

2009/33

ZDSO Amendments: Appendix D - Community  
Preservation areas (adds Interim Standards for newly-  
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AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND THE BEAUFORT COUNTY ZONING AND DEVELOPMENT STANDARDS ORDINANCE, APPENDIX D – COMMUNITY PRESERVATION (CP) AREAS (ADD INTERIM STANDARDS FOR NEWLY FORMED COOSAW ISLAND CP DISTRICT).

*Whereas, all language shall be added text.*

Adopted this 14th day of September, 2009.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: Wm. Weston J. Newton  
Wm. Weston J. Newton, Chairman

APPROVED AS TO FORM:

Ladson F. Howell  
Ladson F. Howell, Staff Attorney

ATTEST:

Suzanne M. Rainey  
Suzanne M. Rainey, Clerk to Council

First Reading: August 10, 2009  
Second Reading: August 24, 2009  
Public Hearing: September 14, 2009  
Third and Final Reading: September 14, 2009

(Amending 99/12)

## Appendix D. Community Preservation Areas

### Sec. 11. Coosaw Island Rural and Rural Residential Districts

#### 11.1 Permitted Uses

- (a) *Applicability.* The Coosaw Island Rural and Rural Residential District requirements apply to all uses within their boundaries. The Beaufort County Zoning and Development Standards Ordinance (ZDSO) shall apply to all development (as defined in section 106-6) within these districts, unless expressly exempted or otherwise provided for in this section.
- (b) *District boundaries.* The delineation of areas that fall under the Coosaw Island Rural and Rural Residential designations is outlined on the official zoning map of Beaufort County. The Coosaw standards and requirements apply to all uses within the Coosaw boundaries and only those within the Coosaw boundaries.
- (c) *Uses.* Table 8 includes descriptions of permitted uses for the Coosaw Island Rural and Rural Residential Districts. Uses not listed are prohibited.
  - (1) Permitted uses are indicated in Table 1 with a "Y" in the "Permitted" column. These uses are permitted as a matter of right subject to all performance standards.
  - (2) Limited uses ("L") are permitted only if all the "limiting" criteria for that use, as listed in section 11.2, are met. The "limitations" listed in section 11.2 are in addition to any and all limitations for that use that are included in chapter 106, division 2. The zoning and development administrator (ZDA) or the development review team (DRT) issue final approval of limited uses.
  - (3) Special uses ("S") are permitted only by approval of the Zoning Board of Appeals (ZBOA). A special use must conform to any limited use criteria listed for that use as well as the ZBOA review criteria included in sections 106-551 through 106-555.
  - (4) Not all properties may meet the limited and/or special use requirements, thus sites upon which the use could be built may be limited.
  - (5) If a limited or special use is proposed as part of a subdivision or land development, the site plan must designate their locations.
  - (6) The following definitions of uses supersede those in other sections of the ZDSO.

