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DEFINITIONS

15.1 INTENT

For the purpose of interpreting this ordinance, certain words, concepts, and ideas are defined herein. Except as defined herein, all other words used in this Ordinance shall have their everyday meaning as determined by their dictionary definition.

15.2 RULES OF CONSTRUCTION

For the purposes of these regulations, the following rules of construction apply.

- A. These regulations will be construed to achieve the purposes for which they are adopted. Interpretations shall be guided by statements of intent.
- B. In the event of any conflict in standards applying to a project, the standard more consistent with the Comprehensive Plan shall apply.
- C. The words “shall,” “must,” and “will” are mandatory in nature, implying an obligation or duty to comply with the particular provision.
- D. The word “may” is permissive in nature except when used in the negative.
- E. The word “should,” whether used in the positive or the negative, is a suggested guideline.
- F. References to “days” will always be construed to be business days, excluding weekends and holidays, unless the context of the language clearly indicates otherwise.
- G. For purposes of interpreting this ordinance, certain words, concepts, and ideas are defined below. Except as defined herein, all other words used in this ordinance shall have their everyday dictionary definition.

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15.3 DEFINITION OF SPECIALIZED TERMS

#

Dwelling, Mansion House: A structure containing two-four dwelling units on a single lot that is divided horizontally or vertically, and with a single entrance from the outside through a common vestibule.

A

Accessory Dwelling Unit: An auxiliary dwelling unit located within an accessory structure of a primary dwelling unit on the lot. Includes, but is not limited to dwelling units in guest houses, carriage houses, pool houses, and above or beside a garage.

Adult Establishment: Any business venture and/or commercial (for profit) establishment in which a person appears in a state of sexually explicit nudity (as defined by Section 16-15-375 (6) of the SC Code of Laws) or semi-nudity (opaque coverage of no more than genitals, pubic regions, and areolae of the female breast), or where more than 10% of any goods are sold are considered sexually-oriented, including adult bookstores, adult mini-motion picture theater, and/or adult motion picture theater, as defined in this section, as well as any nightclub, bar, restaurant, motel, theater, car wash, massage parlors, health clubs, or bath houses where such sexual activities occur; escort agencies; sexual encounter centers and/or including any assembly of people, other than a private dwelling and for which no money or its token has been exchanged, and without regard to assembly size or location, at which video, still photography, drawings, and/or animated and/or live display and/or material is presented which is distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities (as defined by Section 16-15-375 (5) of the SC Code of Laws) or nudity or semi-nudity, for observation by patrons therein and at which money or its token has been exchanged.

Alcoholic Beverage Sales Store: The retail sale of beer, wine, and/or spirits for on-site or off-site consumption, either as part of another retail use or as a primary business activity.

Animal Production: Industries that raise or fatten animals for the sale of animals or animal products

such as ranches, farms, and feedlots primarily engaged in keeping, grazing, breeding, or feeding animals. These animals are kept for the products they produce or for eventual sale. The animals are generally raised in various environments, from total confinement or captivity to feeding on an open range pasture. Establishments primarily engaged in the farm raising and production of aquatic animals or plants in controlled or selected aquatic environments are included in this subsector.

ATM: An automated teller machine (computerized, self-service machine used by banking customers for financial transactions, including deposits, withdrawals and fund transfers, without face-to-face contact with financial institution personnel), located outdoors at a bank or in another location. Does not include drive-up ATM's.

Aviation Services: An airport, runway, landing strip or heliport providing accommodations by public, private, or not-for-profit entities for the conveyance of persons from one location to another by airplane, helicopter, or other means of aviation. Includes facilities for loading and unloading areas.

B

Backyard Pens/Coops/Beehives: The long-term keeping of fowl, rabbits, bees and other similar small creatures in backyards as accessory uses to existing residential structures.

Banks, Credit Unions, Financial Services:

Establishments that engage in financial transactions that create, liquidate, or change ownership of financial services. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds from these deposits. In addition to banks and credit unions, financial services institutions may include: credit agencies, trust companies, holding companies, savings and loan institutions, check cashing services, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies, and investment companies.

