

## **CHAPTER 12 - Interpretations and Definitions**

### **ARTICLE 12.1. - TITLE AND AUTHORITY.**

#### **Sec. 12.1.1. - Purpose.**

12.1.1.1 This chapter describes how figures, words and phrases used in this Ordinance are to be interpreted and provides a glossary of all definitions specifically used in the text of this Ordinance.

### **ARTICLE 12.2. - INTERPRETATIONS**

#### **Sec. 12.2.1. - Meanings of Words Not Defined**

12.2.1.1 Words not defined herein shall have the meanings stated in the International Building, Plumbing, Gas, or Fire Codes.

12.2.1.2 Words not defined in the International Codes shall have the meanings in Webster's 11th Edition Collegiate Dictionary, as revised. "Shall" is always mandatory; "May" is always permissive; "Lot" includes the word "plot" and "parcel". Words in present tense include the future tense. Words used in the singular include the plural and words used in the plural include the singular.

#### **Sec. 12.2.2. - Reserved.**

### **ARTICLE 12.3. - TERMS AND DEFINITIONS.**

#### **Sec. 12.3.1. - Definitions used in this ordinance are as stated below:**

*911 Address Administrator* - See "Address program administrator"

*Abandonment* means to cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions to a use or activity during periods of remodeling, maintaining, or otherwise improving or rearranging a facility, or during normal periods of vacation or seasonal closure.

*Abandoned vehicle* means a vehicle, including a car, truck, trailer, boat, motorcycle, recreational vehicle, mobile home, manufactured home, or any other similar vehicle that: (a) has been left unattended upon a highway, street, or alley or other public property outside a designated parking space for a period of 48 hours; and/or (b) is within public view and is inoperable, partially or wholly dismantled, wrecked, junked, discarded or similar condition, or any vehicle without a current license plate as required by law, and is located outside of an enclosed building, garage, carport, licensed junkyard or other place of business designated and lawfully used for the storage of such inoperable vehicles for a period exceeding 30 days.

*Access* is a means of pedestrian or vehicular approach or entry to or exit from property.

*Accessory Apartment* is 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 facilities with the provision within the accessory apartment for cooking, eating, sanitation and sleeping. Such a dwelling is an accessory use to the main dwelling.

*Accessory Building* is a building subordinate to the principal building on a lot used for the purpose customarily incidental to those of the main building.

*Accessory structure* means a detached, separate, subordinate building or structure located on the same site or lot as the manufactured home that it serves.

*Accessory Use* is a use clearly incidental to, customarily found in connection with, and subordinate to the principal use or building, and located on the same lot with such principal use or building

*Acre* is a measure of land area containing 43,560 square feet.

*Addition (to an existing building)* means an extension or increase in floor area or height of a building.

*Address program administrator* is the official of the county charged with the administration of this article, including his authorized representative. The address program administrator shall be the 911 administrator of the county.

*Administrative Officer* is the Edgefield County Director of Building and Planning or his designee shall be the governmental officer charged with administering development regulations.

*ADT (Average Daily Traffic)* refers to the average number of cars per day that pass a given point.

*Adult Day Care Facility* means a facility providing day care services for adults, and may include an (a) family day care home, (b) group day care home, or (c) adult day care center, and shall include any home, center, agency, or place where an adult not related to the operator is received for custodial care, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

*Adult entertainment establishment* - See "Sexually oriented business"

*Advertising device* means any structure, product sample, or device erected or placed for the purpose of acting as an advertisement or for the purpose of displaying advertising situated upon or attached to real property. This definition shall include signs.

*Affordable housing* means in the case of dwelling units for sale, housing in which mortgage, amortization, taxes, insurance, and condominium or association fees, if any, constitute no more than 28% of the annual household income for a household earning no more than 80% of the area median income, by household size, for the metropolitan statistical area as published from time to time by the U.S. Department of Housing and Community Development (HUD) and, in the case of dwelling units for rent, housing for which the rent and utilities constitute no more than 30% of the annual household income for a household earning no more than 80% of the area median income, by household size for the metropolitan statistical area as published from time to time by HUD.

*Agricultural operations (or use)* is the raising, harvesting, or storing of crops; feeding, breeding, or managing livestock; producing or storing feed for use in the production of livestock, including but not limited to cattle, calves, swine, hogs, goats, sheep and rabbits; the production of aquacultural, horticultural, dairy, livestock, and apiarian products. Agricultural operations may include all associated activities and structures, including pastures and grasslands for the production of livestock; and barns, sheds, silos, granaries, windmills and related uses. The term "agricultural operations" shall not include "poultry production" as defined by this Ordinance.

