

# LAND USE: PRIMARY USES

# 4

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## 4.1 PURPOSE AND INTENT

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The purpose of Chapter 4 is to set forth the primary uses that are allowed in each zoning district, and the mechanisms by which they are allowed, as well as specific standards that apply to some types of uses. This is to:

- Encourage the most appropriate uses of land in the different zoning districts of the City;
- Protect the health, safety, morals, and general welfare of the community;
- Conserve property values;
- Provide residential areas, religious institutions, day cares and preschools, schools, and public parks adequate separation from potentially impactful uses; and
- Encourage economic development activities that provide desirable employment opportunities.

## 4.2 APPLICABILITY

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All land in the City is subject to the standards of this chapter.

## 4.3 TABLE OF PRIMARY USES

### 4.3.1 EXPLANATION OF TABLE

- A. Descriptions of Uses:** A description of each use category that is listed in the Table of Primary Uses is located in *Appendix 4-A: Descriptions of Primary Uses*. The description includes the use category's characteristics, some examples, associated accessory uses and structures, and exceptions.
- B. Ways Uses May Be Allowed:** Uses may be allowed in three ways—as a permitted use, a conditional use, or a special exception use.
- 1. Permitted Uses (uses allowed “by right”):** A “P” in a cell indicates that a use is allowed in the respective district. These uses have no use-specific standards but are subject to all other applicable regulations in this ordinance. This is a staff-level review.
  - 2. Conditional Uses:** A “C” in a cell indicates that a use is allowed in the respective district, provided that all use-specific standards and all other applicable regulations in this ordinance are met. This is a staff-level review.
  - 3. Special Exception Uses:** An “S” in a cell indicates that the Zoning Board of Appeals may consider whether the proposed use is appropriate based on the criteria in *Chapter 2: Administration*, or other criteria listed for the particular use, such as in the use-specific standards section of this ordinance. These uses are subject to all other applicable regulations in this ordinance, including all use-specific standards if any are listed, as well as any additional conditions imposed by the Zoning Board of Appeals.

Some developments are zoned as part of a Master Plan (MP) district (or a precursor district, such as a Planned Unit Development (PUD) or Planned Development (PD)). In these cases, the zoning documents will specify whether uses are permitted uses, conditional uses, or special exception uses. If they do not, the standards in the Zoning Ordinance in place at the time of approval will apply.

- C. Use-Specific Standards:** Conditional uses and some special exception uses have use-specific standards, the existence of which is noted in the *Table of Primary Uses*. These regulations apply to all zoning districts unless otherwise specified. The use-specific standards for primary uses can be found after the *Table of Primary Uses*.
- D. Sites with Multiple Principal Uses:** When a development includes multiple uses, each use must be allowed by the underlying district and must meet all applicable regulations for that use.
- E. Prohibited Uses:** A blank cell indicates that the use is prohibited in the respective district.
- F. Unlisted Uses:** The Planning & Development Director will determine whether an unlisted use is sufficiently similar to an existing use type to be classified the same, or is prohibited. The Director must give due consideration to the intent of this ordinance concerning the zoning district involved, the character of the uses allowed in the district, and the character of the use in question.

In order to determine that the proposed use has an impact that is similar in nature, function, and duration to the other uses allowed in a specific district, the Planning & Development Director must assess all relevant characteristics of the proposed use, including but not limited to the following:

1. The volume and type of sales (retail or wholesale), size and type of items sold, and nature of inventory on the premises;
2. Any processing done on the premises, including assembly, manufacturing, warehousing, shipping, distribution;

3. The nature and location of storage and outdoor display of merchandise, and predominant types of items stored;
4. The type, size and nature of buildings and structures;
5. The number and density of employees and customers in relation to business hours and employment shifts;
6. Traffic and transportation impacts (for people and freight);
7. Parking needs;
8. The amount and nature of any nuisances generated on the premises such as noise, smoke, odor, glare, vibration, radiation and fumes;
9. Whether any special public utilities are needed to serve the proposed use; and
10. Whether the impact on adjacent properties created by the proposed use will be greater than that of other uses in the district.