Bar/Tavern/Night Club/Brewery: A business where alcoholic beverages are sold for on-site consumption as the primary use where any food service is subordinate to the sale of alcoholic beverages and which may also include entertainment such as live music and/or dancing, comedy, etc. (excluding Adult Establishment activities). This definition includes bars, taverns, pubs, beer brewing as part of a microbrewery, and other beverage tasting facilities.

Bed and Breakfast Inn (3-10 guestrooms):

Residential-type lodging facilities that have three to ten guestrooms and that serve only breakfast to registered guests.

Business Support Services: An establishment within a building that provides services to other businesses. Examples of these services include, but are not limited to: Computer-related services (rental, repair) (see also “Maintenance Service - Client Site Services”), copying, quick printing, and blueprinting services, film processing and photofinishing (retail), mailing and mailbox services.

C

Cemetery: A parcel of land used for internment of the dead in the ground or in mausoleums.

Commercial Child Care Center: A licensed day care facility licensed that provides non-medical care and supervision to more than 12 minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers. The term does not include:

- (a) an educational facility, whether private or public, which operates solely for educational purposes in grade one or above;
- (b) five-year-old kindergarten programs;
- (c) kindergartens or nursery schools or other daytime programs, with or without stated educational purposes, operating no more than four hours a day and receiving children younger than lawful school age;

- (d) facilities operated for more than four hours a day in connection with a shopping center or service or other similar facility, where the same children are cared for less than four hours a day and not on a regular basis as defined in this chapter while parents or custodians of the children are occupied on the premises or are in the immediate vicinity and immediately available; however, these facilities must meet local fire and sanitation requirements and maintain documentation on these requirements on file at the facility available for public inspection;

- (e) school vacation or school holiday day camps for children operating in distinct sessions running less than three weeks per session unless the day camp permits children to enroll in successive sessions so that their total attendance may exceed three weeks;

- (f) summer resident camps for children;

- (g) bible schools normally conducted during vacation periods;

- (h) facilities for persons with intellectual disability;

- (i) facilities for the mentally ill;

- (j) childcare centers and group childcare homes owned and operated by a local church congregation or an established religious denomination or a religious college or university which does not receive state or federal financial assistance for childcare services.

Community Advocacy Facility: Facilities that provide medical care services of minor victims of crime and/or abuse including, but not limited to, the physical and mental assessment/counseling of said victims and the provision of temporary shelter, including overnight time periods, of minor victims displaced by crime and/or abuse.

Community Facility: A non-commercial establishment intended primarily for the benefit and service of the general public of the community in which it is located. Examples include, but are not limited to, neighborhood clubhouses, community centers, and senior centers.

Conditional Use: These uses that require Administrator approval for conditional uses allowed within a zone.

Conference/Convention Center: A commercial facility for public assembly including, but not limited to auditoriums, conference facilities, convention centers, exhibition halls, and other event venues for large-scale public gatherings.

Correctional Institution: A facility operated that provides incarceration or related services including, but not limited to: prisons, detention facilities, temporary detention facilities, work camps, etc.

Cultural Facility: An establishment providing for the display, preservation, and/or exhibition of objects of historical or cultural interest. Examples of this use include, but are not limited to, museums, libraries, historical sites, botanical gardens, nature exhibitions, environmental education facilities, and interpretive centers.

D

Distribution Terminal: An establishment engaged in the storage or movement of goods, such as manufactured products, supplies, equipment, or food. Goods are generally delivered to other firms or the final consumer, except for some will-call pickups. There is little on-site sales activity with the customer present.

Drive-Thru/Drive-In Facility: Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles and by maneuvering around the building in a dedicated lane. Examples of drive-through sales facilities include fast-food restaurants, drive-through coffee, photo stores, pharmacies, bank teller windows and ATMs, dry cleaners, etc., but do not include gas station or other vehicle services which are separately defined under “Vehicle Sales and Services” and curbside services where patrons park and goods are brought to them.

Duplex: A building or portion thereof containing 2 attached dwelling units horizontally arranged where each unit has a separate entrance from the outside and

at least one wall is shared.

Dwelling /Dwelling Unit/Housing Unit: A room or group of internally connected rooms that have sleeping, cooking, eating, and sanitation facilities, but not more than one kitchen, which constitute an independent housekeeping unit, occupied by or intended for one household on a long-term basis.