**TABLE 8. PERMITTED USES FOR COOSAW ISLAND RURAL AND COOSAW ISLAND RURAL RESIDENTIAL DISTRICTS**

Land Use	Use Definition	Use Authorization	
		Coosaw Island Rural	Coosaw Island Rural Residential
Agricultural uses			
Agriculture	Crop (see below: Clearcutting, #3) and animal production, plant nurseries, tree farms. (NAICS 111, 112)	Y	Y
Forestry	Perpetual management, harvesting and enhancement of forest resources for ultimate sale or use of wood products, requiring replanting, and subject to S.C. Forestry Commission BMPs. (NAICS 113)	Y	Y
Clearcutting	1. Management, harvesting and use of forest or woodland (NAICS 113) for sale or use of wood products, without replanting or regeneration of the tree crop. 2. Clearing, grubbing or other destruction and cutting of ground cover, grading or otherwise moving the topsoil, or burning of the vegetative cover of more than 10,000 sq. ft. of land. Landscaping improvements to private residential properties shall not be considered clearcutting, and shall not require a development permit. 3. Cultivation of any land as an agricultural use, and gardens of less than 10,000 sq. ft. shall not be considered clearcutting, and shall be a permitted use.	L	L
Farmstead	Residential-agricultural unit in which the land is used for agriculture and residential purposes by the owner/operator of the agricultural operation.	L	L
Farmworker housing	Housing located on farmsteads for temporary occupancy during seasonal farming activity. Farmworker housing is exempt from permit requirements. This type of housing may be provided at one unit per 50 acres for the first 100 acres, and one unit per each 100 acres after that.	L	N
Commercial stables	Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch or similar purpose.	L	L
Agricultural support uses	Farm supply services, equipment dealers, grain storage, veterinary uses for agricultural animals and seasonal packing sheds, pet care services. (NAICS 1151, 1152, 49313, 4225, 54194, 812910)	Y	Y
Residential uses			
Single-family detached	Detached dwelling unit intended for only one family. Includes any one-family dwelling unit which complies with the county building code.	Y	Y
Single-family cluster	Two or more single-family detached residential uses in a subdivision, or on an individual lot that include, as part of the subdivision or lot design, significant common open space.	Y	N
Family compound	Form of traditional rural development which provides affordable housing for family members allowing additional family dwelling units on, and/or subdivisions of, a single lot owned by the same family for at least 50 years.	Y	Y
Planned	A development that consists of two or more of the following housing types: single-family, single-family lot line, village houses, patio houses, atrium houses, townhouses of several types, duplexes, multiplexes and apartments. Such developments shall be planned as a unit.	L	N
Group home	A building that would otherwise be categorized as a single-family home, except for the fact that the number of unrelated individuals living in the unit does not qualify under the definition of family. The operation of a group home shall be self-operating and controlled by the residents in a family living environment, as opposed to an institutional environment, whereby operations are mainly controlled by a professional staff. If the unit would otherwise qualify as other types of dwelling units defined in this chapter, such as apartment or attached housing, then the use shall be treated as such. Not included are co-ops, nursing homes, other institutional residential and boardinghouse types of operations since these are institutional or commercial lodging uses.	Y	Y
Manufactured home community	A parcel of land planned and improved for the placement of three or more manufactured homes for use as residential dwellings where home sites within the development are leased to individuals who retain customary leasehold rights. Subdivision of land as a single-family detached, single-family cluster, family compound, planned community or small single-family affordable land use and intended for fee-simple sale of lots for manufactured homes does not constitute it being defined under this use. For purposes of this definition, a manufactured home is a residential dwelling built in accordance with the Federal Manufactured Home Construction and Safety Standards (FMHCSS). This does not include recreational vehicles, travel trailers or motorized homes licensed for travel on highways, nor manufactured housing units designed and built to meet applicable requirements of the South Carolina Modular Buildings Construction Act.	L	N
Accessory dwelling unit	A second dwelling unit either in or added to an existing single-family detached dwelling, or in a separate accessory structure on the same lot as the main dwelling, for use as a complete, independent living facility.	L	L

