



THE CITY OF
GOOSE CREEK

BERKELEY CO. **EST. 1961** SO. CAROLINA

**PLANNING COMMISSION
SUPPORTING DOCUMENTS
TUESDAY, DECEMBER 7, 2021
6:00PM**

**MARGUERITE BROWN MUNICIPAL CENTER
CITY HALL COUNCIL CHAMBERS
519 N. GOOSE CREEK BLVD.
GOOSE CREEK, SOUTH CAROLINA**

MEMORANDUM

TO: MEMBERS OF THE PLANNING COMMISSION

FROM: LILI ORTIZ-LUDLUM
ADMINISTRATIVE ASSISTANT

DATE: DECEMBER 3, 2021

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, December 7, 2021, at 6:00 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact Brenda Moneer at (x.1116).



MINUTES

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, SEPTEMBER 7, 2021, 6:00 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER

Action: Vice Chair Edwards called the meeting to order at 6:00 p.m. and led the Pledge of Allegiance.

Present: Judie Edwards; Lisa Burdick; Paul Connerty; Heather Byrd (6:06 p.m.); Gena Glaze; Rob Wiggins

Absent: None

Staff Present: Planning Technician Brenda Moneer

II. APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Wiggins; **Seconded by** Commissioner Connerty.

Discussion: There was none.

Vote: All voted in favor. The motion carried (6-0).

III. APPROVAL OF MINUTES: JULY 6, 2021

Motion: A motion was made to approve the minutes. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Glaze.

Discussion: There was none.

Vote: All voted in favor. The motion carried (6-0).

IV. PUBLIC HEARINGS: ZONING MAP AMENDMENT

A. 2021-058 TA: TEXT AMENDMENT: REQUEST TO CONSIDER AMENDING APPENDIX B OF THE CITY'S ZONING ORDINANCE TO PERMIT NURSING HOMES IN THE RESTRICTED COMMERCIAL (RC) DISTRICT

Vice Chair Edwards opened the Public Hearing. Mrs. Moneer read staff report into the record.

Mrs. Moneer stated the proposal is to add nursing homes to the permitted uses in the Restricted Commercial (RC) District. Currently, the zoning code Chapter 151.129 allows nursing homes however, zoning code Appendix B does not list nursing homes as permitted in this district.

Mrs. Moneer presented background information. She stated the city's zoning code has been updated and amended for over forty (40) years. As a result, city staff often finds mistakes, contradictions, and omissions. This latest discovery came as a result of a zone change request the Commission endorsed recently. The zone change would have permitted the expansion of an existing twenty-nine (29) bed nursing home at 107 Etling

Avenue. She stated the RC district is a minor zoning district. There are only eight (8) parcels citywide and six (6) of the eight (8) are in this immediate area. The nursing home owns three of the six parcels.

Mrs. Moneer stated City staff is requesting that the language in Chapter 151.129 – Restricted Commercial District (RC) be amended along with modifying Appendix B to add the allowance of nursing homes, whether they administer outpatient treatment or not. (Note: *There is one nursing home type listed under residential and a slightly different nursing home type under the commercial use, both would now be permitted.*)

Mrs. Moneer stated city staff endorses the attached language modification to Chapter 151.129 and to Appendix B.

Mr. Brice Jones, the executive director of Quality Care Assisted Living, spoke in favor of the request. He stated the purpose of this request is to rezone a fifty (50) foot strip to add eight (8) additional rooms and sixteen (16) additional beds to their facility. No one from the public spoke in opposition.

The public hearing was closed, and the Commission went into discussion.

Motion: A motion was made to approve the request to amend Appendix B of the City's Zoning Ordinance to permit nursing homes in the Restricted Commercial (RC) district.
Moved by Commissioner Byrd; **Seconded by** Commissioner Wiggins.

Discussion: None

Vote: All voted in favor. Motion carried (6-0).

B. 2021-059 MA: MAP AMENDMENT: REQUEST TO REZONE FROM RESIDENTIAL MEDIUM DENSITY (R2) TO RESTRICTED COMMERCIAL (RC). PLAN TO ADD EIGHT ROOMS ONTO CURRENTLY 29 BED ASSISTED LIVING (QUALITY CARE RESIDENTIAL HOME SC, LLC). PART WILL BE USED FOR ADDITIONAL PARKING.

Vice Chair Edwards opened the Public Hearing. Mrs. Moneer read staff report into the record.

Mrs. Moneer stated this rezone was approved by the Planning Commission back on July 6, 2021, but a detail was discovered which would have prohibited the Nursing Home from expanding; that zoning code detail is accompanying this re-request to rezone the property to Restricted Commercial (RC).

Mrs. Moneer stated the subject property currently is a vacant .22-acre parcel. She stated West of the property is currently identified as 107 Etling Ave which is a twenty-nine (29) bed assisted living facility known as Quality Care Residential Home SC, LLC. The applicant would like to join these two parcels together, rezone this parcel to Restricted Commercial (RC) and abandon the property line creating one larger parcel. This would allow the owner to build an additional eight (8) rooms onto the current twenty-nine (29) bed assisted living facility. A portion of the additional parcel would be used to meet additional parking requirements as outline in the City Zoning Code of Ordinances. Therefore, the applicant is requesting to rezone the parcel from (R2) Medium Density Single-Family Residential to (RC) Restricted Commercial.

Mrs. Moneer stated currently there is a residence located to the West, with no development to the North. The parcel to the South is located in the city, owned by the applicant, and is currently zoned (RC) Restricted Commercial. Properties to the East are commercial in nature and extend out to St. James Ave. Staff recommends this rezone request.

No one from the public spoke in favor or in opposition of the request. The public hearing was closed, and the Commission went into discussion.

Motion: A motion was made to approve the rezoning request to rezone the parcel from Residential Medium Density (R2) to Restricted Commercial (RC) as the plan is to add eight rooms onto the currently twenty-nine (29) bed assisted living (Quality Care Residential Homes, SC, LLC). **Moved by** Commissioner Connerty; **Seconded by** Commissioner Wiggins.

Discussion: None

Vote: All voted in favor. Motion carried (6-0).

V. NEW BUSINESS:

A. ELECTION OF CHAIRMAN

Motion: A motion was made to nominate Ms. Judy Edwards as Chair. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Connerty.

Discussion: None

Vote: All voted in favor. Motion carried (6-0).

Motion: A motion was made to nominate Mrs. Heather Byrd as Vice Chair. **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edward.

Discussion: None

Vote: All voted in favor. Motion carried (6-0).

VI. CLOSING REMARKS & ADJOURNMENT

Chairperson Edwards stated she had lunch with the former Chair Josh Johnson a few weeks ago. She stated he wanted to tell the Commission that he thanks them for all their support and well wishes as he moves forward. Mrs. Moneer stated City Staff met with Mr. Johnson and presented him a service award.

Motion: A motion was made to adjourn. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Wiggins.

Discussion: None

Vote: All voted in favor. Motion carried (6-0).

The meeting adjourned at approximately 6:17 pm.

Judy Edwards, Chair

Date: _____



2021-105 MA: Map Amendment
222 St. James Ave



PLANNING COMMISSION

December 7, 2021, at 6:00PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Zoning Map Amendment 222 St. James Avenue

Tax Map:	234-16-05-051
Proposal:	Rezone from Low Density Residential (R-1) to General Commercial (GC)
Applicant:	Drew Chaplin on behalf of Carl Morris (Meditation Chapel Ministries)
Acreage:	+/- .95 acres
Current Use:	Mediation Chapel Ministries
Proposed Use:	Commercial
Land Use Classification:	Low Density Residential (Comprehensive Plan)
Current Zoning:	Low Density Residential (R-1)
Proposed Zoning:	General Commercial (GC)
Staff Recommendation:	Denial

PLANS, POLICIES, AND LAND USE

The City of Goose Creek of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcel designated as Low Density Residential.

ZONING DISTRICT SUMMARY

The subject property is currently zoned Low Density Residential (R-1) and has frontage on St. James Avenue, Old Moncks Corner Road, and Foxborough Road. Immediately adjacent to the parcel is the Foxborough Subdivision zoned Low Density Residential (R-1), across Old Moncks Corner Road from the subject parcel is zoned General Commercial (GC) and Business Professional Office (BPO), and across St. James Avenue from the subject parcel is zoned General Commercial (GC) and Crowfield Planned Development (PD).

The parcel is unique in that it is along a major traffic artery, as is a portion of the well-established Foxborough Subdivision, and is directly abutting residentially used and zoned lots.

The General Commercial District (GC) is intended to accommodate a variety of general commercial and uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominately commercial usage and characteristics.

STAFF RECOMMENDATION

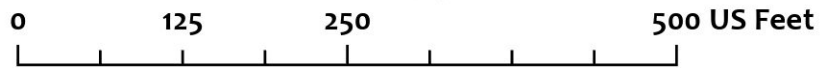
While this parcel is unique in respect to location and classification, staff recommends the Planning Commission recommend to City Council denial for the rezoning request at 222 St. James Avenue from Low Density Residential (R-1) to General Commercial (GC) based on the Comprehensive Plan Future Land Use Map and proximity to, and encroachment into, the Foxborough Subdivision.



234-16-05-051 Overview

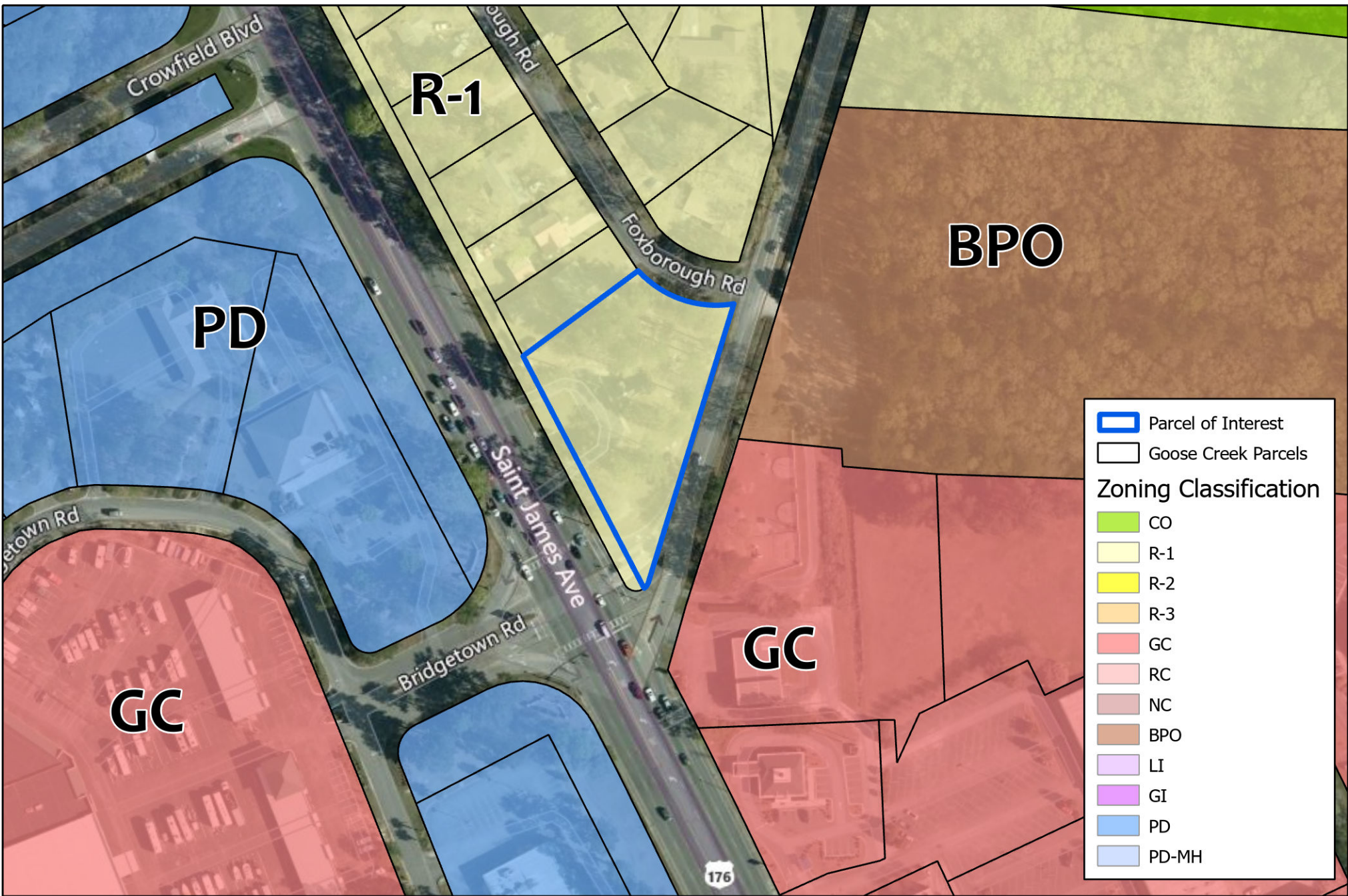
City of Goose Creek GIS Department
 519 N. Goose Creek Blvd.
 Goose Creek, SC 29445
 (843) 797-6220 ext. 4270

