



THE CITY OF
GOOSE CREEK

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

PLANNING COMMISSION
SUPPORTING DOCUMENTS
Tuesday, December 1, 2020

6:30PM

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: NOVEMBER 25, 2020

SUBJECT: NOTIFICATION OF
PLANNING COMMISSION MEETING

This is to remind everyone that the next meeting of the Planning Commission is scheduled for Tuesday, December 1, 2020, at 6:30 p.m. at City Hall.

Should you have any questions or comments prior to Tuesday's meeting, please do not hesitate to contact Mark Brodeur, Planning Director (x.1118) at 843-797-6220.



Minutes

**MINUTES
CITY OF GOOSE CREEK
PLANNING COMMISSION
TUESDAY, NOVEMBER 3, 2020, 6:30 P.M.
MARGUERITE H. BROWN MUNICIPAL CENTER**

I. CALL TO ORDER – CHAIRMAN JOSH JOHNSON

Action: Chairman Johnson called the meeting to order at 6:30 p.m. and led the invocation and Pledge of Allegiance.
Present: Heather Byrd; Judie Edwards; Josh Johnson; Paul Connerty
Absent: Jeffrey Smith; Gary Berenyi
Staff Present: Planning Director Mark Brodeur; Planning Technician Brenda Moneer

II. APPROVAL OF AGENDA

Motion: A motion was made to approve the agenda. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Byrd.
Discussion: There was none.
Vote: All voted in favor. The motion carried (4-0).

III. REVIEW OF MINUTES: OCTOBER 6, 2020

Motion: A motion was made to approve the minutes. **Moved by** Commissioner Edwards; **Seconded by** Commissioner Connerty.
Discussion: There was none.
Vote: All voted in favor. The motion carried (4-0).

IV. PRESENTATIONS: NONE

V. OLD BUSINESS & PUBLIC HEARING:

- a. **PROPOSAL TO AMEND THE CITY OF GOOSE CREEK ZONING ORDINANCE TO INCLUDE LANGUAGE AFFECTING ALL SECTIONS AND TABLES ESTABLISHING THE ZONING CLASSIFICATION HEAVY INDUSTRIAL DISTRICT (HI).**

Commissioner Edwards stated the appendixes and ordinance language conflicted. The Commission and staff went through the conflicting language. Mr. Brodeur stated staff will make sure the appendixes match the ordinance before it is presented to City Council. There was confusion regarding which version of the draft the Commission was working from. Mr. Brodeur and Chairperson Johnson agreed they were working off the latest draft.

Motion: A motion was made to approve the proposal to amend the City of Goose Creek's Zoning Ordinance to include language affecting all sections and tables establishing the zoning classification of Heavy Industrial District

(HI). **Moved by** Commissioner Connerty; **Seconded by** Commissioner Edwards.

Discussion: There was none.

Roll Call Vote: Commissioner Byrd, Commissioner Edwards, and Commissioner Connerty voted in favor. Chairperson Johnson opposed. Motion carried (3-1).

VI. NEW BUSINESS & PUBLIC HEARINGS

a. DISCUSSION: MODIFICATIONS TO ALL OTHER INDUSTRIAL ZONING CLASSES, SECTIONS AND APPENDICES.

Mr. Brodeur stated it became apparent there were certain zoning districts that needed to be modified and cleaned up, particularly the appendixes. Chairperson Johnson stated the document in the packet removes the Commercial Industrial District per the Commission’s request at the last meeting. Chairperson Johnson stated a subcommittee made up of Commissioner Berenyi, Commissioner Byrd and himself was supposed to meet to discuss the removal of the Commercial Industrial District, however they have not had the opportunity. He stated the information from City staff has been presented to the subcommittee and this would be a comprehensive change of the Industrial Zoning District. Chairperson Johnson stated he would like to have this item as a Public Hearing for next month.

b. STREET NAMING: REQUEST FOR DEVELOPMENT- DEVON POINT II

- TUNDRA SWAN CIRCLE (1)
- EMPEROR SWAN LANE (1)
- MARSHBIRD COURT (1)
- BLACK SWAN LANE

Chairperson Johnson stated the developer presented three prefer choices for street names as well as an alternate. Mrs. Moneer stated she checked with Berkeley County to see if these names were available and they are.

Motion: A motion was made to approve the following street names: Tundra Swan Circle, Emperor Swan Lane, and Marshbird Court. **Moved by** Commissioner Byrd; **Seconded by** Commissioner Connerty.

Discussion: There was none.

Vote: All voted in favor. The motion carried (4-0).

VII. COMMENTS FROM THE COMMISSION

There was none.

VIII. COMMENTS FROM STAFF

Mr. Brodeur stated he wanted to congratulate members of the Planning Commission for completing their continuing education.

IX. ADJOURNMENT

Commissioner Connerty made a motion to adjourn, Commissioner Edwards seconded. All voted in favor (4-0). The meeting adjourned at approximately 7:28 pm.

Mr. Josh Johnson, Chairman

Date: _____



NEW BUSINESS & PUBLIC HEARINGS

A. Old Back River Road



THE CITY OF
GOOSE CREEK
BERKELEY CO. EST. 1961 SO. CAROLINA

Department of Planning and Zoning

Mark Brodeur
DIRECTOR

519 N. GOOSE CREEK BOULEVARD
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768
TEL (843) 797-6220 EXT. 1118
FAX (843) 863-5208

Memorandum

TO: Members of the Planning Commission
FROM: Mark Brodeur, Planning and Zoning
Director
DATE: December 1, 2020
SUBJECT: Public Hearing for Rezone (Poplar Bluff)

Proposal:

The applicant, Hebe Land, LLC, is before the Commission to request rezoning a property located at 309 Old Back River Road. The project is called Poplar Bluffs. The subject 13.37-acre property is currently zoned R-2 (Medium Density Residential). The rezone proposal is to rezone the property to R-3 (High Density Residential).

Background:

The subject property is identified as TMS #'s 244-00-00-033, 244-14-05-47, 244-14-05-048. The properties are surrounded by Berkeley County R-2 parcels on three sides. The fourth side is Goose Creek R-2.

The Rezone is being accompanied by a development proposal for approximately 63 attached garden homes.

If the site were developed under current R2 zoning **without site constraints**, a property of 13.37 acres could support as many as 73 single family detached dwelling units.

On October 6th, the Planning Commission held an informal workshop with the applicant. The applicant illustrated surrounding property values. The purpose was to support the request for garden homes versus single family detached units. If the rezone is granted, the applicant will proceed to the Zoning Board of Appeals to allow multi-family housing on the site.

Discussion:

The property is currently surrounded by low to medium priced housing in the County of Berkeley. The applicant feels that attempting to build and sell single family detached homes at the neighborhood price-point would be very difficult. To develop the property in a site sensitive way, the applicant is proposing paired homes on their own smaller parcels. These may be referred to as garden homes, typically a smaller footprint and two-story.

Currently, the City of Goose Creek's Zoning Map contains very little if any R-3 zoned property. For the applicant to build these attached units, the project proposal must receive approval of the Zone Change Amendment from City Council and a Conditional Use Permit from the Zoning Board of Appeals.

Recommendation:

Staff supports the zone change amendment from R2 to R3.

Ordinance #: 21 - xxx

AN ORDINANCE

AN ORDINANCE TO AMEND THE ZONING MAP OF THE CITY OF GOOSE CREEK, SOUTH CAROLINA, TO PROVIDE FOR CHANGES IN THE ZONING DISTRICTS OF THE FOLLOWING PROPERTY:

THE PROPERTY LOCATED ALONG OLD BACK RIVER ROAD AND IDENTIFIED AS TMS #'s 244-00-00-033, 244-14-05-47 AND 244-14-05-048. FROM R-2 (MEDIUM DENSITY RESIDENTIAL) TO R-3 (HIGH DESNITY RESIDENTIAL).

