing																				C	A	\$64.57	
Leather Products Manufacturing, including Saddlery																						A	
Machinery, Tools, or Construction or Construction Equipment Manufacturing, including Farm Equipment																				C	A	\$64.57	
Manufactured Home (Mobile Home) or other Prefabricated Structures Manufacturing																						A	
Metal, Petroleum, Coal, and other Mineral Products Manufacturing, including Refineries																						A	
Microbrewery																				C	C	\$64.57	
Motor Vehicle (Commercial and Passenger) or Trailer Manufacturing, including Related Parts																						A	
Paint, Varnish or Related Supplies Manufacturing																						A	
Plastics or Rubber Products Manufacturing																						A	
Printing Press Production or Lithography																				C	A	\$64.57	
Professional or Commercial Equipment or Supplies Manufacturing, including Office, Medical, Restaurant Equipment, or Specialty Items																				C	A	\$64.57	
Pulp or Paper Mills																						S	
Ranching "Meats"																						S	
Sign Manufacturing																						A	
Signs for Houses and Motel Booking																						S	
Stone or Shell Products Manufacturing																				C	S	\$64.57	
Tobacco Products Manufacturing																						A	
Toy or Artwork Manufacturing			C	C	C														C	C	C	A	\$64.57
Watercraft (Commercial or Recreational) Manufacturing, including Related Parts																						A	
Wood Products Manufacturing			C	C	C														C	C	C	A	\$64.57
Other Miscellaneous Manufacturing and Production			C	C	C														C	C	C	A	\$64.57

TABLE B-1	ZONING DISTRICTS																	Condition			
	RM	AG 15	AG 18	AG 8	AG 8	RR 3	SS	R	MS	M 12	MF 8	T/H 8	DB	OE	ON	SR	CL		CC	I	
WAREHOUSE AND FREIGHT MOVEMENT																					
Warehouse and Distribution Facilities																				A	
Cold Storage Plants																				A	
Pack, Container Storage Yards, excluding Fuel Storage Facilities																			C	\$ 6.4.02	
Freight Forwarding Facilities, Including Truck Terminals, Marine Terminals, or Packing and Crating Facilities																			C	\$ 6.4.05	
Fuel Storage Facilities, excluding Nuclear Fuels																				A	
Freight Moving Storage																				A	
Grain Terminals and Elevators																				A	
Parcel Services																				A	
Retail Store Warehouses																				A	
Stockpiling of Sand, Gravel, or other Aggregate Materials																				A	
Storage of Weapons or Ammunition																				S	
OTHER USES																					
RECYCLING SERVICES																					
Recycling Center																				A	
Recycling Collection, Drop-Off	C	C	S	C	C	C	C	C	C	C	S		C	U	S	C	C	C	A	\$ 6.4.03	
RESOURCE EXTRACTION/MINING																					
Resource Extraction/Mining, including Borrow Pits, Mining, Oil or Gas Extraction, Quarries, or Sand or Gravel Operations	S	S	S	S	S	S														S	\$ 6.4.14
TRANSPORTATION																					
Aviation, including Private Air Strips	S	S	S	S																D	\$ 6.4.06
Railroad Facility																				A	
Sightseeing Transportation, Land or Water	S	S	S	S												A		A	A	A	\$ 6.4.07
Taxi or Limousine Service																A	A		A	A	
Urban Transit Systems																				A	
Water Transportation, including Coastal or Inland Water Passenger Transportation			S	S		S									S	A		A	A	S	\$ 6.4.08

