Article IV: Base Zoning Districts

**Section 4.1 Establishment of Districts**

*4.1.1 Zoning Districts*

For the purpose of this Ordinance, the Town of Holly Hill is hereby divided into the following zoning districts:

Table 4-1, Zoning Map Descriptions and Designations

|  |  |  |
| --- | --- | --- |
| **Map Symbol** | **District Description** | **Comprehensive Plan Land Use Designation** |
| **R-1** | Low-Density Residential District | RSF, Single-Family Residential |
| **R-2** | Medium-Density Residential District | RSF and RMF, Multi-Family Residential |
| **R-3** | High-Density Residential and Manufactured Housing District | RMF and RMH, Manufactured Housing |
| **C-1** | Central Commercial District | Com, Commercial |
| **C-2** | General Commercial District | Com, Commercial |
| **C-3** | Limited Commercial District | Com, Commercial |
| **LI** | Light Industrial District | IND, Industrial and Com |

*4.1.2 Zoning District References*

References in this Ordinance to “nonresidential” zoning districts shall be construed as references to all base zoning districts beginning with the letters “C” (Commercial), “I” (Industrial). References to “residential” zoning districts shall be construed as references to all base zoning districts beginning with the letter “R”.

*4.1.3 Zoning District Hierarchy*

Under the hierarchy established by this Ordinance, the R-1 district is the most restrictive base zoning district, while the C-3 district is the least restrictive base zoning district. The table of Section 4.1.1 presents the districts in order, from most to least restrictive. The Planned Development, Overlay and Special Purpose zoning districts are not included in the zoning district hierarchy.

*4.1.4 Density*

Density refers to the number of permitted dwelling units per unit of land area. Density is calculated by dividing the number of dwelling units on a site by the gross area (in acres) of land to be developed. The number of dwelling units allowed on a site is based on the presumption that all other applicable standards of this Ordinance shall be met. The maximum density established for a district is not a guarantee that such densities may be obtained, nor shall the inability of a development to achieve the stated maximum density be considered sufficient justification for varying or otherwise adjusting other density, intensity or dimensional standards of this Ordinance.

*4.1.5 Lot Area*

1. Measurement

[Lot](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=1010) area refers to the horizontal land area within lot lines.

1. Exceptions

No [zoning permit](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=1291), [building permit](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=849) or [development](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=914) approval may be issued for a lot that does not meet the minimum [lot area](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=1011) requirements of this Ordinance except in the following cases:

* 1. [Nonconforming lots](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=1053) may be used in accordance with the provisions contained in Article 9 of this Ordinance.
	2. [Utilities](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=1260) using land or an unoccupied [building](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=844) covering less than 1,000 square feet of site area shall be exempt from minimum lot area standards.
1. Absence of [Sewer](http://www.online.encodeplus.com/regs/charlestoncounty-sc/doc-view.aspx?pn=0&ajax=0&secid=1175) or Water

In the absence of public water or public sewer, no zoning permit or building permit shall be issued until the lot meets all applicable requirements of this Ordinance and the South Carolina Department of Health and Environmental Control (DHEC).

*4.1.6 Setbacks*

Setbacks refer to the unobstructed, unoccupied open area between the furthermost projection of a structure and the property line of the lot on which the structure is located.

A*.* Exceptions to Setbacks

Every part of a required setback must be open and unobstructed from the ground to the sky except as set out in this subsection.

* 1. Trees, shrubbery or other landscape features may be located within any required setback; however, they shall be selected for site specific conditions.
	2. In all zoning districts, fences, hedges, and walls may be located within any required setback, provided that no fence, wall or hedge shall obstruct the view of vehicular access to any roadway between three (3) and six (6) feet in height above grade.
	3. Driveways may be located in front and side street setbacks.
	4. Sidewalks may be located within any required setback.
	5. Utility lines, wires and associated structures, such as power poles, may be located within any required setback.
	6. Uncovered porches, uncovered steps to building entrances, uncovered patio decks and uncovered balconies may extend up to five (5) feet into any required front, rear or side street setback.
	7. Satellite dish antennas may be placed in required rear setbacks.
	8. Mechanical equipment, including Heating Ventilation and Air Conditioning (HVAC) equipment, may be extended up to five (5) feet into required side or rear setbacks in all zoning districts.

B*.* Front Setbacks on Narrow Streets

Where a lot abuts a dedicated street (that has been accepted for street maintenance) with a right-of- way width of less than fifty (50) feet, the required front setback shall be measured from the centerline of the right-of-way, provided all building code and fire/safety requirements are met.

C*.*  Front Setbacks on Narrow Ingress/Egress Easements

Where a lot abuts an ingress egress easement (that has not been accepted for street maintenance) with a width of less than fifty (50) feet, and is used as a primary access point to the lot as indicated on an approved plat recorded prior to October 1998, the required setback shall be measured from the centerline of the easement, provided all building code and fire/safety requirements are met. There shall be a minimum twenty-five (25) foot setback between the edge of the easement to the front of any structure.

D*.* Setbacks on Corner and Double-Frontage Lots

On corner and double-frontage lots, front setback standards will apply to each lot line that borders a street. The remaining lot lines will be subject to side setback standards. There is no rear lot line.

*4.1.7 Building Height*

Building height refers to the vertical distance to the highest point of the roof for flat roofs; to the deck line of mansard roofs; and to the average height between eaves and the ridge for gable, hip, and gambrel roofs.