*Aggregate sign area* means the area of all sign faces on a parcel, excluding the area of one face on all double-faced signs.

*Aggressive soils* are soils that may be corrosive to cast iron and ductile iron pipe.

*Agricultural, retail sales* is the retail selling of agricultural products raised or produce on the premises.

*Agricultural structure or building* is a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products. This structure shall not be a place of human habitation or a place of employment where agricultural products are processed, treated, or packaged, nor shall it be a place of human habitation.

*Agricultural, wholesale sales* is the retail selling of agricultural products raised or produce on the premises.

*Airport* is a tract of land maintained for the landing and takeoff of airplanes and for receiving and discharging passengers and/or cargo, and usually including facilities for the shelter, supply, and repair of planes. This definition also includes related uses generally associated with airport operations, and publicly owned and privately owned airports and related uses and facilities. It does not include privately owned airports, airfields, airstrips, runways, or related uses which serve and/or house fewer than three (3) aircraft on a regular and/or frequent basis.

*Airport elevation* is the established elevation of the highest point on the usable landing area.

*Airport hazard* is any structure, tree, or use of land which obstructs the airspace required for, or is otherwise hazardous to the flight of aircraft in landing or taking off at the airport.

*Airport reference point* is the point established as the appropriate geographic center of the airport landing areas and so designated.

*Alley* is a public way which provides secondary access to the rear or side of abutting property.

*Alteration or alteration of a building* is any construction or renovation to an existing structure other than a normal repair or maintenance of a structure. An alternation shall include a change or rearrangement in the supporting members of an existing building, such as bearing walls, columns, beams, girders, or interior partitions, as well as any change in doors, windows, means of ingress or egress, or any enlargement to or diminution of a building or structure, whether horizontally or vertically, or the moving of a building or structure from one location to another.

*Amusement or theme park* is a facility, primarily outdoors, that may include structures and buildings where there are a variety of attractions, such as mechanical rides, water rides, games, shows, theme exhibits, refreshment stands, and picnic grounds.

*Anchor, mobile home* is a system to secure a manufactured house or mobile home structure to a specific location, including concrete, auger, drive, hard rock, and/or concrete slab types of anchors.

*Animated sign* means a sign that has moving parts or includes action, motion, or color changes, or the optical illusion of action, motion, or color changes, including signs using electronic ink, signs set in motion by movement of the atmosphere, or made up of a series of sections that turn, including any type of screen using animated or scrolling displays such as an LED (Light Emitting Diode) screen or any other type of video display, even if the message is stationary.

*Animal and pet services* are establishments that provide animal and pet care services such as boarding, grooming, sitting and training. This definition does not include "veterinary services", "kennels" and "pet or pet supply stores."

*Animal racetrack/event arena* means any facility which operates race tracks or events involving animals, which include, but are not limited to, horse or dog racing, rodeos, horse shows or equine activities conducted for commercial purposes and for which the property is primarily used or dedicated.

*Animal shelter, domestic* means a pen, shelter, or structure where no more than **three** dogs or small domestic animals, not to include horses, cows, goats, swine (including pot-bellied pigs), sheep, ponies, grazing animals and fowl of any kind, are boarded or kept.

*Annexation* The incorporation of a land area into an existing community with a resulting change in the boundaries of that community.

*Antenna* means any structure or device used for the purpose of collecting or transmitting electromagnetic waves, including but not limited to directional antennas such as panels, microwave dishes and satellite dishes and omni-directional antennas such as whip antennas.

*Apartment* - See "Multi-family dwelling"

*Apparatus* means pumpers, tankers or other equipment used in suppressing fires.

*Appeal* is a request for a review of a decision; or, of an interpretation of any provision of this Ordinance by the Zoning Administrator, Stormwater Director, Planning Commission, or authorized enforcement agency or personnel in accordance with the provisions of this Ordinance.

*Applicant* means (a) the owner, developer, subdivider, or agent thereof, of property proposed for development who applies for development approval, for change or amendment of zoning classification, for variance, or for other action described in this chapter; or (b) a wireless service provider or agent submitting an application for a permit for a telecommunications facility.

