



**OCONEE COUNTY  
PLANNING COMMISSION**

415 S. Pine St. Room 212 | Walhalla, SC 29691  
864.638.4218  
OconeeSC.com

**COMMISSION MEMBERS**

Frankie Pearson, Chairman, District 4	Mike Johnson, Vice Chair, At-Large
Teresa Spicer, District 1	David Nix, District 2
Brit Adams, District 3	Gary Gaulin, District 5
Mickey Haney, At-Large	

**AGENDA**

4:00 pm, Monday December 18, 2023  
Council Chambers - Oconee County 415 S Pine St, Walhalla SC 29691

1. Call to Order
2. Invocation
3. Pledge of Allegiance
4. Approval of minutes from December 4, 2023
5. Commission Member Comments
6. Staff Comments
7. Discussion regarding Subdivision density, size, and location
  - a. Public Comment
  - b. Discussion/ vote
8. Adjourn

[https://www.postandcourier.com/greenville/pickens-county-development-standards-zones/article\\_b610a77e-8ed5-11ee-8ddc-17455723208b.html](https://www.postandcourier.com/greenville/pickens-county-development-standards-zones/article_b610a77e-8ed5-11ee-8ddc-17455723208b.html)

# What's allowed next door in Pickens County? New zoning deadline nears

BY CAITLIN HERRINGTON CHERRINGTON@POSTANDCOURIER.COM

NOV 29, 2023



PROVIDED

PICKENS — As its moratorium on large subdivisions expires next month, Pickens County Council is getting into the finer details of how it will enact new development regulations as growth spreads.

The six councilmembers approved a five-zone map at the Nov. 28 Committee of the Whole meeting, categorizing the entire county into areas that allow varying densities of housing.

It's one of the last steps before they have a third reading of the [unified development standards ordinance](#), a project the council has been working on for the better part of 2023.

As they<sup>3</sup> discussed density options and setbacks in the three-hour meeting, Councilman Henry Wilson noted this council is tackling 20 years of work in nine months.

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**GREENVILLE NEWS**

Clemson annexes 'The Grange,' nearly doubling home construction numbers

BY CAITLIN HERRINGTON CHERRINGTON@POSTANDCOURIER.COM

Pickens County has remained largely unzoned, allowing developers outside city limits to build the types and density of housing they see fit. Inside city limits, there are typically more development standards to follow when it comes to density, open space and plantings.

The county hosted several public input meetings this summer where officials emphasized the fact that development is coming to Pickens County regardless of what residents want.

Participating in this process allows them to voice their opinion on where high-density development should take place and where the county's Appalachian roots should stay intact.

An updated map has yet to be released after council made changes to it, including an area around Highway 8 in Easley to slow overdevelopment, but it locked in setbacks and lot sizes for each zone.

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Chairman Chris Bowers noted the USDO is a "living, breathing document" that can and should be updated regularly. As important as public input is, he said residents aren't always thinking 50 years into the future.

He also requested a 180-day annexation moratorium to allow the county to work with the cities to create a joint city-county planning commission for consistency and communication.

With recent elections providing new leadership in several towns, this is the perfect time to begin working together on development, he said.

“If it weren’t for the municipalities, we wouldn’t be doing this,” Bowers said.



#### CLEMSON NEWS

Green Crescent Trail open in Clemson, connecting city and university

BY CAITLIN HERRINGTON CHERRINGTON@POSTANDCOURIER.COM

## What are the five zoning districts in Pickens County?

From least dense to most dense, the new development categories in Pickens County are Appalachian Heritage, Agricultural Heritage, Natural Heritage, Community Center and Gateway Corridor.

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The general idea is to concentrate denser housing along already traveled routes and create buffer zones of medium density between the most rural parts of the county and its cities.

All five zones require a half-acre disturbance area and a 50-foot buffer from water.

Gateway Corridors allow one-eighth of an acre lots and require 20-foot setbacks and 20 percent open space. Multifamily housing and mixed-use buildings are allowed in this zone, and building height would be dependent on fire service, though the suggested maximum is five stories.

Just outside Easley on S.C. Highway 135 is an example of a Gateway zone.

Community Centers allow quarter-acre lots and require 30 percent open space with 20-foot setbacks. Multifamily housing is permitted in these zones with a maximum height of three stories, and multiuse buildings can be built up to four stories.

The western side of Liberty is considered Community Center zoning, as is the western side of Easley.

Traffic studies are required for Gateway and Community zoning, along with approval from emergency services and the school board.

Natural Heritage areas allow half-acre lots and require 40 percent open space, a viewshed analysis and dark sky lighting. The area between Central and Norris is considered Natural Heritage, as is the U.S. Highway 123 corridor bordering Greenville County.



#### GREENVILLE POLITICS

Easley's next mayor plans development moratorium, government power shift

BY CAITLIN HERRINGTON CHERRINGTON@POSTANDCOURIER.COM

Agricultural zones require 1-acre lots, 40-foot setbacks, 40 percent open space, a viewshed analysis and dark sky lighting. South of Highway 183 around Six Mile is an Agricultural zone, as is the Highway 183 corridor between Greenville County and Highway 135. The Appalachian Heritage areas includes everything north of S.C. Highway 11, which is largely protected land, and 1 mile to its south. It requires 2-acre lots, 50 percent open space and a viewshed analysis.



North of Highway 183 along the lake is considered Appalachian, along with the northernmost parts of the county.

An industrial and commercial prohibition has been suggested for this zone, similar to the protections in place for Highway 11.

While<sup>7</sup> Councilman Roy Costner said the council should move forward to the third and final reading of the USDO and stop “kicking the can down the road,” Councilman Chris Lollis and Councilwoman Claiborne Linville wanted the public to have time to review the map before passing it.

A copy of the map, with or without the Nov. 28 updates, was not immediately available on the Pickens County website.

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Follow Caitlin on Twitter @CatHerrington

MORE INFORMATION

Trustees approve \$110M budget for Clemson’s new vet school

Oconee deputy loses eye but out of ICU after being shot in the head on duty

7 years and \$95M: What it takes to fix dangerous Pickens Hwy 183

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## CAITLIN HERRINGTON

REPORTER

Caitlin Herrington covers the Clemson area for The Post and Courier.