**4.3.2 TABLE OF PRIMARY USES**

TABLE OF PRIMARY USES																									
P = Permitted Use C = Conditional Use S = Special Exception Blank Cell = Prohibited																									
USE CATEGORY	USE TYPE	RESIDENTIAL										BUSINESS								USE-SPECIFIC STANDARDS					
		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI		DTWN	MUC	IB	IG	IH
Residential																									
Household living	<a href="#">Single-family detached</a>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S		S	C		S		<a href="#">4.3.3.2.1(A)</a>
	<a href="#">Single-family attached</a>								C	C	C									C					<a href="#">4.3.3.2.1(B)</a>
	<a href="#">Multiple family</a>								C	C	C									C					<a href="#">4.3.3.2.1(C)</a>
	<a href="#">Residential infill</a>						S				S		S	S	S					S	S				<a href="#">4.3.3.2.1(D)</a>
Group living	<a href="#">Dormitories/student housing</a>								P						P				P						None
	<a href="#">Fraternity or sorority house</a>								S					C											<a href="#">4.3.3.2.2(A)</a>
	<a href="#">Group home (Type A)</a>											S	S	S	S	S		S	S	S					<a href="#">4.3.3.2.2(B)</a>
	<a href="#">Group home (Type B)</a>											S	S	S	S	S		S	S	S					<a href="#">4.3.3.2.2(B)</a>
	<a href="#">Halfway house</a>													S	S	S	S								<a href="#">4.3.3.2.2(B)</a>
Elder care	<a href="#">Assisted living facility; nursing home facility; continuing care facility</a>	S					S	P	P	P	S		P	P	P	P		S	P					None	
	<a href="#">Independent living apartments for seniors</a>							C	C	C									C						<a href="#">4.3.3.2.3(A)</a>
Other	<a href="#">Live/work; upper-story dwelling(s) over commercial use</a>										C								C						<a href="#">4.3.3.2.4(A)</a>
Public and commercial																									
Agriculture and Hunting	<a href="#">Agricultural Support Sales and Services</a>	P																							None
	<a href="#">Agritourism</a>	C	S																				C		<a href="#">4.3.3.3.05(A)</a>
	<a href="#">Community garden</a>	C	C	C	C	C	C	S	S	S		C	C	C	C	C	C	S	C	S	S	S	S		<a href="#">4.3.3.3.05(B)</a>
	<a href="#">Farmers' market</a>	C										S	S	S	C	C	C	C	S	S	S	S	S		<a href="#">4.3.3.3.05(C)</a>
	<a href="#">Rural farm</a>	P	S																				P		None
	<a href="#">Urban farm</a>	C											C	C	C	C	C	C		C	S	S	S		<a href="#">4.3.3.3.05(B)</a>

**TABLE OF PRIMARY USES**

P = Permitted Use C = Conditional Use S = Special Exception Blank Cell = Prohibited