*Application* means any application for approval of a development proposal, as defined herein.

*Application for development* means the application form and all accompanying documents required by ordinance for approval of a subdivision plat or site plan.

*Application for development approval* means any application for approval of a rezoning, subdivision plat, building permit, conditional use permit, variance, appeal, site plan or general development plan.

*Approval* means a final review and approval by the responsible decision-making entity for the county in accordance with its established ordinances and procedures. For vesting purposes, phased development plans remain subject to individual reviews of all phases as a precondition to any claims of a vested right.

*Aquifer* is any stratum or zone of rock beneath the surface of the earth capable of containing or producing water from a well.

*Architecturally treated* means a structure that is constructed of or covered with such materials as brick, stone, painted or treated wood, or stucco, or covered with artificial representations of such materials that are visually undistinguishable from the natural materials and have a life expectancy of at least 20 years as evidenced by a manufacturer's warranty.

*Area of shallow flooding* means a designated AO or VO Zone shown on flood insurance rate maps (FIRM) with base flood depths of one to three feet, where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

*Area of sign face* means the area, in square feet, within a continuous perimeter enclosing the limits of writing, representation, emblem, or any figure of similar character together with any frame, other material, open space, or color forming an integral part of the display or used to differentiate such sign from the background against which it is placed. The area of the support structure shall not be included in calculating area of sign face.

*Area of special flood hazard* means the land in the floodplain subject to a one-percent or greater chance of flooding in any given year.

*Arterial street* is a route providing service which is relatively continuous and of relatively high traffic volume, long average trip length, high operating speed, and high mobility importance.

*Artisan Use Premises* are properties used for the manufacture and sale of items that are made employing handwork and/or table-mounted electrical tools and creating no adverse impact beyond its lot.

*ASCE* means the American Society of Civil Engineers.

*Assisted living facility* is a personal care home servicing 25 residents or more that is licensed by the State of South Carolina LLR to provide assisted living care. See also "Personal care home."

*ASTM* means the American Society for Testing Materials.

*Authorized enforcement agency* is the Edgefield County Building and Planning Department or such other agency of Edgefield County as designated by the County Council from time to time. Authorized enforcement agency shall be deemed to include the employees or designees of the director of the county agency shall be deemed to include the employees or designees of the director of the county agency designated to enforce the provisions of this Ordinance.

*Automobile repair and service* is a specialized structure for auto repair and service, including service garages and other structures that have bays for automobile service.

*Automobile Service Station* means a building and/or premises on any parcel or lot where gasoline, oils, greases, batteries, tires and automobile accessories may be supplied and dispensed at retail (or in connection with a private operation), where no part of the premises is used for the storage of dismantled or wrecked vehicles or parts, and also where the following services may be rendered: (a) Sale and servicing of spark plugs, batteries and distributors; (b) Tire repair and servicing, but no recapping; (c) Replacement of mufflers and tailpipes, water hoses, fan belts, brake fluid, light bulbs, floor mats, seat covers, wiper blades, windshield wipers, grease retainers, and wheel bearings; (d) Washing and polishing; (e) Greasing and lubrication; (f) Exchanging oil pumps and installing fuel lines; (g) Minor servicing and replacing of carburetors; (h) Emergency wiring repairs; (i) Adjusting or repairing of brakes; (j) Minor engine adjustments, not involving removal of head and or crank case, or racing the motor; or (k) Sale of cold drinks and package foods, as accessory only to the principal operation.

*Automotive wrecking yard* is a location (a) where vehicles are retained on the premises without current license tags; and/or (b) where such vehicles are damaged so as not to comply with state or federal safety regulations, or are incapable of self-propulsion or are partially dismantled; and/or (c) where such vehicles and/or their parts are bought, traded, exchanged, sold, packaged or disassembled for profit, trade or hire.

*Awning* is a shelter projecting from and supported by the exterior wall of a building and designed to be collapsible, retractable and generally constructed of fabric or similar non-rigid material.

*Awning sign* - See under "building sign".

*Background traffic* is vehicular traffic that is not specifically associated with any proposed or improved development, obtained from traffic counts under existing conditions.

*Banner* means a sign, with or without characters, letters, illustrations, or ornamentations, applied to cloth, paper, plastic or fabric of any kind with only such material for a backing. Flags and pennants as defined herein shall not be considered banners.