[https://www.postandcourier.com/news/mount-pleasant-plans-to-limit-home-building-permits-until-2029-in-effort-to-slow-growth/article\\_eacc7f3a-8fc8-11ee-b65d-of6482d7046e.html](https://www.postandcourier.com/news/mount-pleasant-plans-to-limit-home-building-permits-until-2029-in-effort-to-slow-growth/article_eacc7f3a-8fc8-11ee-b65d-of6482d7046e.html)

EDITOR'S PICK

# Mount Pleasant plans to limit home building permits until 2029 in effort to slow growth

BY DAVID SLADE DSLADE@POSTANDCOURIER.COM

DEC 3, 2023

1 of 2



Traffic that Mount Pleasant is “barely capable of adequately handling” is cited by the town as one reason to extend limits on building permits. FILE/GRACE BEAHM ALFORD/STAFF

**MOUNT PLEASANT** — In an ongoing backlash to years of soaring population growth and traffic complaints, this affluent suburb plans to extend strict limits on building permits for another five years.



Just 600 new residences would be permitted yearly in the town of **more than 94,000** people, and the actual number would likely be lower.

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The yearslong effort to slow residential development by capping building permits is a step no other municipality in South Carolina has taken, but few **have experienced growth** like Mount Pleasant. The town's population has roughly doubled since 2000 and tripled since 1990.

“There was concern in the community about our infrastructure being able to keep up with the growth rate, and I don't think that concern has gone away,” said Councilwoman G.M. Whitley, who put the permit limit extension before Town Council in November.

The measure is scheduled for a Planning Commission hearing Dec. 13, with a final Town Council vote expected in January. The “building permit allocation system” has been in place nearly five years, and instead of expiring in early 2024, it would be extended to 2029.

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#### MOUNT PLEASANT NEWS

Mount Pleasant moves to extend ban on new apartments and condos, approves other limits

BY DAVID SLADE DSLADE@POSTANDCOURIER.COM

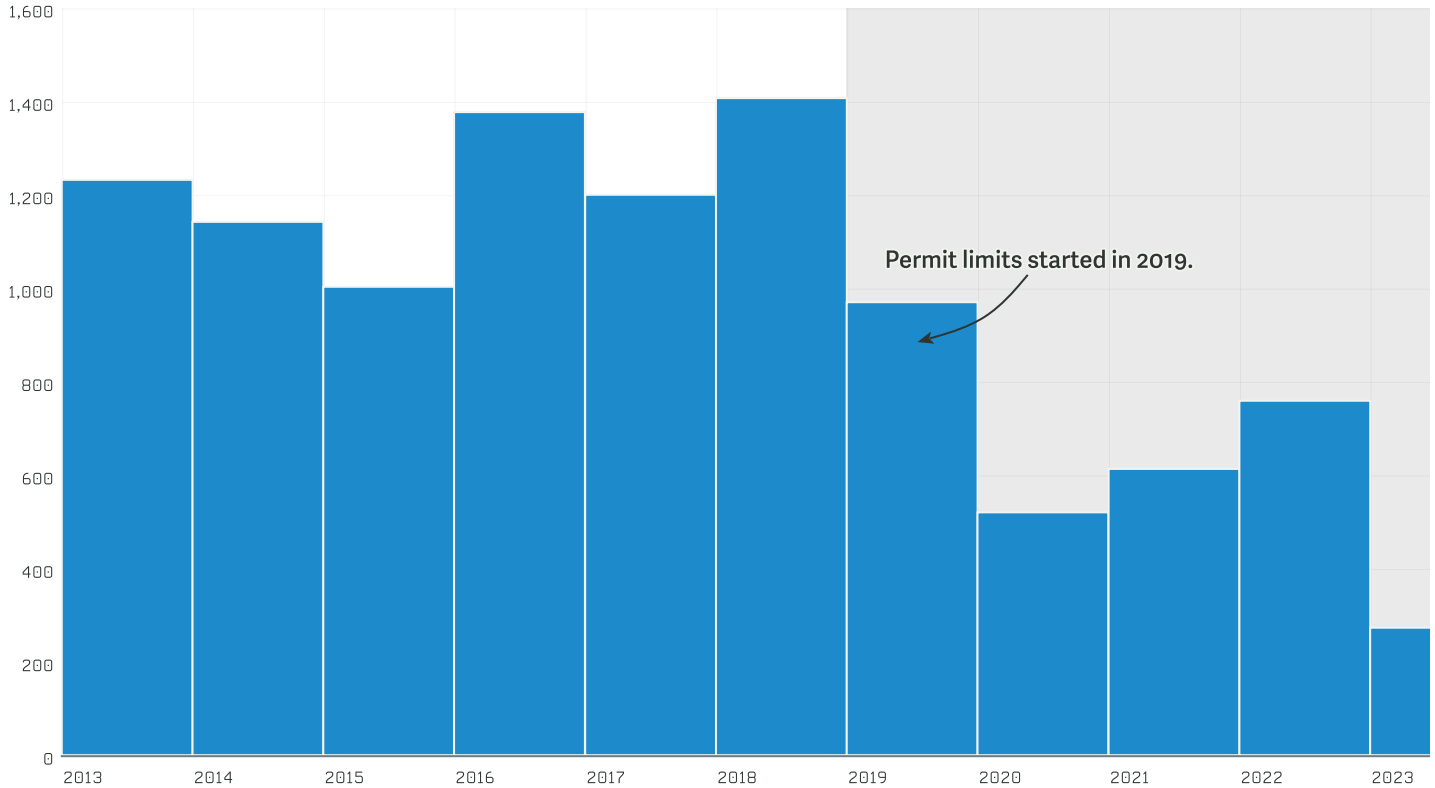
It's among many steps the town has taken to thwart rapid growth. There's also **a moratorium on new apartment construction** that's been in place for seven years, zoning rules have been changed to **limit building height and density**, and **development impact fees** were increased dramatically.