Land Use	Use Definition	Use Authorization	
		Coosaw Island Rural	Coosaw Island Rural Residential
Residential uses (continued)			
Day care, family	A facility in a private home that is operated by one or more persons duly licensed or qualified to be licensed by the state for the purpose of providing child day care for one to not more than eight children at any one time, who are not relatives of the day care provider. (NAICS 62441)	Y	Y
Home occupation	A business, profession, occupation or trade located entirely within a residential dwelling which does not change the essential character of the residential use.	L	L
Home business	A business, profession, occupation or trade operated out of a single-family residence and/or accessory structures that permits the employment of up to three unrelated individuals. Farm workers are not included.	L	L
Cottage industry	Light industrial use(s) as listed in Table 106-1089, and boat, small engine, and farm equipment repair services; conducted on a lot with a residential dwelling unit. Up to six employees may be employed in addition to family members. Farm workers are not included. Cottage industries on less than ten-acre parcels may be permitted as special use(s).	L	N
Institutional uses			
Assembly and worship, large	Museums, libraries, aquariums, cultural or arts centers, historic sites and churches with or without schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having 15,000 or greater square feet of floor area. (NAICS 6111, 8131, 8134) Places of worship may establish "on-site" social programs such as health care, food banks, child care, and the like as accessory uses in the principal structure and/or auxiliary buildings. These uses must be nonprofit. The sum of all principal and accessory structures may not exceed the allowable floor area ratio for the use / district. Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building. (NAICS 624210, 624410, 813212, 8134)	L	N
Assembly and worship, small	Museums, aquariums, cultural or arts centers, historic sites and churches with no schools (except Sunday schools occupying no more than 50 percent of the floor area) as part of the complex and having less than 15,000 sq. ft. of floor area. In the rural district, there shall be no minimum lot size for this use when less than 15,000 sq. ft. of floor area, and/or when no school is involved. (NAICS 6111, 8131, 8134) This use includes all cemeteries. (NAICS 81222) Places of worship may establish "on-site" social programs such as health care, food banks, child care, and the like as accessory uses in the principal structure and/or auxiliary buildings. These uses must be nonprofit. The sum of all principal and accessory structures may not exceed the allowable floor area ratio for the use / district. Additionally, the floor area of all accessory uses may not exceed the floor area of the principal building. (NAICS 624210, 624410, 813212, 8134)	L	L
Schools, neighborhood (elementary and middle)	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the state. The definition includes nursery schools, kindergarten, elementary schools, middle schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include charm schools, dancing schools, music schools or similar limited schools.	S	N
Schools, community (high schools)	Institutions of learning or instruction primarily catering to minors, whether public or private, which are licensed by either the county or the state. The definition includes senior high schools or any special institution of learning under the jurisdiction of the state department of education catering to those age groups. This does not include professional and vocational schools, charm schools, dancing schools, music schools or similar limited schools nor public or private universities or colleges.	S	N
Day care, commercial	All day care facilities not classified as "Day care, Family" and including more than eight children. (NAICS 62441)	L	N
Local utilities	Utility substations or transmission and local distribution facilities, including telephone, and all government-owned utilities. Not included are generation facilities, storage of combustibles, regional facilities, and landfills or mining operations. (NAICS 221122, 22121)	Y	Y
Public services	These uses include emergency service, buildings, or garages (e.g., ambulance, fire, police, rescue, and public works) or other garages or areas where vehicles are stored and dispatched. (NAICS 62191, 92212, 92216, see office uses, below)	L	Y
Recreational institutional	Nonprofit organizations chartered to provide community-based recreational services.	S	N