FIGURE 1. CONVENTIONAL SITE PLAN



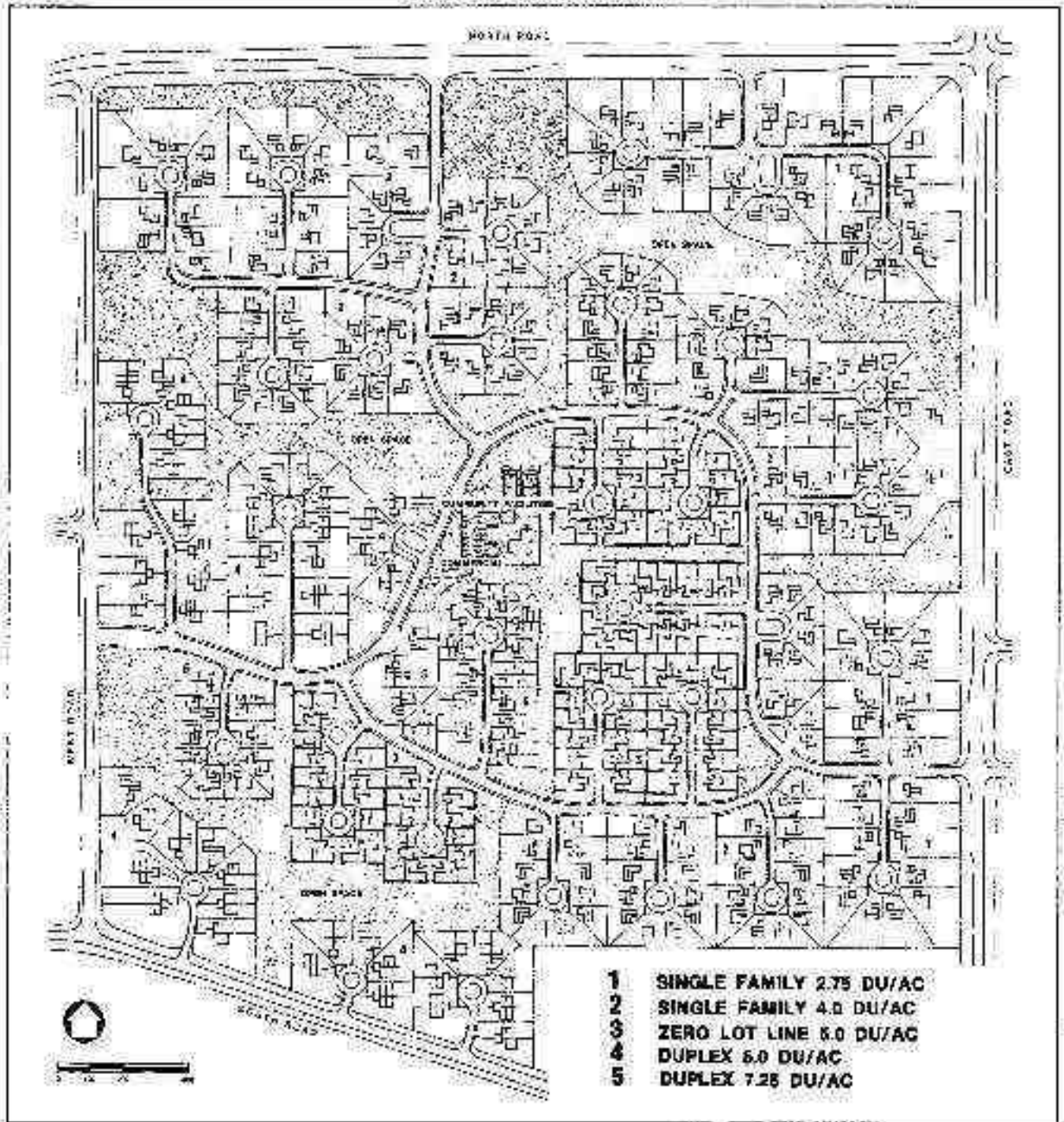
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trac cluster subdivision, examined in this report, more closely resembles conventional subdivision practice in that it complies with existing zoning in respect to overall density and use.