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In 2018, the year before the permit caps began, the town saw 1,407 new dwelling units — houses, apartments, townhouses and other types of residences. Last year, there were 759.

## GRAPHIC: NEW RESIDENTIAL UNITS IN MOUNT PLEASANT

BUILDING PERMIT LIMITS THAT BEGAN IN EARLY 2019 SLOWED RESIDENTIAL DEVELOPMENT IN MOUNT PLEASANT. THE TOWN PLANS TO EXTEND THOSE LIMITS TO 2029. NOTE: 2023 DATA AS OF NOVEMBER



THE POST AND COURIER | SOURCE: TOWN OF MOUNT PLEASANT | THE POST AND COURIER

DATA SHARE

The permit limits were aimed at slowing the town’s annual growth rate for residences from more than 3 percent to a target of 2.1 percent. The result was a growth rate even lower, marked by a low of 1.29 percent in 2020 when just 520 new residences were built.



### REAL ESTATE

Mount Pleasant slashes permits allowed for residential construction, immediately

BY DAVID SLADE DSLADE@POSTANDCOURIER.COM

Mount Pleasant’s ordinance in 2019 laid out justifications for limiting building permits, and nearly five years later those have not changed.

The ordinance to extend the permit limits uses the same language, which says “the effects of significant growth are apparent and have resulted not only in increased traffic, congestion and noise, but have also burdened the services..” and “...the town’s road system

is barely<sup>11</sup> capable of adequately handling current traffic...”

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ORDINANCE NO. \_\_\_\_\_

STATE OF SOUTH CAROLINA	)	AN ORDINANCE TO EXTEND THE
	)	BUILDING PERMIT ALLOCATION SYSTEM
COUNTY OF CHARLESTON	)	AND AMEND SECTION 156.070, <i>ET SEQ.</i> OF
	)	THE TOWN OF MOUNT PLEASANT CODE OF
TOWN OF MOUNT PLEASANT	)	ORDINANCES

WHEREAS, the Town of Mount Pleasant enjoys a strategic location in Charleston County, being in close proximity to public beaches and the central business districts of the larger cities of Charleston and North Charleston; and

WHEREAS, due to, among other factors, its convenient location and level of municipal services, the Town is a desirable place to live and work and has consequently experienced, and continues to experience, unprecedented and significant growth; and

WHEREAS, the Town of Mount Pleasant’s population continues to increase at a rapid rate; and

WHEREAS, the effects of significant growth are apparent and have resulted not only in increased traffic, congestion and noise, but have also burdened the services provided and have required that the Town increase its workforce and purchase the necessary machinery and equipment in an effort to maintain acceptable levels of service; and

WHEREAS, the referenced growth poses a threat to public safety in that the Town’s road system is barely capable of adequately handling current traffic volumes, a situation which only stands to worsen as more users access the system, be they new residents, visitors or those attempting to evacuate in the face of a hurricane or other natural emergency; and

WHEREAS, in an effort to address and manage the effect of its growth and to assure quality and well-designed development in the future, the Town of Mount Pleasant has commissioned and

A draft of Mount Pleasant's building permit allocation system ordinance, which if approved would extend limits on building permits to early 2029.

The permit rules are particularly strict when it comes to higher density multi-family construction, such as apartments and condos. Just 500 new multi-family residences would be allowed over five years, while 2,400 single-family homes could be permitted. Perhaps surprisingly, despite the limits in place since 2019, hundreds of single-family-home permits went unclaimed.

“Right now we have in excess of 800-900 single-family permits,” said Michele Reed, the town's planning director.

Real estate professionals said a lack of developable land in Mount Pleasant and the high cost of any land available help explain why hundreds of permits to build houses were not used.

“Mount Pleasant, in a lot of ways, **is near build-out**,” said Josh Dix, government affairs director for the Charleston Trident Association of Realtors. “There's not a lot of opportunity for single-family.”



#### REAL ESTATE

The Charleston area growth predicted for 2030 is already here, and more is coming

BY DAVID SLADE DSLADE@POSTANDCOURIER.COM  9 MIN TO READ

If the town were to annex more properties, that could change. The town is currently in a lawsuit over rules that require property owners to become part of the town in order to get the water and sewer service needed for development.

The suit was filed by owners of **a 185-acre tract on the Wando River**, known as the Republic tract.

If it were to be developed in the town, Mount Pleasant's impact fees would apply and permit limits would allow just 25 new homes per developer every six months. If it could be developed as an unincorporated part of Charleston County, town officials have said the county's zoning would allow about 1,600 homes.

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So, Mount Pleasant is mostly built-out, but that could change.

In the current permit-limiting plan that started in 2019, all but 10 of the 500 multi-family permits were claimed, as were all 100 of the permits allowed for accessory dwellings — generally small second homes on the same property as a primary home.



#### MOUNT PLEASANT NEWS

Mount Pleasant plans to limit homes above businesses. Critics say that promotes sprawl.

BY DAVID SLADE DSLADE@POSTANDCOURIER.COM

Unclaimed permits will not roll over into the next proposed 5-year program. And as with the current program, there would be limits on how many single-family permits could be obtained every six months.

Drew Grossklauss, a Mount Pleasant realtor who became president of the Charleston Trident Association of Realtors in November, said he understands the town needs to address growth but the length of the permit limit extension seems unnecessary.

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“I would say five years seems like an extreme to do something,” he said.

There are exceptions to the permit caps. The two developments that have ongoing agreements with the town, Carolina Park and Liberty Hill Farm, are exempt, as are developments of affordable housing.

#### REAL ESTATE



## Costly housing has more Charleston area workers living far from jobs, fighting traffic

BY DAVID SLADE DSLADE@POSTANDCOURIER.COM

During the last five years, there was one townhouse development, **Gregorie Ferry Towns**, that qualified for the affordable housing exception — townhomes started at \$279,000 — but real estate professionals doubt private developers could create more.