USE CATEGORY	USE TYPE	RESIDENTIAL										BUSINESS							USE-SPECIFIC STANDARDS						
		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC		CI	DTWN	MUC	IB	IG	IH
	<a href="#">Plant nursery (production)</a>	P														P	P	P	P			P	P		None
	Hunting with bow or cross bow, as regulated by the S.C. Department of Natural Resources	As allowed by City Code of Ordinances and S.C. Department of Natural Resources																							None
	Hunting with firearms as regulated by the S.C. Department of Natural Resources	P																							None
<b>Animal services</b>	<a href="#">Animal care (limited)</a>	C									S	S	S	S	C	C	C	C	C	C	C	C	C		<a href="#">4.3.3.3.1(A)</a>
	<a href="#">Animal care (general)</a>	C													S	C	C	C			S	S	C		<a href="#">4.3.3.3.1(B)</a>
	<a href="#">Equine Stable</a>	C	S																						<a href="#">4.3.3.3.1(C)</a>
<b>Cemeteries, columbaria, and mausoleums</b>	<a href="#">Cemetery, columbaria, mausoleum</a>	S	S	S	S	S	S					S	S	S	C	C	C		S	C					<a href="#">4.3.3.3.2(A)</a>
	<a href="#">Community center, youth center, senior center</a>										S	P	P	P	P	P	P	P	P	P	P				None
<b>Community services</b>	<a href="#">Museums and libraries</a>										P	P	P	P	P	P	P	P	P	P	P				None
	<a href="#">Adult day care center</a>							S			P	P	P	P	S	P	S	S	P	S	S				None
<b>Day care</b>	<a href="#">Child day care center/ Preschool</a>										C	C	C	C	S	C	S	S	C	S	S				<a href="#">4.3.3.3.4(A)</a>
	<a href="#">College/university campus</a>													P											None
<b>Educational institutions</b>	<a href="#">School, elementary</a>	S	S	S	S	S	S								C	S	S	S		S	S				<a href="#">4.3.3.3.5(A)</a>
	<a href="#">School, middle/junior or senior high</a>														C	S	S	S		S	S				<a href="#">4.3.3.3.5(A)</a>
	<a href="#">Vocational/trade school</a>														P	S	S	P	P	P	P	P	P	S	None
	<a href="#">Adult entertainment</a>															C									<a href="#">4.3.3.3.6(A)</a>
<b>Event and entertainment</b>	<a href="#">Bar/nightclub</a>															S	S	S	C						<a href="#">4.3.3.3.6(B)</a>
	<a href="#">Conference center/convention center</a>										C			S	C	C	C	C	C	C	S	C			<a href="#">4.3.3.3.6(C)</a>
	<a href="#">Event venue</a>	S												S	C	C	C	C	C	C	S				<a href="#">4.3.3.3.6(D)</a>
	<a href="#">Teen club</a>															S	S	S	C	S					<a href="#">4.3.3.3.6(B)</a>
	<a href="#">Theater/indoor concert hall/auditorium</a>										S			S	S	P	P	P	S	P					None
	<a href="#">Fraternal organization or lodge</a>														S	C	C	C	C	C	C				<a href="#">4.3.3.3.6(E)</a>
	<a href="#">Commissary/catering kitchen/food production</a>														S	C	C	C	C	C	C	C	C		<a href="#">4.3.3.3.7(A)</a>
<b>Food service</b>	<a href="#">Restaurant (without alcohol sales)</a>										C	S	C	C	C	C	C	C	C	C	C	C	S		<a href="#">4.3.3.3.7(B)</a>
	<a href="#">Restaurant serving alcohol</a>										C	S	S	S	C	C	C	C	C	C	C	C	S		<a href="#">4.3.3.3.7(C)</a>
	<a href="#">Extended hours restaurant serving alcohol</a>										S			S	C	C	C	C	C						<a href="#">4.3.3.3.7(D)</a>
	<a href="#">Specialty eating establishment</a>										C	S	C	C	C	C	C	C	C	C	C	C	S		<a href="#">4.3.3.3.7(E)</a>
	<a href="#">Craft brewery</a>														S	C	C	C	C	C	S	S	C		<a href="#">4.3.3.3.7(F)</a>
	<a href="#">Detention center</a>																						S	S	<a href="#">4.3.3.3.8(A)</a>
<b>Government facilities</b>	<a href="#">Emergency response facilities (fire, EMS, police)</a>											S	S	S	P	P	P	P	P	P	P	P	P		None

**TABLE OF PRIMARY USES**

P = Permitted Use    C = Conditional Use    S = Special Exception    Blank Cell = Prohibited