WHEREAS, the Planning Commission of the City of Goose Creek held a public hearing on December 1, 2020 to receive public comment and to consider a change in zoning classification from R-2 (Medium Density) to R-3 (High Density Residential) for the above-mentioned property,

WHEREAS, pursuant to said public hearing, the Planning Commission has recommended that the zoning classification of the property aforesaid be changed to the R-3 (High Density Residential) zoning district.

NOW, THEREFORE, BE IT ORDAINED and ordered by the Mayor and City Council of the City of Goose Creek, South Carolina, that the Zoning Map of the City of Goose Creek, South Carolina, is hereby amended by changing the zoning district classification of the property located along Old Back River Road designated as TMS #244-00-00-033, 244-14-05-047 and 244-14-05-048 from R-2 (Medium Density Residential) to R-3 (High Density Residential).

All ordinances and provisions in conflict herewith are repealed, and if any sentence, clause, phrase or word contained herein shall be held invalid, such invalidity shall not affect the validity of the remainder of this ordinance.

This ordinance shall become effective immediately upon adoption.

INTRODUCED the Xth day January __ 2021.

DONE the Xth day of February __, 2021.

Greg Habib, Mayor

Attest: _____
Kelly J. Lovette, MMC, City Clerk

Councilmember, Melissa Enos

Councilmember, Gayla McSwain

Councilmember, Corey McClary

Hannah Cox, Councilmember

Councilmember, Debra Green-Fletcher

Councilmember Jerry Tekac

LEGEND:

EXISTING R/W	---	WETLAND	
EXISTING EASEMENTS	- - - -	PL TO BE ABANDONED
EXISTING WATER LINE	EW	TREES	
EXISTING GRAVITY SEWER	ESS		
EXISTING FORCE MAIN	EFM	EX. CONTOURS	
EXISTING STORM DRAIN	ESD	PROPOSED R/W	---
EXISTING OVERHEAD POWER	OHP	PROPOSED LOT LINE	---
EXISTING NATURAL GAS	GAS	PROPOSED LOT SETBACKS	---
EXISTING TELEPHONE	T	DUPLEX UNIT LINE

LOT-BUILDING STRUCTURE TYPE

	SINGLE FAMILY
	MOBILE HOME/TRAILER
	SHED (NON-RESIDENTIAL STRUCTURE)
	VACANT LAND

NOTES:

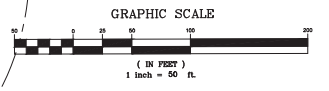
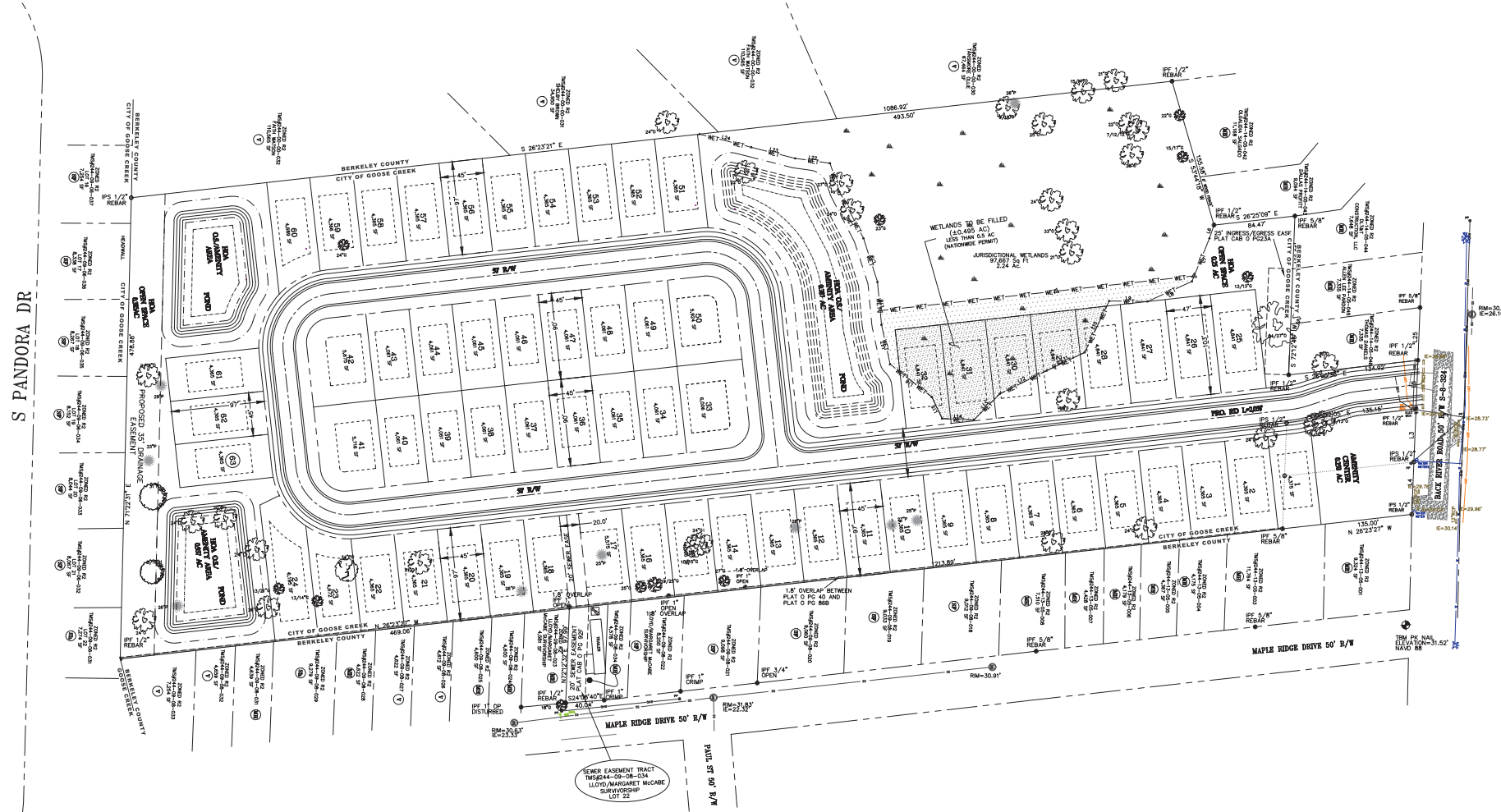
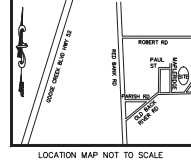
- PROPERTY:
 - TMS# 244-00-00-033 (13.03 AC)
 - 244-14-00-047 (0.17 AC)
 - 244-14-00-048 (0.17 AC)
 - TOTAL: 13.37 AC
- PROJECT DETAILS:
 - CITY OF GOOSE CREEK
 - ZONING:
 - EXISTING: R2
 - PROPOSED: R3 - SINGLE FAMILY PATIO HOMES
- DEVELOPMENT REQUIREMENTS:
 - MINIMUM LOT: 63-PATIO
 - LOT AREA: 4,200
 - LOT WIDTH: 40'
 - LOT DEPTH: 90'

4. SITE AREA:

- HIGHLAND: 11.13 AC
- WETLANDS: 2.24 AC
- TOTAL: 13.37 AC

 5. PROPOSED SITE PLAN: 63 LOTS

- TYPICAL LOT:
 - UNIT 1471 (45'X90') LOTS: 16
 - UNIT 1860 (45'X90') LOTS: 37
 - UNIT 2417 (47'X103') LOTS: 8
- OPEN SPACE:
 - REQUIRED CALCULATION (TOTAL #HOMES) X (TYP. UNIT SQ. FT.) X 0.375/43560 = 43 X 1860 X 0.375/43560 = 1.01 AC
 - PROVIDED: 2.61 AC
- PUBLIC ROADWAY:
 - RIGHT-OF-WAY: 50' R/W
 - LENGTH: 2,006'
 - PAVEMENT: 28' BOC TO BOC
 - SIDEWALK: 5' (ONE SIDE)