Land Use	Use Definition	Use Authorization	
		Coosaw Island Rural	Coosaw Island Rural Residential
<i>Commercial uses</i>			
Bed and breakfast	This is any place of lodging in which there are no more than eight guestrooms, or suites of rooms available for temporary occupancy for varying lengths of time, with compensation to the owner, by the general public, and in which meals may be prepared for them, provided that no meals may be sold to persons other than such guests, and that the owner resides therein as his principal place of residence. (NAICS 721191)	S	N
Commercial retail, traditional shop	This use reflects existing small, traditional, community-oriented necessity stores found in rural areas that sell mainly grocery items and household supplies, but not gasoline. Since these are neighborhood oriented, their maximum size is 1,500 sq. ft. Certain limitations to this use are intended to preserve the character of the communities that they serve.	L	L
<i>Recreation and amusement uses</i>			
Campground	Form of commercial lodging where guests bring tents, travel trailers, campers, or other similar forms of shelter to experience more rustic setting and natural environments. Campgrounds rent pads or spaces to the guests.	L	N
Outdoor recreation	1. Active recreational activities and supporting services including but not limited to: jogging, cycling, tot-lots, playing fields, playgrounds, outdoor swimming pools, and tennis courts (NAICS 7113); game preserves and shooting, trapping and fishing clubs (NAICS 71391, 71393, 71394); marinas. 2. Passive recreational uses including but not limited to: arboretums, wildlife sanctuaries, forests, areas for hiking, nature areas, and other passive recreation-oriented parks. 3. Picnic areas, garden plots, and beaches.	Y	N
Resort	Lodging that serves as a destination point for visitors, located and designed with some combination of recreational uses or natural areas, such as marinas, beaches or pools, tennis, golf, equestrian, other special recreation opportunities, and/or a variety of restaurants and shops to serve the guests. Buildings and structures in the resort shall complement the scenic and natural qualities of the location and area where it is situated.	L	N
Eco-tourism	Organized, educational and mainly outdoor recreation with or without lodging, which invites participants to learn about and promote ecological preservation, conservation and sustainability. This use shall include at least two of the following characteristics: 1. Located near or within a wilderness setting, park or protected area; 2. Interpretive educational program with or without guides; 3. Outdoor activities; or 4. Cultural experiences.	L	L
Golf course	Regulation and par 3 golf courses and associated amenities having nine or more holes. A driving range may be an ancillary use to the operation. (NAICS 71391)	L	N
<i>Industrial uses</i>			
Commercial communication towers	A tower, pole or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, freestanding or guyed, or atop a structure. This does not include television antennas or satellite dishes. Towers for radio or television station use are regulated as regional utilities. Speculation towers are prohibited.	S	S
Convenience center	Drop-off centers (convenience centers) for household waste to be transferred to a landfill by public or private companies.	L	N
Air fields	Private airstrips not requiring major support operations.	S	N
Regional utilities	Generation, storage of combustibles, and regional facilities, such as regional switching stations, pump storage, and other facilities not housed inside normal buildings or structures. (NAICS 22)	L	L
<i>Temporary uses</i>			
Christmas tree sales	The sale of evergreens for use as Christmas holiday decorations. Sales shall be limited from November 15 through December 25 during any year.	Y	Y
Contractor's office	Security guard buildings and structures, construction equipment sheds, contractor's trailers and similar uses incidental to a construction project. Limited sleeping and/or cooking facilities may also be permitted.	Y	Y
Roadside stand	Temporary structure or vehicle used in the sale of agricultural produce. More than one farm may sell at a single stand.	L	L
Model homes / sales office	A dwelling unit or modular unit in a subdivision used as a sales office for that subdivision.	Y	N
<i>Temporary outdoor sales</i>			
Miscellaneous outdoor sales	Those activities which involve selling goods from a truck, temporary outdoor or tented sales area, but not as part of, or sponsored by a commercial operation on site	L	N
Public interest and special events	Public interest. Outdoor gatherings, auctions, art sales, and bake sales for the benefit of the community, or community, service or nonprofit organization. Special event. These events may include but are not limited to outdoor concerts, auctions, carnivals, circuses, outdoor religious meetings, and special entertainment at commercial properties. Such uses often travel to various communities, or involve noisy events regardless of purpose.	L	L

11.2. *Limited and special use standards.* This section describes the standards governing the limited and special uses of the Coosaw Island Rural and Rural Residential districts designated in Table 8 of Appendix D. These standards are in addition to other standards required elsewhere in the Beaufort County ZDSO.