USE CATEGORY	USE TYPE	RESIDENTIAL										BUSINESS							USE-SPECIFIC STANDARDS						
		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC		CI	DTWN	MUC	IB	IG	IH
	<a href="#">Government operations center</a>														S	S	P	P	P	S	P	P	P	P	None
	<a href="#">Post office (regional or headquarters)</a>														P	S	P	P	P	S	P	S	S	S	None
<b>Health care</b>	<a href="#">Hospice</a>												P	P	P	P	P	P	P	P	P			None	
	<a href="#">Hospital</a>														C			C		S	S			<a href="#">4.3.3.3.9(A)</a>	
	<a href="#">Mental health treatment facility</a>														C			C	C	C	S			<a href="#">4.3.3.3.9(B)</a>	
<b>Offices</b>	<a href="#">Business or professional office</a>										P	P	P	P	P	P	P	P	P	P	P	P	P	None	
	<a href="#">Contractor's office (Type A)</a>														S	C	S	P			P	P		None	
	<a href="#">Contractor's office (Type B)</a>																C					C	C	<a href="#">4.3.3.3.10(A)</a>	
<b>Parking &amp; transportation</b>	<a href="#">Airport/helicopter facilities</a>																				S	S	S	<a href="#">4.3.3.3.11(A)</a>	
	<a href="#">Fleet maintenance and storage yard</a>																	C			C	C	C	<a href="#">4.3.3.3.11(B)</a>	
	<a href="#">Parking lot/structure</a>														P	P	P	P	P	P	P	P	P	None	
	<a href="#">Passenger bus terminal</a>														S	S	S	S	S	S	S		S	None	
<b>Recreation</b>	<a href="#">Indoor recreation uses of ≤3,000 sf</a>										P	S	P	P	P	P	P	P	P	P	P	S	S	None	
	<a href="#">Indoor recreation uses of &gt;3,000 sf</a>										S	S	S	S	P	P	P	P	P	P	P	S	S	<a href="#">4.3.3.3.12(A)</a>	
	<a href="#">Commercial outdoor recreation (Type A)</a>	S															C	C	C	C	C			<a href="#">4.3.3.3.12(B)</a>	
	<a href="#">Commercial outdoor recreation (Type B)</a>	S	S	S				C															S	None	
	<a href="#">Indoor firing range</a>																	S	S			S	S	<a href="#">4.3.3.3.12(C)</a>	
	<a href="#">Public parks and neighborhood common areas</a>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	<a href="#">4.3.3.3.12(D)</a>	
<b>Religious institution</b>	<a href="#">Religious institution (small)</a>	C	S	S	S	S	S	S		P	S	P	P	P	P	P	P	P	P	P	S			None	
	<a href="#">Religious institutions (medium)</a>	C				S	S	S		C		S	S	C	C	C	C	C	C	C				<a href="#">4.3.3.3.13(A)</a>	
	<a href="#">Religious institution (large)</a>	S				S	S	S		S		S	S	C	C	C	C	C	C	C				<a href="#">4.3.3.3.13(A)</a>	
<b>Retail</b>	<a href="#">Alternative financial services</a>															S						S		<a href="#">4.3.3.3.14(A)</a>	
	<a href="#">Bank/credit union</a>										C	S	C	C	C	C	C	C	C	C	C		S	<a href="#">4.3.3.3.14(B)</a>	
	<a href="#">Flea market</a>															S						S		<a href="#">4.3.3.3.14(C)</a>	
	<a href="#">Funeral home</a>											S	S	P	P	P	P	P	P	P	S			None	
	<a href="#">Gasoline station / convenience store that sells gasoline</a>										S		S		C	C	C	C	C		C	C	S	<a href="#">4.3.3.3.14(D)</a>	
	<a href="#">Liquor store</a>											C		C	C	C	C	C	C	C	C			<a href="#">4.3.3.3.14(E)</a>	
	<a href="#">Personal instruction</a>											P	C	C	P	P	P	P	P	P	P	S	S	<a href="#">4.3.3.3.14(F)</a>	
	<a href="#">Personal services (Type A)</a>											P	C	C	P	P	P	P	P	P	P	S	S	<a href="#">4.3.3.3.14(F)</a>	
	<a href="#">Personal services (Type B)</a>															S	S	S					C	<a href="#">4.3.3.3.14(G)</a>	
	<a href="#">Retail sales or services (indoor)</a>	S										C	S	C	C	C	C	C	C	C	C		S	<a href="#">4.3.3.3.14(H)</a>	
	<a href="#">Retail sales or services (outdoor); outdoor storage (as a principal use)</a>																C	C	C		S		C	<a href="#">4.3.3.3.14(I)</a>	
<b>Self-storage</b>	<a href="#">Self-storage</a>													S	S	S	S	S	S	S	S	C	C	<a href="#">4.3.3.3.15(A)</a>	
	<a href="#">Minor utilities</a>	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	<a href="#">4.3.3.3.16(A)</a>	
	<a href="#">Major utilities (Type A)</a>									S		S	S	S	C	C	C	C	S	S	C	C	C	<a href="#">4.3.3.3.16(B)</a>	