REVISIONS:

PROJECT:	BACK RIVER RD
TITLE:	SKETCH PLAN
FOR:	HEBE LAND, LLC
FOR:	R-3 SF PATIO HOMES

DRAWN BY: TLC
 FILE: 1295.DWG
 SCALE: 1" = 50'
 DATE: 03-08-2019



908 MARINA DRIVE
 SUITE B-1
 CHARLESTON, S.C. 29405
 PHONE: (843) 848-8945
 FAX: (843) 848-8974
 EMAIL: info@csenv.com
 CREDIT:VILTERRA.COM

CSE JOB NUMBER
 1295
 SHEET NUMBER
 06

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LEGEND:

EXISTING R/W	---	WETLAND	
EXISTING EASEMENTS	---	PL. TO BE ABANDONED	---
EXISTING WATER LINE	EW	TREES	
EXISTING GRAVITY SEWER	ESS		
EXISTING FORCE MAIN	EFM	EX. CONTOURS	
EXISTING STORM DRAIN	ESD	PROPOSED R/W	---
EXISTING OVERHEAD POWER	OHP	PROPOSED LOT LINE	---
EXISTING NATURAL GAS	GAS	PROPOSED LOT SETBACKS	---
EXISTING TELEPHONE	T	DUPLEX UNIT LINE	---

ZONING:

-EXISTING: R2 BERKELEY COUNTY	
-EXISTING: R2 CITY OF GOOSE CREEK	
-PROPOSED: R3 CITY OF GOOSE CREEK (SINGLE FAMILY PATIO HOMES)	

NOTES:

- PROPERTY:
 - TMS# 244-00-00-033 (13.03 AC)
 - 244-14-05-047 (0.17 AC)
 - 244-14-05-048 (0.17 AC)
- PROJECT DETAILS:
 - CITY OF GOOSE CREEK
 - ZONING:
 - EXISTING: R2
 - PROPOSED: R3 - SINGLE FAMILY PATIO HOMES
- DEVELOPMENT REQUIREMENTS:
 - MINIMUM LOT: 63,000 SQ. FT. (1.45 AC)
 - LOT AREA: 4,500
 - LOT WIDTH: 40'
 - LOT DEPTH: 90'

SETBACK REQUIREMENTS:

FRONT:	20'
SIDE YARD:	MINIMUM (ONE SIDE) 7.5'
TOTAL:	15'
REAR YARD:	20'
MAX. BUILDING HEIGHT:	35'/2.5
MAX. COVERAGE:	55%

4. SITE AREA:

HIGHLAND:	11.13 AC
WETLANDS:	2.24 AC
TOTAL:	13.37 AC

5. PROPOSED SITE PLAN: 63 LOTS

TYPICAL LOT:

UNIT 1471 (45'X90') LOTS:	16
UNIT 1860 (45'X90') LOTS:	37
UNIT 2417 (47'X103') LOTS:	8

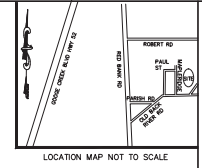
OPEN SPACE:

REQUIRED CALCULATION
(TOTAL #HOMES) X (TYP. UNIT SQ. FT) X 0.375/43560 =
43 X 1860 X 0.375/43560 = 1.01 AC

PROVIDED: 2.61 AC

PUBLIC ROADWAY:

RIGHT-OF-WAY:	50' R/W
LENGTH:	2,006'
PAVEMENT:	26' BOC TO BOC
SIDEWALK:	5' (ONE SIDE)



LOT BUILDING STRUCTURE TYPE

	SINGLE FAMILY
	MOBILE HOME/TRAILER
	SHED (NON-RESIDENTIAL STRUCTURE)
	VACANT LAND

REVISIONS:

PROJECT:	BACK RIVER RD
TITLE:	ZONING MAP
FOR:	HEBE LAND, LLC

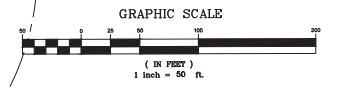
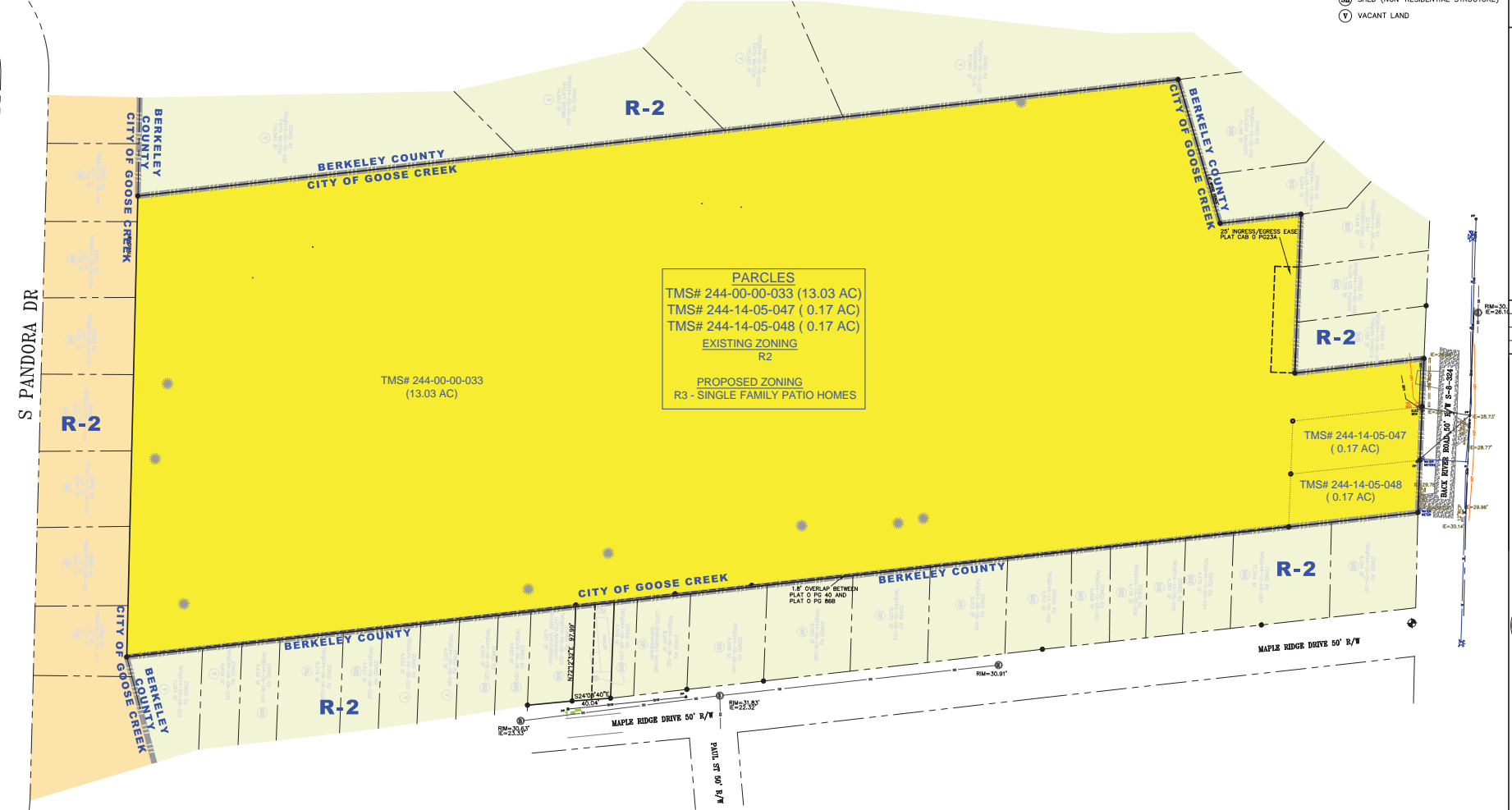
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608 MARINA DRIVE
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CIVILSITEENVIRONMENTAL.COM