“The cost of land, the cost of construction — all these things add up,” said Dix. He said allowing more permits for multi-family housing could help create more affordable housing.

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“There is a lot of talk from realtors that if we build a lot of multi-family housing, Mount Pleasant would be more affordable, but I think that’s not true,” said Whitley. “They will charge what the market will bear.”

Reach **David Slade** at 843-937-5552. Follow him on Twitter @DsladeNews.

MORE INFORMATION

Editorial: Mount Pleasant’s building permit limit will ripple well beyond town

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### DAVID SLADE

David Slade is a senior Post and Courier reporter. His work has been honored nationally by Society of Professional Journalists, American Society of Newspaper Editors, Scripps foundation and others. Reach him at 843-937-5552 or [dslade@postandcourier.com](mailto:dslade@postandcourier.com)

<b>SUBDIVISION CHECKLIST</b>	Sketch (20 or more)	Preliminary	Final
<b>i. <u>Sketch Plan</u> review conference with Planning Staff scheduled *optional* or for more than 20 lots</b>			
1. Plan drawn at not less than 200 feet to one-inch scale		GS	
2. Accounting of total acreage in tract to be subdivided		GS	
3. Number of lots to be divided			
4. Arrangement of proposed lots		PC	
5. Shape of proposed lots		PC	
6. Dimensions of proposed lots		PC	
7. Area of proposed lots		PC	
8. Location of existing property lines on or adjoining the tract to be subdivided		EC	
9. Location of existing easements on or adjoining the tract to be subdivided		EC	
10. Location of existing road right-of-ways on or adjoining the tract to be subdivided		EC	
11. Location of existing buildings on or adjoining the tract to be subdivided		EC	
12. Alignment of proposed roads			
13. Right-of-way width of proposed roads			
14. Classification of proposed roads			
15. Topography by contour at intervals of not more than 20 feet (as from US quad sheets)		EC	
16. Graphic Map Scale		GS	
17. North Arrow (Identified as magnetic, true, grid)		GS	
18. Date		GS	
19. Name/Address/Telephone number of legal owner or agent		GS	
20. Name/Address/Telephone number of surveyor or engineer who will undertake detailed subdivision layout and improvements design		GS	
21. Location of watercourses and land subject to flooding based on a 100-year frequency flood (Owner's surveyor shall indicate if property is or is not a flood plain)		EC	
22. Existing uses of land throughout the subdivision			
23. Proposed uses of land throughout the subdivision			
24. Proposed method of water supply			
25. Proposed method for wastewater treatment			
26. Proposed method for all other utilities			
27. Proposed name of the subdivision			
ii. Developer is to interact with the county soil and water conservation district to obtain soil survey information and written site evaluation comments to be included as part of sketch plan. <a href="mailto:Mark.Fischer2@SC.nacdnet.net">Mark.Fischer2@SC.nacdnet.net</a>			
28. Submission of detailed sketch plan review with Planning Department (required for 20 or more units)			
<b><u>PRELIMINARY PLAN</u> Requirements</b>			
29. Appropriate plan review fee submission with Preliminary Plan Application			
30. Four copies of the proposed preliminary plan			
31. Submission of all responses			
32. Submission of all amended plans			
33. Submission of any other additional information or necessary materials to satisfy all County regs.			
34. Copy of a preliminary letter of approval from South Carolina Department of Health and Environmental Control (SC DHEC) for subdivisions served in part or whole by onsite septic systems.			
35. An electronic copy of proposed development plan showing the layout of the subdivision			
36. Vicinity sketch at a scale of not less than one inch equals 2 miles			



40. The exact boundaries of the tract to be subdivided with all bearings and distances indicated as noted in the survey article of Land Development and Subdivision Regulations		GS	
41. A SC DHEC approved Storm Water Pollution Prevention Plan (SWPPP)		GS	
42. The following statement: "NO BUILDING PERMITS SHALL BE ISSUED FOR PROJECTS ON INDIVIDUAL LOTS PRIOR TO THE RECORDING OF A FINAL PLAT IN THE OFFICE OF THE REGISTER OF DEEDS"		GS	
43. Deed record of names of adjoining property owners or subdivisions		EC	
44. Location of railroads on or adjoining the property to be subdivided		EC	
45. Location of utility lines on or adjoining the property to be subdivided		EC	
46. Size and location of existing sewers, water mains, culverts, and other underground facilities within the site and adjoining the tract		EC	
47. The acreage of each drainage area affecting the proposed subdivision		EC	
48. Elevations refer to sea level or assumed elevation with a minimum of Z bench mark near site		EC	
49. Location of city and county line, if applicable		EC	
50. Statement identifying location of the nearest central water and sewer lines and fire department and the distance from same to the tract being subdivided		EC	
51. Total length of new roads		EC	
52. Final layout of roads including:		PC	
a. right-of-way		PC	
b. public crosswalks		PC	
c. road names		PC	
d. road designations		PC	
e. road grades		PC	
f. road cross sections		PC	
53. Profile of proposed roads showing natural and finished grades		PC	
54. Building setback lines of each lot		PC	
55. Lot and block numbers		PC	
56. Lot utility easements with width and use		PC	
57. Construction plan of sanitary sewers (if applicable) with grade, pipe size, location, and permit to construct SC DHEC		PC	
58. Construction plan of sanitary sewers (if applicable) approval from the appropriate utility provider		PC	