E

Educational Campus: A separate facility or campus of buildings for elementary, secondary, post-secondary, technical, and vocational education in dedicated facilities as a standalone building or as a part of a campus. Includes business, secretarial, and vocational school, computers and electronics school, driver education school, establishments providing courses by mail, language school, professional school (e.g., law, medicine, etc.), religious ministry training facilities, technical colleges; elementary, middle and junior high schools, secondary and high schools, and facilities that provide any combination of those levels. Satellite programs offered in multi-tenant structures are considered professional offices.

Entertainment, Indoor: An establishment providing indoor amusement and entertainment services for a fee or admission charge, including: Movie theaters, live performance theaters, bowling alleys, coin-operated amusement arcades, electronic game arcades (video games, pinball, etc.), ice skating and roller skating, pool and billiard rooms as primary uses. Any establishment with four or more electronic games or amusement devices (e.g., pool or billiard tables, pinball machines, etc.) or a premises where 50 percent or more of the floor area is occupied by electronic games or amusement devices; three or fewer machines or devices are not considered a use separate from the primary use of the site. Does not include Adult Establishments.

Entertainment, Outdoor: A facility for outdoor recreational activities where a fee may be charged for use. Examples include outdoor theaters/amphitheaters, amusement and theme parks; campgrounds, and picnicking areas; go-cart tracks; golf driving ranges; miniature golf courses; outdoor pools, and water slides. May also include commercial facilities customarily associated with the above outdoor commercial

recreational uses, including bars and restaurants, video game arcades, etc. Does not include golf courses.

Equestrian Centers: An establishment where horses are boarded and cared for, and where instruction in riding, jumping and showing and/or the hiring of horses for riding is offered.

F

Family Child Care Home: A licensed facility in a private home where an occupant of the residence provides family day care for up to 6 minor children for periods of less than 24 hours per day for any client. Facilities include but are not limited to: infant centers, nursery schools, preschool, after-school or extended day care, and school age child care centers.

Forestry: Also referred to as “bona fide forestry operations,” such activities shall mean that the property is eligible for, and actually used for forestry or timber operations, and written application has been approved by the County Assessor for the special assessment for agricultural use for the property in question pursuant to SC Code Section 12-43-220, SC Department of Revenue Regulation 117-1780.1., and other applicable statutes, rules, and regulations.

Funeral Homes/Crematoria: Establishments for preparing the dead for burial or internment and conducting funerals (i.e. providing facilities for wakes, arranging transportation for the dead, and selling caskets and related merchandise).

G

Gardens (Community and Private): A site used for growing plants for food, fiber, herbs, and flowers and shared and maintained by community residents.

Gas/Fueling Station: Establishment that primarily retails automotive fuels and related accessories. Gas stations include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. Car washes and other minor automobile self-services shall be incidental to the gas station. Convenience stores and related retail shall be considered General Commercial uses.

General Commercial: Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services. Examples of these stores, lines of merchandise, and services include: Art galleries; retail; art supplies, including framing services; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics, stamps, etc.); drug stores and pharmacies; dry goods; fabrics and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; neighborhood markets; parts; accessories; small wares; grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores. May include sales of materials produced on the premises.

General Commercial – Use Greater than 100,000 sf: General commercial uses whose total tenant space is greater than 100,000 square feet in total floor area.

Government Facility: A facility operated by a public agency including town hall and general government offices, courthouses, fire stations, other fire preventive and fire-fighting facilities, police and sheriff substations and headquarters, including interim incarceration facilities. May include ambulance dispatch on the same site.

Group Child Care Home: A licensed day care facility that provides non-medical care and supervision to 7-12 minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers. However, an occupied residence in which care is provided only for a child or children related to the resident caregiver or only for the child or children of one unrelated family or only for a combination of these children is not a family childcare home.

Group Home (>9 residents): A home serving more than nine mentally or physically handicapped persons provided the home provides care on a twenty-four hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose.

Group Home (<9 residents): A home serving nine or fewer mentally or physically handicapped persons provided the home provides care on a twenty-four hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose. This use shall be considered as a single-family dwelling, in terms of applicable building form standards. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 10.