Scale: 1:1,750



as of 12/1/2021 12:53 PM

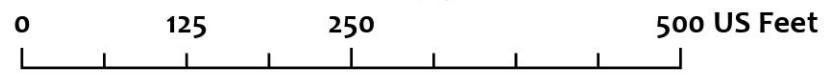
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 BE VALIDATED WITH THE CITY BEFORE
 TAKING ANY OFFICIAL ACTIONS.**



234-16-05-051 Zoning Overview

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd.
 Goose Creek, SC 29445
 (843) 797-6220 ext. 4270

Scale: 1:1,750



as of 12/1/2021 1:11 PM

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LOW-DENSITY RESIDENTIAL



Overview

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Land Uses and Development Types

- Large-lot (> 0.25 acre) single-family residential detached housing
- Neighborhood parks smaller than 3 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

Implementation Measures

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development



APPENDIX B: TABLE OF LAND USES

Table of Land Uses													
+ - Permitted*		x - Prohibited											
? - Conditional**		() - Notes											
	R-1	R-2	R-3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Residential***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned facility or building or land, provided no vehicles are stored overnight except at police/fire stations and substations	?	?	?	x	+	+	+	+	+	+	+	(1)	(1)
Customary home occupations (as defined in § 151.028)	+	+	+	x	+	+	x	x	x	x	x	(1)	(1)
Detached single-family dwelling	+	+	+	x	+	+	x	x	x	x	+	(1)	(1)
Duplex and two-family dwellings	x	x	+	x	+	+	x	x	x	x	x	(1)	(1)
Group dwelling (as defined in § 151.028)	x	x	x	x	x	+	?	x	x	x	x	(1)	(1)
Multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like	x	x	?	x	?	?	?	x	x	x	x	(1)	(1)
Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees	x	x	+	x	x	+	?	x	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	x	+	+	+	+	+	+	+	+	+
Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee	?	?	+	x	+	+	+	+	+	+	?	(1)	(1)
Religious***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Cemetery (permanent barrier/screening wall required)	?	?	?	x	?	?	?	?	x	x	?	(1)	(1)

Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards	N/A	N/A	N/A	x	+	+	?	?	x	x	x	(1)	(1)
Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets	+	+	+	+	N/A	N/A	N/A	N/A	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
Educational***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Business, trade, or vocational school	x	x	x	x	x	x	+	+	x	x	x	(1)	(1)
Licensed nursery or preschool facility	x	x	+	x	+	+	+	x	x	x	x	(1)	(1)
Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum 2 acre site	?	?	+	+	+	+	+	x	x	x	?	(1)	(1)
Public/private school (not trade or business) on a minimum 5 acre site, and no structure or parking within 50 feet of property boundaries	+	+	+	x	+	+	+	+	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
Recreational***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses	+	+	+	x	+	+	+	x	x	+	?	(1)	(1)
Private recreation facility of at least 2 acres, with no structure located within 30 feet of property boundaries	+	+	+	x	+	+	+	x	x	+	?	(1)	(1)
Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment	+	+	+	x	+	+	+	+	x	+	x	(1)	(1)

Arts, crafts, or dance studio; art gallery	x	x	x	x	+	+	+	x	x	x	x	(1)	(1)
Automobile, boat, mobile home, and recreational vehicle sales, service, and repair	x	x	x	x	x	x	+	x	+	+	x	(1)	(1)
Automotive/equipment repair garage offering major repairs, body and fender repairs and painting	x	x	x	x	x	x	+	+	+	+	x	(1)	(1)
Combination commercial/residential structure not over 4 stories, provided no dwellings on first floor, and all dwellings have street access	x	x	x	x	?	?	?	x	x	x	x	(1)	(1)
Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises	x	x	x	x	x	?	+	?	x	x	?	(1)	(1)
Emergency medical care facility	x	x	?(4)	x	+	+	+	+	+	+	x	(1)	(1)
Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category	x	x	x	x	(5)	+	+	x	x	x	x	(1)	(1)
Funeral home or mortuary (excluding crematorium)	x	x	x	x	x	+	+	+	x	x	x	(1)	(1)
Funeral home or mortuary with crematorium	x	x	x	x	x	x	+	+	x	x	x	(1)	(1)
Gasoline/fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries	x	x	x	x	x	+	+	+	+	+	x	(1)	(1)
Hospital	x	x	?	x	x	x	+	x	x	x	x	(1)	(1)
Hotel or tourist home	x	x	x	x	?	?	+	x	x	x	x	x	x
Laundry/dry cleaner for processing items delivered to the premises by retail customers only	x	x	x	x	x	+	+	x	x	x	x	(1)	(1)
Microbrewery	x	x	x	x	x	x	+	+	+	+	x	?	x

Veterinary clinic/animal hospital without boarding facilities	x	x	x	+	+	+	+	x	x	x	x	(1)	(1)
Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop)	x	x	x	x	x	+	+	x	x	x	x	(1)	(1)
Industrial***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Air monitoring devices	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Aluminum production, reduction, smelting and refining facilities	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Animal shelters/kennels	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Any publicly-owned and/or operated building, facility or land	x	x	x	x	?	?	+	+	+	+	+	(1)	(1)
Assembly of products or materials	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Automotive towing/storage	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Cold storage plant	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Commercial laundry/dry cleaning plant	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Commercial transportation (Fleet hub)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Communication towers	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Communication towers, including cell phone, television, and radio	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Concrete production plants	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Distribution center	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Freight container storage yard	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Fuel storage facilities	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)

Gun range (outdoor)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Light and heavy manufacturing	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Manufacturing services	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Materials handling	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Natural resource production (excavation of mineral deposits)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Office uses as standalone or part of another use	x	x	x	x	x	x	+	+	+	+	x	(1)	(1)
Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Parcel services	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Public transportation terminal/passenger facility	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Radio/television station or studio, with transmission tower on premises	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Radio/television transmission towers	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Sanitary landfills	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Scrap yards, scrap service	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Stockpiling of sand, gravel, or other materials	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Storage of recreational vehicles	x	x	x	x	x	x	x	+	x	+	x	(1)	(1)

Storage uses associated with aluminum production or timbering	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	x	+	+	+	+	+	+	+	+	+
Timbering operations	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Warehousing, mini-warehouses, with units having access from exterior of unit (Ref. § 151.131)	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Warehousing/distribution	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Waste disposal/recycling centers	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Wholesale sales	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)

**Conditional uses are subject to Zoning Board of Appeals approval (§ 151.171).

Notes:

(1) Commission subject to the approval of City Council (§ 151.136).

(2) Restricted nature of the zone.

(3) Street access.

(4) Urgent care medical facilities must be on major thoroughfares.

(5) Sale of beer, wine, or alcoholic liquors prohibited.

(6) On premises consumption of beer, wine, and alcoholic liquors prohibited.

(1985 Code, Annex B) (Ord. 11-009, passed 7-12-2011; Am. Ord. 12-004, passed 6-12-2012; Ord. 16-009, passed 6-14-2016; Am. Ord. 17-017, passed 7-11-2017; Am. Ord. 17-019, passed 2-28-2018 ; Am. Ord. 2021-005, passed 2-9-2021)



**LAND USE APPLICATION
CITY OF GOOSE CREEK**

TODAY'S DATE: 11-2-21

PART I. PURPOSE OF SUBMITTAL

- Site Plan (See Checklist)
 Plat Review
 Rezoning*
 Subdivision Plan (See Checklist)
 Variance*
 Conditional Use Permit*

PART II. GENERAL INFORMATION

1. Development Name: MEDITATION CHAPEL MINISTRIES
 2. Street Address: 222 ST. JAMES AVE.

3. TMS #: 234 - 16 - 05 - 051C

GOOSE CREEK ZONING DISTRICTS

4. Zoning Classification: R-1
 Requested Classification: GC (For rezoning only)

- | | |
|--|--|
| CO: Conservation Open Space | BPO: Business Professional Office |
| CI: Commercial Industrial | RC: Restricted Commercial |
| GI: General Industrial | GC: General Commercial |
| LI: Light Industrial | NC: Neighborhood Commercial |
| R-1: Residential Low Density | PD: Planned Development |
| R-2: Residential Medium Density | PD-MH: PD for Mobile Home |
| R-3: Residential High Density | |

5. Total Site Acres: .95

PART III. CONTACT INFORMATION

Owner/Developer Name: MR. AND MRS. CARL MORRIS
 Street Address: _____ City: _____ St: _____ Zip: _____
 Telephone: _____ Cell Phone: _____ Fax: _____
 E-mail Address: _____

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: DEMOLITION
 Proposed Total Building Area (gross sq. ft.): N/A
 Max. Building Height: N/A Total Number of Buildings/Units/Lots: N/A
 Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: NO

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate DREW CHAPLIN to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: CARL MORRIS Date: 11-2-21

Signature: Carl Morris



2021-082 MA: Map Amendment
125 Sass Drive



PLANNING COMMISSION

December 7, 2021, at 6:00PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Zoning Map Amendment 125 Sass Drive

Tax Map:	234-08-00-049
Proposal:	Rezone from General Commercial (GC) to Low Density Residential (R-1)
Applicant:	Travis Brown
Acreage:	+/- 1.3 acres
Current Use:	Vacant
Proposed Use:	Residential, Single Family
Land Use Classification:	Low Density Residential (Comprehensive Plan)
Current Zoning:	General Commercial (GC)
Proposed Zoning:	Low Density Residential (R-1)
Staff Recommendation:	Approval