CSE JOB NUMBER
1295
SHEET NUMBER

Zoning



MOHAWK ENGINEERING

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NEW BUSINESS & PUBLIC HEARINGS

B. 151.105 Establishment of Districts and Maps



**Department of
Planning and Zoning**

519 N. GOOSE CREEK BLVD.
P.O. DRAWER 1768
GOOSE CREEK, SC 29445-1768

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Brenda Moneer
Planning and Zoning Technician
Ext. 1116
bmoneer@cityofgoosecreek.com

Zoning ordinance available online at:

[www.cityofgoosecreek.com/
government/code-ordinances](http://www.cityofgoosecreek.com/government/code-ordinances)

- TITLE XV: LAND USAGE Section 151.0 – ZONING

**ORDINANCE LANGUAGE AMENDMENT
APPENDIX “B”, “C” & “D”**

TO: City of Goose Creek
Planning Commission

FROM: Brenda M. Moneer *Brenda M. Moneer*
Planning and Zoning Technician

DATE: October 26, 2020

SUBJECT: Industrial Zoning Classification Amendments for Appendix B, C and D of the City of Goose Creek, South Carolina Zoning Ordinance §151.0.

As you are aware, over the last few months the Planning Commission has been continuing the Discussion and held Public Hearings to discuss adding the zoning classification of **Heavy Industrial (HI)**.

Attached are the Zoning Code Appendices showing modifications for the proposal of **Heavy Industrial (HI)** zoning classification along with the following actions:

1. **DELETE COMMERCIAL INDUSTRIAL (CI).**
This zoning class is currently not applied to any land use, and is a duplication of industrial regulations and requirements. **Light Industrial (LI)** and **General Industrial (GI)** zoning classifications are currently applied to parcels within the boundaries of Goose Creek. The deletion of this class will omit a zoning classification that is no longer relevant to the future development of the City. With that in mind Staff would like to request the Commission consideration to amend the ordinance language at a future Public Hearing.
2. **ADD HEAVY INDUSTRIAL (HI).**
This zoning classification will provide an appropriate class for the Annexation of Century Aluminum. The land use requirements are to provide for the most intense industrial use. This would be a continued Public Hearing.
3. **CLEAN UP THE APPENDICES REFLECTING THE ABOVE CHANGES. (note the legend below)***

- ~~LANGUAGE TO OMIT~~
- 
- **NEW ZONING CLASSIFICATION**

Sections marked in blue with a strike out are those Staff proposes to eliminate. Sections marked in blue with a horizontal hatch pattern indicate the **Commercial Industrial (CI)** classification that Staff proposes to eliminate in its entirety. Sections highlighted in yellow with red text indicate the **Heavy Industrial (HI)** areas of language Staff proposes to add to the ordinance language. Recommendation of these changes will allow the City to utilize three different classes to offer a light, medium and heavy zoning classification for industrial industry. Also, these amendments will polish the tables for a clean/clearer understanding of land usage.

Please review the attached and contact us with any questions or concerns. Thank you for your consideration.

ZONING DISTRICTS AND BOUNDARIES

§ 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 ten districts:

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

(1985 Code, Art. VI, § 601)

Black Text with yellow highlight represents ordinance language to **be added OR renumbered**

~~Blue strikethrough represents ordinance language to be OMITTED.~~



151.132 Commercial Industrial District Repeal in its Entirety

§ 151.132 COMMERCIAL INDUSTRIAL DISTRICT.

~~—(A) Purpose.~~

~~—(1) To develop and reserve areas for commercial industrial uses that involve moderate scale and intensity, require a larger than typical land area for its use, and/or the aesthetics of the property are not consistent at a larger scale with other less intense commercial uses; 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.~~

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

~~—(b) Public recreational facility.~~

~~—(c) 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) Any publicly owned and/or operated building, facility or land.~~

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

~~—(c) Public transportation terminal/passenger facility.~~

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

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

~~—(5) Commercial uses.~~

~~—(a) Automotive, boat, mobile home, and recreational vehicles sales, service, and repair.~~

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

~~—(c) Boarding kennel—pet shop requirements apply.~~

~~—(d) Commercial farm, orchard, or nursery, with retail and/or wholesale sales.~~

~~—(e) Emergency medical care facility.~~

~~—(f) Enterprise rendering a personal or business service, or restricted retail store of a specific product.~~

- ~~—(g) Funeral home or mortuary, with or without crematorium.~~
 - ~~—(h) 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.~~
 - ~~—(i) Laundry/dry cleaner for processing items delivered to the premises by retail customers; plant facilities.~~
 - ~~—(j) Microbrewery.~~
 - ~~—(k) Other enterprise (grocery, home furnishings, hardware, banking) having less than 5,000 square feet of floor area.~~
 - ~~—(l) Pet shop, with all animals housed within the principal building, and no noise or odor is perceptible beyond the property boundaries.~~
 - ~~—(m) Printing facility.~~
 - ~~—(n) Research or laboratory facility, whereby there are no potentially hazardous materials onsite at any time.~~
 - ~~—(o) Unrestricted commercial activities such as grocery stores, department stores, variety stores, drug stores, building supply, restaurants, clubs and bars allowing on-premises consumption.~~
 - ~~—(p) Veterinary clinic/animal hospital, with or without boarding facilities (pet shop requirements apply).~~
 - ~~—(6) Commercial industrial uses.~~
 - ~~—(a) Automotive, truck, boat, RV, and/or equipment repair garage offering major repairs, body and fender repairs, and painting, where repairs are made outside the business structure and/or where damaged vehicles or equipment are stored outside.~~
 - ~~—(b) Automotive towing/storage.~~
 - ~~—(c) Commercial laundry/dry cleaning plant facility.~~
 - ~~—(d) Heavy equipment, machinery, heavy truck sales, service, and repair.~~
 - ~~—(e) Radio/television station or studio, with transmission tower on premises.~~
 - ~~—(f) Storage of recreational vehicles.~~
 - ~~—(g) Warehousing, mini-warehouses.~~
 - ~~—(B) Lot, yard, height and coverage. These requirements are illustrated in Appendix D.~~
 - ~~—(C) Accessory uses. Accessory uses, as defined in § 151.028, are permitted as illustrated in Appendix C.~~
 - ~~—(D) Temporary uses. Temporary uses as defined in § 151.028 and with prior approval of the Zoning Administrator.~~
 - ~~—(E) 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) Governmental, business, professional, or general purpose office, excluding storage, repair, or rental of equipment on premises.~~
 - ~~—(3) Places of worship located on major thoroughfares or collector streets, subject to zone minimum setback standards.~~
- ~~{Ord. 16-009, passed 6-14-2016}~~



151.109 Special Uses

§ 151.109 SPECIAL USES.

(A) Home occupation(s), as defined in § 151.028 may be permitted in any residential zoning district.

(B) Mobile homes established after the enactment of this chapter shall be located only in PD-MH Zoning Districts, in compliance with § 151.136(M) of these regulations. Pre-existing mobile homes are non-conforming, and shall comply with § 151.152(G) or made to conform to § 151.135.

(C) Excavation of topsoil in any residential district for removal and sale is prohibited.

(D) Condominium ownership may be used on any style of construction, subject to zoning district regulations, City of Goose Creek fire and acoustical standards and the Southern Standard Building Code. Prior to the approval of any condominium project, the legal declaration establishing the ownership association shall be submitted to the Planning Commission for review and approval by the City Attorney, according to the Horizontal Property Act (S.C. Code §§ 27-31-10 et seq.), and provisions of this chapter. All the declarations shall require the association to provide architectural control and exterior building maintenance services.