59. Storm sewers (if applicable) are designed to accommodate runoff based upon the ten-year storm design except road crossings are designed to be a minimum 25-year storm design		PC	
60. Construction plan for water supply system (if applicable) with pipe size and location of hydrants and valves and permit to construct from DHEC		PC	
61. Construction plan for water supply system (if applicable) approval from the appropriate utility provider		PC	
62. Designation of all land to be reserved or dedicated for public use		PC	
63. Designation of proposed use of all lots		PC	
64. Proposed major contour changes in areas where substantial cut and/or fill is to be done		PC	
<b><u>FINAL PLAN</u> Submittal Requirements</b>			
65. <i>Submission of application for Final (As Built) Plan Review when 90% of roads/utility work is completed</i>			
66. Filing of performance guarantee in the form of cash and/or surety with the County (if applicable)			
67. Submission of copy of recorded plat authorized by the Register of Deeds			
68. Letter of final subdivision approval from SC DHEC identifying each lot for which individual waste disposal is approved (if applicable)			
69. If the final plan is drawn in two or more sections, each section shall be accompanied by a key map showing the location of the several sections. Final plans shall be drawn at a scale of no less than 100 feet to one-inch			
70. Name of owner of record			
71. Name/Registration Number and seal of registered surveyor			
72. Sufficient surveying data to determine readily and reproduce accurately on the ground the location, bearing, and length of every road line, lot line, easement, boundary line, and building line whether curved or straight. Curve boundaries will be defined by curve data to include the radius, delta angle, total area, length and the long chord by bearing and distance and shall also be defined as a traverse of chords around the curve using bearings and distance			
73. Names of owners of record of all adjoining land, all property boundaries, watercourses, roads, easements, utilities and other such improvements, which cross or form a boundary line of the tract being subdivided			
74. Steel or iron rods at least 20 inches long and one half inch in diameter shall be placed at all lot corners and at all other survey points not marked by permanent monuments. Property lines extending to road centerlines shall be marked by an iron stake on all offset with location clearly shown on the plat and selected so corners lie on a line of survey or a prolongation of such lines			
75. Any parks, school sites, or other public spaces			

76. All dimensions shall be to the nearest 1/100 of a foot and angles to the nearest 20 seconds			
77. Accurate description of the location of all monuments and markers			
78. Final Plat Certificates			
79. All phases of subdivision are submitted			
<b>37. General Section (GS)</b>		GS	
<b>38. Existing Conditions Section (EC)</b>		EC	
<b>39. Proposed Conditions Section (PC)</b>		PC	

## ARTICLE 10. - ZONING DISTRICTS

## Sec. 38-10.1. - Establishment of base zoning districts.

Base zoning districts are created to provide comprehensive land use regulations throughout Oconee County. There are 14 base zoning districts that provide for a variety of uses that are appropriate to the character of the areas in which they are located in accordance with the Oconee County Comprehensive Plan. All permitted, conditional, and special exceptions are identified in the zoning use matrix. All conditional uses shall meet the guidelines established in Article 5 of this chapter. Likewise, all special exceptions shall meet the guidelines established in Article 6 of this chapter. For the purpose of this chapter, Oconee County is hereby divided into the following base zoning districts. These districts shall comply with all of the general and specific requirements of this chapter.

CFD	Control Free District .....	<u>Section 38-10.2</u>
TRD	Traditional Rural District .....	<u>Section 38-10.3</u>
RRD	Rural Residential District .....	<u>Section 38-10.4</u>
CD	Conservation District .....	<u>Section 38-10.5</u>
AD	Agricultural District .....	<u>Section 38-10.6</u>
RD	Residential District .....	<u>Section 38-10.7</u>
LRD	Lake Residential District .....	<u>Section 38-10.8</u>
CCD	Community Commercial District .....	<u>Section 38-10.9</u>
HCD	Highway Commercial District .....	<u>Section 38-10.10</u>
ID	Industrial District .....	<u>Section 38-10.11</u>
ARD	Agricultural Residential District .....	<u>Section 38-10.12</u>
PRLD	Public and Recreation Lands District .....	<u>Section 38-10.13</u>
MUD	Mixed Use District .....	<u>Section 38-10.14</u>

21	PDD	Planned Development District .....	<u>Section 38-10.15</u>
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(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.2. - Control free district (CFD).

The control free district is intended to be the initial zoning district for all parcels within the jurisdiction at the time of initial adoption of zoning in Oconee County, only; any parcel subsequently rezoned to any other district shall not be a part of the control free district at any future date.

*Dimensional requirements:*

Residential Uses	Density and Lot Size				Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	N/A	Greater than or equal to ½ acre	N/A	N/A	25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	N/A	15	5	5	65
	N/A	Less than ¼ acre	N/A	N/A	10	5	5	65

22  Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)	
	N/A	Greater than or equal to ½ acre	N/A	25	5	10	65
	N/A	Less than ½ acre to greater than or equal to ¼ acre	N/A	15	5	5	65
	N/A	Less than ¼ acre	N/A	10	5	5	65

;adv=61;These setback requirements shall not apply to subdivision plats that were recorded in the Office of the Oconee County Register of Deeds prior to May 7, 2002.

Setback requirements do not apply to lot lines separating dwelling units which are part of a multi-family housing structure (e.g., townhouses).

As to multi-family housing structures located on one lot (e.g., duplexes or apartments), setback requirements apply only to the exterior perimeter wall of the entire structure.

Setback requirements do not apply to lot lines separating commercial units which are part of a multi-unit commercial structure (e.g., a strip mall).

As to multi-unit commercial developments located on one lot (e.g., traditional malls, town centers, or mixed-use developments) setback requirements apply only to the exterior perimeter wall of an entire structure.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2015-15, § 2(Att. B), 6-2-2015; Ord. No. 2016-40, § 1(Att. A), 2-7-2017; Ord. No. 2017-31, § 1(Att. A), 12-19-2017; Ord. No. 2018-04, § 1(Att. A), 2-20-2018)

Sec. 38-10.3. - Traditional rural district (TRD).

*Title:* Traditional rural district.

*Definition:* Parcels located in areas with little or no commercial, industrial, or other significant development; residential development is primarily limited to single-family dwellings. Public infrastructure is limited.

*Intent:* This district is meant to provide for a continuation of traditional lifestyles in sparsely populated areas with low intensity commercial, industrial, or other development; and to preserve the character of more remote rural areas. Additionally, residents of traditional rural areas typically have access to fewer public conveniences than more urban areas, but retain greater freedom in the manner in which they use their land.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	2 dwellings per acre	80	35	10	20	
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)		80	35	10	20	

<sup>24</sup>\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.4. - Rural residential district (RRD).

*Title:* Rural residential district.