*Bar* is an establishment, whether public or operated as a private club, including cocktail lounges, etc., serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises, and where the purchase of food is at the option of the customers and not required by the operator.

*Barrier curb* is a steep-faced curb intended to prevent encroachments. See curb.

*Base flood* means the flood having a one-percent chance of being equaled or exceeded in any given year.

*Base flood elevation (BFE)* is the elevation of the base flood, including wave height, relative to the National Geodetic Vertical Datum (NGVD), North American Vertical Datum (NAVD) or other datum specified by the Flood Insurance Rate Map (FIRM).

*Basement* is a story that is not a story above grade plane. Also, for flood loads, that portion of a building having its floor subgrade (below ground level) on all sides' or any enclosed area of a building which is below grade on all sides.

*Base zoning district* is any basic zoning districts not including overlays and may be any of the following: RA, RC, RE, RL, RS, RV, LSC, GSC, LIM, and GIM.

*Bay of parking* is two (2) rows of parking that abut and face each other separated by a landscaped area, two (2) rows of parking separated by a drive aisle, or a single row of parking along a drive aisle.

*Beacon* means a stationary or revolving light which flashes or projects illumination, single color or multi-colored, in any manner which is intended to attract or divert attention; except, however, this term is not intended to include any kind of lighting device which is required or necessary under the safety regulations described by the Federal Aviation Administration or similar agencies.

*Bed and breakfast inn (B&B)* means any owner-occupied dwelling or portion thereof offering rooms and meals at breakfast to transient lodgers in return for compensation.

*Berm* is a mound of soil, either natural or manmade, used to obstruct views.

*Bicycle path* A pathway usually separated from roadways, designed specifically to satisfy the physical requirements of bicycling.

~~*Billboard* is a surface whereon advertising matter is set in view conspicuously and which advertising does not apply to premises or any other use of premises wherein it is displayed or posted.~~

*Billboard* means a freestanding sign with a sign face of more than 182 square feet on multi-lane divided highways or more than 150 square feet on other streets and highways or a wall sign with a sign face of more than 300 square feet.

*Biomedical waste treatment or disposal facility* is a facility that disposes of or treats pathological waste, biological waste, cultures and stocks of infectious agents or associated biologicals, chemotherapy waste, discarded medical equipment or parts, but does not include expendable supplies and materials that have been decontaminated.

*Block* means an area of land entirely surrounded by public highways or streets. A block may include a combination of building lots serviced by service lanes, the perimeter of which abuts public use tracts, generally streets.

*Blow-off* is an outlet in a pipe through which water or sediment can be discharged from a lower sewer.

*Boardinghouse (or Boarding house)* is a building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

*Board of Adjustment* is the Edgefield County Board of Zoning Appeals established pursuant to S.C. Code §6-29-780.

*Board of Zoning Appeals* is a quasi-judicial board appointed by the Edgefield County Council which hears and decides on variances to the Land Management Ordinance of Edgefield County.

*Bracket sign* is a freestanding sign that projects perpendicular from one (1) or more posts or a solid monument-type base.

*Breakaway wall* is a wall that is not part of the structural support of the building and is intended through its design and construction to collapse under specific lateral loading forces without causing damage to the elevated portion of the building or the supporting foundation systems.

*Brick* is defined as one of three different types of masonry product, including (a) calcium silicate (sand lime brick), (b) clay or shale, or (c) concrete.

*Buffer* is an area within a property or site, generally adjacent to and parallel with the property line, either consisting of natural existing vegetation or created by the use of trees, shrubs, fences and/or berms, designed to physically separate or screen the view of, and/or sound from, the site to adjacent sites or properties.

*Buffer, natural* is a visual screen created by vegetation of such density so as to present an opaque visual separation when viewed from one side to the other throughout the year.

*Buffer, structural* is a visual screen created through construction of a solid wooden fence, decorative masonry wall, earthen berm, or combination of fence or wall with an earthen berm, which may be supplemented with vegetation, so as to present an opaque visual separation when viewed from one side to the other throughout the year.

*Buffer yard or Bufferyard* means a unit of yard together with the planting, fences, walls, and other screening devices required thereon.

*Buildable area* means that portion of any lot which may be used or built upon in accordance with the regulations governing the zoning district within which the lot is located when the front, side and rear yard, open space, and applicable buffer area requirements have been met.

