

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	Single-family detached	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S	S	S		S	C		S		4.3.3.2.1(A)
	Single-family attached								C	C	C									C					4.3.3.2.1(B)
	Multiple family								C	C	C									C					4.3.3.2.1(C)
	Residential infill						S				S		S	S	S					S	S				4.3.3.2.1(D)
Group living	Dormitories/student housing									P					P				P					None	
	Fraternity or sorority house									S				C										4.3.3.2.2(A)	
	Group home (Type A)											S	S	S	S	S		S	S	S				4.3.3.2.2(B)	
	Group home (Type B)											S	S	S	S	S		S	S	S				4.3.3.2.2(B)	
	Halfway house													S	S	S	S							4.3.3.2.2(B)	
Elder care	Assisted living facility; nursing home facility; continuing care facility	S						S	P	P	P	S		P	P	P	P		S	P				None	
	Independent living apartments for seniors								C	C	C								C					4.3.3.2.3(A)	
Other	Live/work; upper-story dwelling(s) over commercial use										C								C					4.3.3.2.4(A)	
Public and commercial																									
Agriculture and Hunting	Agricultural Support Sales and Services	P																						None	
	Agritourism	C	S																			C		4.3.3.3.05(A)	
	Community garden	C	C	C	C	C	C	C	S	S	S		C	C	C	C	C	C	S	C	S	S	S	4.3.3.3.05(B)	
	Farmers' market	C											S	S	S	C	C	C	C	S	S	S	S	4.3.3.3.05(C)	
	Rural farm	P	S																				P	None	
	Urban farm	C											C	C	C	C	C	C		C	S	S	S	4.3.3.3.05(B)	

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	Plant nursery (production)	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
Animal services	Animal care (limited)	C									S	S	S	S	C	C	C	C	C	C	C	C	C		4.3.3.3.1(A)
	Animal care (general)	C													S	C	C	C			S	S	C		4.3.3.3.1(B)
	Equine Stable	C	S																						4.3.3.3.1(C)
Cemeteries, columbaria, and mausoleums	Cemetery: columbaria; mausoleum	S	S	S	S	S	S					S	S	S	C	C	C		S	C					4.3.3.3.2(A)
	Community center: youth center; senior center										S	P	P	P	P	P	P	P	P	P	P				None
Community services	Museums and libraries										P	P	P	P	P	P	P	P	P	P	P				None
	Adult day care center						S				P	P	P	P	S	P	S	P	S	P	S	S			None
Day care	Child day care center/ Preschool										C	C	C	C	C	S	C	S	C	S	S	S			4.3.3.3.4(A)
	College/university campus														P										None
Educational institutions	School, elementary	S	S	S	S	S	S								C	S	S	S		S	S				4.3.3.3.5(A)
	School, middle/junior or senior high														C	S	S	S		S	S				4.3.3.3.5(A)
	Vocational/trade school														P	S	S	P	P	P	P	P	P	S	None
	Adult entertainment															C							C		4.3.3.3.6(A)
Event and entertainment	Bar/nightclub															S	S	S	C			C			4.3.3.3.6(B)
	Conference center/convention center										C			S	C	C	C	C	C	C	S	C			4.3.3.3.6(C)
	Event venue	S												S	C	C	C	C	C	C	S				4.3.3.3.6(D)
	Teen club															S	S	S	C	S		C			4.3.3.3.6(B)
	Theater/indoor concert hall/auditorium										S			S	S	P	P	P	S	P					None
	Fraternal organization or lodge														S	C	C	C	C	C	C				4.3.3.3.6(E)
	Commissary/catering kitchen/food production														S	C	C	C	C	C	C	C	C		4.3.3.3.7(A)
Food service	Restaurant (without alcohol sales)										C	S	C	C	C	C	C	C	C	C	C	C	S		4.3.3.3.7(B)
	Restaurant serving alcohol										C	S	S	S	C	C	C	C	C	C	C	C	S		4.3.3.3.7(C)
	Extended hours restaurant serving alcohol										S			S	C	C	C	C	C			S			4.3.3.3.7(D)
	Specialty eating establishment										C	S	C	C	C	C	C	C	C	C	C	C	S		4.3.3.3.7(E)
	Craft brewery														S	C	C	C	C	C	S	S	C		4.3.3.3.7(F)
	Detention center																						S	S	4.3.3.3.8(A)
Government facilities	Emergency response facilities (fire, EMS, police)											S	S	S	P	P	P	P	P	P	P	P	P		None