(E) Adult uses, including but not limited to those defined in § 151.028, may be allowed in General Commercial Zoning Districts, subject to the provisions of § 151.109 above, and the following:

(1) Proposed location is not within 1,500 feet from the property line of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) Proposed location is not within 1,500 feet of another adult use, or an establishment that sells alcoholic beverages.

(3) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed adult use lot and the nearest property line of a church, school, recreation area, or property zoned to allow residential use, or property with an existing residential use.

(F) Conditional uses, by type of land use, per zoning district, are illustrated in Appendix B. (See § 151.171(C).) Determination of uses not specifically identified as permitted or conditional shall be referred to the Planning Commission for approval or identification of additional controls.

(1) Parking of implements, trailers and/or equipment used for commercial, industrial, farm or construction purposes, in residential districts, is limited to one implement, trailer or piece of equipment per residence, and the implement, trailer and/or equipment can weigh no more than 5,000 pounds;

(2) Vehicles with a gross weight in excess of 10,000 pounds, and used for commercial, industrial, farm or construction purposes are prohibited from parking in residential districts when not actively involved in commerce. It is not, however, the intent of this section to prohibit the parking of the vehicle, by the resident, for use on his or her property on a temporary basis. For the purposes of this section, gross weight shall have the same meaning as set forth in S.C. Code §§ 56-3-20(19) and 56-5-360, as amended, and as set out on vehicle registration information issued by the Division of Motor Vehicles (DMV) of the South Carolina Department of Highways and Public Transportation; and

(3) The total number of implements, trailers, equipment and/or vehicles as set out in divisions (F)(1) and (2) above, is limited to one.

(G) Communication towers shall be reviewed as conditional uses subject to the provisions of § 151.171(C), and the following as outlined in Appendix B, with the exception that the City of Goose Creek shall be exempt from these regulations.

(1) A minimum of 50 feet setback from any residential district and use, plus two feet setback per one foot of tower height, as measured from the base of the tower. In the case of a tower or structure on a building, the additional setback shall be measured from the base of the building.

(2) For the purposes of this section, distances shall be measured in a straight line between the nearest portion of the proposed communication tower lot and the nearest property line of a property zoned to allow residential use, or property with an existing residential use.

(3) The proposed structure shall not endanger the health and safety of residents, employees or travelers, including, but not limited to, the likelihood of the failure of the structures.

(4) The proposed tower is located in an area where it will not substantially detract from aesthetics and neighborhood character or impair the use of neighboring properties.

(5) The proposed tower is not located within 1,000 feet of another tower.

(6) The proposed user has attempted to co-locate on existing towers and structures especially on any publicly owned and/or operated building, facility or land, and is willing to allow other users to co-locate on the proposed tower in the future, subject to engineering capabilities of the tower. At the time of permit application, satisfactory evidence shall be submitted that alternative towers, buildings or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

(7) Towers located on existing buildings and structures are preferable to the construction of new towers.

(8) Towers located in commercial areas shall not exceed a height of 150 feet and towers located in ~~light~~ industrial areas shall not exceed a height of 300 feet. Towers shall be constructed for future co-location opportunity subject to engineering capabilities of that design.

(9) To the extent possible, all new towers proposed for upgrades with new equipment shall employ techniques to hide the towers.

(10) All towers which have been abandoned as defined in § 151.152(C) shall be removed within 120 days of the date it is taken out of service.

(11) A site plan, elevation drawing(s), photographs and construction documents with an engineer's stamp and other appropriate documentation shall be submitted with the construction permit request for conditional use which provide the following information:

(a) Site plan must include the location of tower(s), guy anchors (if any), transmission building and other accessory uses, parking access, fences and adjacent land use. Landscaping and required buffering shall also be shown;

(b) Elevation drawings shall clearly show the design of the tower and materials to be used; and

(c) Photographs shall show the proposed site and the immediate area. Submittal of other detailed information, such as topography and aerial view, which supports the request are encouraged at the option of the applicant.

(12) Landscaping and fencing are to be provided as follows:

(a) An eight-foot high fence shall be provided around the tower and any associated building;

(b) Around the base of the tower, outside of the fencing, a buffer screen shall be provided subject to the provisions of § 151.085(A)(1) through (3). Landscaping shall be required in accordance with § 151.083;

(c) Towers and structures shall be illuminated only to the extent required by applicable federal or state statute or regulation;

(d) No signage is permitted except as is required by applicable state or federal law, rule or regulation. Signs for the purpose of identification, warning, emergency function or contact may be placed as required by standard industry practice;

(e) Communication towers and structures located in ~~Commercial and Light~~ Industrial Districts shall be subject to the review and approval by the Architectural Review Board; and

(f) Communication towers and structures shall be earth tone colors, except as otherwise required by applicable federal or state statute or regulation.

(H) Tattoo facilities as defined in § 151.028, may be allowed in the General Commercial, ~~Commercial Industrial, Light Industrial, and General~~ Industrial Zoning Districts, subject to the provisions of §151.109 above, and the following:

(1) Proposed location is not within 1,000 feet form the property line of a church, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(2) For the purposes of this section, the distance must be computed by following the shortest route of ordinary pedestrian or vehicular travel along the public thoroughfare from the nearest point of the grounds in use as part of a church, public or private school, public or private recreation area, properties zoned to allow residential uses, or properties with existing residential structures.

(3) Must meet all the licensure and certification requirements as outlined by the South Carolina Department of Health and Environmental Control (DHEC).

(1985 Code, Art. VI, § 605) (Ord. 90-04, passed 3-13-1990; Ord. 92-03, passed 5-5-1992; Ord. 97-002, passed 1-14-1997; Ord. 96-012, passed 10-8-1996; Ord. 99-013, passed 8-10-1999; Ord. 11-009, passed 7-12-2011; Ord. 17-019, passed 8-8-2017)



151.133 Light Industrial District

§151.133 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 non-nuisance 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 **and are further illustrated in Appendix B.**

(1) *Residential uses.*

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

(2) *Educational uses.*

(a) Business, trade, or vocational school.

(b) Public/private school (not trade or business) on a minimum 5 acres site, and no structure or parking within 50 feet of property boundaries.

(3) *Recreational uses.*

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

(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, **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.

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

(5) *Commercial uses.*

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

(b) Emergency medical care facility.

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

(d) Funeral home or mortuary with crematorium.

(e) 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.

(f) Microbrewery.

(g) 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).

(h) Radio/television station and studio (excluding transmission towers).

(i) Research of laboratory facility, whereby there are no potentially hazardous materials onsite at anytime.

(j) Tattoo facilities.

(6) ~~Light~~ Industrial uses.

(a) Assembly of products or materials.

(b) Distribution center.

(c) Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing).

(d) Materials handling.

(e) Office uses as standalone or part of another allowed use.

(f) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principle use of the property.

(g) Parcel services.

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

(i) Storage of recreational vehicles.

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

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

(4) Printing shop.

(5) Communication towers.

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

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

(8) Radio/television transmission towers.



151.134 General Industrial District

§151.134 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, manufacturing, warehousing, assembly, or processing of a non-nuisance 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 and are further illustrated in Appendix B.

(1) Residential uses.

(a) 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, 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.

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

(3) 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 for 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, (Ref. §151.131).

(g) Printing Shop.

(h) Research of laboratory facility, whereby there are no potentially hazardous materials onsite at anytime.

(i) Tattoo facilities.

~~(4) Commercial industrial uses.~~

~~(a) Radio/Television station or studio, with transmission tower on the premises.~~

~~(b) Storage of recreation vehicles.~~

~~(5) 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.~~

(4) Industrial uses.

(a) Assembly of products or materials.

(b) Automotive towing/storage.

(c) 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.

(d) Cold storage plant.

(e) Commercial laundry cleaning plant.

(f) Distribution center.

(g) Freight container storage yard.

(h) Fuel storage facilities.

(i) Heavy equipment, machinery, heavy ruck sales, service, and repair.

(j) Light and heavy manufacturing.