PLANS, POLICIES, AND LAND USE

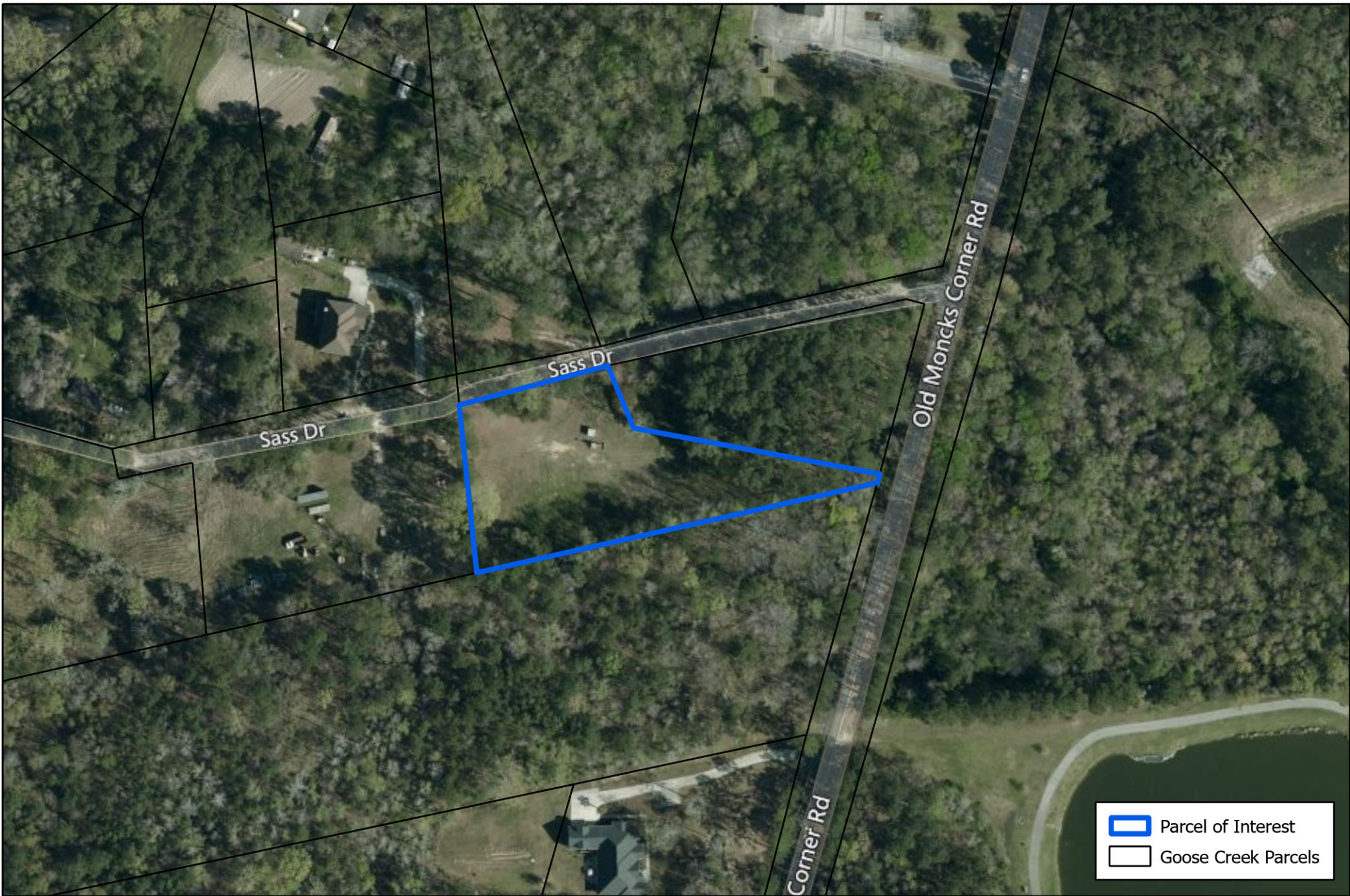
The City of Goose Creek of Goose Creek Comprehensive Plan (May 11, 2021) has the subject parcel designated as Low Density Residential.

ZONING DISTRICT SUMMARY

The subject property is currently zoned General Commercial (GC) in an area of large lot single family uses and vacant lots. The area is a mixture of unincorporated Berkeley County and City of Goose Creek, and apart from several General Commercial zoned lots located at Old Moncks Corner Road and Old Mt. Holly Road, are zoned Low Density Residential (R-1). The City of Goose Creek Municipal Complex property is located across Old Moncks Corner Road and is zoned Conservation Open Space (CO). The zoning district map is included in the packet.

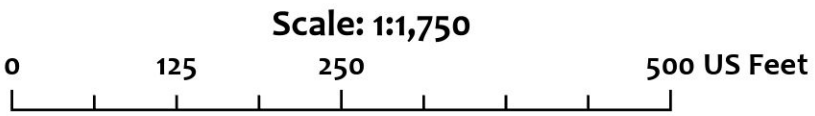
STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to City Council approval for the rezoning request at 125 Sass Drive from General Commercial (GC) to Low Density Residential (R-1).



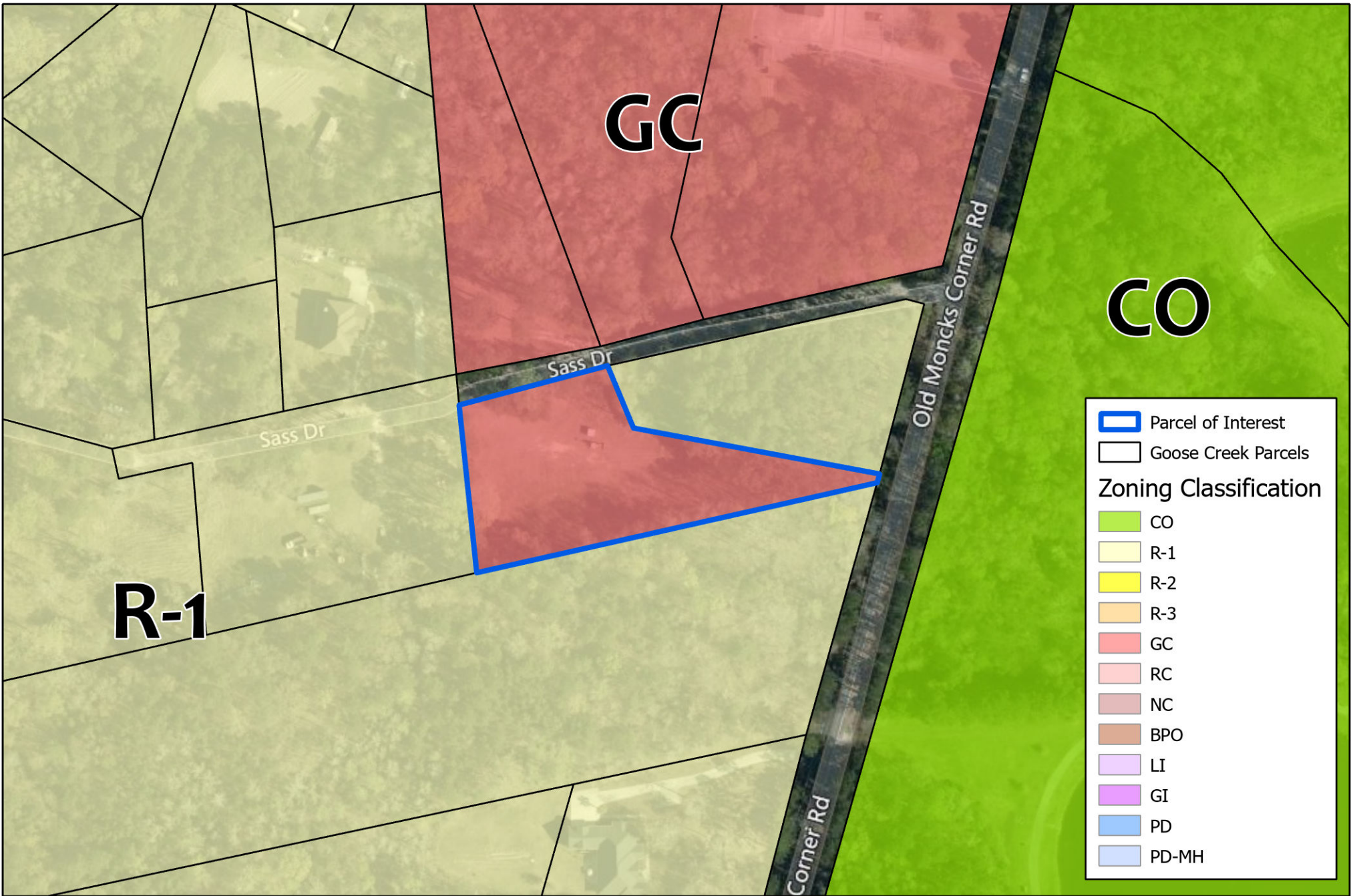
234--08-00-049 Zoning Overview

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd.
 Goose Creek, SC 29445
 (843) 797-6220 ext. 4270



as of 12/1/2021 1:05 PM

**PRODUCT IS FOR PLANNING/
 INFORMATIONAL PURPOSES ONLY.
 ALL INFORMATION SHOULD ALWAYS
 BE VALIDATED WITH THE CITY BEFORE
 TAKING ANY OFFICIAL ACTIONS.**



234-08-00-049 Zoning Overview

City of Goose Creek GIS Department
 519 N. Goose Creek Blvd.
 Goose Creek, SC 29445
 (843) 797-6220 ext. 4270



Scale: 1:1,750



as of 12/1/2021 1:08 PM

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LOW-DENSITY RESIDENTIAL



Overview

Low-density residential areas will be developed in both new areas and existing neighborhoods that promote a sense of community. Development will be located where it can be served efficiently by infrastructure, facilities and services, and transportation networks. All development activity will be designed to mitigate adverse impacts on any historic, cultural, and/or natural resources.

Land Uses and Development Types

- Large-lot (> 0.25 acre) single-family residential detached housing
- Neighborhood parks smaller than 3 acres
- Neighborhood-level amenities and recreation
- Neighborhood-level civic and institutional uses (schools, churches, etc)
- Planned communities and infill housing on larger lots.

Implementation Measures

- Zoning updates that promote and encourage housing diversity
- Revision of architectural and site design standards to encourage better-quality development
- Encourage Smart Growth and Traditional Neighborhood Development principles, where appropriate
- Complaint-based code enforcement
- Traffic calming, where necessary
- Local streets that connect to collector streets
- Pedestrian amenities such as connected sidewalks and trails
- Infill development



APPENDIX B: TABLE OF LAND USES

Table of Land Uses													
+ - Permitted*		x - Prohibited											
? - Conditional**		() - Notes											
	R-1	R-2	R-3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Residential***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned facility or building or land, provided no vehicles are stored overnight except at police/fire stations and substations	?	?	?	x	+	+	+	+	+	+	+	(1)	(1)
Customary home occupations (as defined in § 151.028)	+	+	+	x	+	+	x	x	x	x	x	(1)	(1)
Detached single-family dwelling	+	+	+	x	+	+	x	x	x	x	+	(1)	(1)
Duplex and two-family dwellings	x	x	+	x	+	+	x	x	x	x	x	(1)	(1)
Group dwelling (as defined in § 151.028)	x	x	x	x	x	+	?	x	x	x	x	(1)	(1)
Multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like	x	x	?	x	?	?	?	x	x	x	x	(1)	(1)
Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees	x	x	+	x	x	+	?	x	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	x	+	+	+	+	+	+	+	+	+
Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee	?	?	+	x	+	+	+	+	+	+	?	(1)	(1)
Religious***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Cemetery (permanent barrier/screening wall required)	?	?	?	x	?	?	?	?	x	x	?	(1)	(1)

Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards	N/A	N/A	N/A	x	+	+	?	?	x	x	x	(1)	(1)
Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets	+	+	+	+	N/A	N/A	N/A	N/A	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
Educational***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Business, trade, or vocational school	x	x	x	x	x	x	+	+	x	x	x	(1)	(1)
Licensed nursery or preschool facility	x	x	+	x	+	+	+	x	x	x	x	(1)	(1)
Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum 2 acre site	?	?	+	+	+	+	+	x	x	x	?	(1)	(1)
Public/private school (not trade or business) on a minimum 5 acre site, and no structure or parking within 50 feet of property boundaries	+	+	+	x	+	+	+	+	x	x	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
Recreational***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses	+	+	+	x	+	+	+	x	x	+	?	(1)	(1)
Private recreation facility of at least 2 acres, with no structure located within 30 feet of property boundaries	+	+	+	x	+	+	+	x	x	+	?	(1)	(1)
Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment	+	+	+	x	+	+	+	+	x	+	x	(1)	(1)