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	Government operations center														S	S	P	P	P	S	P	P	P	P	None
	Post office (regional or headquarters)														P	S	P	P	P	S	P	S	S	S	None
Health care	Hospice												P	P	P	P	P	P	P	P	P			None	
	Hospital														C			C		S	S			4.3.3.3.9(A)	
	Mental health treatment facility														C			C	C	C	S			4.3.3.3.9(B)	
Offices	Business or professional office										P	P	P	P	P	P	P	P	P	P	P	P	P	None	
	Contractor's office (Type A)														S	C	S	P			P	P		None	
	Contractor's office (Type B)																	C				C	C	4.3.3.3.10(A)	
Parking & transportation	Airport/helicopter facilities																					S	S	S	4.3.3.3.11(A)
	Fleet maintenance and storage yard																		C			C	C	C	4.3.3.3.11(B)
	Parking lot/structure														P	P	P	P	P	P	P	P	P		None
	Passenger bus terminal														S	S	S	S	S	S	S	S	S		None
Recreation	Indoor recreation uses of ≤3,000 sf										P	S	P	P	P	P	P	P	P	P	P	S	S	None	
	Indoor recreation uses of >3,000 sf										S	S	S	S	P	P	P	P	P	P	P	S	S	4.3.3.3.12(A)	
	Commercial outdoor recreation (Type A)	S															C	C	C	C	C			4.3.3.3.12(B)	
	Commercial outdoor recreation (Type B)	S	S	S				C															S	None	
	Indoor firing range																	S	S			S	S	S	4.3.3.3.12(C)
	Public parks and neighborhood common areas	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C		4.3.3.3.12(D)
Religious institution	Religious institution (small)	C	S	S	S	S	S			P	S	P	P	P	P	P	P	P	P	P	S			None	
	Religious institutions (medium)	C				S	S	S		C		S	S	C	C	C	C	C	C	C	C			4.3.3.3.13(A)	
	Religious institution (large)	S				S	S	S		S		S	S	C	C	C	C	C	C	C	C			4.3.3.3.13(A)	
Retail	Alternative financial services																S						S	4.3.3.3.14(A)	
	Bank/credit union										C	S	C	C	C	C	C	C	C	C	C		S	4.3.3.3.14(B)	
	Flea market																S						S	4.3.3.3.14(C)	
	Funeral home											S	S	P	P	P	P	P	P	P	S			None	
	Gasoline station / convenience store that sells gasoline										S		S		C	C	C	C	C		C	C	S	4.3.3.3.14(D)	
	Liquor store										C		C		C	C	C	C	C	C	C			4.3.3.3.14(E)	
	Personal instruction										P	C	C	P	P	P	P	P	P	P	P	S	S	4.3.3.3.14(F)	
	Personal services (Type A)										P	C	C	P	P	P	P	P	P	P	P	S	S	4.3.3.3.14(F)	
	Personal services (Type B)															S	S	S					C	4.3.3.3.14(G)	
	Retail sales or services (indoor)	S									C	S	C	S	C	C	C	C	C	C	C		S	4.3.3.3.14(H)	
	Retail sales or services (outdoor); outdoor storage (as a principal use)																	C	C	C		S		C	4.3.3.3.14(I)
Self-storage	Self-storage													S	S	S	S	S	S	S	S	C	C	4.3.3.3.15(A)	
	Minor utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.16(A)	
	Major utilities (Type A)									S		S	S	S	C	C	C	C	S	S	C	C	C	4.3.3.3.16(B)	