**TABLE OF PRIMARY USES**

P = Permitted Use    C = Conditional Use    S = Special Exception    Blank Cell = Prohibited

USE CATEGORY	USE TYPE	RESIDENTIAL										BUSINESS							USE-SPECIFIC STANDARDS							
		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC		CI	DTWN	MUC	IB	IG	IH	
<b>Utilities</b>	Major utilities (Type B)																									<a href="#">4.3.3.3.16(B)</a>
	Freestanding wireless communications tower and/or antenna	S											S	S	S	S	S	S	S	S	S	S	S	S	S	<a href="#">4.3.3.3.16(C)</a> and <a href="#">4.3.3.3.16(D)</a>
	Collocation of antenna onto existing wireless communications tower	S	S	S	S	S	S	S	S	S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	C	<a href="#">4.3.3.3.16(C)</a> and <a href="#">4.3.3.3.16(E)</a>
	Placement of antenna onto existing structure	S											C	C	C	C	C	C	C	C	C	C	C	C	C	<a href="#">4.3.3.3.16(C)</a> and <a href="#">4.3.3.3.16(F)</a>
	Freestanding small-cell DAS telecommunications pole	C in all districts provided that all conditions in <a href="#">4.3.3.3.16(F)</a> are met; S otherwise.																						<a href="#">4.3.3.3.16(F)</a> and <a href="#">4.3.3.3.16(H)</a>		
	Attachment of small-cell DAS telecommunications equipment onto existing pole	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	<a href="#">4.3.3.3.16(C)</a> and <a href="#">4.3.3.3.16(I)</a>
<b>Vehicle sales and rentals</b>	Automobile sales															S	C	C		S		C			<a href="#">4.3.3.3.17(A)</a>	
	Automobile rentals															S	C	C	S	S	S				<a href="#">4.3.3.3.17(B)</a>	
	Boat sales															S	C	C							<a href="#">4.3.3.3.17(C)</a>	
	Commercial truck or equipment rental or sales															S	S	C			S	C	C		<a href="#">4.3.3.3.17(B)</a>	
	Recreational vehicle rental and sales															S	C	C							<a href="#">4.3.3.3.17(B)</a>	
<b>Vehicle services</b>	Aircraft parts, sales, and maintenance																	P			S	P	P		None	
	Automobile repair															S	C	C	C		S		C	S	<a href="#">4.3.3.3.18(A)</a>	
	Automobile painting/body shop															S	C	C	C				C	C	<a href="#">4.3.3.3.18(B)</a>	
	Automotive wrecker service																	S		S		S	S		<a href="#">4.3.3.3.18(C)</a>	
	Car wash															S	C	C	C		S		C		<a href="#">4.3.3.3.18(D)</a>	
	Truck stop															S	S	C					C	C	<a href="#">4.3.3.3.18(E)</a>	
<b>Visitor accommodation</b>	Campground	S		S																					<a href="#">4.3.3.3.19(A)</a>	
	Hotel or motel												S	S	C	C	C	C	C	S	S				<a href="#">4.3.3.3.19(B)</a>	
	Short-term rentals											C	C	C	C	C	C	C	C	C					<a href="#">4.3.3.3.19(C)</a>	
<b>Industrial</b>																										
<b>Extractive industry</b>	All uses																									<a href="#">4.3.3.4.1(A)</a>
<b>General industrial</b>	Crematory																					S	C		<a href="#">4.3.3.4.2(A)</a>	
	Equipment repair															C	C	C	C	S	C	C	C	C	<a href="#">4.3.3.4.2(B)</a>	
	Fuel oil/bottled gas distributor																	S				P	P		None	
	Heavy equipment sales, rental, repair or storage																	C			S	C	C		<a href="#">4.3.3.4.2(C)</a>	
	Laundry, dry cleaning, and carpet cleaning plants															S	S	S		S	S	C	C		<a href="#">4.3.3.4.2(D)</a>	
	Solar installations																	C	C	C		C	C	C	<a href="#">4.3.3.4.2(E)</a>	
	Taxidermist																	C	C	C			C		<a href="#">4.3.3.4.2(F)</a>	
<b>Manufacturing and production</b>	Machine shop																	P			P	P	P		None	
	Maker space												S	S	S	C	C	C	C	C	C	C			<a href="#">4.3.3.4.3(A)</a>	
	Research and development																	P	P	P	P	P	P	P	None	
	Manufacturing, limited															S		C	S		C	C	C		<a href="#">4.3.3.4.3(B)</a>	