The cluster site design allows more economical use of the site than the conventional subdivision would. In order to yield the total number of lots permitted per acre, the conventional subdivision would have to cover the entire site with building lots. This, of course, is not

feasible, since some portion of any given parcel of land will usually be unsuited for building, or some percentage of the tract must be dedicated as open space. Clustering, however, allows a developer the maximum effective density. One planner explained, "Conventional subdivisions usually don't achieve the full number of permissible lots per acre because of site plan inefficiency. For example, one of our staff determined that existing conventional subdivisions typically net

FIGURE 2. CLUSTER SITE PLAN



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only 1.75 dwelling units per acre, in districts where two dwelling units per acre are allowed]. With a cluster plan, a developer can always plat two dwelling units per acre.²

In addition to its potential as a cost-effective concept, clustering is also an environmentally sound form of site design. The well-planned cluster concentrates dwelling

units on the most buildable portion of the tract and preserves natural drainage systems, open space, and other significant natural features that help control stormwater runoff and soil erosion. Energy is saved in clusters at the construction phase of the development by the reduction in street lengths and utility installations. Later savings in energy can be realized in street maintenance, electricity and water transmission, and in the provision of services like garbage collection. In some

2, "Cluster: An Old Formula Solves New Problems," p. 36.

TABLE 1. SITE DEVELOPMENT COSTS ASSOCIATED WITH CLUSTER AND CONVENTIONAL SITE PLANS¹

	CONVENTIONAL		CLUSTER	
	Total Costs	Costs/DU	Total Costs	Costs/DU
Street Pavement	\$ 392,579	\$ 831	\$ 246,045	\$ 521
Curbs and Gutters	351,928	746	—	—
Street Trees	206,248	437	187,320	397
Driveways	330,400	700	234,940	539
Storm Drainage	310,050	659	172,950	381
Water Distribution	293,208	622	244,694	518
Sanitary Sewer	459,462	973	403,419	855
Grading	258,986	549	167,740	355
Clearing and Grubbing	176,200	290	82,800	175
Stairwalks	124,000	263	117,200	249
Subtotal	\$3,845,751	\$6,229	\$1,883,711	\$3,591
Engineering Fees	(\$5.6%) 159,362	338 (5.8%)	109,255	231
TOTAL	\$5,005,112	\$8,267	\$1,992,966	\$4,222

Actual differences on a per lot basis: \$2,145

Source: National Association of Home Builders, *Cost-Effective Site Planning: Single-Family Development*, p. 119.

cases, additional energy savings can be achieved by increasing the vegetation and open space, which can reduce summer air temperatures and the need for air conditioning.³

WHERE IT STANDS TODAY

In spite of the many advantages that use of the cluster concept of site design offers and the attention it has received in recent years, it has not replaced the increasingly expensive, large lot, conventional subdivision as the dominant form of single-family development. One possible explanation for its lack of success is that many developers and home builders are simply not convinced that there is a market for this type of development. One housing analyst explains:

Housing, lacking some of the sophisticated market research techniques utilized by other major industries, seems to base its future plans on past sales more than some other industries. Too often, builders avoid genuine innovation because their perception of the market provides little proof that it will sell. Housing concepts that are widely accepted as having potential for reducing costs—such as cluster—are rejected by developers as unacceptable to the market as they know it. Such perceptions of the market hamper not only the utilization of new ideas, but the search for them as well. As old ideas sell and new ideas seem risky, builders will avoid cost-reducing innovations.⁴

Local regulations have also served to discourage some developers who would otherwise choose this development option. Not too long ago, few communities al-

lowed reductions in lot size and clustering of housing under conventional land-use regulations. ASPO's 1960 PAS Report, *Cluster Subdivisions*, noted at the time:

The cluster subdivision is the exception rather than the rule. . . . In general, conventional zoning ordinances do not permit the construction of a true cluster. Many of them do permit planned developments (PUDs) or housing groups, however. . . . (P. 17) There is feeling in many quarters that under planned development provisions, the cluster must unjustly be subject to closer examination than conventional schemes when, at the same time, the cluster may represent a vast improvement. (P. 29)

Today, many communities permit non-PUD clusters or true cluster subdivisions, but most communities still view the cluster development as one that must undergo more rigorous review than conventional ones. Many of these communities require a special permit, which usually entails planning commission and/or local governing body action. Where a special permit is not required and the cluster proposal is reviewed under standard subdivision procedures, some special review requirements are usually imposed. For example, some communities that do not require a special permit require the cluster proposal to first undergo staff review to determine if the cluster option can be used. Other communities that do not treat cluster subdivisions as special permit uses have required that a site plan accompany the preliminary subdivision plat of a cluster development and/or a public hearing be held on the proposed cluster development. In communities where clustering is encouraged by local officials and allowed as a use-by-right in a manner similar to conventional subdivision practice, it has become quite popular among developers.