- (a) *Agricultural Uses:* Agricultural uses in the Coosaw Rural and Rural Residential districts are subject to the standards and limitations placed on Rural districts in Article 5, Division 2, Subdivision 2 of the Zoning and Development Standards Ordinance.
- (b) *Residential uses:* Residential uses in the Coosaw Rural and Rural Residential districts are subject to the standards and limitations placed on Rural districts in Article 5, Division 2, Subdivisions 3 and 4 of the Zoning and Development Standards Ordinance.
- (c) *Institutional uses:* Institutional uses in the Coosaw Rural and Rural Residential districts are subject to the standards and limitations placed on Rural districts in Article 5, Division 2, Subdivision 5 of the Zoning and Development Standards Ordinance.
- (d) *Commercial uses:* Commercial uses in the Coosaw Rural and Rural Residential districts are subject to the standards and limitations placed on Rural districts in Article 5, Division 2, Subdivision 6 of the Zoning and Development Standards Ordinance.
- (e) *Recreation and amusement uses:* Recreation and amusement uses in the Coosaw Rural and Rural Residential districts are subject to the standards and limitations placed on Rural districts in Article 5, Division 2, Subdivision 7 of the Zoning and Development Standards Ordinance.
- (g) *Industrial uses:* Industrial uses in the Coosaw Rural and Rural Residential districts are subject to the standards and limitations placed on Rural districts in Article 5, Division 2, Subdivision 8 of the Zoning and Development Standards Ordinance.
- (h) *Temporary uses:* Temporary uses in the Coosaw Rural and Rural Residential districts are subject to the standards and limitations placed on Rural districts in Article 5, Division 2, Subdivision 9 of the Zoning and Development Standards Ordinance.

11.3. *Development standards.* Development standards address how a land use is situated on a parcel. In addition to the following standards, the development standards of the Beaufort County ZDSO shall apply.

- (a) *Lighting, Resource conservation standards.* Properties in Coosaw Island Rural and Rural Residential Districts must meet the requirements placed upon Rural districts by the ZDSO in regards to illumination and resource conservation. In any additional instance where different development standards are placed upon Rural as upon Community Preservation districts, the Rural standards shall apply to Coosaw Island Rural and Rural Residential districts.
- (b) *Residential lot size and density standards.* Properties in Coosaw Island Rural and Rural Residential districts must meet the following standards (Table 9 of Appendix D) as to residential lot size and density.

**Table 9. RESIDENTIAL LOT SIZE AND DENSITY STANDARDS FOR COOSAW ISLAND DISTRICTS**

	Minimum Lot Area	Minimum Lot Width (feet)	Minimum Street Yard (feet)	Minimum Side Yard (feet)	Minimum Rear Yard (feet)	Minimum Height (feet)
<b>Coosaw Island Rural</b>						
Farmstead	50 ac.	600	50	50	50	50
Single-family	1 ac.	150	50	18	50	35
Single-family cluster	21,780 sq. ft.	100	35	12	50	35
Other permitted uses	Can vary	400	100	50	100	35
<b>Coosaw Island Rural Residential</b>						
Single-Family	21,780 sq. ft.	100	35	12	50	35
Other permitted uses	21,780 sq. ft.	100	50	18	50	35

(c) *Development standards.* Properties in Coosaw Island Rural and Rural Residential Districts must meet the following standards (Table 10 of Appendix D) as to residential lot size and density.

**Table 10. DEVELOPMENT STANDARDS FOR COOSAW ISLAND DISTRICTS**

	Minimum Open Space (or Landscaped Space) Ratio	Maximum Gross Density	Maximum Net Density	Maximum Gross Floor Area Ratio	Maximum Net Floor Area Ratio	Minimum Site Area (for those provisions to apply)
<b>Coosaw Island Rural</b>						
Farmstead	0	0.02	0.02	N.A.	N.A.	50 ac.
Single-family	0.4	0.34	1.06	N.A.	N.A.	6 ac.
Single-family cluster	0.7	0.4	1.58	N.A.	N.A.	10 ac.
Other permitted uses	0.85	N.A.	N.A.	0.07	0.46	Can vary
<b>Coosaw Island Rural Residential</b>						
Single-Family	0.2	1.2	2	N.A.	N.A.	0.5 ac.
Other permitted uses	0.2	1.2	2	0.25	0.25	0.5 ac.