H

Halfway House: A facility providing care and treatment in a protective living environment for persons residing voluntarily, by court placement, or under protective control of federal, state, county, or town governance including, without limitation, post-correctional facilities, temporary detention facilities, chronically ill tenants, domestic violence victims, outpatient clients, and developmentally disabled.

Health Care Facilities (Hospital, Inpatient Facilities): A health care facility and related facilities the purpose of which is to provide for care, treatment, testing for physical, emotional, or mental injury, illness, or disability, and overnight boarding of patients, either on a for-profit or not-for-profit basis; but not including group homes, medical offices, and outpatient surgery centers.

Heavy Equipment/Manufactured Home Rental/Sales: Establishments which may have showrooms or open lots for selling, renting or leasing heavy equipment such as buses, trucks, manufactured homes, or construction equipment.

Home Occupation: An occupation, profession, or trade customarily carried on by an occupant in a dwelling unit, accessory structure as a secondary use or in live-work units, which is clearly incidental to the dwelling unit for residential purposes for the transaction of business, the supply of professional services, artisan workshops, artist studios, and similar uses and activities.

Home Stay Bed and Breakfast (Up to 3 guestrooms): A residential-type lodging facility that has one to three guestrooms and that serves only breakfast to registered guests

Homeless Shelter: A supervised publicly or privately operated shelter and services designed to provide temporary living accommodations to individuals or families who lack a fixed, regular and adequate nighttime residence.

Hosting Platform: A person or entity that provides a means through which an owner may offer a residential unit for tourist or transient use. This service is usually, though not necessarily, provided through an online platform and generally allows an owner to advertise the residential unit through a website provided by the Hosting Platform and provides a means for potential tourist or transient users to arrange tourist or transient use and payment, whether the tourist or transient pays rent directly to the owner or to the Hosting Platform.

Hotel/Inn/Extended Stay (No Room Limit): A lodging establishment of 25 or more rooms in a building or group of buildings offering transient lodging accommodations on a daily rate to the general public. Additional services may include a restaurant, meeting rooms, and recreational facilities.

I

Infrastructure and Utilities: Installations or facilities or means for furnishing to the public, electricity, gas, steam, communications, water, drainage, sewage disposal, or flood control, irrespective of whether such facilities or means are underground or above ground; utilities may be owned and operated by any person, firm, corporation, municipal department or board, duly appointed by state or municipal regulations.

Inn (Up to 24 Rooms): A building or group of buildings used as a lodging establishment having six to 24 guest rooms providing overnight accommodations and meals to transient guests.

K

Kennels, Outdoor: A use or structure intended and used for the breeding or accommodation of

small domestic animals for sale or for the training or overnight boarding of animals for persons other than the owner of the lot, but not including a veterinary clinic in which the overnight boarding of animals is necessary for or accessory to the testing and medical treatment of the physical disorders of animals.

L

Landfill: A disposal facility for hazardous or nonhazardous solid waste. These establishments also manage recycling and resource recovery facilities that operate in conjunction with landfills.

Laundry, Dry Cleaning Plant: A service establishment engaged primarily in high volume laundry and garment services, including: carpet and upholstery cleaners; diaper services; dry cleaning and garment pressing; commercial laundries; and linen supply. These facilities may include accessory customer pick-up facilities. These facilities do not include coin-operated laundries or dry cleaning pick up stores without dry cleaning equipment, see “Personal Services”.

Light Manufacturing Workshops: The assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and are visually undifferentiated from an office building or a residentially-scaled garage. These typically involve the work of artisans or craftsman. The facility may incorporate all aspects of beer production including aging, storage, bottling, wholesale sales, warehousing, and administrative office functions. Retail sales, tasting facilities, and event facilities may be permitted as part of the facility operations.

Live-Work Unit: An integrated housing unit and working space, occupied and utilized by a single household in a structure that has been designed or structurally modified to accommodate joint residential occupancy and work activity, and which includes: Complete kitchen space and sanitary facilities in compliance with the Building Code; and Working space reserved for and regularly used by one or more occupants of the unit. Workspace is limited to a maximum fifty percent (50%) of the structure and

located on the first floor with living located to the rear or above. Uses and activities are limited to those uses and activities that are permitted in the underlying Zone in which the Live/ Work unit is located.