*Definition:* Those areas wanting to protect the rural nature of their community but allow for limited residential growth.

*Intent:* The intent of this district is to allow for residential development in rural areas that wish to minimize the impact of dense residential development.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	5 acres	1 dwelling per 5 acres	400	35	20	50	65
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	5 acres		600	35	20	50	65

\*See Article 9 for general provisions and exceptions to dimensional requirements.



(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.5. - Conservation district (CD).

*Title:* Conservation district.

*Definition:* Those areas designated for preservation and protection.

*Intent:* This district is intended to protect and promote the continuation of Oconee County's natural resources.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	10 acres	1 dwelling per 10 acres	600	35	20	50	65
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	10 acres		600	35	20	50	65

\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.6. - Agriculture district (AD).

*Title:* Agriculture district.

*Definition:* Those areas in which rural lifestyles have traditionally been and continue to be intertwined with agricultural activity and production which has a significant economic impact to the area and Oconee County.

*Intent:* Agricultural districts are intended for the protection of farm land in Oconee County while ensuring sufficient residential and commercial development opportunities exist to serve the needs of citizens living in those areas.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre (43,560 sf)	1 dwelling per acre	100	35	10	20	
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre (43,560 sf)		100	35	10	20	

\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.7. - Residential district (RD).

*Title:* Residential district.

*Definition:* Those areas where the primary land use is single family residential.

*Intent:* This district is intended to provide for residential single family development in the county and for those related uses that are normally associated with residential communities. Those uses that may generate negative secondary effects impacting life shall be discouraged.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
¼ acre (10,890 sf) Utilities Available	4 dwellings per acre	80	25	5	10	65	
½ acre Utilities not available	2 dwellings per acre	80	25	5	10	65	

28 Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre or ½ acre depending on availability of utilities	80	35	10	30	65

\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.8. - Lake residential district (LRD).

*Title:* Lake residential district.

*Definition:* Those areas around the lakes where the primary land is single family residential with limited multi-family residential use.

*Intent:* This district is intended to provide for residential single family development around the lakes and for those related uses that are normally associated with lake residential communities. Those uses that may generate negative secondary effects impacting the quality of life shall be discouraged.

*Dimensional requirements\*:*

		Density and Lot Size	Minimum Yard Requirements	Max. Height
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Residential Uses	Min. Lot Size	Lot size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre (10,890 sf) Utilities Available	Greater than or equal to ½ acre	4 dwellings per acre	80	25	5	10	65
	¼ acre (10,890 sf) Utilities Available	¼-less than ½ acre	4 dwellings per acre	80	15	5	5	65
	½ acre Utilities not available	½ acre	2 dwellings per acre	80	25	5	10	65
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height	
	Min. Lot Size			<i>Min. Width (ft.)</i>	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre or ½ acre depending on availability of utilities		80	35	10	30	65	

\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2018-22, § 1(Att. A), 8-21-2018)

Sec. 38-10.9. - Community commercial district (CCD).

*Title:* Community commercial district.

*Definition:* Those areas well suited to supporting low intensity commercial activity centered around providing service to the adjacent community.

*Intent:* This district is intended to protect rural areas, while allowing for the development of commercial and business establishments that are low intensity and provide basic goods and services to the surrounding community.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre (43,560 sf)	1 dwelling per acre	100	25	5	10	
Nonresidential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height	
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre (43,560 sf)		100	25	5	10	

\*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. NO. 2012-14, § 1, 5-15-2012)

Sec. 38-10.10. - Highway commercial district (HCD).

*Title:* Highway commercial district.

*Definition:* Those areas well suited for higher intensity more regional scale commercial activity typically found adjacent to major highways and intersections.

*Intent:* This district is intended to provide commercial goods and services to a larger service area at a more regional scale. The uses are much more intense than what would be expected in a community commercial district.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (7,260 sf)	6 dwellings per acre	70	25	5	10	
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	¼ acre (10,890 sf)		70	30	5	10	

\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.11. - Industrial district (ID).

*Title:* Industrial district.

*Definition:* Those areas suited for light and/or heavy industries.

*Intent:* The intent of this district is to provide for the industrial and commercial needs of Oconee County while protecting other uses from potential negative impacts associated with such activities.

*Dimensional requirements:\**

ID District	Minimum District Size		Minimum District Buffer			Max. Height
	10 Acres		50 feet			
Nonresidential Uses (interior lots)	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre (21,780 sf)	90	30	10	15	200

\*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2014-28, § 4(Att. D), 12-16-2014)

Sec. 38-10.12. - Agricultural residential district (ARD).

*Title:* Agricultural residential district (ARD).

*Intent:* The Agricultural Residential districts are intended to allow for most agricultural, forestry, and other related uses that are typically found in rural communities; however, in consideration for the residential areas nearby, certain uses are prohibited in this zoning district.



<sup>33</sup>  
*Definition:* For those areas that have maintained their rural uses, including engaging in agricultural and forestry practices, while the neighboring areas have experienced a growth in residential development not typical to rural areas.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre	1 dwelling unit per acre	80	35	5	10	65
Nonresidential Uses	Minimum Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size		Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	1 acre with availability of utilities		80	35	10	30	65

\*See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012; Ord. No. 2015-08, § 1(Att. A), 6-2-2015)

Sec. 38-10.13. - Public and/or recreation lands district (PRLD).

*Title:* Public and recreation lands district.

<sup>34</sup> *Definition:* Those areas set aside for the promotion, use, and protection of natural resources in the form of (but not limited to) parks, forests, and educational or research facilities; or federal, state, and county owned lands typically maintained for the benefit of the public.

*Intent:* This district is meant to provide for a continuation and identification of public lands and to allow for those uses typically associated with accomplishing the mission of the agency charged with the care and promotion of the land.

*Dimensional requirements:* See Article 9 for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.14. - Mixed use district (MUD).

*Title:* Mixed use district.

*Definition:* Those areas in which a mix of uses situated adjacent or nearby imposes no significant negative impacts, with the proximity of the activities associated with the development enhancing the surrounding properties.