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Utilities	Major utilities (Type B)															S							S	S	4.3.3.3.16(B)
	Freestanding wireless communications tower and/or antenna	S											S	S	S	S	S	S	S	S	S	S	S	S	4.3.3.3.16(C) and 4.3.3.3.16(D)
	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	4.3.3.3.16(C) and 4.3.3.3.16(E)
	Placement of antenna onto existing structure	S								S	S	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.3.3.16(C) and 4.3.3.3.16(F)
	Freestanding small-cell DAS telecommunications pole	C in all districts provided that all conditions in 4.3.3.3.16(F) are met; S otherwise.																					4.3.3.3.16(F) and 4.3.3.3.16(H)		
	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	4.3.3.3.16(C) and 4.3.3.3.16(I)
Vehicle sales and rentals	Automobile sales															S	C	C		S		C		4.3.3.3.17(A)	
	Automobile rentals															S	C	C	S	S	S			4.3.3.3.17(B)	
	Boat sales															S	C	C						4.3.3.3.17(C)	
	Commercial truck or equipment rental or sales															S	S	C			S	C	C	4.3.3.3.17(B)	
	Recreational vehicle rental and sales															S	C	C						4.3.3.3.17(B)	
Vehicle services	Aircraft parts, sales, and maintenance																	P			S	P	P	None	
	Automobile repair															S	C	C	C	S		C	S	4.3.3.3.18(A)	
	Automobile painting/body shop															S	C	C	C			C	C	4.3.3.3.18(B)	
	Automotive wrecker service																	S	S	S	S	S	S	4.3.3.3.18(C)	
	Car wash															S	C	C	C	S		C		4.3.3.3.18(D)	
	Truck stop															S	S	C				C	C	4.3.3.3.18(E)	
Visitor accommodation	Campground	S		S											S		C	C						4.3.3.3.19(A)	
	Hotel or motel										C		S	S	C	C	C	C	C	S	S			4.3.3.3.19(B)	
	Short-term rentals										C	C	C		C	C	C	C	C	C				4.3.3.3.19(C)	
Industrial																									
Extractive industry	All uses																					C	C	4.3.3.4.1(A)	
General industrial	Crematory																				S	C	4.3.3.4.2(A)		
	Equipment repair															C	C	C	C	S	C	C	C	4.3.3.4.2(B)	
	Fuel oil/bottled gas distributor																	S				P	P	None	
	Heavy equipment sales, rental, repair or storage																	C			S	C	C	4.3.3.4.2(C)	
	Laundry, dry cleaning, and carpet cleaning plants															S	S	S		S	S	C	C	4.3.3.4.2(D)	
	Solar installations																C	C	C			C	C	C	4.3.3.4.2(E)
	Taxidermist																C	C	C			C		4.3.3.4.2(F)	
Manufacturing and production	Machine shop																	P			P	P	P	None	
	Maker space											S	S	S	C	C	C	C	C	C	C			4.3.3.4.3(A)	
	Research and development															S	P	P	P	P	P	P	P	None	
	Manufacturing, limited															S		C	S		C	C	C	4.3.3.4.3(B)	

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	Manufacturing, general																		S			S	C	C	4.3.3.4.3(C)
	Manufacturing, heavy																							C	4.3.3.4.3(D)
	Manufacturing, special heavy uses																							S	4.3.3.4.3(E)
	Printing and publishing																P	S	P	P	P	P	P	P	None
Wholesaling, warehouse, and freight movement	Parcel services' terminal																		C			C	C	4.3.3.4.4(A)	
	Truck or freight terminal																						C	C	4.3.3.4.4(A)
	Flex space																P	S	P	P	P	P	P	None	
	Wholesale and Warehouse (limited)																S		C	S		C	C	C	4.3.3.4.4(B)
	Wholesale and Warehouse (general)																		S			S	C	C	4.3.3.4.4(A)
Waste-related services	Recycling drop-off center																		S				S	S	4.3.3.4.5(A)
	Municipal/commercial recycling facility																							S	4.3.3.4.5(B)
	Landfill																							S	4.3.3.4.5(C)
	Solid waste composting facility																						S	S	4.3.3.4.5(C)
	Tire disposal/recycling facility																							S	4.3.3.4.5(B)
	Junkyard																							S	4.3.3.4.5(B)
	Energy recovery plant																						S	S	4.3.3.4.5(C)
	Hazardous waste collection site																							S	4.3.3.4.5(C)
Incinerator																							S	4.3.3.4.5(C)	

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.