M

Major Infrastructure/Utilities: Utility facilities that provide jurisdiction-wide or regional service. Examples include above-ground public utility lines; landfills; public utility substations; water towers; waste treatment plants; and solar energy system – large installation.

Manufactured Home Park: The location of 2 or more manufactured or mobile homes on a parcel of land shall constitute a manufactured home park.

Manufactured Housing: A structure, transportable in one or more sections which, in the traveling mode, is eight body feet or more in width or forty body feet or more in length or when erected on site is three hundred twenty or more square feet and which is built on a permanent chassis and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities and includes the plumbing, heating, air conditioning, and electrical systems contained in it.

Manufacturing & Production, Light: A facility accommodating manufacturing processes involving less intense levels of fabrication and/or production such as the assembly, fabrication, and conversion of already processed raw materials into products, where the operational characteristics of the manufacturing processes and the materials used are unlikely to cause significant impacts on surrounding land uses or the community. The premises may include secondary retail or wholesale sales.

Manufacturing & Production, Heavy: A facility accommodating manufacturing processes where the intensity and/or scale of operations may cause significant impacts on surrounding land uses or the community including those requiring a rail spur or an NPDES permit including, but not limited to those that involve and/or produce basic metals, building materials, chemicals, fabricated metals, paper products, machinery, textiles, and/or transportation equipment.

Materials Recovery & Waste Transfer Facilities: A site, location, tract of land, installation, or building that is used for the purpose of transferring solid wastes and recyclables that are generated “off-site” in the local community from vehicles or containers into other vehicles or containers for transport to a regional waste collection and recycling facility.

Medical Clinic/Urgent Care: Facilities which provide medical treatment, preventative care, and/or outpatient physical or mental health care on a routine basis, but which does not provide overnight care or serve as a base for an ambulance service. Medical offices are operated by doctors, dentists, psychiatrists, or similar practitioners licensed by the State of South Carolina. Retail sales do not comprise more than an ancillary aspect of the primary activity of a medical office.

Minor Infrastructure/Utilities: Utility facilities that need to be located in or near the area where the service is provided. Examples include underground public utility lines; water towers, water and sewage pump stations; public utility substations, soil and water conservation; stormwater retention and detention facilities, and solar arrays less than 1 acre in total coverage.

Multifamily Dwelling (5+ units/bldg): A structure containing five or more dwelling units on a single lot. A building or portion thereof containing 5 or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. Dormitories, rooming and boarding facilities, and convents/monasteries are considered multi-family dwellings. A multifamily structure where dwelling units are available for lease or rent for less than one month shall be considered lodging.

N

Nurseries & Garden Centers: A commercial agricultural establishment engaged in the production and sale of ornamental plants and other nursery products, grown under cover (e.g., greenhouses) either in containers or in the soil on the site, or outdoors in containers.

O

Open Air Retail: A retail sales establishment operated substantially in the open air including, but not limited to: flea markets, trading posts, roadside stands, beach recreation and rental, and the like. Does not include community farmer’s markets (see “Community Farmer’s Market”), Vehicle Sales and Rental (see “Vehicle Sales and Rental”), industrial or agricultural equipment sales and rental (see “Agricultural Support Services”), home or garden supplies and equipment, or plant nurseries.

Outside or Display Sales: The display and/or sale of goods and products outside of a permanent structure that are clearly related to the function contained in that structure. This includes, but is not limited to, clothing on racks, landscape materials, lawn and garden supplies, and produce.

P

Parking Lot/Structure – Principal Use: Parking lots or structures operated by the jurisdiction or a private entity, providing parking either for free or for a fee. Does not include towing impound and storage facilities.

Parks and Playgrounds: An outdoor recreation facility that may provide a variety of recreational opportunities including playground equipment, ponds, lakes, and open space areas for both passive and active assembly, recreation, sport, and ecotourism.

Permanent Resident: A person who occupies a residential unit for at least 60 consecutive days with intent to establish that unit as his or her primary residence. A Permanent Resident may be an owner or a lessee.