(k) Light industrial uses (manufacturing, open yard storage of materials and/or display of equipment, bulk warehousing).

(l) Materials handling.

(m) Office uses as standalone or part of another allowed use.

(n) Other necessary and customary uses determined by the Zoning Administrator to be appropriate, incidental and subordinate to the principle use of the property.

(o) Parcel services.

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

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

~~Sanitary landfills.~~

(r) Scrap yards, scrap service

(s) Stockpiling of sand, gravel, or other materials.

(t) Storage of recreation vehicles.

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

(v) Warehousing, mini-warehouses, with units having access from exterior of unit (Ref §151.131).

(w) Warehousing/distribution.

(x) 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) Cemetery (permanent barrier/screening wall required).~~

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

(1) Communication towers.

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

~~(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.~~

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

(4) Radio/television transmission towers.

(1985 Code, Art. VII, § 707) (Ord. 16-009, passed 6-14-2016)



151.135 Heavy Industrial District

§151.135 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.*

(a) 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 2 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) Per 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.



151.085 Tables of Land Use Buffers

PROPOSED USE	TABLE OF LAND USE BUFFERS									
	SINGLE FAMILY	MULTI-FAMILY	RESTRICTED COMMERCIAL	NEIGHBORHOOD COMMERCIAL	GENERAL COMMERCIAL AND INSTITUTIONAL	GENERAL COMMERCIAL AND INSTITUTIONAL OVER 5 ACRES	COMMERCIAL INDUSTRIAL	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
Multi-Family Residential (R3)	Buffer 1 15 - 30 feet	NA	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	NA	Buffer 1 15 - 30 feet	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	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
General Commercial and Institutional (GC)	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 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 1 15 - 30 feet	NA	NA	Buffer 1 15 - 30 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
Commercial-Industrial	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	NA	Buffer-1 15 - 30 feet	Buffer-3 50 - 75 feet	
Light Industrial (LI)	Buffer 4 100 - 150 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	Buffer-1	NA	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet
General Industrial (GI)	Buffer 5 100 - 150 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 4 75 - 100 feet	Buffer 3 50 - 75 feet	Buffer 3 50 - 75 feet	Buffer-3	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 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

LANGUAGE TO ADD

LANGUAGE TO OMIT



Appendix A-Table of Parking and Loading Space Requirements

APPENDIX A: TABLE OF PARKING AND LOADING SPACE REQUIREMENTS

Table of Parking Space Requirements

	<i>Required Spaces</i>	<i>Additional Requirements</i>
RESIDENTIAL		
Single-family dwelling	2 spaces	
Duplex/two-family dwelling	4 spaces	
Multi-family dwelling	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 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-



Appendix B -Table of Land Uses

LEGEND:	APPENDIX B: TABLE OF LAND USE													
	R1)-Low Density Residential, R2)-Medium Density Residential, R3)-High Density Residential BPO)-Business Professional Office, RC)-Restricted Commercial, NC)- Neighborhood Commercial, GC)-General Commercial CI)-Commercial Industrial , LI)-Light Industrial, GI)-General Industrial, HI)-Heavy 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	CI	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	X	(1)	(1)
Detached single-family dwelling	+	+	+	X	+	+	X	X	X	X	X	+	(1)	(1)
Duplex and two-family dwellings	X	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	X	(1)	(1)
Multi-family dwellings, apartments including garden apartments, townhouses, patio homes and the like	X	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	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	CI	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	N/A	X	X	X	(1)	(1)
Temporary uses (§ 151.066) Zoning Administrator approval required	+	+	+	+	+	+	+	+	+	+	+	+	+	+
EDUCATIONAL ***	R1	R2	R3	BPO	RC	NC	GC	CI	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	CI	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 stations and substations	?	?	?	X	+	+	+	+	+	+	+	+	(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	CI	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)
Railroad rights-of-way, excluding all facilities other than those required for track operations	+	+	+	+	+	+	+	+	+	+	+	+	+	+
COMMERCIAL***	R1	R2	R3	BPO	RC	NC	GC	GI	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	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	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	X	(1)	(1)
Hotel or tourist home	X	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	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	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)
Commercial Industrial***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	CO	PD	PD/M	
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(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	X	(1)	(1)
Automotive towing/storage	X	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	X	(1)	(1)
Heavy equipment, machinery, heavy truck sales, service, and repair	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	?	?	X	X	(1)	(1)
Storage of recreational vehicles	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)
Light Industrial ***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI	CO	PD	PD/M	
Accessory uses (§151.108 and App. C and D)	+	+	+	+	+	+	+	+	+	+	+	+	(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	+	+		X	(1)	(1)
Communication towers, including cell phone, television, and radio	X	X	X	X	X	X	X	X	?	?		X	(1)	(1)
Distribution center	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	+	+		X	(1)	(1)
Materials handling	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
Parcel services	X	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	+	+		X	(1)	(1)
Radio/television transmission towers	X	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	+		X	(1)	(1)
Warehousing/distribution	X	X	X	X	X	X	X	X	+	+		X	(1)	(1)
General Industrial***	R1	R2	R3	BPO	RC	NC	GC	CI	LI	GI		CO	PD	PD/MH
Gold storage plant	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Communication towers	X	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)
Freight container storage yard	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Fuel storage facilities	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Light and heavy manufacturing	X	X	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)
Research or storage facilities, with potentially hazardous or flammable materials	X	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	+		X	(1)	(1)
Stockpiling of sand, gravel, or other materials	X	X	X	X	X	X	X	X	X	+		X	(1)	(1)
Temporary uses (§151.066) Zoning Administrator approval required	+	+	+	X	+	+	+	+	+	+		+	+	+
Transportation terminal for heavy trucks, commercial freight transfer and distribution center	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)
INDUSTRIAL***	R1	R2	R3	BPO	RC	NC	GC	CI	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	+	X	(1)	(1)
Aluminum production, reduction, smelting and refining facilities	X	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	+	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	+	+	+	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	+	+	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	+	X	(1)	(1)
Communication towers	X	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	?	?	?	X	(1)	(1)
Concrete production plants	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Distribution center	X	X	X	X	X	X	X	X	+	+	+	X	(1)	(1)
Freight container storage yard	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Fuel storage facilities	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Gun range (outdoor)	X	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	+	+	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	+	+	+	X	(1)	(1)
Manufacturing services	X	X	X	X	X	X	X	X	X	X	+	X	(1)	(1)
Materials handling	X	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	+	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	+	+	+	X	(1)	(1)
Production or manufacturing facility, whereby there is no exterior indication of manufacturing	X	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	+	X	(1)	(1)
Radio/television station or studio, with transmission tower on premises	X	X	X	X	X	X	X	X	?	?	?	X	(1)	(1)
Radio/television transmission towers	X	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	X	+	+	X	(1)	(1)
Sanitary landfills	X	X	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	X	+	+	X	(1)	(1)
Stockpiling of sand, gravel, or other materials	X	X	X	X	X	X	X	X	X	X	+	+	X	(1)	(1)
Storage of recreational vehicles	X	X	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	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	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	+	+	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	+	+	X	(1)	(1)
Warehousing/distribution	X	X	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	+	+	X	(1)	(1)
Wholesale sales	X	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.