3. Eley, Dunbar, p. 7.

4. Dates, Joseph, p. 22.

Agricultural Zoning Districts: A Brief Discussion



Overview: Oconee County's Agricultural Zoning District

- The County's zoning regulations does include an Agriculture District
- Utilized in only a few locations
- Provides limited protection for the Agricultural Sector
- Significant Non-Agricultural development is permitted by right in the current district

A Rough Estimate:

- Around 32,000 acres are bounded by Hwy. 24, Hwy. 11, I-85, and the Anderson County boundary in Southern Oconee County
- About 900 Acres (<3%) are zoned Agricultural; the remaining land is open to development of any kind

Agriculture District in Southern Oconee County



Overview: How Communities Utilize Agricultural Zoning to Protect and Sustain Local Agriculture



Surrounding Influences: The Basics of Agricultural Zoning

- Primarily established to preserve larger parcels
- Protect prime soils by limiting non-Agricultural uses on the land
- Observed in many regions across the United States
- Specific regulations vary by location and according to local climate, the fundamental concepts are the same

Key Components

- For Ag Zoning to be an effective tool in preserving the conditions necessary to sustain Agriculture, it must be **Pro-Actively Applied**
- Once developed, Agricultural land is effectively lost forever
- The development of a parcel of Agricultural Land potentially threatens surrounding farming activities

Benefits of Agricultural Zoning

1) **Minimizes Conflicts between Farming Activities and Non-Agricultural Activities**

Serves to limit complaints to regulatory agencies and/or potential lawsuits from adjoining property owners claiming noise, dust, smells, etc. interfere with their use and enjoyment of property

2) **Maintains Viability of Agricultural Sector by Preserving Critical Mass of Agricultural Lands**

Even small areas of non-agricultural development located in prime farming areas impose negative impacts on agricultural activities

3) **Protects Prime Agricultural Soils**

Prevents contamination and/or disturbance associated with development from destroying fertility or needed to support agriculture

Agricultural Zoning Considerations



Agricultural Zoning Considerations

- Community prioritization for Agricultural activities
- How regulations can impact future development
- Standard on minimum lot size
- Subdivisions and dwelling units allowed
- Permitted use restrictions
- Possible issues or obstacles



Ag Zoning Requirements: Community Prioritization for Agricultural Activities

- Typical zoning programs approach agricultural activities as little more than a “place holder” until properties can be converted to what is often called a “higher and better use”.
- The implementation of Ag Zoning represents a different attitude; instead of following a strict market-based approach in establishing priorities, agriculture is recognized for intrinsic values not always immediately apparent on a spreadsheet.

Impact of Regulations on Future Development

- Large lot sizes and setback requirements severely limit potential for 'Growth' of area and new development
- Agricultural Zoning - rules that guarantee the continuation of parcels large enough to sustain agricultural activities
- Areas with parcels smaller than the minimum size, and subdivision not possible – greatly reduces potential for significant non-agricultural development
- Limiting non-agricultural development provides an additional benefit to agriculture by stabilizing land prices in the district

There is No General Standard for Minimum Lot Size

- Common problem in existing Ag Zoning programs - establishment of a minimum lot size too small for realistically supporting most agricultural activities.
- It is true that what is adequate (climate, market, topography, etc.) in one area may fall short elsewhere.
- Therefore - Minimum lot sizes should be established with local realities in mind. In general, most programs seem to require from between **10 to 25 acres as a minimum.**

Constraints on Future Subdivisions of Property and Dwelling Units Allowed

- It is not uncommon to find houses located adjacent a planted field or pasture, a situation that is sometimes considered a selling point for people wishing to live in 'the country'.
- In prime agricultural areas, however, such situations are a potential threat, for with every home sold, agricultural acreage shrinks while the number of potential complaints over farming activities is increased.
- That said, it is important to allow for some residential development in the district, but it should to the extent possible be limited to what is needed to support agriculture.

