

EDGEFIELD COUNTY PROPOSED ZONING DISTRICTS – DRAFT 21 February 2020

DISTRICT	PURPOSE	NOTES
Rural Agricultural (RA)	This district is established to protect, conserve, and encourage the retention of suitable areas for common farm and agricultural practices and similar nonfarm uses, preserve open space, manage soil, water, air, game and other natural resources and amenities, and discourage the creation or continuation of conditions which could detract from the function, operation, and appearance of areas to provide food supplies and to prevent or minimize conflicts between common farm practices and nonfarm uses. This district seeks to sustain and protect the rural environment and the right of property owners to conduct owner-based entrepreneurial and agricultural-related businesses.	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none">• <i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i>• <i>Agricultural processing, warehousing, office and local commercial sales</i>• <i>Extraction industries with appropriate buffers.</i>• <i>Single Family Detached Residential including Mobile Home</i>• <i>Small Rural-related Commercial (Corner Store)</i>• <i>Accessory Buildings (any limits TBD)</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none">• <i>5-acre min. lot for new development</i>• <i>1-acre min. lot for associated SF residential</i>• <i>Conditional Conservation subdivision</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none">• <i>Agricultural industrial processing</i>• <i>Extraction industries</i>• <i>Non-Rural-related commercial or office uses</i>• <i>Non-agricultural warehouse/distribution</i>• <i>Non-agricultural manufacturing facilities</i> <p><u>Notes:</u></p> <ul style="list-style-type: none">• <i>Based on Catoosa County A-1 district</i>• <i>This is the most basic zoning category proposed</i>

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Rural Conservation (RC)	<p>This district is intended to protect, conserve, and sustain rural areas and resources including agricultural and forested lands; and is intended to preserve a mixed agricultural and residential character; serve as a transition between rural and suburban land; protect rural areas from premature urban encroachment; and maintain a balanced rural-urban environment.</p>	<p><u><i>Allowed Uses:</i></u></p> <ul style="list-style-type: none"><i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i><i>Single Family Detached Residential <u>excluding</u> mobile homes</i> <p><u><i>Lot minimums:</i></u></p> <ul style="list-style-type: none"><i>5-acre min. lot for new development</i><i>Conditional Conservation subdivision</i> <p><u><i>Prohibits:</i></u></p> <ul style="list-style-type: none"><i>Agricultural industrial processing</i><i>Extraction industries</i><i>Commercial or office uses</i><i>Warehouse/distribution or manufacturing facilities</i>
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Residential Estate (RE)	<p>This district is established to provide for large lot, very low-density single-family detached dwellings; and is intended to serve as a transition between rural and suburban land; and sustain existing rural-community values and environments. The district allows limited agricultural uses and is intended to preserve the mixed agricultural and residential character of land while providing a transition between rural and agricultural land and suburban land.</p>	<p><u><i>Allowed Uses:</i></u></p> <ul style="list-style-type: none">• <i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i>• <i>Single Family Residential excluding mobile homes</i>• <i>Conditional Small Rural-related Commercial (Corner Store)</i> <p><u><i>Lot minimums:</i></u></p> <ul style="list-style-type: none">• <i>2-acre min. lot for new development</i>• <i>Conditional Conservation subdivision</i> <p><u><i>Prohibits:</i></u></p> <ul style="list-style-type: none">• <i>Agricultural industrial processing</i>• <i>Extraction industries</i>• <i>Other Commercial or office uses</i>• <i>Warehouse/distribution or manufacturing facilities</i>• <i>Outdoor storage.</i>
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<p>Residential Large Lot (RL)</p>	<p>This district is established to provide for large lot, low-density single-family detached dwellings, and is intended to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings and related support uses, and to reserve sufficient undeveloped land to meet future single-family housing demands. This district also is intended to encourage infilling and expansion of "like development" consistent with the character of existing development.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i> • <i>Single Family Detached Residential excluding mobile homes</i> • <i>Conditional Small Rural-related Commercial (Corner Store)</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>1-acre min. lot for new development</i> • <i>Conditional Conservation subdivision</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Agricultural industrial processing</i> • <i>Extraction industries</i> • <i>Other Commercial uses</i> • <i>Office uses</i> • <i>Warehouse/distribution or manufacturing facilities</i> • <i>Outdoor storage.</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Provides a transition density (see Aiken Co. RC district)</i> • <i>Considered the most likely "holding" category of residential zoning pending expansion of sewer services to areas harder to reach cost effectively.</i>