(1985 Code, Annex B) (Ord. 11-009, passed 7(1)2-2011; Am. Ord. 12-004, passed 6(1)2-2012; Ord. 16-009, passed 6(1)4-2016; Am. Ord. 17-017, passed 7(1)1-2017; Am. Ord. 17-019, passed 2-28-2018)



Appendix C-Table of Accessory Uses

LEGEND:	APPENDIX C: TABLE OF ACCESSORY USES						
+ - Permitted*							
? - Conditional**							
x - Prohibited							
() - Notes							
ACCESSORY LAND USE	RES.	RELIG.	EDUC.	RECRE.	OFF.	COMM.	INDUST. <small>Li.</small> Indus.
Children's playhouse and play equipment	(2)	+	+	+	+	+	X
Completely enclosed building for storage of supplies, stock, or merchandise	X	+	+	+	+	+	+
Gasoline or fuel oil storage tank, specific set-back requirements apply	(1)	(1)	(1)	+	(1)	+	+
Laundromat in multi-family development for the exclusive use of tenants	+	X	X	X	X	+	X
Manufacturing or repair facility in compliance with section § 151.108	X	X	X	X	X	+	+
Non-commercial flower, ornamental shrub or vegetable garden, greenhouse, or slat house not over 8 feet high	(2)	+	+	+	+	+	+
Non-commercial parking for owners, tenants, guests, members, customers, clients, and employees. (limited to one commercially licensed vehicle per family in residential uses)	+	+	+	+	+	+	+
Natural or human-made disaster shelter	(2)	+	+	+	+	+	+
Parsonage, parsonium, or parish house	+	+	+	X	X	X	X
Religious education building/classrooms	+	+	+	+	+	+	+
Private swimming pool, bath house, tennis court, and private recreational facility for tenants of principal buildings	(2)	+	+	+	+	+	+
Private kennel for no more than 6 dogs and/or cats (4)	(2)	X	X	X	X	+	+
Refuse containers (dumpsters) in multi-family, commercial, light industrial, or recreational appl.	(3)	(3)	(3)	(3)	(3)	(3)	(3)
Shed or tool room for grounds maintenance tools and equipment; satellite dish antenna	(2)	(2)	(2)	(2)	(2)	(2)	(2)
Notes:							
(1) Fuel oil storage for on-site heating systems.							
(2) Accessory buildings/uses are subject to § 151.108.							
(3) Site location, screening, and landscaping shall be approved by the Administrator (Ref. §§ 151.085 and 151.108)							
(4) Reference amended Ord. 94-005, September 13, 1994, Ch. 90, Animals and Fowl.							

(1985 Code, Annex C)



Appendix D - Zoning Districts

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)	
Multi-family	§151.137	70	80	30 (3)	15/35 (3)	25 (3)	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"
CI Commercial Industrial	10000	70	100	40	10/20	30	40/4.0	0.4	§ 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"
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"
HI Heavy Industrial	5 Acres	200	200	50	20/40 (5) 2nd Street 30 (5)	40 (6)	70/5 (7)	50%	§ 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.

(6) Not applicable to utility poles, public utility substations, fencing and infrastructure elements.

(7) Height Maximums: Chimney/Antennas/Vents at 300 feet; Office at 70 feet, Church Spires/Bell Towers/Flagpoles at 105 feet.



NEW BUSINESS & PUBLIC HEARINGS

C. 151.086 Parking and Loading Space

§ 151.086 PARKING AND LOADING SPACE.

Paved off-street automobile parking shall hereafter be required in all zoning districts at the time of initial construction of any principal building, or when changes in a principal building require more parking. Off-street parking shall have direct access to a street and shall in all respects conform to this chapter.

(A) *Required space.* The minimum number of off-street parking spaces, or loading space, shall be calculated on the basis of land use, or use of the principal building, as specified in Columns 2 and 3 of [Appendix A](#). The number of off-street parking spaces shall not exceed 150 percent of the required minimum number of spaces. For those uses not specifically identified in the annexation, required space shall be determined by the Zoning Administrator.

(B) *Application of parking requirements.*

(1) All required parking spaces shall be located on the same lot with the principal building or use, except as provided in division (D) below.

(2) In the case of mixed or joint use of a building or lot, the required spaces shall be equal to the sum of the spaces required for each use individually. However, where the peak operating hours of adjoining uses do not overlap, the uses may share up to 50 percent of required parking spaces.

(3) Uses not specifically listed in [Appendix A](#) shall require parking spaces equal to a listed use of similar parking demand generation, as determined by the Administrator.

(4) The total number of spaces required may be reduced up to 10% when the reduction is warranted by unusual circumstances, as determined by the Administrator.

(5) The number of employees used for determining parking requirements shall be the average number on the shift of greatest employment.

(6) If fractional numbers result from parking space computations, the next highest whole number (as to number of spaces required) shall be used.

(C) *Area and paving required for parking spaces.* Each automobile parking space shall measure nine feet by 18 feet minimum (162 square feet), excluding any aisle or maneuvering space. However, the paved length of a 90-degree parking stall may be reduced to 17 feet, provided that curbing or anchored concrete wheel stops are furnished at the edge of paving to allow the vehicle to overhang the landscape area. Areas in public rights-of-way shall not be used in providing parking or maneuvering space. Curb cuts shall be as specified in § [151.082\(F\)\(2\)](#). Parking plans shall be submitted in the form of a scale drawing of the proposed parking and loading spaces, with landscaped areas and demonstrated conformance with these regulations. Approved parking spaces shall be paved.

(D) *Exceptions to off-street parking areas.* Required off-street parking for one and two-family residences shall be located on the same lot as the principal building served. In unusual circumstances or hardships, however, the Commission may approve off-site parking for all other permitted areas, provided the parking area is not more than 300

feet from the principal building or use served, and that the owner of the parking site relinquishes development rights of the property until parking is provided elsewhere. Where the off-site parking is proposed, recorded covenants as to parking use and development rights shall be provided.

(E) *Joint use off-street parking areas.* Two or more principal uses may utilize a common off-street area in compliance with divisions (B)(2) and (D) above. Total spaces required may be reduced by the Commission if a reduction is warranted by the particular grouping of uses.

(F) *Off-street loading area required.* Areas suitable for loading and unloading motor vehicles in off-street locations, and specifically designated for this purpose, shall be required upon initial construction, alteration or conversion of any building intended for commercial, industrial or governmental purposes. The off-street loading area shall have access to a public street and be provided as specified in [Appendix A](#) in addition to the preceding off-street parking requirements.

(G) *Area required per loading space.* Each off-street loading space shall be at least 12 feet wide, 40 feet long and 14 feet high, maintained clear of obstructions at all times.

(H) *Location of off-street loading areas.* Off-street loading areas shall be located on the same lot as the structure served, and in no case counted as part of the off-street parking requirements.

(I) *Adequacy of off-street loading area.* Whether specified in this chapter or not, all uses shall provide off-street loading areas sufficient for their requirements that no vehicle being loaded or unloaded shall stand in, nor project into, any public way.

(J) *Fire lanes required.* Commercial or light industrial facilities which have a floor area greater than 7,000 square feet or whose setback is 100 feet or greater from the road right-of-way, are required to establish and maintain fire lanes in compliance with § 3-2 of the State Fire Code. Fire lanes must be a minimum of 20 feet in width and be posted with signs which specifically state "No Parking - Tow Away Zone".

(K) *Parking requirements for the disabled person(s).* All governmental buildings, public buildings, commercial facilities and places for public uses, including churches and private clubs, with the exception of single-family and two-family residences, shall have parking spaces designated and signs posted in accordance with the following requirements.

(1) The international symbol of access to the physically disabled person(s) shall be permanently displayed (marked) on the ground for parking spaces that are reserved for such use. In addition, a sign bearing the international symbol of access to the physically disabled person(s) shall be posted facing each reserved parking space for the disabled person(s). Examples of the signs included one foot by one and one half foot in dimension, with the international symbol and "reserved parking" clearly marked on the sign.

(2) Parking spaces shall measure 13 feet by 18 feet minimum (234 square feet), including a five feet minimum access aisle. Parking spaces for the disabled person(s)

shall be near main building entrances. Parking spaces and passenger loading zones for the disabled person(s) shall be as follows.

(3) Parking spaces and passenger loading zones for the disabled person(s):

Total Spaces Or Zones	Required Number To Be Reserved For The Disabled Persons(s)
1-25	1
26-50	2
51-75	3
76-100	4
101-150	5
151-200	6
201-300	7
301-400	8
401-500	9
501-1,000	2% of total
Over 1,000	20 plus 1 for each 100 over 1,000
One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches (eight feet) wide minimum and shall be designated "van accessible".	