*Intent:* This district is intended to provide for the development of mixed-use projects, as well as the continuation of, or expansion of, areas comprised of a blend of compatible uses.

*Dimensional requirements:\**

Residential Uses	Density and Lot Size			Minimum Yard Requirements			Max. Height
	Min. Lot Size	Max. Density	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre	2 units per acre	100	25	5	10	65

35 Non-residential Uses	Minimum Lot Size		Minimum Yard Requirements			Max. Height
	Min. Lot Size	Min. Width (ft.)	Front Setback (ft.)	Side Setback (ft.)	Rear Setback (ft.)	Structure Height (ft.)
	½ acre	100	25	5	10	65

\*See [Article 9](#) for general provisions and exceptions to dimensional requirements.

(Ord. No. 2012-14, § 1, 5-15-2012)

Sec. 38-10.15. - Planned development district (PDD).

*Title:* Planned development district.

*Definition:* Those areas suitable for relatively intense mixed-use development that offers significant amounts of open space and designed amenities that enhance the surrounding scenic, natural, and cultural characteristics.

*Intent:* This district is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments in order to preserve natural and scenic features of open spaces that might be negatively impacted by more restrictive zoning districts.

*Definitions:* For the purposes of this district, the following definitions shall apply:

- (1) *Impervious surface ratio (ISR).* The ratio of impervious surface area to a development's total area (ISR = Area of Impervious Surface/Total Project Area).
- (2) *Open space.* Portions of a project not occupied by private lots, amenities, public road right-of-ways, or other restricted or built-upon areas, that are generally accessible for passive recreational use by the development's residents, tenants, patrons and guests. Open space shall not include lawns, landscaping, and other areas considered accessory to a specific amenity or structure, but may include required buffer areas.

*Uses:*

*Permitted uses:* A listing of uses permitted within a particular planned development district shall be contained in a plan adopted as part of the regulations applying to that district only. Uses may be of similar residential or commercial character, or may consist of a mix of residential, commercial, or other appropriate uses. Uses shall be restricted to those listed in the adopted plan.

<sup>36</sup> *Dimensional requirements:\**

Project Area, Density and Open Space			Minimum Yard Requirements and Lot Size		Max. Height
Min. Project Area	Max. Density	Min. Open Space	Front, Side and Rear Setbacks	Min. Lot Size	Structure Height (ft.)
5 acres	Set in approved plan	15% of Site Project Area	Set in approved plan	Set in approved plan	65

\*See Article 9 for general provisions and exceptions to dimensional requirements.

*Additional requirements:*

- (1) With the exception of the draft ordinance of amendments necessary to amend these zoning regulations to approve the planned development, all draft plans, agreements, or other materials related to the establishment of a planned development district shall be the responsibility of the developer.
- (2) All such plans shall be stamped and signed by an appropriate design professional licensed by the State of South Carolina.
- (3) Proposed planned developments shall meet standards established for non-residential parking, buffering/screening, and lighting established in appendix A of chapter 38 (zoning) of the Oconee County Code of Ordinances, as amended.
- (4) All commercial signage in proposed planned developments shall be designed and located so as to avoid any negative impacts on neighboring uses both inside and outside the development. All road signage shall meet the standards established in the latest edition of the "Manual of Uniform Traffic Control Devices."
- (5) All variations from adopted county regulations shall be specifically and clearly stated in the approved plan. Any regulation, standard or requirement not varied in an approved plan shall be strictly applied.
- (6) Proposed planned developments shall consist of a use mix of no less than five percent commercial, and 20 percent residential.
- (7)

All historic and/or culturally significant structures and sensitive natural areas within the boundaries of the proposed planned development shall be identified on plans, and protected, preserved and maintained by methods endorsed by appropriate state and federal agencies. A maintenance plan for each such significant or sensitive feature shall be included as part of an approved planned development plan.

- (8) To the extent possible, all proposed planned developments shall be designed to provide for pedestrian and bicycle traffic, with "bicycle lanes" included on roads designed to accommodate more than 400 average daily trips (ADTs). An all-weather trail or sidewalk designed to safely accommodate both pedestrian and bicycle traffic may be approved in lieu of this requirement.
- (9) Stormwater control measures shall be designed and maintained so as to adequately ensure post-construction runoff generated from planned development meets minimum requirements as defined by state regulations. Low impact development (LID) measures utilizing controls such as natural infiltration and vegetative conveyance systems, as well as stormwater wetlands, bioretention areas, and vegetative filter strips are encouraged to be utilized to the extent possible.

(Ord. No. 2012-14, § 1, 5-15-2015; Ord. No. 2018-15, § 1(Att. A), 7-17-2018)

Sec. 38-10.16. - Zoning use matrix.

Uses	TRD	AD	ARD	CD	RRD	PRLD	RD	LRD	CCD	HCD	ID	MUD
	Zoning Use Matrix											
Agricultural production, crops, livestock, and poultry	P	P	X	P	P	X	X	X	X	X	X	X

38 Agricultural production, crops, livestock, and poultry (excluding commercial chicken houses, commercial hog parlors, and commercial feed lots)	P	P	P	P	P	X	P	X	P	P	P	X
Agricultural support services- veterinarians, kennels, feed/seeds, supply stores, implements, etc.	P	P	P	X	P	X	X	X	P	P	P	X
Air strips	S	S	X	X	S	X	X	X	X	S	S	X
Auction houses	P	P	S	X	P	X	X	X	C	C	X	C
Auditorium/Indoor Public Assembly	P	S	X	X	X	X	X	X	P	P	X	X
Bed and Breakfast Inns	P	C	P	S	P	X	S	S	C	P	X	X
Building and Trade Contractors, including materials and supply uses	P	P	S	X	X	X	X	X	P	P	P	P