Arts, crafts, or dance studio; art gallery	x	x	x	x	+	+	+	x	x	x	x	(1)	(1)
Automobile, boat, mobile home, and recreational vehicle sales, service, and repair	x	x	x	x	x	x	+	x	+	+	x	(1)	(1)
Automotive/equipment repair garage offering major repairs, body and fender repairs and painting	x	x	x	x	x	x	+	+	+	+	x	(1)	(1)
Combination commercial/residential structure not over 4 stories, provided no dwellings on first floor, and all dwellings have street access	x	x	x	x	?	?	?	x	x	x	x	(1)	(1)
Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises	x	x	x	x	x	?	+	?	x	x	?	(1)	(1)
Emergency medical care facility	x	x	?(4)	x	+	+	+	+	+	+	x	(1)	(1)
Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category	x	x	x	x	(5)	+	+	x	x	x	x	(1)	(1)
Funeral home or mortuary (excluding crematorium)	x	x	x	x	x	+	+	+	x	x	x	(1)	(1)
Funeral home or mortuary with crematorium	x	x	x	x	x	x	+	+	x	x	x	(1)	(1)
Gasoline/fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries	x	x	x	x	x	+	+	+	+	+	x	(1)	(1)
Hospital	x	x	?	x	x	x	+	x	x	x	x	(1)	(1)
Hotel or tourist home	x	x	x	x	?	?	+	x	x	x	x	x	x
Laundry/dry cleaner for processing items delivered to the premises by retail customers only	x	x	x	x	x	+	+	x	x	x	x	(1)	(1)
Microbrewery	x	x	x	x	x	x	+	+	+	+	x	?	x

Veterinary clinic/animal hospital without boarding facilities	x	x	x	+	+	+	+	x	x	x	x	(1)	(1)
Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop)	x	x	x	x	x	+	+	x	x	x	x	(1)	(1)
Industrial***													
Accessory uses (§ 151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Air monitoring devices	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Aluminum production, reduction, smelting and refining facilities	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Animal shelters/kennels	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Any publicly-owned and/or operated building, facility or land	x	x	x	x	?	?	+	+	+	+	+	(1)	(1)
Assembly of products or materials	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Automotive towing/storage	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Cold storage plant	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Commercial laundry/dry cleaning plant	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Commercial transportation (Fleet hub)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Communication towers	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Communication towers, including cell phone, television, and radio	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Concrete production plants	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Distribution center	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Freight container storage yard	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Fuel storage facilities	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)

Gun range (outdoor)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Light and heavy manufacturing	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Manufacturing services	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Materials handling	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Natural resource production (excavation of mineral deposits)	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Office uses as standalone or part of another use	x	x	x	x	x	x	+	+	+	+	x	(1)	(1)
Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Parcel services	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Public transportation terminal/passenger facility	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Radio/television station or studio, with transmission tower on premises	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Radio/television transmission towers	x	x	x	x	x	x	x	?	?	?	x	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Sanitary landfills	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Scrap yards, scrap service	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Stockpiling of sand, gravel, or other materials	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Storage of recreational vehicles	x	x	x	x	x	x	x	+	x	+	x	(1)	(1)

Storage uses associated with aluminum production or timbering	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	x	+	+	+	+	+	+	+	+	+
Timbering operations	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Warehousing, mini-warehouses, with units having access from exterior of unit (Ref. § 151.131)	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Warehousing/distribution	x	x	x	x	x	x	x	+	+	+	x	(1)	(1)
Waste disposal/recycling centers	x	x	x	x	x	x	x	x	+	+	x	(1)	(1)
Wholesale sales	x	x	x	x	x	x	x	x	x	+	x	(1)	(1)

**Conditional uses are subject to Zoning Board of Appeals approval (§ 151.171).

Notes:

(1) Commission subject to the approval of City Council (§ 151.136).

(2) Restricted nature of the zone.

(3) Street access.

(4) Urgent care medical facilities must be on major thoroughfares.

(5) Sale of beer, wine, or alcoholic liquors prohibited.

(6) On premises consumption of beer, wine, and alcoholic liquors prohibited.

(1985 Code, Annex B) (Ord. 11-009, passed 7-12-2011; Am. Ord. 12-004, passed 6-12-2012; Ord. 16-009, passed 6-14-2016; Am. Ord. 17-017, passed 7-11-2017; Am. Ord. 17-019, passed 2-28-2018 ; Am. Ord. 2021-005, passed 2-9-2021)



**LAND USE APPLICATION
CITY OF GOOSE CREEK**

TODAY'S DATE: 09/15/2021

PART I. PURPOSE OF SUBMITTAL

- Site Plan (See Checklist)
 Plat Review
 Rezoning*
 Subdivision Plan (See Checklist)
 Variance*
 Conditional Use Permit*

PART II. GENERAL INFORMATION

1. Development Name: OLD MONCK'S CORNER REZONE
2. Street Address: 125 SASS DRIVE -
3. TMS #: 234 - 08 - 00 - 049
4. Zoning Classification: R-1 GC
Requested Classification: R-1 (For rezoning only)
5. Total Site Acres: 1.308

GOOSE CREEK ZONING DISTRICTS

- | | |
|--|--|
| CO: Conservation Open Space | BPO: Business Professional Office |
| CI: Commercial Industrial | RC: Restricted Commercial |
| GI: General Industrial | GC: General Commercial |
| LI: Light Industrial | NC: Neighborhood Commercial |
| R-1: Residential Low Density | PD: Planned Development |
| R-2: Residential Medium Density | PD-MH: PD for Mobile Home |
| R-3: Residential High Density | |

PART III. CONTACT INFORMATION

Owner/Developer Name: Travis Brown

Street Address: _____ City: _____ St: _____ Zip: _____

Telephone: _____ Cell Phone: 875-444-1047 Fax: _____

E-mail Address: _____

PART IV. SUBMITTAL INFORMATION (IF APPLICABLE)

Proposed Building Use: Residential

Proposed Total Building Area (gross sq. ft.): 3,000

Max. Building Height: _____ Total Number of Buildings/Units/Lots: _____

Is The Property Restricted by Any Recorded Covenant Which Conflicts With or Prohibits The Proposed Use: NO

AGENT WAIVER

In filing this plan as the property owner, I do hereby agree and firmly bind myself, my heirs, executors, administrators, successors and assignees jointly and severally to construct all improvements and make all dedications as shown on this proposed site plan as approved by the City of Goose Creek, South Carolina. I hereby designate _____ to serve as my agent regarding this application, to receive and respond to administrative comments, to resubmit plans on my behalf, and to represent me in any public meetings regarding this application.

Print Name: Travis Brown Date: 09/15/2021

Signature: Travis Brown

Mark Brodeur,

I'm a native of Goose Creek, S.C., graduated from Goose Creek High School, served four years in the U.S. Army, currently a project manager for Charleston Water System, owner of Brown's Electric, and married with five children.

After serving four years in the military, I came back home to build my dream home, and God has blessed me and allowed me to purchase the property at 125 Sass Dr., to allow me to make my dream possible.

I would like to ask the Board of Commissioners to please approve the rezoning of my property from general commercial to residential so I can build my dream home.

TMS#234-08-00-049

Thank you,

Travis Brown



2021-104 TA: Text Amendment
Cluster Townhomes



PLANNING COMMISSION

December 7, 2021, at 6:00PM

City of Goose Creek Council Chambers, 519 N. Goose Creek Blvd.

Zoning Text Amendment

Chapter 151: Zoning

- Proposal:** Amend Zoning Text, Sections: 151.085 (Land Use Buffers); 151.105 (Establishment of Districts and Maps); 151.125 to 151.139 (Zoning District Regulations); 151.196 (Purview of ARB); 151-Appendix A (Table of Parking); Appendix B (Table of Land Use); Appendix D (Zoning Districts)
- Applicant:** K. Brian Cook, Assistant City Administrator/Interim Planning Director
- Staff Recommendation:** Approval

SUMMARY

Staff recommends creating two new zoning districts: R4 - Townhome District and R5 - Multi-family, Apartment District, and a Cluster Provision in R3 - High Density Residential. In addition, staff recommends that the Architectural Review Board review townhome and multi-family, apartment projects and the Board of Zoning Appeals no longer review these types of projects.

Creating great townhome and apartment communities involves smart design choices and successful integration into the surrounding neighborhoods. All communities benefit from careful attention to site planning, design, and architecture to ensure successful projects that meet the needs of residents and provide long-term value to the community.

Cluster Development is a grouping of single family uses within a subdivision or development site that allows a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel. Cluster zoning gives flexibility to design a variety of neighborhoods with consideration of aesthetics, economy in construction of streets and utilities, parks, and recreational uses, and a pattern which does not comply with lot area, setbacks, or yard restrictions in traditional zoning regulations.

As a first step to encourage thought and discussion, staff is introducing the amendments as presented. Separate from this request, and currently underway, zoning tools are being reviewed and drafted for specific nodes within the City of Goose Creek. The plan for these nodes will be presented within the next 18 months and will take into account , the new Comprehensive Plan, concentrated density, detailed design standards, redevelopment, transportation alternatives, and mix-use options.

The City of Goose Creek Comprehensive Plan (May 11, 2021) states that Berkeley County's tax assessment data indicates that there are 20 parcels classified as multi-family homes, primarily accommodating apartment complexes. Since that data, hundreds of additional units are being proposed. It is not the intent to negatively impact the potential for affordable housing development; however, now is the time, not only to plan, but execute a plan for what we currently have. As new zoning regulations are being drafted and considered this interim step is recommended. The Comprehensive Plan does recommend a new zoning district for multi-family residential and architectural standards that encourage quality architecture in new development and redevelopment.

The Comprehensive Plan further highlights the need to:

- Promote efficient land use patterns in both new development and redevelopment.
- Encourage mixed-use, pedestrian-friendly development in areas that are conducive to walking and biking, maximize the use of existing facilities, infrastructure, and services.
- Maintain a balance between green/open space preservation and new development.

STAFF RECOMMENDATION

Staff recommends the Planning Commission recommend to City Council approval for the proposed text amendments.

§151.085 LAND USE BUFFERS CHART

PROPOSED USE	TABLE OF LAND USE BUFFERS									
	SINGLE FAMILY	TOWNHOME	MULTI-FAMILY	RESTRICTED COMMERCIAL	NEIGHBORHOOD COMMERCIAL	GENERAL COMMERCIAL AND INSTITUTIONAL	GENERAL COMMERCIAL AND INSTITUTIONAL OVER 5 ACRES	LIGHT INDUSTRIAL	GENERAL INDUSTRIAL	HEAVY INDUSTRIAL
Single-Family Residential (R1, R2, R3)	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 4 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet
Townhome (R4)	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 4 75 - 100 feet	Buffer 5 100 - 150 feet
Multi-Family Residential (R5)	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 4 75 - 100 feet	Buffer 5 100 - 150 feet
Restricted Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
Neighborhood Commercial	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	NA	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet
General Commercial and Institutional (GC)	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 15 - 30 feet	Buffer 1 30 - 50 feet	NA	Buffer 1 15 - 30 feet	Buffer 2 30 - 50 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
General Commercial and Institutional Over 5 Acres	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 1 15 - 30 feet	NA	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
Light Industrial (LI)	Buffer 4 100 - 150 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 2 30 - 50 feet	Buffer 1 15 - 30 feet	NA	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
General Industrial (GI)	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	NA	Buffer 2 30 - 50 feet
Heavy Industrial (HI)	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer 2 30 - 50 feet	NA

§ 151.105 ESTABLISHMENT OF DISTRICTS AND MAPS.

Updated Zoning, Flood Plain and City Boundary Maps can be found in the office of the Planning Director.

(A) To accomplish the purposes set forth in § 151.027, the City of Goose Creek is hereby divided into the zoning districts described below and illustrated on the zoning map approved by City Council and on file with the Planning Director and City Clerk. Regardless of the existence of copies of the zoning map, the Official Zoning map, signed by the Mayor, and located in the city offices, shall be the final authority on the zoning status of buildings and land and water areas of Goose Creek.