*Building* means any structure having a roof supported by columns or walls and intended for the shelter, housing, or enclosure of any individual, animal, process, equipment, goods, or materials of any kind. By this definition, all buildings are structures, but not all structures are buildings.

*Building, accessory*, means a subordinate structure on the same lot as the principal or main building or use occupied or devoted to a use incidental to the principal use. Included in this definition are private garages, storage sheds, workshops, animal shelters, pool houses, and other uses listed by table 1, section 24-31, when detached from the principal buildings, and carports attached to the principal building when at least 75 percent open or unenclosed.

*Building alteration* is any act or process that changes one or more of the exterior architectural features of a structure, including, but not limited to, the erection, construction, reconstruction, or removal of any structure.

*Building code* means the minimum standards as set by the International Building Code, as amended.

*Building elevations* are drawings that show the front, back and sides of a building as seen from street level, and include the design, materials, colors, dimensions and final appearance of doors, windows, outer surfaces, signage, roof and architectural details. Elevations are drawn to scale.

*Building envelope* is the portion of a lot or parcel available for the construction of a building or structure after the delineation of required setbacks in the zoning district, riparian buffers, landscape buffers, open space, stormwater treatment and detention areas, and other open space.

*Building footprint* is the portion of a building with a foundation, cantilevers as specified and other structures that cover the ground such as access buildings or structural stairs, but not fences or walls.

*Building height* is 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, measured from the curb level if the building is not more than ten (10) feet from the front lot line or the average grade at the foundation in all other cases. Building height shall not apply to chimneys, spires, belfries, cupolas, or domes.

*Building inspector* is the individual designated by Edgefield County to enforce the Land Management Ordinance codes.

*Building line* is the line established by law, beyond which a building shall not extend, except as specifically provided by law. The building line of a lot shall be determined to run parallel to and set back the appropriate distance required within the district in which the lot is located from street right of way lines, street centerlines or other boundary lines. Also, "setback".

*Building lot* is a separately platted portion of private land, not including a specified sidewalk area.

*Building Official* means the officer or other duly authorized representative designated by Edgefield County, who is charged with the administration and enforcement of the Land Management Ordinance.



*Building permit* is a permit obtained from Edgefield County which sets the inspection schedule and construction specifications for a project.

*Building, principal*, means a building in which is conducted, or in which is intended to be conducted, the main or principal use of the lot on which it is located.

*Building sign* means a sign that in any manner is fastened to, projects from, or is placed upon the exterior wall, or a window, door or roof of a building. The term "building sign" includes but is not limited to the following:

- (a) *Awning sign*. A sign imposed, mounted, or painted upon an awning.
- (b) *Building marker*. A sign composed of concrete, bronze or other permanent material which is built into the surface of the building at the time of its construction.
- (c) *Canopy sign*. A sign imposed, mounted, or painted upon a canopy, as defined herein.
- (d) *Mansard sign*. A sign imposed, mounted, or painted upon the fascia portion of a mansard roof.
- (e) *Marquee sign*. Any sign attached flat against or upon a permanent marquee of a building.
- (f) *Projecting sign*. A sign affixed flat to a wall and extending more than 8 inches from the surface of such wall, or any sign attached to and extending at an angle from a wall surface (usually perpendicular).
- (g) *Roof sign*. A sign that is mounted upon or above any portion of the roof of a building or structure including the upper slopes of a gambrel or mansard roof or any variations of such roofs. Signs mounted on the lower slope of a gambrel or mansard roof shall be considered wall signs.
- (h) *Under-Canopy sign*. A display attached to the underside of a marquee or building canopy and protruding over a pedestrian walkway.
- (i) *Wall (or façade) sign*. A sign that is painted on, applied to or mounted to the wall or surface of a building or structure, the sign display surface of which does not project more than eight inches from the outside wall of such building or structure. The total lettering on one wall of a building or structure shall constitute one wall sign. Signs shall not project above the top edge of a wall or above or below the front wall, edge or face of a marquee.
- (j) *Window sign*. Any sign that is applied, painted or placed behind, inside or upon a windowpane or a glass door in such a manner as to be viewable and/or readable from the exterior of the building.

*Business park* means one or more buildings located on a property in common ownership, management or operation, units of which are owned, leased or rented primarily for office, institutional or light industrial purposes.

*Bus or truck maintenance facility* is a specialized structure for bus or truck repair and service, including service garages and other structures that have bays for automobile service.