Permitted Use Restrictions

- Development of an effective Ag Zoning program must include the careful consideration of what types of other activities will be permitted in the district
- Avoid potential conflicts or nuisances between neighbors over agricultural activities.
- Even a single lawsuit or complaint to a regulatory agency has the potential to result in sanctions devastating to the farmer for what had up to that point been considered acceptable practice

Possible Agriculture Zoning Issues

- Farmers are well known for their sense of independence (almost a required trait to succeed in agriculture).
- Agricultural Zoning limits on land use – this may be counter this independent spirit
- Without widespread support of the agricultural community – No Ag Zoning program has a realistic chance of being successful
- Include all stakeholders from the earliest stages - Those heavily invested at the forefront

Case Study: Charleston County, SC

- Example of an Agriculture zoning program
- Zoning districts with varying degrees of regulations
- Three different Agriculture Preservation Districts
- Agricultural Residential District



ARTICLE 4.7 AGR, AGRICULTURAL/RESIDENTIAL DISTRICT

§4.7.1 PURPOSE AND INTENT

The AGR, Agricultural/Residential district implements the Agricultural Residential (Rural Area) policies of the *Comprehensive Plan*. The district is intended for application in all settlement areas.

§4.7.2 USE REGULATIONS

Uses are allowed in the AGR district in accordance with the Use Regulations of Chapter 6.

§4.7.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AGR district shall be subject to the following density, intensity and dimensional standards:

AGR DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per Acre
MINIMUM LOT AREA	30,000 square feet
MINIMUM LOT WIDTH	100 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

ARTICLE 4.6 AG-8, AGRICULTURAL PRESERVATION DISTRICT

§4.6.1 PURPOSE AND INTENT

The AG-8, Agricultural Preservation district implements the Agricultural Preservation and Rural Agriculture (Rural Area) policies of the *Comprehensive Plan*.

§4.6.2 USE REGULATIONS

Uses are allowed in the AG-8 district in accordance with the Use Regulations of Chapter 6.

§4.6.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-8 district shall be subject to the following density, intensity and dimensional standards:

AG-8 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 8 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

ARTICLE 4.5 AG-10, AGRICULTURAL PRESERVATION DISTRICT

§4.5.1 PURPOSE AND INTENT

The AG-10, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

§4.5.2 USE REGULATIONS

Uses are allowed in the AG-10 district in accordance with the Use Regulations of Chapter 6.

§4.5.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

All residential and nonresidential development in the AG-10 district shall be subject to the following density, intensity and dimensional standards:

AG-10 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 10 acres
MINIMUM LOT AREA	1 acre
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

ARTICLE 4.4 AG-15, AGRICULTURAL PRESERVATION DISTRICT

§4.4.1 PURPOSE AND INTENT

The AG-15, Agricultural Preservation district implements the Agricultural Preservation (Rural Area) policies of the *Comprehensive Plan*.

§4.4.2 USE REGULATIONS

Uses are allowed in the AG-15 district in accordance with the Use Regulations of Chapter 6.

§4.4.3 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS

A. Density/Intensity and Dimensional Standards Table

All residential and nonresidential development in the AG-15 district shall be subject to the following density, intensity and dimensional standards:

AG-15 DENSITY/INTENSITY AND DIMENSIONAL STANDARDS	
MAXIMUM DENSITY	1 dwelling unit per 15 acres
MINIMUM LOT AREA	3 acres
MINIMUM LOT WIDTH	135 feet
MINIMUM SETBACKS	
Front/Street Side	50 feet
Interior Side	15 feet
Rear	30 feet
OCRM Critical Line	50 feet
MAXIMUM BUILDING COVER	30% of lot
MAXIMUM HEIGHT	35 feet

B. Development Along Critical Line

The area of a parcel in the AG-15 district within 1,000 feet of the OCRM Critical Line has a Maximum Density of one dwelling unit per three acres with a minimum lot area of three acres. The remaining acreage of the parcel (more than 1,000 feet from the OCRM Critical Line) maintains a density of one dwelling unit per 15 acres.

Conclusions

- What are the takeaways? What did we learn?
- How can we apply this research to Oconee County?
- What are the next steps?
- Questions from the Planning Commission?