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<p>Residential Suburban (RS)</p>	<p>This district is established to provide for small lot, medium density single family detached dwellings which are served by publicly-owned sanitary sewer systems. Residential uses that are not served by sanitary sewer systems require a sanitary septic system that meets state requirements on the property.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>Agriculture excluding industrial ag uses due to noise or odor impacts</i> • <i>Single Family Detached Residential excluding mobile homes</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>9000sf on a sewer line</i> • <i>11,500sf pending soils percolation for septic tank.</i> • <i>Yard Buffers (TBD)</i> • <i>Conditional Conservation subdivision</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Agricultural industrial processing</i> • <i>Extraction industries</i> • <i>Commercial uses</i> • <i>Office, warehouse/distribution and light manufacturing facilities</i> • <i>Outdoor storage.</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Provides small lot size for SF subdivisions</i> • <i>Requires dedicated green space (see McCormick Co.)</i> • <i>Requires Residential projects to provide a minimum of 100sf of usable open space per unit (may be private yards, courtyards, decks or commonly owned tracts & usable open space in such residential projects may be privately accessible to residents and guests only, without providing public access).</i>
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<p>Residential Village (RV)</p>	<p>This district is established to provide for small lot, high density single family detached or attached (duplex and triplex) dwellings which are served by publicly-owned sanitary sewer systems. The district also allows mixed uses that are conditioned to a site plan approved by the Planning Commission and the County Council.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>Agriculture excluding industrial ag uses due to noise or odor impacts</i> • <i>Single Family Detached or Attached Residential excluding mobile homes</i> • <i>Multi-family attached dwellings up to 8 units/structure</i> • <i>Conditional Mixed-Use Buildings, Commercial uses, or Office uses</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>Single Family 9000sf on a sewer line + parking & buffers)</i> • <i>Single Family 11,500sf pending soils percolation for septic tank.</i> • <i>Yard Buffers (TBD) – Zero Lot Lines (TBD)</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Agricultural industrial processing</i> • <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Provides small lot size for SF subdivisions</i> • <i>Requires sewer services.</i> • <i>Requires dedicated green space (Residential projects to provide a minimum of 100sf of usable open space per unit (may be private yards, courtyards, decks or commonly owned tracts & usable open space in such residential projects may be privately accessible to residents and guests only, without providing public access)).</i>
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<p>Light Service Commercial (LSC)</p>	<p>This district is established to provide for limited retail services, convenience goods, and personal services to satisfy the common and frequent needs of surrounding residential neighborhoods. Goods and services normally available in this district are of the "convenience variety." The size of this district should relate to surrounding residential markets and the location should be at or near major intersections, in proximity to and/or on the periphery of residential areas, existing or proposed. Exterior storage facilities are not allowed in this district.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i> • <i>Agricultural industrial processing</i> • <i>Single Family Detached or Attached Residential excluding mobile homes</i> • <i>Multi-family attached dwellings up to 8 units/structure</i> • <i>Commercial uses excluding outdoor sales and/or storage</i> • <i>Office uses</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>TBD (9000sf on a sewer line + parking & buffers)</i> • <i>11,500sf pending soils percolation for septic tank.</i> • <i>Conditional Conservation subdivision</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Extraction industries</i> • <i>Outdoor storage or sales</i> • <i>External sound system</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Building size (TBD)</i> • <i>Single Floor Use for Commercial</i> • <i>Design standards</i> • <i>Service entrance location(s)</i> • <i>Provides small lot size for SF subdivisions</i> • <i>Permits basic commercial uses to service suburban country development (See use table).</i>
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General Service Commercial (GSC)	<p>The purpose of this district is to provide for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the county. Exterior storage facilities may be allowed in this district as conditionally approved.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none">• <i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i>• <i>Agricultural industrial processing</i>• <i>Multi-family attached dwellings up to 8 units/structure</i>• <i>Commercial uses including outdoor storage and sales and drive through window sales (See use table).</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none">• <i>TBD (9000sf on a sewer line + parking & buffers)</i>• <i>11,500sf pending soils percolation for septic tank.</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none">• <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none">• <i>Provides small lot size for SF subdivisions</i>• <i>Requires DHEC-approved sanitary sewer services.</i>• <i>New residential uses are not allowed in this district</i>
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<p>Light Industrial Manufacturing (LIM)</p>	<p>This district is established to provide for light industrial uses such as assembling, wholesaling, warehousing and commercial services. The LIM District shall not permit industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste. Exterior storage facilities may be allowed in this district as conditionally approved.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i> • <i>Agricultural industrial processing</i> • <i>Commercial uses</i> • <i>Office, warehouse/distribution and light manufacturing facilities</i> • <i>Outdoor storage with conditions including site development, setbacks and buffers.</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>TBD (9000sf on a sewer line + parking & buffers)</i> • <i>11,500sf pending soils percolation for septic tank.</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Provides small lot size for SF subdivisions</i> • <i>Requires DHEC-approved sanitary sewer services.</i> • <i>New residential uses are not allowed in this district.</i>