(B) For the purposes of these regulations, the City of Goose Creek is hereby classified according to these 13 districts:

- (1) R-1 Low-Density Residential District;
- (2) R-2 Medium-Density Residential District;
- (3) R-3 High-Density Residential District;
- (4) R-4 Townhome District;
- (5) R-5 Apartment District;
- (6) BPO Business Professional Office District;
- (7) RC Restricted Commercial District;
- (8) NC Neighborhood Commercial District;
- (9) GC General Commercial;
- (10) L-1 Light Industrial District;
- (11) GI General Industrial District;
- (12) HI Heavy Industrial District
- (13) CO Conservation and Open Space;
- (14) PD Planned Development; and
- (15) PD/MH Planned Development-Mobile Home.

(1985 Code, Art. VI, § 601) (Ord. 20-024, passed 11-10-2020; Ord. 2021-005, passed 2-9-2021)

§ 151.196 PURVIEW OF ARB AREAS DEFINED.

(A) The ARB shall have purview over all uses other than residential (single-family, duplex, and two-family dwellings, ~~multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like~~). In mixed-use developments where any combination of residential, commercial, educational, and religious uses occupy a single structure, such uses and structures shall be subject to ARB review and approval.

(B) The ARB's review of commercial and light industrial road corridors shall be directed toward the views of the roads and the views from the roads. The ARB recognizes that the failure to address land-use and development patterns adjacent to roadways has often resulted in visual blight and premature functional obsolescence of road facilities. In reviewing design plans, the ARB shall distinguish between two characteristics of a roadway:

(1) The fairly uniform linear boundaries of a road (extending from building facade to building facade); and

(2) Its larger, more irregularly shaped "zone of influence" (extending into the building's perimeter, rear yard areas and beyond).

(1985 Code, Art. X, § 1007) (Ord. 93-001, passed 4-20-1993; Ord. 97-006, passed 5-13-1997; Ord. 08-010, passed 4-15-2008)

ZONING DISTRICT REGULATIONS

§ 151.125 REGULATIONS.

(A) The zoning district use regulations are established to group together those uses which are reasonably compatible with one another, according to their normal characteristics of operation, and in connection with their uses, to permit the other uses as are customarily incidental to the principal use. (See § 151.108)

(B) Construction, maintenance, remodeling, room additions and repairs shall be permitted and performed as described herein.

(C) These regulations shall apply uniformly throughout each zoning district, as described below.

(Ord. 20-024, passed 11-10-2020)

§ 151.126 R-1 LOW DENSITY RESIDENTIAL DISTRICT.

(A) Purpose.

(1) To encourage the formation and continuation of quiet, stable, low-density living environments for single-family homes lots, of no less than 10,000 square feet area;

(2) To discourage unwarranted and blighting encroachments by disallowing uses which would interfere with the above;

(3) To discourage all uses which would generate traffic on minor streets other than that required to serve residences on those streets; and

(4) To encourage the discontinuance of non-conforming uses.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses.

(a) Customary home occupations (as defined in § 151.028).

(b) Detached single-family dwelling.

(2) Religious uses. Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets.

(3) Educational uses. Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) Recreational uses.

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(5) Office, governmental, institutional uses.

(a) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(b) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028 , are permitted as illustrated in Appendix C.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. The following uses may be approved uses by a conditional use permit.

(1) Any publicly-owned facility, building or land.

(2) Cemetery (permanent barrier/screening wall required).

(3) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.

(4) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(1985 Code, Art. VII, § 701) (Ord. 16-009, passed 6-14-2016)

§ 151.127 R-2 MEDIUM DENSITY RESIDENTIAL DISTRICTS.

(A) Purpose.

(1) To encourage the formation and continuation of quiet, stable, medium-density living environments for single-family homes on lots of no less than 8,000 square feet area; and

(2) Additionally, those purposes listed in § 151.126(A)(2) through (4).

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses.

(a) Customary home occupations (as defined in § 151.028).

(b) Detached single-family dwelling.

(2) Religious uses. Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets.

(3) Educational uses. Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) Recreational uses.

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(5) Office, governmental, institutional uses.

(a) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(b) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix B.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. The following uses may be approved uses by a conditional use permit.

(1) Any publicly-owned facility, building or land.

(2) Cemetery (permanent barrier/screening wall required).

(3) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.

(4) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(1985 Code, Art. VII, § 702) (Ord. 16-009, passed 6-14-2016)

§ 151.128 R-3 HIGH DENSITY RESIDENTIAL DISTRICT.

(A) Purpose.

(1) To provide areas suited for a variety of housing types, including single-family, duplexes, townhouses, rooming/boarding houses, garden and high density apartments, on lots in accordance with density specifications of Appendix D; and

(2) Additionally, those purposes listed in § 151.126(A)(2) through (4).

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses.

(a) Customary home occupations (as defined in § 151.028).

(b) Detached single-family dwelling.

(c) Duplex and two-family dwellings.

(d) Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees.

(e) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Religious uses. Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets.

(3) Educational uses.

(a) Licensed nursery or preschool facility.

(b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.

(c) Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) Recreational uses.

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(5) Office, governmental, institutional uses.

(a) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(b) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. The following uses may be approved uses by a conditional use permit.

(1) Any publicly-owned facility, building or land.

(2) Cemetery (permanent barrier/screening wall required).

(3) Emergency medical care facility.

(4) Hospital.

~~(5) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes, and the like.~~

(G) Cluster Housing Development (NEW)

(A) Purpose

The purpose of cluster housing development is to provide savings in infrastructure installation, land resources, and energy use through the concentration of dwellings, construction, and physical impact to specific areas of a tract. Cluster housing development permits variation in lot size, shape, and orientation without an increase in overall density of population or development.

(B) Applicability

An application for a subdivision designed for single-family detached dwellings located in the R-3 district may be submitted as a cluster housing development.

(C) Cluster Housing Design Standards

(1) General

Unless explicitly stated otherwise in this section, a cluster housing development shall comply with the minimum design standards and other requirements in this Article.

(2) Dimensional Standards

Individual lots within a cluster housing development are not subject to minimum lot area, minimum lot setbacks, minimum lot width, minimum lot depth, or maximum lot coverage

requirements, with the resultant common open space being devoted by deed restrictions for one or more uses.

- (a) There shall be a minimum fifty foot (50') buffer along all existing public roadways. The buffer cannot be placed on individual lots and will be owned and maintained by the HOA. Vehicular access roads may bisect the buffer. The buffer must be measured from future right-of-way if the road has been identified for improvements by the County or State road program.
- (b) Right-of-way standards shall include those of Berkeley County and at a minimum:
 - (1) Five foot (5') sidewalk on both sides of street
 - (2) Seven-foot (7') lawn verge on both sides of street measured from back of curb to edge of sidewalk.
 - (3) Canopy street trees shall be planted every fifty feet (50') on average. Understory trees may be considered for portions of a neighborhood by the Zoning Administrator on a case-by-case basis if design warrants the need.
 - (4) The Zoning Administrator shall have authority to permit sidewalks only on one side of the street, where a maintained nature trail system provides access to open space and recreation.

(D) Open Space

Open space set-asides are intended for the use and enjoyment of a development's residents, employees, or users. Open space set-asides serve numerous purposes, including preserving natural resources, ensuring resident access to open areas and active recreation, reducing the heat island effect of developed areas, providing civic and meeting spaces, enhancing storm water management, and providing other public health benefits. At least 15% of the total land area shall be protected as open space. Pedestrians shall have easy access to common open space. Proper dedication statements protecting all required opens space shall be included on all plats and open space preservation easements shall be recorded concurrently with all final plats.

§ 151.129 R-4 TOWNHOME DISTRICT (NEW)

(A) Purpose.

(1) To develop housing that meets the needs of residents and provides long-term value to the community;

(2) To create communities involving smart design choices with careful attention to site planning, design, and architecture;

(B) Permitted uses. Townhomes

(C) Townhome Design Standards.

(1) All units shall be designed as rear alley loaded or enclosed front or rear parking under the unit, or a combination of both;

(2) No greater than 6 attached units;

(3) Articulation within the building façade shall be considered through the inclusion of features such as porches, porticos, balconies, bay windows, roof lines, and building material type;

(4) Berms or brick/masonry walls shall be installed to buffer noise and views where townhomes are adjacent to external primary roadways;

(5) Homes facing central green space for recreation, nature garden, community gatherings, etc. are encouraged.

(6) Shall meet standards found in the City of Goose Design Guidelines for Townhomes, which may be amended from time to time.

§ 151.130 R-5 MULTI-FAMILY (APARTMENT) DISTRICT (NEW)

(A) Purpose.

(1) To develop housing that meets the needs of residents and provides long-term value to the community;

(2) To create communities involving smart design choices with careful attention to site planning, design, and architecture;

(3) Make a positive contribution to our neighborhoods and are safe and healthy places to call home.

(B) Permitted uses. Multi-family

(C) Multi-Family Design Standards.

(1) Shall meet standards found in the City of Goose Design Guidelines for Multi-Family Communities, which may be amended from time to time.

§ 151.~~129~~ 131 RESTRICTED COMMERCIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve a quiet, uncongested office-type environment primarily for business and professional firms (reference commercial);

(2) To discourage encroachment by unrestricted commercial or wholesale businesses, industries or other uses adversely affecting the specialized district character;

(3) To discourage business uses which require outside display of merchandise, equipment or materials (particularly miscellaneous goods, used items or items not packaged or generally presenting a neat uniform appearance), except as allowed in the zoning permit, or approved by the Zoning Administrator; and

(4) To encourage the discontinuance of nonconforming areas.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses.

(a) Customary home occupations (as defined in § 151.028).

(b) Detached single-family dwelling.

(c) Duplex and two-family dwellings.

(d) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Religious uses. Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(3) Educational uses.

(a) Licensed nursery or preschool facility.

(b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.

(c) Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) Recreational uses.

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(d) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.

(5) Office, governmental, institutional uses.

(a) Any publicly-owned facility, building or land.

(b) Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.

(c) Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.

(d) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.

(e) Professional healthcare offices such as medical, dental, chiropractic offices, and the like.

(f) Public transportation terminal/passenger facility.

(g) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(h) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(6) Commercial uses.

(a) Arts, crafts, or dance studio; art gallery.

(b) Emergency medical care facility.

(c) Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category.

(d) Hospital.

(e) Nursing home or extended care facility offering outpatient or medical services for a fee.

(f) Radio/television station or studio (excluding transmission towers).

(g) Specialty shops such as a florist, news stand, gift shop, or boutique.

(h) Veterinary clinic/animal hospital without boarding facilities.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028 , are permitted as illustrated in Appendix C.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. The following uses may be approved uses by a conditional use permit.

(1) Cemetery (permanent barrier/screening wall required).

(2) Combination commercial/residential structure not over four stories, provided no dwellings on first floor and all dwellings have street access.

(3) Hotel or tourist home.

~~—(4) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes, and the like.~~

(1985 Code, Art. VII, § 704) (Ord. 16-009, passed 6-14-2016)

§ 151.~~130~~ 132 NEIGHBORHOOD COMMERCIAL DISTRICTS.

(A) Purpose.

(1) To develop and reserve restricted commercial area for the convenience of nearby residential areas;

(2) To avoid commercial strip development by limiting business floor area to 5,000 square feet or less, and any one NC District to one acre;

(3) To discourage business uses which require outside display of merchandise, equipment or materials (particularly miscellaneous goods, used items or items not packaged or generally presenting a neat, uniform appearance), except as allowed in the zoning permit, or approved by the Zoning Administrator;

(4) To avoid traffic congestion associated with commercial strip developments; and

(5) Additionally, the purposes listed in § 151.129(A)(2) and (3).

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses.