39												
Cemeteries and accessory uses	P	P	P	P	P	X	P	X	C	P	P	P
Civic, fraternal, professional, and political organizations	P	P	P	X	P	X	S	X	P	P	X	P
Commercial Fishing, Hunting and Trapping	P	P	S	S	S	S	X	X	X	X	X	X
Communications towers	S	S	S	S	S	S	X	X	S	S	S	S
Conservation subdivisions	C	C	C	S	C	X	C	C	X	C	X	C
Convenience stores (excluding motor vehicle services)	P	S	S	X	S	X	X	X	P	P	P	P
Correctional facilities and half-way houses	X	X	X	X	X	X	X	X	X	X	S	X
Day Care Facilities (all ages)	P	P	S	X	S	X	S	S	P	P	X	S
Distribution and other Warehouses	P	P	X	X	X	X	X	X	S	P	P	S

40												
Educational buildings, and Research Facilities (all types)	S	S	X	S	S	P	S	X	P	P	P	S
Emergency services	P	P	P	X	P	X	P	P	P	P	P	P
Farm and roadside markets	P	P	P	P	P	P	X	X	P	P	X	X
Financial Services	P	S	X	X	X	X	X	X	P	P	X	P
Forestry/Silviculture	P	P	P	P	P	P	P	P	P	P	P	P
Fuel supply services	X	P	X	X	X	X	X	X	S	P	P	S
Funeral homes and services	X	X	X	X	X	X	X	X	P	P	X	P
Golf courses, country clubs, driving ranges	S	X	S	X	X	X	P	P	X	P	X	X
Government buildings (excluding correctional facilities)	P	S	X	S	P	P	P	X	P	P	P	P
Group Homes	S	S	S	X	S	S	S	X	X	X	X	S
Greenhouses, nurseries, and landscape commercial services	P	P	P	S	P	X	X	X	P	P	P	P



	41											
Gun and Archery clubs and shooting ranges	S	S	X	S	S	X	X	X	X	S	X	X
Health care services, service retail, and emergency short term shelters	P	P	S	X	P	X	X	X	P	P	X	P
Home occupations and businesses	C	C	C	C	C	X	C	C	C	C	X	C
Hotels, Motels, and Inns	S	S	X	X	X	X	X	X	P	P	X	X
Laundry Mats	P	P	P	X	X	X	X	X	P	P	X	P
Laundry and dry cleaning services	P	X	X	X	X	X	X	X	P	P	X	S
Light Manufacturing	P	S	X	X	X	X	X	X	S	P	P	S
Liquor stores and bars	X	X	X	X	X	X	X	X	S	S	X	S
Lumber and saw mills (permanent)	P	P	X	X	X	X	X	X	X	X	P	X
Lumber and saw mills (portable)	P	P	P	P	P	P	P	P	P	P	P	P
Manufactured Home Dealer	X	X	X	X	X	X	X	X	X	P	P	X

42 Heavy Manufacturing	X	X	X	X	X	X	X	X	X	S	P	X
Marinas	S	S	S	X	S	S	S	S	P	P	P	X
Mini storage or mini warehouses	X	X	X	X	X	X	X	X	P	P	P	X
Mining	S	S	X	X	X	X	X	X	X	X	X	X
Mixed Use Buildings and parcels	P	P	X	X	P	X	S	X	P	P	X	P
Motor vehicle parking and garages (as a principal business use)	X	X	X	X	X	X	X	X	P	P	P	X
Motor vehicle sales and rental	S	X	X	X	X	X	X	X	P	P	P	X
Motor vehicle services and repair	P	P	P	X	X	X	X	X	C	P	P	C
Motor vehicle services and gas stations (excluding truck stops)	P	P	X	X	P	X	X	X	P	P	P	P
Movie theater	P	X	X	X	X	X	X	X	S	P	X	X

	43											
Multi-family residential development (structures containing 5 or more residential units)	P	X	S	X	X	X	S	S	S	P	X	S
Multi-family residential development (structures containing no more than 4 residential units)	P	X	S	X	X	X	P	S	S	S	X	P
Museums, cultural centers, historical sites, sightseeing, and similar institutions	P	P	P	S	P	P	P	X	P	P	X	P
Office uses, general	P	X	X	X	X	X	S	X	P	P	X	P
Outdoor Retail	P	P	P	X	P	X	X	X	P	P	X	C
Places of worship	P	P	P	P	P	P	P	P	P	P	S	P
Public, Private, and Commercial parks and recreation, camping or social facilities	P	P	P	S	P	P	P	S	P	P	X	X

44												
Public and private utilities	P	P	P	P	P	P	X	X	P	P	P	P
Railroad stations	P	X	X	X	X	X	X	X	P	P	P	X
Residential care facilities	S	X	X	X	S	X	S	X	P	P	X	S
Restaurants (up to 2,500 square feet)	C	P	S	X	C	X	X	X	P	P	S	P
Restaurants (greater than 2,500 square feet)	S	S	X	X	S	X	X	X	P	P	S	S
Retail uses (up to 5,000 square feet)	P	S	S	X	P	X	X	X	P	P	P	P
Retail uses (5,000—50,000 square feet)	S	X	X	X	S	X	X	X	X	P	P	S
Retail uses (greater than 50,000 square feet)	X	X	X	X	X	X	X	X	X	P	S	X
Roadside Stands	P	P	P	P	P	X	P	P	P	P	P	P
Salvage yard, Junkyard, and Recycling Operations	S	S	X	X	X	X	X	X	X	X	P	X
Single-family detached residential	P	P	P	P	P	X	P	P	P	P	X	P

	45											
Single-family subdivisions (10 units or less)	P	S	P	X	P	X	P	P	P	X	X	P
Single-family subdivisions (more than 10 units)	S	X	X	X	X	X	P	P	S	X	X	S
Solid waste landfill and Waste Management Services; (excluding hazardous waste)	S	S	X	X	X	X	X	X	X	X	S	X
Taxidermy, slaughter houses and wild game processing	P	P	S	S	P	X	X	X	S	S	X	X
Waste management services (excluding hazardous waste)	S	S	X	X	X	X	X	X	X	X	P	X

X—Not permitted

P—Permitted

C—Conditional use - permitted if conditions are met

S—Special exception - approved by Board of Zoning Appeals

(Ord. No. 2018-15, § 1(Att. A), 7-17-2018)