NEW BUSINESS & PUBLIC HEARINGS

D. 2021 Calendar Approval

2021 GOOSE CREEK CITY COUNCIL AND BOARD/COMMISSION MEETINGS ANNUAL NOTICE

Pursuant to SC Code 30-4-80, regular Goose Creek City Council Meetings, Planning Commission, Architectural Review Board and Zoning Board of Appeals will hold meetings in Council Chambers at City Hall, 519 North Goose Creek Boulevard, Goose Creek, SC; City Council Workshops will be held in the Training Room at Fire Station I, 201 Button Hall Boulevard, Goose Creek, SC; Goose Creek Recreation Commission and Cultural Arts Commission meetings will hold meetings in the Conference Room at the Goose Creek Community Center 519 A North Goose Creek Boulevard, Goose Creek, SC. All meetings are open to the public and are held in accessible facilities, for assistance call 843-797-6220. Notification of Special, cancelled, or rescheduled meetings will be made at least 24 hours in advance.

January

- Council Meeting – Tuesday, Jan 12, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Jan 26, 6:00pm
- Goose Creek Recreation Commission – Monday, Jan 4, 6:00 pm
- Planning Commission – Tuesday, Jan 5, 6:30 pm
- Cultural Arts Commission – Monday, Jan 11, 7:00 pm
- Architectural Review Board – Tuesday, Jan 19, 6:30 pm

February

- MASC Hometown Legislative Action Day - Feb 1-5 – Virtual Event
- Council Meeting – Tuesday, Feb 9, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Feb 23, 6:00 pm
- Goose Creek Recreation Commission – Monday, Feb 1, 6:00 pm
- Planning Commission – Tuesday, Feb 2, 6:30 pm
- Cultural Arts Commission – Monday, Feb 8, 7:00 pm
- Architectural Review Board – Monday, Feb 15, 6:30 pm

March

- Council Meeting – Tuesday, Mar 9, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Mar 23, 6:00 pm
- Goose Creek Recreation Commission – Monday, Mar 1, 6:00 pm
- Planning Commission – Tuesday, Mar 2, 6:30 pm
- Cultural Arts Commission – Monday, Mar 8, 7:00 pm
- Architectural Review Board – Monday, Mar 15, 6:30 pm

April

- Council Meeting – Tuesday, Apr 13, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Apr 27, 6:00 pm
- Goose Creek Recreation Commission – Monday, Apr 5, 6:00 pm
- Planning Commission – Tuesday, Apr 6, 6:30 pm
- Cultural Arts Commission – Monday, Apr 12, 7:00 pm
- Architectural Review Board – Monday, Apr 19, 6:30 pm

May

- Council Meeting – Tuesday, May 11, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, May 25, 6:00 pm
- Goose Creek Recreation Commission – Monday, May 3, 6:00 pm
- Planning Commission – Tuesday, May 4, 6:30 pm
- Cultural Arts Commission – Monday, May 10, 7:00 pm
- Architectural Review Board – Monday, May 17, 6:30 pm

June

- Council Meeting – Tuesday, June 8, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Jun 22, 6:00 pm
- Goose Creek Recreation Commission – Monday, Jun 7, 6:00 pm
- Planning Commission – Tuesday, Jun 1, 6:30 pm
- Cultural Arts Commission – Monday, Jun 14, 7:00 pm
- Architectural Review Board – Monday, Jun 21, 6:30 pm

July

- MASC Annual Meeting - Jul 21 – 25, 2021, Hilton Head Island, SC
- Council Meeting – Tuesday, Jul 13, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Jul 27, 6:00 pm
- Goose Creek Recreation Commission (4th of Jul Observed/CANCELED)
- Planning Commission – Tuesday, Jul 6, 6:30 pm
- Cultural Arts Commission – Monday, Jul 12, 7:00 pm
- Architectural Review Board – Monday, Jul 19, 6:30 pm

August

- Council Meeting – Tuesday, Aug 10, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Aug 24, 6:00 pm
- Goose Creek Recreation Commission – Monday, Aug 2, 6:00 pm
- Planning Commission – Tuesday, Aug 3, 6:30 pm
- Cultural Arts Commission – Monday, Aug 9, 7:00 pm
- Architectural Review Board – Monday, Aug 16, 6:30 pm

September

- Council Meeting – Tuesday, Sep 14, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Sep 28, 6:00 pm
- Goose Creek Recreation Commission (Labor Day/CANCELED)
- Planning Commission – Tuesday, Sep 7, 6:30 pm
- Cultural Arts Commission – Monday, Sep 13, 7:00 pm
- Architectural Review Board – Monday, Sep 20, 6:30 pm

October

- Council Meeting – Tuesday, Oct 12, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Oct 26, 6:00 pm
- Goose Creek Recreation Commission – Monday, Oct 4, 6:00 pm
- Planning Commission – Tuesday, Oct 5, 6:30 pm
- Cultural Arts Commission – Monday, Oct 11, 7:00 pm
- Architectural Review Board – Monday, Oct 18, 6:30 pm

November

- Council Meeting – Tuesday, Nov 9, 6:00 pm
- Council Workshop – Discussion Only - Tuesday, Nov 23, 6:00 pm
- Goose Creek Recreation Commission – Monday, Nov 1, 6:00 pm
- Planning Commission – Tuesday, Nov 2, 6:30 pm
- Cultural Arts Commission – Monday, Nov 8, 7:00 pm
- Architectural Review Board – Monday, Nov 15, 6:30 pm

December

- Council Meeting – Tuesday, Dec 14, 6:00 pm
- Council Workshop – NO WORKSHOP DUE TO CHRISTMAS HOLIDAY
- Goose Creek Recreation Commission – Monday, Dec 6, 6:00 pm
- Planning Commission – Tuesday, Dec 7, 6:30 pm
- Cultural Arts Commission – Monday, Dec 13, 7:00 pm
- Architectural Review Board – Monday, Dec 20, 6:30 pm

For all Agenda and Meeting Packet Information, please visit the City's Website at www.cityofgoosecreek.com.

CITY COUNCIL

For questions concerning City Council, please contact Kelly Lovette, City Clerk, at (843) 797-6220 ext. 1113 – email: cityclerk@cityofgoosecreek.com.

PLANNING COMMISSION (PC)/ARCHITECTURAL REVIEW BOARD (ARB)/ZONING BOARD OF APPEALS (ZBA)

Zoning Board of Appeals (ZBA): Meets as needed.

Planning Commission: Application deadline is 21 business days, by 5:00 pm, excluding City holidays, prior to the date of the scheduled meeting, to include fees paid, documents submitted, and application approval given by the Zoning Administrator.

Architectural Review Board (ARB): Application deadline is 10 business days, by 5:00 pm, excluding City holidays, prior to the date of the scheduled meeting. For Major Applications, the project will need to be reviewed by staff, comments/corrections issued to the applicant/architect/engineer, and comments addressed/corrections made by the applicant/architect/engineer prior to submittal of the application on the deadline.

For questions concerning the Planning Commission/ Architectural Review Board or Zoning Board of Appeal, please contact Planning and Zoning at (843) 797-6220.

- Mark Brodeur, Director of Planning and Zoning – ext. 1118 – email: mbrodeur@cityofgoosecreek.com
- Brenda Moneer, Planning and Zoning Technician – ext. 1116 – email: bmoneer@cityofgoosecreek.com

GOOSE CREEK RECREATION COMMISSION (GCRC) AND CULTURAL ARTS COMMISSION (CAC)

Goose Creek Recreation Commission (GCRC): The GCRC is body politic appointed by the Governor.

For questions concerning GCRC and CAC, please contact TJ Rostin, Director of Recreation, at (843) 569-4242 ext. 5285 – email: trostin@cityofgoosecreek.com.