(a) Customary home occupations (as defined in § 151.028).

(b) Detached single-family dwelling.

(c) Duplex and two-family dwellings.

(d) Group dwelling (as defined in § 151.028).

(e) Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees.

(f) Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Religious uses. Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(3) Educational uses.

(a) Licensed nursery or preschool facility.

(b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.

(c) Public/private school (not trade or business) on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(4) Recreational uses.

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(d) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.

(5) Office, governmental, institutional uses.

(a) Any publicly-owned facility, building or land.

(b) Arts, crafts, or dance studio; art gallery.

(c) Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.

(d) Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.

(e) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.

(f) Professional healthcare offices such as medical, dental, chiropractic offices, and the like.

(g) Public transportation terminal/passenger facility.

(h) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(i) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(6) Commercial uses.

(a) Automotive service station, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs/body-fender repairs.

(b) Emergency medical care facility.

(c) Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category.

(d) Funeral home or mortuary (excluding crematorium).

(e) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(f) Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 square feet of floor area.

(g) Nursing home or extended care facility offering outpatient or medical services for a fee.

(h) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.

(i) Specialty shops such as a florist, news stand, gift shop, or boutique.

(j) Radio/television station or studio (excluding transmission towers).

(k) Veterinary clinic/animal hospital without boarding facilities.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.

~~—(1) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes and the like.~~

(2) Motel, hotel, or tourist home.

(3) Cemetery (permanent barrier/screening wall required).

(4) Combination commercial/residential structure not over four stories, provided no dwellings on first floor, and all dwellings have street access.

(5) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.

(1985 Code, Art. VII, § 705) (Ord. 16-009, passed 6-14-2016)

§ 151.~~131~~ 133 GENERAL COMMERCIAL DISTRICT.

(A) Purpose.

(1) To encourage the formation and continuation of an economically sound, unified business district;

(2) To encourage the location of business, financial, service and professional enterprises in such close proximity as to be mutually beneficial, and convenient to their respective markets;

(3) Additionally, the purposes listed in §§ 151.129(A)(2) and (3) and 151.130(A)(3); and

(4) To discourage business uses which require outside display of merchandise, equipment or materials, (particularly miscellaneous goods, used items, items not packaged or generally presenting a neat, uniform appearance), except as allowed in the zoning permit, or approved by the Zoning Administrator.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Educational uses.

(a) Licensed nursery or preschool facility.

(b) Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum two acre site.

(c) Public/private school, including business, trade, or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(3) Recreational uses.

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(d) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on the premises.

(4) Office, governmental, institutional uses.

(a) Business office for services specific to a profession such as an attorney, accountant, advertising agency, financial consultant, real estate, and the like.

(b) Governmental, business, professional or general purpose office, excluding storage, repair, or rental of equipment on premises.

(c) Professional healthcare offices such as medical, dental, chiropractic offices, and the like.

(d) Office for professional or administrative support services such as word processing, printing, computer graphics, and the like.

(e) Public transportation terminal/passenger facility.

(f) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(g) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(5) Commercial uses.

(a) Any public building, facility or land.

(b) Arts, crafts, or dance studio; art gallery.

(c) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting, where all work is contained within the interior of the business.

(d) Automotive service station with pumps/fuel storage tanks, set back at least 20 feet from boundaries, and no major repairs/body-fender repairs.

(e) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.

(f) Emergency medical care facility.

(g) Commercial laundry/dry cleaning retail store as well as plant facility.

(h) Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category.

(i) Funeral home or mortuary, with or without crematorium.

(j) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(k) Hospital.

(l) Microbrewery.

(m) Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.

(n) Hotel or tourist home.

(o) Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 square feet of floor area.

(p) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.

(q) Pet or animal boarding kennel - pet shop requirements apply.

(r) Radio/television station or studio (excluding transmission towers).

(s) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(t) Specialty shops such as a florist, news stand, gift shop, or boutique.

(u) Unrestricted commercial activities such as super-markets, department stores, variety stores, drug stores, building supply, restaurants (sit down/drive-in), clubs and bars allowing on premises consumption.

(v) Veterinary clinic/animal hospital without boarding facilities.

(w) Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop).

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028 , are permitted as illustrated in Appendix C.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. As defined in § 151.028 , the following uses may be approved uses by a conditional use permit.

(1) Combination commercial/residential structure not over four stories, provided no dwellings on first floor, and all dwellings have street access.

(2) Group dwelling (as defined in § 151.028).

~~(3) Multi-family dwellings, apartments, including garden apartments, townhouses, patio homes and the like.~~

(4) Nursing home or public/private care home.

(5) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(1985 Code, Art. VII, § 706) (Ord. 16-009, passed 6-14-2016)

§ 151.132 134 HEAVY INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for heavy industrial uses that involve industrial and intensive manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right and are further illustrated in Appendix B.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Recreational uses.

(a) Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses.

(b) Private recreation facility of at least two acres, with no structure located within 30 feet of property boundaries.

(c) Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment.

(d) Semi-public club, lodge, union hall, or social center, provided no residential or commercial activity is conducted on premises.

(3) Office, governmental, institutional uses.

(a) Any publicly owned and/or operated building, facility or land, provided no vehicles are stored overnight except at police/fire station and substation.

(b) Public transportation terminal/passenger facility.

(c) Public utility substations installed in compliance with buffer and screening requirements, and fenced to control access.

(4) Commercial uses.

(a) Automobile, boat, mobile home, and recreational vehicle sales, service, and repair.

(b) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

(c) Emergency medical care facility.

(d) Gasoline fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries.

(e) Microbrewery.

(f) Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.

(g) Nursing home or extended care facility offering outpatient or medical services for a fee.

(h) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.

(i) Pet or animal boarding kennel - pet shop requirements apply.

(j) Printing shop.

(k) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

- (l) Tattoo facilities.
- (5) Industrial uses.
 - (a) Air monitoring devices.
 - (b) Aluminum production, reduction, smelting, and refining facilities.
 - (c) Animal shelters/kennels.
 - (d) Any publicly-owned and/or operated building, facility, or land.
 - (e) Assembly of products or materials.
 - (f) Automotive towing/storage.
 - (g) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside.
 - (h) Cold storage plant.
 - (i) Commercial laundry/dry cleaning plant.
 - (j) Commercial transportation (fleet hub).
 - (k) Concrete production plant.
 - (l) Distribution center.
 - (m) Freight container storage yard.
 - (n) Fuel storage facilities.
 - (o) Gun range (outdoor).
 - (p) Heavy equipment, machinery, heavy truck sales, service, and repair.
 - (q) Light and heavy manufacturing.
 - (r) Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing).
 - (s) Manufacturing services.
 - (t) Materials handling.
 - (u) Natural resource production (excavation of mineral deposits).
 - (v) Office uses as standalone or part of another allowed use.
 - (w) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental, and subordinate to the principal use of the property.
 - (x) Parcel services.
 - (y) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.
 - (z) Public transportation terminal/passenger facility.
 - (aa) Research or storage facilities, with potentially hazardous or flammable materials.
 - (bb) Sanitary landfills.
 - (cc) Scrap yards, scrap service.
 - (dd) Stockpiling of sand, gravel or other materials.
 - (ee) Storage of recreational vehicles.
 - (ff) Storage uses associated with aluminum production or timbering.
 - (gg) Timbering operations.

(hh) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.

(ii) Warehousing, mini-warehouses, with units having access from exterior of unit.

(jj) Warehousing/distribution.

(kk) Waste disposal/recycling centers.

(ll) Wholesale sales.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.

(1) Communication towers.

(2) Communication towers, including cell phone, television, and radio.

(3) Radio/television station or studio, with transmission tower on premises.

(4) Radio/television transmission towers.

(Ord. 2021-008, passed 3-9-2021)

§ 151.~~133~~ 135 LIGHT INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for light industrial uses that involve commerce, manufacturing, warehousing, assembly, or processing of a nonnuisance nature, and that can be conducted wholly within a structure and do not produce smoke, odors, or excessive noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Educational uses. Public/private school, including business, trade or vocational school, on a minimum five acre site, and no structure or parking within 50 feet of property boundaries.

(3) Recreational uses.

(a) Public recreational facility.

(b) Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises.

(4) Office, governmental, institutional uses.

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal or passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(5) Commercial uses.

(a) Commercial laundry/dry cleaning plant facility.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Mini-warehouses, where interior units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building.

(e) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(6) Light industrial uses.

(a) Assembly of products or materials.

(b) Distribution center.

(c) Materials handling.

(d) Parcel services.

(e) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

(f) Research facility.

(g) Warehousing/distribution.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.

(E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.

(F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.

(1) Cemetery (permanent barrier/screening wall required).

(2) Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises.

(3) Communication towers.

(4) Country club, tennis club, swimming club, or golf course, provided no lighting impacts adjacent uses.

(5) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.

(6) Radio/television station or studio, with transmission tower on premises.

(1985 Code, Art. VII, § 707) (Ord. 16-009, passed 6-14-2016 ; Ord. 2021-005, passed 2-9-2021)

§ 151.134 136 GENERAL INDUSTRIAL DISTRICT.

(A) Purpose.

(1) To develop and reserve areas for general industrial uses that involve industrial and manufacturing uses of a larger and more intensive scale, and that may generate substantially more impact on the surrounding properties, such as unenclosed storage, emissions, and noise; and

(2) To reserve undeveloped areas suitable for future uses.

(B) Permitted uses. The following are approved uses by right.

(1) Residential uses. Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee.

(2) Office, governmental, institutional uses.

(a) Any publicly-owned and/or operated building, facility or land.

(b) Public transportation terminal/passenger facility.

(c) Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access.

(d) Railroad rights-of-way, excluding all facilities other than those required for track operations.

(3) Commercial uses.

(a) Automotive/equipment repair garage offering major repairs, body and fender repairs, and painting.

(b) Emergency medical care facility.

(c) Gasoline/fuel sales outlet, with or without accompanying convenience store, with pumps/fuel storage tanks set back at least 20 feet from boundaries, and no major repairs or body repairs.

(d) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.

(4) Light industrial uses.

(a) Assembly of products or materials.

(b) Distribution center.

(c) Parcel services.

(d) Production or manufacturing facility, whereby there is no exterior indication of manufacturing.

(e) Research facility.

(f) Materials handling.

(g) Warehousing/distribution.

(6) General industrial uses.

(a) Cold storage plant.

(b) Concrete production plant.

(c) Freight container storage yard.

(d) Fuel storage facility.

(e) Light and heavy manufacturing.

(f) Natural resource production (excavation of mineral deposits).

(g) Research or storage facilities, with potentially hazardous or flammable materials.

(h) Sanitary landfills.

- (i) Scrap yards, scrap service.
 - (j) Stockpiling of sand, gravel or other materials.
 - (k) Transportation terminal for heavy trucks, commercial freight transfer and distribution center.
 - (l) Waste disposal/recycling centers.
 - (C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.
 - (D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.
 - (E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
 - (F) Conditional uses. As defined in § 151.028, the following uses may be approved uses by a conditional use permit.
 - (1) Communication tower.
 - (2) Radio/television station or studio, with transmission tower on premises.
- (Ord. 16-009, passed 6-14-2016 ; Ord. 2021-005, passed 2-9-2021)

§ 151.~~135~~ 137 CONSERVATION/OPEN SPACE DISTRICT.

- (A) Purpose.
 - (1) To preserve specific areas within Goose Creek for recreation associated uses, and prohibiting undesirable development; and
 - (2) To establish specific areas as separation buffers between uses, as deemed necessary by the Commission.
 - (B) Permitted uses. Areas zoned Conservation/Open Space (CO) as a result of annexation may continue in use as established at the time of annexation (to include rural residential homes sites, family farms, the keeping and non-commercial raising of domestic or farm animals/fowl) until the time as the property use is changed or significantly intensified in use, proposed for subdivision into additional tracts, lots or parcels or sold for redevelopment. (See § 151.107.)
 - (C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.
 - (D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.
 - (E) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.
 - (F) Conditional uses. As defined in § 151.028, these uses may be permitted as illustrated in Appendix B.
- (1985 Code, Art. VII, § 708) (Ord. 86-12, passed 3-11-1986; Ord. 16-009, passed 6-14-2016)

§ 151.~~136~~ 138 PLANNED DEVELOPMENT DISTRICTS.