Figure 4-1, Building Heights



A*.* Fences or Walls

In the case of fences or walls, height shall be measured from ground level on the higher side of the fence or wall.

B*.* Exceptions to Height Limits

Unless otherwise expressly stated, the height limitations of this Ordinance shall not apply to any of the following:

1. Electrical power transmission lines;
2. Belfries, cupolas, spires, domes, monuments, flagpoles, chimneys, radio/television receiving antennas or chimney flues; or
3. Bulkhead, elevator, water tank, or any other similar structure or necessary mechanical appurtenance extending above the roof of any building, if such structure does not occupy more than 30 percent of the area of the roof.

*4.1.8 Building Coverage*

Building coverage refers to the area of a lot covered by buildings (principal and accessory) or roofed areas, as measured along the outside wall at ground level, and including all projections, other than fire escapes, canopies and the first two (2) feet of a roof overhang. Swimming pools (excluding the pool decking) shall be included in building coverage.

**Section 4.2 Purpose of Districts**

The zoning districts established in this Ordinance are for the purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, morals, convenience, order, appearance, prosperity, and general welfare, and all of the purposes set forth in S.C. Code § 6-29-710. The following statements of intent shall be used in interpretation and application of the district regulations.

The residential district regulations are designed to encourage a stable and healthy environment for residential purposes and to discourage encroachment by commercial, industrial or other uses adversely affecting the residential character of the district.

**R-1, Low-Density Residential District.** The R-1 District is intended to be single-family residential areas with detached units and low densities, large lots. Use regulations allow for limited recreational uses which are compatible with the character of the district.

**R-2, Medium-Density Residential District.** The R-2 District is intended to accommodate a variety of mid-range density dwelling units on small parcels. The R-2 District allows for multi-family dwellings in a compatible residential setting with single-family dwellings.

**R-3, High-Density Residential District.** The intent of the R-3 District is to accommodate higher density

**C-1, Core Commercial District.** The intent of the C-1 District is to promote the concentration and vitality of commercial and business uses characterized primarily by retail, wholesale, office and service establishments in the central business area of Holly Hill. Residential uses are permitted on upper levels of commercial structures.

**C-2, General Commercial District.** The C-2 District provides for the development and maintenance of commercial and business uses strategically located to serve the community and the larger region of which it is a part. A wide range of business and commercial uses are permitted herein.

**C-3, Limited Commercial District.** The C-3 District allows for a mix of uses that accommodate office, institutional, light commercial, and residential uses in areas of transition, or suitable for such development. The locations of the C-3 District should be in proximity to residential areas and/or on the periphery of such areas, moderating transition between residential and commercial areas.

**LI, Light Industrial District.** The intent of the LI District is to accommodate wholesaling, distribution, storage, processing and light manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility within the community.

**Section 4.3 Establishment of Official Zoning Map**

The boundaries of the zoning districts established by this ordinance shall be as shown on the Town of Holly Hill Official Zoning Map.

The official copy of the Town of Holly Hill Zoning Map shall be maintained in the office of the Town Zoning Administrator. All zoning district boundaries shall be clearly shown on the Official Zoning Map, and amendments shall be recorded immediately after adoption. The official copies of the Zoning Map shall be dated and attested by the signatures of the Mayor, Council and Town Zoning Administrator, and shall be available for public inspection. The Official Zoning Map and any amendments adopted by Town Council shall constitute the final authority for determination of zoning district boundaries. Such changes made in district boundaries or other matters portrayed on the Official Zoning Map shall be entered and dated by the Town Zoning Administrator within fifteen (15) working days after the amendment has been approved by Town Council. It shall be unlawful for any other person to make unauthorized changes to the Official Zoning Map. Any amendment to the Official Zoning Map shall become effective immediately upon action by the Town Council.

**Section 4.4 Interpretation of District Boundaries**

The Zoning Administrator shall interpret the Zoning Map and determine the location of zoning district boundaries, using the following rules of interpretation:

1. District boundaries indicated as approximately following the center lines of streets, alleys, railroads, or bodies of water shall be construed to follow those center lines.
2. District boundaries indicated as approximately following platted lot lines or tax map lot lines shall be construed as following those lot lines.
3. District boundaries indicated as approximately following municipal limits shall be construed as following municipal limits.
4. District boundaries indicated as approximately parallel to or extensions of features indicated in subsections above shall be so construed for the distances indicated on the Zoning Map. Distances not specifically indicated shall be determined by scale of the map.

**Section 4.5 Lot Divided by District Boundaries**

No structure or accessory use may be placed, structurally altered, or have a change in use where the structure or use is or would be included within two (2) or more zoning districts unless such structure or use conforms to the requirements of all applicable district regulations.

**Section 4.6 Annexation**

The zoning district shall be designated for property annexed by ordinance as follows:

1. Town Council, after receiving a recommendation from the Planning Commission, shall specify an interim zoning district classification or classifications in the annexation ordinance. Such classification or classifications shall become effective on the effective date of annexation and permits for permitted uses may be issued.
2. If the zoning district classification recommended by the Planning Commission for the annexed area is different in character and standards from the existing county zoning district of the area, the Planning Commission report shall contain the reasons for the recommendation, and Town Council shall hold a public hearing on the proposed annexation and the proposed interim zoning of the property to be annexed.
3. Notice of the public hearing shall be published in the same manner as required for rezoning.
4. Immediately after the effective date of the annexation, the Zoning Administrator shall initiate zoning amendment procedures to confirm or establish the appropriate zoning classifications for the annexed area.