*Business, wholesale* are establishments selling commodities in quantities for re-sale to retailers, including wholesalers for all types of retail products, bulk stations for gasoline, kerosene, fuel, oil, bottled gas, etc., and warehouses.

*Caliper* is the diameter of a tree trunk as measured six (6) inches above the ground.

*Camper* is a Manufactured Home, motor home, tent, trailer, or other self contained vehicle, designed for recreational purposes, made of metal or other materials, mounted, or capable of being mounted on two or more wheels and either self propelled or rigged for towing.

*Camp, private site*, is not open to the general public, with or without improvements and utilities containing 3 or more campsites for tents and/or cabins and/or recreation vehicles, which may contain service and facilities for its occupants.

*Campgrounds, Parks, Recreational Vehicle and Commercial* are places used for public camping where persons can rent space to park individual camping trailers, pick-up campers, motor homes, travel trailers or automobiles for transient dwelling purposes.

*Canopy (architectural)* is a non-retractable covered or enclosed rigid structural framework attached to and extending outward from the exterior wall of the building, and includes but is not limited to such structures as theater marquees, but does not include any structurally integrated architectural feature such as lintels, sills, moldings, architraves and pediment or any structure over gasoline pumps.

*Canopy, building* is a permanent roof-like structure projecting from a building and open on at least one side for the purpose of shielding a pedestrian walkway from the elements.

*Canopy, freestanding* is a freestanding roof-like structure supported by columns intended to shield a vehicular driveway or service area from the elements.

*Canopy, tree* is any overhanging layer, shelter or shade formed by the branches and leaves of a tree, whether or not all direct sunlight is able to reach the understory. Examples of such trees include oaks, hickories, maples, poplars, and others.

*Capacity* is the maximum demand that can be accommodated by a public facility or service without exceeding the adopted Level of Service. (a) For streets, "Capacity" shall be measured by the maximum number of vehicles that can be accommodated by an intersection, during the time period specified in §8.4.1 hereto, under prevailing traffic and control conditions at that Street's adopted Level of Service. (b) For fire protection facilities, "Capacity" shall be measured by the maximum level of construction or population which can be accommodated within the Impact Area based on available fire protection improvements consistent with the ISO Rating as set forth in Table 8-1 hereto. (c) For parks, "Capacity" shall be measured by number of Community Parks within the Impact Area.

*Capital improvement* is a physical asset that is constructed or purchased to provide, improve or replace a public facility and is identified as a capital improvement in the capital improvement program, and has a cost of at least \$20,000 or is considered a long-term fixed asset. The cost of a capital improvement is generally non-recurring and may require multi-year financing. "Capital Improvements" shall include physical assets providing additional capacity needed to accommodate the demand for public facilities generated by a proposed development, and shall include, for any public facility subject to this Chapter, assets identified as existing or projected needs in the Capital Improvements Program.

*Capital improvements Program (CIP)* is a schedule of future public improvements or construction projects that increase the capacity of public facilities and services adopted in accordance with the requirements of Article 8 of this Chapter.

*Cartway* is the actual road surface area from curb line to curb line, which may include travel lanes, parking lanes, and deceleration and acceleration lanes. Where there are no curbs, the cartway is the portion between the edges of the paved, or hard surface, width.

*Catering business* is an establishment that provides single event-based food services, transporting food via equipment and vehicles to events or prepare food at an off-premise site. This term shall be synonymous with "caterer."

*Cemetery* is property used for the interment of the dead. A cemetery may include: a burial park for earth interments; a mausoleum for vault or crypt interments; a columbarium with niches for urns; and a chapel. Types of cemeteries include: the monument cemetery, the lawn cemetery, and the garden memorial park.

*Certificate of occupancy* means a document allowing the occupancy or use of a building or certifying that the structure or use has been constructed or will be used in compliance with all applicable provisions of this chapter and the building codes.

*Certificate of Registration* means the document issued by the Council, authorizing the person named thereon, to practice in the stated classification.

*Certificate of zoning compliance* is a certificate issued by the Zoning Administrator (or his designee) that a proposed use is either in conformity or nonconformity with existing zoning laws.

*Certified* means qualified by examination administered by a recognized organization in one or more building, system, or component inspection disciplines.

*Certified arborist* means a professional in the tree care industry who has passed an exam administered by the International Society of Arboriculture certifying such person as an "ISA Certified Arborist."