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<p>General Industrial Manufacturing (GIM)</p>	<p>The intent of this district is to protect and accommodate wholesaling, distribution, warehousing, processing, manufacturing, office and related business uses on individual lots and in business park settings. This district also is intended to protect for future development land with industrial potential. The GIM District shall not permit industries which may create injurious noise, smoke, gas fumes, odor, dust, or fire hazard or that produce, store or handle hazardous waste unless a special use permit has been granted by Edgefield County in accordance with this ordinance.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>Agriculture (w/buffer requirements for industrial ag uses due to noise or odor impacts)</i> • <i>Commercial uses including outdoor storage and sales and drive through window sales (See use table).</i> • <i>Office, warehouse/distribution, and process manufacturing</i> • <i>Outdoor storage with buffers and extraction. Allows outdoor storage with conditions including site development, setbacks and buffers.</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>TBD (9000sf on a sewer line + parking & buffers)</i> • <i>11,500sf pending soils percolation for septic tank.</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Agricultural industrial processing</i> • <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Provides small lot size for SF subdivisions</i> • <i>Requires DHEC-approved sanitary sewer services.</i> • <i>New residential uses are not allowed in this district.</i> • <i>Special permit requirements TBD</i>
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<p>Planned Development (PUD)</p>	<p>This district is established to encourage flexibility in the development of land to promote appropriate uses and do so in a manner that will enhance public health, safety, morals, and general welfare, and to allow residential, commercial, industrial, or institutional uses, or certain combinations thereof, to be developed as a unit. The unified planning and development regulations within the PUD are intended to accomplish the purpose of zoning and other applicable regulations to an equal or higher degree than where regulations are designed to control unscheduled development on individual lots or tracts, and to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce an enhanced environment.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> <i>The district is specifically intended for development of different types of housing and densities and compatible commercial uses, office parks, shopping centers, or mixed-use development characterized by a unified site development plan for mixed-use development. A PUD List of Uses will be established to identify the types of uses, type and number of dwelling units, and planned square footage of non-residential uses within the district as part of the adopting ordinance.</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> <i>PUD minimum area is 10 acres</i> <i>Internal lot determined by conditionally approved plan</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> <i>Agricultural industrial processing</i> <i>Extraction industries</i> <i>Lots smaller than 10 acres (TBD)</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> <i>Submission Materials TBD (Similar to existing)</i> <i>Requires DHEC-approved sanitary sewer services.</i> <i>Site must be in single (or joint) ownership or control</i> <i>Requires adoption of both zoning and a general development plan</i> <i>Planned Development regulations promote, encourage or require development in this form where appropriate in character, timing, and location, particularly where large undeveloped tracts are involved per State requirements.</i> <i>Approval of a mixed-use planned development zoning category must be based on a plan recommended by the planning commission and approved by county council and incorporating any required conditions.</i>
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<p>Planned Residential (PRD)</p>	<p>This district is established to provide for a variety of planned residential uses including single family detached, single family attached, triplexes, quadraplexes and multi-family dwellings (apartments) with four or more units which are served by a DHEC approved sanitary sewer systems. Limited institutional or commercial uses are permissible within the principal building.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> <i>This district is specifically intended for development of different types of housing and densities and compatible commercial or office uses characterized by a unified site development plan for mixed-use development. A PRD List of Uses will be established to identify the types of uses, type and number of dwelling units, and planned square footage of non-residential uses within the district as part of the adopting ordinance.</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> <i>PRD minimum area is 10 acres</i> <i>Internal lot determined by conditionally approved plan</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> <i>Agricultural industrial processing</i> <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> <i>Submission Materials TBD (Similar to existing)</i> <i>Requires DHEC-approved sanitary sewer services.</i> <i>Provides a residential planned development zoning category based on a plan recommended by the planning commission and approved by county council and incorporates any required conditions.</i> <i>Approval of a planned mixed density residential development zoning category must be based on a plan recommended by the planning commission and approved by county council and incorporating any required conditions.</i>