- (A) Purposes.

(1) To offer developers the benefits of efficiency, economy and flexibility by encouraging unified development of relatively large sites. (See PLANNED DEVELOPMENTS.)

(2) To derive for the city the advantages of on-site compatibility of uses, improved appearance, optimum utilities provision, and better traffic access and circulation planning.

(3) To establish review and approval procedures for Planned Developments (PD) and Planned Developments-Mobile Home (PD-MH).

(B) Permitted usage, area, height and other requirements. To be determined by the review procedures set forth below, to prevail over conflicting requirements elsewhere in this chapter, excepting those relative to fire protection and hazard prevention.

(1985 Code, Art. VII, § 709) (Ord. 89-10, passed 9-12-1989; Ord. 16-009, passed 6-14-2016) Penalty, see § 151.999

~~§ 151.137 MULTI-FAMILY MINIMUM LOT REQUIREMENTS.~~

~~—In addition to pertinent requirements elsewhere in this chapter, multi-family construction shall allow minimum land area per dwelling unit, according to the following table:~~

<i>Type</i>	<i>Number-Of-Stories</i>			
	<i>One</i>	<i>Two</i>	<i>Three</i>	<i>Four</i>
<i>Efficiency</i>	<i>2,700</i>	<i>2,000</i>	<i>1,800</i>	<i>1,550</i>
<i>One-bedroom</i>	<i>3,000</i>	<i>2,250</i>	<i>2,050</i>	<i>1,800</i>
<i>Two-bedroom</i>	<i>3,400</i>	<i>2,700</i>	<i>2,450</i>	<i>2,100</i>
<i>Three-bedroom</i>	<i>3,950</i>	<i>3,250</i>	<i>2,950</i>	<i>2,500</i>
<i>Four-or-more-bedroom</i>	<i>4,500</i>	<i>3,650</i>	<i>3,300</i>	<i>2,800</i>

(1985 Code, Art. VII, § 710)

~~§ 151.138~~ 139 BUSINESS PROFESSIONAL OFFICE DISTRICT.

(A) Purpose.

(1) To encourage low intensity business and professional office development in a quiet, uncongested environment which will not adversely affect adjacent residential areas;

(2) To provide for low intensity business and professional office development that is environmentally and aesthetically compatible with surrounding residential areas;

(3) To provide for new development or redevelopment that is limited to those hours which are typically associated with daylight business hours or 7:00 a.m. through 7:00 p.m.;

(4) To discourage new development or redevelopment that would generate excessive traffic to the site;

(B) Permitted uses. A building or premise may be used for the purposes illustrated in Appendix B.

(C) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.

(D) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix B - Table of Land Uses, Appendix C, and Appendix D - Zoning Districts, as attached.

(Ord. 20-024, passed 11-10-2020)

Planning staff will continue to work with the City Council, Planning Commission, Board of Architectural Review, and design professionals to create design guidelines/manuals specifically for townhomes and multi-family uses as shown in this illustrative example.

Articulate facades

The overall architecture of a development can be a determining factor in creating a desirable townhouse development. Townhouse buildings are large structures with long façades and significant building massing comprised of 3 to 6 units in a row. These structures can feel imposing if careful consideration is not taken to create a well-articulated façade with visual interest and architectural details. Architectural concepts can be viewed at three levels: the individual dwelling unit, the townhouse building, and the community.

Individual units

Architectural articulation creates visual interest through a combination of architectural features. It is important not to create a cluttered façade by adding too many conflicting architectural details. By utilizing a combination of building materials, colors, and other façade features, townhouse units can appear as unique homes within a cohesive whole.

Townhouse units with rear-loaded garages have greater flexibility to include architectural features oriented toward a pedestrian-friendly streetscape. Prominent front doors and porches draw greater attention to the house as a home and invite community interaction.

Recommended architectural elements



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APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

Table of Parking Space Requirements

	Required Spaces	Additional Requirements
RESIDENTIAL		
Single-family dwelling	2 spaces	
Duplex/two-family dwelling	4 spaces	
Townhomes	2 spaces per unit	+12% of total for overflow parking
Multi-family dwelling (apartments)	2 spaces per unit	+12% of total for overflow parking
Mobile home in mobile home park	2 spaces	+ 1 space per employee
Mobile home park	2 spaces per lot/space	+ 1 space per employee
Rooming/boarding house	1 space per sleeping room	+ 1 space per 2 employees
Group dwelling	1 space per 2 bedrooms	
Nursing home/sanitarium	1 space per 5 patient beds	+ 1 space per each 2 employees on largest shift
RELIGIOUS		
Churches and places of worship	1 space per 5 fixed seats in the main assembly hall	Or, 1 space per classroom, whichever is greater
Educational		
Public/private school, trade or business school, or college	greater of: 1 space per 4 seats in assembly hall, or 5 spaces per classroom	+ 1 space per employee
Library, museum, art gallery, arts, crafts, or dance studio	10 spaces	+ 1 space per employee
Nursery or pre-school/day- care	1 space per classroom (5 space minimum)	+ 1 space per employee
Places of public assembly	1 space per 100 sq. ft. in main assembly hall	
RECREATIONAL		
Country club, tennis club, swim club, golf course	1 space per 5 members	+ 1 space per each 2 employee
Private recreation facility	1 space per 5 members	+ 1 space per employee
Club, fraternity, sorority, lodge or union hall	1 space per active member	
Places of public assembly	1 space per 100 square feet in main assembly hall	
**Recreation and community center	minimum of 1 space per 200 square feet of floor area	
OFFICE		
Public or private office building	1 space per 300 square feet of floor area (4 spaces minimum)*	
Advertising agency, realty office, insurance office	1 space per 300 square feet of floor area (4 spaces minimum)*	

Radio/television station or studio	1 space per 500 square feet of floor area (4 spaces minimum)*	+1 space per employee
COMMERCIAL		
Bank, savings and loan assoc. or similar lending institutions	1 space per 200 square feet of floor area *	
Service or repair establishment, not otherwise mentioned	1 space per 250 square feet of floor area excluding storage *	
Retail business not otherwise mentioned	1 space per 200 square feet of floor area excluding storage (3 space min.)*	+ 1 space per employee
Theatre, night club, and similar places of assembly	1 space per each 4 seating accommodations	+ 1 space per each 3 employees on largest shift
Automotive repair	1 space per employee	+ 1 space per each service bay; 10 space minimum***
Motel, hotel, tourist home	1 space per sleeping room or suite	+ 1 space per each 3 employees
Furniture, appliance, equipment, automotive, boat sales and the like	1 space per 300 square feet retail floor area (3 min.)	Except that auto sales and service have 10 space min.
Bowling alley or center	5 spaces per lane	
Funeral home or mortuary	1 space per 50 sq. ft. of floor area minus work & storage areas *	
Planned shopping center	5 spaces per 1,000 sq. ft. of leaseable area *	
Sit down restaurant	1 space per each 4 seats	+ 1 space per employee on the largest shift
Drive-in restaurant	1 space per 35 sq. ft. of bldg. area *	+ 1 space per employee on largest shift
Take-out restaurant	1 space per 100 sq. ft. of bldg. area *	+ 1 space per employee on the largest shift
Hospital or extended care medical facility	1 space per every 5 patient beds	+ 1 space per each 2 regular employees on the largest shift
Common carrier transportation and/or passenger terminal	1 space per 100 sq. ft. of waiting room (10 space min.)	+ 1 space per employee on the largest shift
Other uses not otherwise specifically mentioned	Established by the Zoning Administrator	Established by the Zoning Administrator
Manufacturing, processing, bulk warehousing, brick/block/coal yard, lumber mill	1 space for each 2 employees on the largest shift (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
Transportation terminal for heavy vehicles, commercial freight distribution and transfer	1 space for each employee (5 spaces minimum)	+ 1 space for each vehicle operating from the premises
INDUSTRIAL		
Heavy Industrial Manufacturing	1 space per 2 employees for the largest shift;	+25% for largest shift change
**** NOTE: Amended as of February 9, 2021. Ordinance Number 21-005		
*** NOTE: Amended as of March 14, 2017. Ordinance Number 17-005		

** NOTE: Amended as of February 14, 1995. Ordinance Number 95-01

* NOTE: Amended as of March 14, 1995, Ordinance No. 95-02

Table of Off-Street Loading Space Requirements		
Type of Uses	Total Floor Area (Sq.	Spaces Required
Commercial, retail and personal Service establishments	0 - 1,999	None
	2,000 - 24,999	1
	For each additional	1 additional
Wholesale, manufacturing, governmental, and institutional (including places of public assembly), hospital, educational institution, recreational facility, business service, terminal or similar business uses	0 - 24,999	None
	25,000 - 49,999	1
	50,000 - 99,999	2
	100,000 - 249,999	3
	250,000 - 999,999	4
	1,000,000 or more	5
Funeral home or mortuary	0 - 2,499	None
	2,500 - 3,999	1
	4,000 - 5,999	2
	For each additional	1 additional
Offices and office buildings	0 - 4,999	None
	5,000 - 9,999	1
	10,000 - 20,000	1 additional
	For each additional	1 additional

(1985 Code, Annex A) (Ord. 95-01, passed 2-14-1995; Ord. 95-02, passed 3-14-1995; Ord. 15-008, passed 8-11-201

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LEGEND:	APPENDIX B: TABLE OF LAND USE												
	R1)-Low Density Residential, R2)-Medium Density Residential, R3)-High Density Residential R4) Townhomes (7), R5) Apartments (8) BPO)-Business Professional Office, RC)-Restricted Commercial, NC)-Neighborhood Commercial, GC)-General Commercial LI)-Light Industrial, GI)-General Industrial, CO)-Conservation Open Space, PD)-Planned Development, PD/MH)-Planned Development Mobile Home												
+ - Permitted*													
? - Conditional**													
x - Prohibited													
() - Notes													
RESIDENTIAL ***	R1	R2	R3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned facility or building or land, provided no vehicles are stored overnight except at police/fire stations and substations	?	?	?	X	+	+	+	+	+	+	+	(1)	(1)
Customary home occupations (as defined in § 151.028)	+	+	+	X	+	+	X	X	X	X	X	(1)	(1)
Detached single-family dwelling	+	+	+	X	+	+	X	X	X	X	+	(1)	(1)
Duplex and two-family dwellings	X	X	+	X	+	+	X	X	X	X	X	(1)	(1)
Group dwelling (as defined in § 151.028)	X	X	X	X	X	+	?	X	X	X	X	(1)	(1)
Multi-family dwellings, apartments including garden apartments, townhouses, patio-homes and the like	X	X	?	X	?	?	?	X	X	X	X	(1)	(1)
Nursing home or public/private care home, but not an establishment administering outpatient or medical treatment for fees	X	X	+	X	X	+	?	X	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+	+	+	+
Watchman's or caretaker's dwelling located on the premises with the permitted use, and occupied by a company employee	?	?	+	X	+	+	+	+	+	+	?	(1)	(1)
RELIGIOUS ***	R1	R2	R3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Cemetery (permanent barrier/screening wall required)	?	?	?	X	?	?	?	?	X	X	?	(1)	(1)
Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards	N/A	N/A	N/A	X	+	+	?	?	X	X	X	(1)	(1)
Places of worship, with no structure or parking within 50 feet of property lines, and located on major or collector streets	+	+	+	+	N/A	N/A	N/A	N/A	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
EDUCATIONAL ***	R1	R2	R3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Business, trade, or vocational school	X	X	X	X	X	X	+	+	X	X	X	(1)	(1)