Personal Services: Establishments that provide non-medical services to individuals as a primary use. Examples of these uses include: barber and beauty shops, clothing rental, dry cleaning pick-up stores with limited equipment, home electronics and small appliance repair, laundromats (self-service laundries), locksmiths, massage (licensed, therapeutic, non-

sexual), nail salons, pet grooming with no boarding, shoe repair shops, tailors, tanning salons, tattoo artistry, and body piercing. These uses may also include accessory retail sales of products related to the services provided.

Professional Services: Use of a site for business, professional, or administrative offices, excluding medical offices. Typical uses include real estate, insurance, management, computer software or information systems research and development, or other business offices; organization and association offices; or law, architectural, engineering, urban design, accounting or other professional offices. Retail sales do not comprise more than an ancillary aspect of the primary activity of a general office.

R

Recreation Facilities, Indoor: Uses or structures for active recreation including gymnasiums, natatoriums, fitness center, athletic equipment, indoor running tracks, climbing facilities, court facilities and their customary accessory uses. This definition is inclusive of both non-profit and for-profit operations but does not include facilities smaller than 2500 square feet in total area located in community centers, neighborhood amenity buildings, or similarly-scaled structures.

Recreation Facilities, Outdoor: Parks and other open space used for active or passive recreation such as ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, tennis courts, riding stables, campgrounds, and golf courses and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), pools, restrooms, and picnic shelters. This definition is inclusive of both non-profit and for-profit operations.

Recreational Vehicle Park: A nonresidential use of a parcel of land for temporary overnight use by recreational vehicles for which a fee may be charged. Recreational vehicle camping areas may involve site improvements, such as concrete pads, parking areas, or fire pits, and may include permanent utility hookups.

Recycling Collection Stations: A center for the

acceptance by donation, redemption, or purchase, of recyclable materials from the public.

Religious Institution: Any facility such as a church, temple, monastery, synagogues, or mosque used for worship by a non-profit organization and their customary related uses for education (pre-schools, religious education, etc.), recreation (gymnasiums, activity rooms, ball fields, etc.), housing (rectory, parsonage, elderly or disabled housing, etc.) and accessory uses such as cemeteries, mausoleums, offices, soup kitchens, and bookstores.

Residential Care Facilities: A facility which offers room and board and which, unlike a boarding house, provides/coordinates a degree of personal care for a period of time in excess of 24 consecutive hours for two or more persons, 18 years old or older, not related to the licensee within the third degree of consanguinity. It is designed to accommodate residents' changing needs and preferences, maximize residents' dignity, autonomy, privacy, independence, and safety, and encourage family and community involvement. Included in this definition is any facility (other than a hospital), which offers or represents to the public that it offers a beneficial or protected environment specifically for individuals who have mental illness or disabilities. Congregate care, assisted living, nursing homes, and continuing care retirement communities fall under this definition.

Restaurant: A retail business selling food and/or beverages for on- or off-premise consumption. These include eating establishments where customers are served from a walk-up ordering counter for either on- or off- premise consumption ("counter service"); and establishments where customers are served food at their tables for on-premise consumption ("table service"), that may also provide food for take-out, but does not include drive-through services, which are separately defined and regulated.

Roadside Stand/Farmer's Market: A temporary, semi-permanent, or permanent location where one or more farmers, growers of fruits and vegetables sell their fresh or processed products or related products.

S

Short Term Rental: The leasing or rental of an entire or extra dwelling unit by a Permanent Resident typically using a Hosting Platform in increments of less than one month.

Single Family Dwelling: A free standing building designed for and/or occupied by one household. These residences may be individually owned as residences or residences owned by rental or management companies. Also includes factory-built, modular housing units that comply with SC State Building Code.

Small Equipment Repair/Rental: The repair and/or rental of small equipment as a primary use including televisions, computers, cleaning equipment, vacuum cleaners, and other equipment that can be transported by automobile, small truck/van.

Solar Energy System (SES) – Large Installations: Solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems that exceed the definition of a Solar Energy System - Small Installation (e.g., solar farm) in area or impact.