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		RU	SF-2	SF-3	SF-4	SF-5	SF-8	SR	SF-A	MFR	MF-15	MX	NO	NC	OI	LC	GC	CC	CI		DTWN	MUC	IB	IG	IH
	<a href="#">Manufacturing, general</a>																		S			S	C	C	<a href="#">4.3.3.4.3(C)</a>
	<a href="#">Manufacturing, heavy</a>																							C	<a href="#">4.3.3.4.3(D)</a>
	<a href="#">Manufacturing, special heavy uses</a>																							S	<a href="#">4.3.3.4.3(E)</a>
	<a href="#">Printing and publishing</a>																P	S	P	P	P	P	P	P	None
<b>Wholesaling, warehouse, and freight movement</b>	<a href="#">Parcel services' terminal</a>																		C			C	C	<a href="#">4.3.3.4.4(A)</a>	
	<a href="#">Truck or freight terminal</a>																						C	C	<a href="#">4.3.3.4.4(A)</a>
	<a href="#">Flex space</a>																P	S	P	P	P	P	P	None	
	<a href="#">Wholesale and Warehouse (limited)</a>																S		C	S		C	C	C	<a href="#">4.3.3.4.4(B)</a>
	<a href="#">Wholesale and Warehouse (general)</a>																		S			S	C	C	<a href="#">4.3.3.4.4(A)</a>
<b>Waste-related services</b>	<a href="#">Recycling drop-off center</a>																		S				S	S	<a href="#">4.3.3.4.5(A)</a>
	<a href="#">Municipal/commercial recycling facility</a>																							S	<a href="#">4.3.3.4.5(B)</a>
	<a href="#">Landfill</a>																							S	<a href="#">4.3.3.4.5(C)</a>
	<a href="#">Solid waste composting facility</a>																						S	S	<a href="#">4.3.3.4.5(C)</a>
	<a href="#">Tire disposal/recycling facility</a>																							S	<a href="#">4.3.3.4.5(B)</a>
	<a href="#">Junkyard</a>																							S	<a href="#">4.3.3.4.5(B)</a>
	<a href="#">Energy recovery plant</a>																						S	S	<a href="#">4.3.3.4.5(C)</a>
	<a href="#">Hazardous waste collection site</a>																							S	<a href="#">4.3.3.4.5(C)</a>
<a href="#">Incinerator</a>																							S	<a href="#">4.3.3.4.5(C)</a>	

**4.3.3 USE-SPECIFIC STANDARDS**

**4.3.3.1 GENERALLY**

- A. Use-Specific Standards:** Conditional uses and some special exception uses have use-specific standards, the existence of which is noted in the last column of the Table of Primary Uses. These regulations apply to all zoning districts unless otherwise specified.

Additionally, the following use-specific standard applies to all conditional and special exception uses, unless a different standard called *Road Capacity* is listed for a particular use.

- 1. **Site and emergency access:** All conditional and special exception uses must have adequate road capacity available to serve the use. Additionally, the use must be designed to ensure safe ingress onto and egress from the site, safe road conditions around the site, and adequate access onto the site for fire, police, and emergency medical services.

- B. How to Measure Separation Requirements:** Some uses are required to be separated a specified distance away from other uses or zoning districts. The measurement rules for the separation requirement are as follows.

- 1. For the following specified uses, the separation requirement will always be measured from lot line to lot line. These uses are not eligible to reduce the separation requirement by any mechanism.