Licensed nursery or preschool facility	X	X	+	X	+	+	+	X	X	X	X	(1)	(1)
Public library or museum, provided no structure is located within 30 feet of property boundaries on a minimum 2 acre site	?	?	+	+	+	+	+	X	X	X	?	(1)	(1)
Public/private school (not trade or business) on a minimum 5 acre site, and no structure or parking within 50 feet of property boundaries	+	+	+	X	+	+	+	+	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
RECREATIONAL ***	R1	R2	R3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Country club, tennis club, swimming club, or golf course, provided no lighting impacts on adjacent uses	+	+	+	X	+	+	+	X	X	+	?	(1)	(1)
Private recreation facility of at least 2 acres, with no structure located within 30 feet of property boundaries	+	+	+	X	+	+	+	X	X	+	?	(1)	(1)
Public recreation facility, provided no structure is located within 30 feet of boundaries, and no overnight storage of vehicles/equipment	+	+	+	X	+	+	+	+	X	+	X	(1)	(1)
Semi-public club, lodge, union hall or social center, provided no residential or commercial activity is conducted on premises	X	X	X	X	+	+	+	+	X	+	X	(1)	(1)
OFFICE, GOVERNMENT, INSTITUTIONAL ***	R1	R2	R3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Any publicly-owned building, facility or land, provided no vehicles are stored overnight except at police/fire station and substation	?	?	?	X	+	+	+	+	+	+	+	(1)	(1)
Business office for services specific to a profession such as an attorney, accountant, advertising, insurance, real estate, and the like	X	X	X	+	+	+	+	X	X	X	X	(1)	(1)
Governmental, business, professional, or general purpose office, excluding storage, repair, or rental of equipment on premises	X	X	X	+	+	+	+	X	X	X	X	(1)	(1)
Office for professional or administrative support services such as word processing, printing, computer graphics, and the like	X	X	X	+	+	+	+	X	X	X	X	(1)	(1)
Professional healthcare offices such as medical, dental, chiropractic offices, and the like	X	X	X	+	+	+	+	X	X	X	X	(1)	(1)
Public transportation terminal/passenger facility	X	X	X	X	+	+	+	+	+	+	X	X	X

Public utility substation installed in compliance with buffer and screening requirements, and fenced to control access	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
COMMERCIAL ***	R1	R2	R3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Arts, crafts, or dance studio; art gallery	X	X	X	X	+	+	+	X	X	X	X	(1)	(1)
Automobile, boat, mobile home, and recreational vehicle sales, service, and repair	X	X	X	X	X	X	+	X	+	+	X	(1)	(1)
Automotive/equipment repair garage offering major repairs, body and fender repairs and painting	X	X	X	X	X	X	+	+	+	+	X	(1)	(1)
Combination commercial/residential structure not over 4 stories, provided no dwellings on first floor, and all dwellings have street access	X	X	X	X	?	?	?	X	X	X	X	(1)	(1)
Commercial farm, orchard or nursery, with retail and/or wholesale sales made on the premises	X	X	X	X	X	?	+	?	X	X	?	(1)	(1)
Emergency medical care facility	X	X	? (4)	X	+	+	+	+	+	+	X	(1)	(1)
Enterprise rendering a personal or business service, or restricted retail activity (as defined in § 151.028) in a specific product category	X	X	X	X	(5)	+	+	X	X	X	X	(1)	(1)
Funeral home or mortuary (excluding crematorium)	X	X	X	X	X	+	+	+	X	X	X	(1)	(1)
Funeral home or mortuary with crematorium	X	X	X	X	X	X	+	+	X	X	X	(1)	(1)
Gasoline/fuel sales outlet, with or without sales of accessories, sundries, notions, and snacks, with pumps set back a minimum of 20 feet from all property boundaries	X	X	X	X	X	+	+	+	+	+	X	(1)	(1)
Hospital	X	X	?	X	X	X	+	X	X	X	X	(1)	(1)
Hotel or tourist home	X	X	X	X	?	?	+	X	X	X	X	X	X
Laundry/dry cleaner for processing items delivered to the premises by retail customers only	X	X	X	X	X	+	+	X	X	X	X	(1)	(1)
Microbrewery	X	X	X	X	X	X	+	+	+	+	X	?	X
Mini-warehouses, where storage units are fully enclosed within a single building structure, and access to all units is from a common entrance into the building (Ref. § 151.131)	X	X	X	X	X	X	+	+	+	+	X	(1)	(1)
Nursing home or extended care facility offering outpatient or medical services for a fee	X	X	X	X	X	+	?	X	X	+	X	(1)	(1)
Other enterprises (grocery, home furnishings, hardware, banking, meat/fish/poultry shop) having less than 5,000 sq. ft. of floor area	X	X	X	X	X	-6	+	X	X	X	X	(1)	(1)

Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries	X	X	X	X	X	+	+	X	X	+	X	(1)	(1)
Pet or animal boarding kennel - pet shop requirements apply	X	X	X	X	X	X	+	X	X	+	X	(1)	(1)
Printing shop	X	X	X	X	X	X	+	?	+	+	X	(1)	(1)
Radio/television station or studio (excluding transmission towers)	X	X	X	X	+	+	+	+	X	X	X	(1)	(1)
Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time	X	X	X	+	X	X	+	+	+	+	X	(1)	(1)
Specialty shops such as a florist, news stand, gift shop, boutique, and the like	X	X	X	X	+	+	+	X	X	X	X	(1)	(1)
Unrestricted commercial activities such as super- markets, department stores, variety stores, drug stores, building supply, restaurants (sit down/drive-in), clubs/bars allowing on premises consumption	X	X	X	X	X	X	+	X	X	X	X	(1)	(1)
Tattoo facilities (§ 151.028)	X	X	X	X	X	X	+	+	+	+	X	?	X
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+
Veterinary clinic/animal hospital without boarding facilities	X	X	X	+	+	+	+	X	X	X	X	(1)	(1)
Veterinary clinic/animal hospital with boarding facilities (all animals must be housed in the principal building - see pet shop)	X	X	X	X	X	+	+	X	X	X	X	(1)	(1)
INDUSTRIAL ***	R1	R2	R3	BPO	RC	NC	GC	LI	GI	HI	CO	PD	PD/MH
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Air monitoring devices	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Aluminum production, reduction, smelting and refining facilities	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Animal Shelter/Kennels	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Any publicly-owned and/or operated building, facility or land	X	X	X	X	?	?	+	+	+	+	+	(1)	(1)
Assembly of products or materials	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Automotive towing/storage	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Automotive, truck, boat, RV and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where work is being performed outside and/or the number of vehicles exceeding the number of bays are being stored outside	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Cold storage plant	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Commercial laundry/dry cleaning plant	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)

Commercial, transportation (Fleet hub)	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Communication towers	X	X	X	X	X	X	X	?	?	?	X	(1)	(1)
Communication towers, including cell phone, television, and radio	X	X	X	X	X	X	X	?	?	?	X	(1)	(1)
Concrete production plants	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Distribution center	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Freight container storage yard	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Fuel storage facilities	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Gun range (outdoor)	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Light and heavy manufacturing	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing)	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Manufacturing services	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Materials handling	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Natural resource production (excavation of mineral deposits)	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Office uses as standalone or part of another allowed use.	X	X	X	X	X	X	+	+	+	+	X	(1)	(1)
Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principal use of the property	+	+	+	+	+	+	+	+	+	+	+	(1)	(1)
Parcel services	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Public transportation terminal/passenger facility	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Radio/television station or studio, with transmission tower on premises	X	X	X	X	X	X	X	?	?	?	X	(1)	(1)
Radio/television transmission towers	X	X	X	X	X	X	X	?	?	?	X	(1)	(1)
Research or storage facilities, with potentially hazardous or flammable materials	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Sanitary landfills	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Scrap yards, scrap service	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Stockpiling of sand, gravel, or other materials	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Storage of recreational vehicles	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Storage uses associated with aluminum production or timbering	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+	+	+	+

Timbering operations	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)	
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Warehousing, mini- warehouses, with units having access from exterior of unit (Ref. § 151.131)	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Warehousing/distribution	X	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Waste disposal/recycling centers	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Wholesale sales	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)

****Conditional uses are subject to Zoning Board of Appeals approval (§ 151.171).**

NOTES:

(1) Commission subject to the approval of City Council (§ 151.136).

(2) Restricted nature of the zone.

(3) Street access.

(4) Urgent care medical facilities must be on major thoroughfares.

(5) Sale of beer, wine, or alcoholic liquors prohibited.

(6) On premises consumption of beer, wine, and alcoholic liquors prohibited.

(7) Townhomes are permitted in R-4, along with customary home occupations

(8) Multi-family apartments are permitted in R-5, along with customary home occupations

APPENDIX D: ZONING DISTRICTS									
ZONING DISTRICTS	AREA	WIDTH	DEPTH	FRONT	MINIMUM YARD SIDE MINIMUM/TOTAL (5)	REAR (5)	HEIGHT FT/ STORIES	O/O COVERAGE	ACCESSORY BUILDINGS/ USES
R-1 Low Density Residential	10,000	70	100	30	10/25	25	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
R-2 Medium Density Residential	8,000	60	100	25	8/20	20	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
R-3 High Density Residential									§ 151.108 and Appendix "C"
*Single-family	6,500	60	80	20	7/15	20	35/2.5	40% (1) (2)	
*Duplex	8,000	65	80	20	7/15	20	35/2.5	40% (1) (2)	
*Cluster Housing	§151.128(G)								
R-4 Townhomes	1,800 lot min. 12du/ac	20	100	15	6 (12)	25	40	n/a	
R-5 Apartments	12du/ac	n/a	n/a	30	30	30	50/4.0	40% (1) (2)	
BPO Business and Professional Office	5,000	50	70	20 (3)	7/15 (3)	20 (3)	35/2.5	40% (1) (2)	§ 151.108 and Appendix "C"
RC Restricted Commercial	5,000	50	70	20 (3)	7/15 (3)	20 (3)	40/3.0	40% (1) (2)	§ 151.108 and Appendix "C"
NC Neighborhood Commercial	15,000 (4)	65	70	25 (3)	8/20 (3)	20 (3)	35/2.5	40% (1)	§ 151.108 and Appendix "C"
GC General Commercial	10,000	70	100	20 (3)	10/20 (3)	20 (3)	50/4.0	40% (1) (2)	§ 151.108 and Appendix "C"
LI Light Industrial	2 Acres	200	200	50 (3)	20/40 (3)	30 (3)	50/4.0	50%	§ 151.108 and Appendix "C"
HI Heavy Industrial	5 acres	200	200	50	20 / 40 (5)	40 (6)	70 / 5 (7)	50%	§ 151.108 and Appendix "C"
GI General Industrial	5 acres	200	200	50	20/40 (5) 2nd Street 30 (5)	40 (5)	70/5	30%	§ 151.108 and Appendix "C"
CO Conservation Open Space	Variable	Variable	Variable	Site dependent			35/2.5		§ 151.108 and Appendix "C"
PD Planned District	3 Acres	Requirements for planned districts are site- and situation-dependent, and are specified by the Zoning Administrator and the Planning and Zoning Commission, as appropriate, and must be approved by City Council as an amendment to the zoning ordinance (see the appropriate procedures manual for more information).							
PD-MH Planned District- Mobile Home	5 Acres								
Notes:									
(1) Percentage of lot coverage by both principal and accessory uses/buildings.									
(2) If enclosed parking is provided, coverage may be 50%.									
(3) All minimum yard dimensions shall be increased by 2 feet for each story above the second.									
(4) Maximum area in NC zone is 1 acre, maximum unit floor area is 5,000 square feet.									
(5) Setback requirement subject to meeting land use buffer requirement, if applicable.									