Solar Energy System (SES) – Small Installations: Solar photovoltaic (PV) systems, solar thermal systems, and solar hot water systems mounted to a roof or otherwise integrated into a building, covering a parking lot, or covering ½ acre or less of a residential lot or 10 acres or less of a mixed-use/commercial/ industrial lot.

Special Events: A gathering of 100 or more people that generates revenue for the owner which may or may not include admission or food/drink fees. Examples include weddings, wine/food tasting events, festivals, auctions, fundraisers, or concerts.

Special Exception: Use of property granted only by review and approval of the Board of Zoning Appeals, subject to the terms and conditions set forth in the zoning ordinance and as determined by the Board.

Storage - Outdoor Storage Yard: An outdoor storage area for storage of large equipment, vehicles, and/ or other common materials used by the municipality and/or master developer for maintenance of public/ private infrastructure; storage of scrap materials used

for repair and maintenance; tow yards, and buildings or structure for uses such as repair facilities. May include an accessory office.

Storage – Self-Service: Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the general public as individual storage spaces and characterized by low parking demand. Premises may include retail or wholesale sales related to storage (e.g., boxes, locks, tape, protective material, etc.) and the screened storage of vehicles and boats.

Studio – Art, dance, martial arts, music: Facilities that provide individual and group instruction, education and/or training, including tutoring and vocational training in limited subjects, such as the arts.

T

Temporary Uses: Unless otherwise specified by this ordinance, something intended to, or that does, exist for fewer than 90 days.

Theater, Drive-In: A specialized outdoor theater for showing movies or motion pictures on a projection screen where patrons view movies from their vehicles.

Townhome: A building or portion thereof containing 3 or more attached dwelling units horizontally arranged where each unit has a separate entrance from the outside and at least one wall is shared.

V

Vehicle Rental/Leasing/Sales: Establishments which may have showrooms or open lots for selling, renting or leasing automobiles, light trucks, motorcycles, boats, and ATVs.

Vehicle Services – Major Repair/Body Work: General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop.

Vehicle Services – Minor Maintenance/Repair: Incidental minor repairs to include replacement of parts and service to passenger cars (e.g., tire repair/

replacement, oil changes), but not including any operation defined as “vehicle services repair, major,” or any other operation similar thereto.

Veterinary Services: Establishments that include services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; indoor boarding services for pets; and grooming.

W

Warehousing: Facilities for the storage of furniture, household goods, or other commercial goods of any nature. May include an outdoor storage component, provided that the outdoor storage is not the primary use. Does not include storage, or mini-storage facilities offered for rent or lease to the general public (see “Storage Facility: Personal Storage Facility, Indoor”); warehouse facilities primarily used for wholesaling and distribution (see “Wholesaling and Distribution”); or terminal facilities for handling freight.

Water/Marine-Oriented Facilities: A non-for-profit or for-profit marina for on-water storage, servicing, fueling, berthing, securing, loading and unloading of boats, and other marine related activities including: recreational and charter fishing, boat and watercraft rentals, and marine-related retail (bait and tackle, marine supplies, etc.)

Wholesaling and Distribution: An establishment engaged in selling or distributing merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies; or otherwise distributing merchandise via tractor trailer to customers. Examples of these establishments include: agents, merchandise or commodity brokers, and commission merchants, assemblers, buyers and associations engaged in the cooperative marketing of farm products, merchant wholesalers, and trucking terminals.

Wireless Telecommunications Facility (Non-Tower): A Wireless Telecommunication Facility not located on a structure designed primarily to support an antenna for receiving and/or transmitting a wireless signal.

Wireless Telecommunications Tower: A structure, facility or location designed, or intended to be used as, or used to support antennas or other transmitting or receiving devices. This includes without limit, towers of all types, kinds and structures, including, but not limited to buildings, church steeples, silos, water towers, signs or other structures that can be used as a support structure for antennas or the functional equivalent of such. It further includes all related facilities and equipment, including but not limited to cabling, equipment shelters and other structures associated with the site. It is a structure and facility intended for transmitting and/or any form or type of wireless communications or service, including but not limited to commercial radio, television, cellular, SMR, paging, 911, Personal Communications Services (PCS), commercial satellite services, microwave services and any commercial wireless telecommunication service not licensed by the FCC.

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