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<p>Flood Hazard Protection (FHP) Overlay District</p>	<p>It is the intent of this overlay district to protect (1) human life and health, (2) minimize property damage, (3) encourage appropriate construction practices, and (4) minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.</p> <p>Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood-prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, street and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>This district is specifically intended for to protect flood prone areas from development of uses vulnerable to flooding.</i> • <i>As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions.</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>Not applicable</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Uses that would be vulnerable to flooding.</i> • <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Retained from existing ordinance to meet state requirements and local regulations.</i> • <i>Establishment or expansion of the Flood Hazard Protection Overlay District shall be by County Council ordinance.</i> • <i>This overlay district is identified by the Flood Insurance Rate Maps prepared by FEMA that are current at the time of application. Before a Building Permit or a Development Permit may be issued, applicants must demonstrate that new structures cannot be located outside the Flood Hazard Protection District. Where there is no alternative to a location in a flood Hazard Protection Overlay District, development shall be regulated by the requirements of this district.</i>
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<p>Airport Compatibility Protection (ACP) Overlay District</p>	<p>It is the intent of this overlay district is to protect the dual interests of airports and neighboring land uses, and to: (1) Protect and promote the general health, safety, economy, and welfare of airport environs; (2) Prevent the impairment and promote the utility and safety of airports; (3) Promote land use compatibility between airports and surrounding development; (4) Protect the character and stability of existing land uses; and (5) Enhance environmental conditions in areas affected by airports and airport operations.</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>This district is specifically intended for to protect airport operations and development of aviation-related uses in the vicinity of an existing or proposed airfield or heliport. Compatibility may vary due to the proximity of different airport protective surfaces.</i> • <i>As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions.</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>Not applicable</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Uses that create electrical interference with navigational signals or radio communications between the airport and aircraft.</i> • <i>Uses that would diminish the ability of pilots to distinguish between airport lights and other lights.</i> • <i>Uses that result in glare in the eyes of the pilots using the airport or impair visibility in the vicinity of the airport.</i> • <i>Uses that would create bird strike hazards or otherwise endanger or interfere with the landing, takeoff, or maneuvering of aircraft intending to use the airport.</i> • <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Retained from existing ordinance to meet FAA requirements and local regulations.</i> • <i>Establishment or expansion of the Airport Compatibility Protection Overlay District shall be by County Council ordinance to include all areas lying beneath the primary zones, approach zones, horizontal zones, heliport approach zones, heliport transitional zones, and conical zones as defined and applicable to an existing or proposed airport or heliport.</i>
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<p>Corridor Design Protection (CDP) Overlay District</p>	<p>It is the intent of the design overlay district to protect residents, enhance the appearance of developments, and improve the traffic and circulation in areas adjacent to the primary highway corridors in the unincorporated areas and along the main entrance roads into the municipalities of Edgefield County by identifying additional requirements for design and development. The requirements of the overlay zoning district are considered additional to the requirements of the underlying zoning district and are to be considered cumulative.</p> <p>The County Council may establish</p>	<p><u>Allowed Uses:</u></p> <ul style="list-style-type: none"> • <i>This district is specifically intended to protect the design appearance of structures and improve traffic operations in areas adjacent to highways, road corridors, and the approaches to local municipalities.</i> • <i>As an overlay, uses allowed by the underlying zoning district are allowed except when they conflict with the overlay restrictions.</i> <p><u>Lot minimums:</u></p> <ul style="list-style-type: none"> • <i>9000sf on a sewer line</i> • <i>11,500sf pending soils percolation for septic tank.</i> • <i>Conditional Conservation subdivision</i> <p><u>Prohibits:</u></p> <ul style="list-style-type: none"> • <i>Agricultural industrial processing</i> • <i>Extraction industries</i> <p><u>Notes:</u></p> <ul style="list-style-type: none"> • <i>Submission Materials TBD (Initiated by</i> • <i>Based on HOD district retained from existing ordinance; but modified specific to each zoning district. Current ordinance designates specific corridor areas located within 400' of public right of way <u>except for property zoned residential</u>.</i> • <i>The conditional design requirements vary for each Overlay based on the requirements established by County Council when the Overlay is adopted or amended.</i>