*Changeable copy sign* means a sign that is capable of changing the position or format of word messages or other displays on the sign face or of changing the visible display of words, numbers, symbols and graphics by the use of a matrix of electric lamps, moveable discs, moveable panels, light apertures or other methods, provided these changes are actuated by either a control mechanism or manually on the face of the sign. Tri-vision signs and LED signs are specifically excluded from the definition of changeable copy sign.

*Channel* is the bed and banks of a natural stream which conveys the constant or intermittent flow of the stream.

*Check dam* is an improvised barrier in a channel to retard the flow of water especially for controlling soil erosion.

*Child care facility* is a building or structure where care, protection, and supervision are provided, on a regular schedule, to at least [seven] children.

*Child day care* includes (a) family day care home, (b) group day care home, or (c) a child day care center, and shall mean and include any home, center, agency, or place where children not related to the operator are received for custodial care apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

*Church* A building wherein persons regularly assemble for religious worship, and which is maintained and controlled by a religious body organized to sustain worship.

*Circus* means any circus, carnival, exhibition of dancing, juggling, riding, rope walking, sleight of hand, tumbling, hippodrome, menagerie, trained animal show, waxworks, wild west show, rodeo or sports day celebration.

*City limits or town limits* are the territory of an incorporated area such as the City of North Augusta or the towns of Edgefield, Johnston, or Trenton, or the boundary line of a city or town.

*Clear cutting* is the indiscriminate removal of trees, shrubs or undergrowth with the intention of preparing real property for nonagricultural development purposes. This definition shall not include the selective removal of non-native trees and shrub species when the soil is left relatively undisturbed, removal of dead trees or normal mowing operations.

*Clear height* is the vertical dimension of a building story that extends from the finished floor to the ceiling, and unobstructed by pipes, utilities or similar permanent barriers to physical movement.

*Clear zone* is an area beyond the curb radius, so specified, which shall be kept clear of all objects to provide emergency vehicle clearance.

*Clinic or outpatient clinic* is a building or portions thereof used to provide medical (or dental) care on less than a 24-hour basis to persons who are not rendered incapable of self-preservation by the services provided.

*Cluster home development* is a development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

*Cluster housing development* means a development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open space, and preservation of environmentally sensitive features.

*Club* means buildings and facilities owned or operated by a corporation, association or person for a social, educational or recreational purpose, but not primarily for profit and not primarily to render a service which is customarily carried on as a business.

*Code Enforcement* means administering a building inspection department, enforcement or rendering interpretations of building, residential, plumbing, electrical, mechanical, fuel gas and energy conservation codes, performing building plans review, or performing inspections on one or more building systems for new construction or renovation, as or under the supervision of a Building official.

*Codes* may mean the editions of the building codes referenced in Section 6-9-50, Code of Laws of South Carolina, 1976, as amended that have been adopted by the South Carolina Building Codes Council.

*Collector street* means any street segments identified in the CIP that are not identified as an "Arterial Street" or a "Local Street".

*Collocate* may mean the location of wireless communications equipment from more than one carrier on a single tower or site.

*Column* is a cylindrical support consisting of a capital, shaft and a base.

*Column sign* – See under "freestanding sign".

*Commercial* means the use of land, building or structure for the purpose of buying, selling and/or production of commodities and/or supplying of services.

*Commercial Inspector* means a person who performs onsite inspections in two or more construction disciplines, as determined by position description for the local jurisdiction for which employed, for all types of construction in all occupancy groups.

*Commercial recreation activities* include billiard parlors, bowling alleys, machine arcades (excluding video poker), skating rinks and movie theaters. These activities do not include bingo establishments.

*Commercial speech* means the expression of an idea, opinion or message that directs or attracts attention to a business operated for profit; or to a product, commodity or service for sale, trade, barter, swap or lease; or to any other commercial interest or activity.

*Commercial stable* is any place where horses are kept, housed, boarded, lodged, fed, hired, trained, sold, or bred as a commercial activity. Commercial stables are also known as riding stables, riding academies, and riding schools.

*Commercial use* is an occupation, employment or enterprise that is carried on for profit by the owner, lessee, or licensee.

*Committed development* is a proposed development that has received final subdivision plat approval or, for a proposed development that does not involve the subdivision of land, an approved master plan or site-specific development plan.

*Common open space or common space* means land within or related to a development, not individually owned or dedicated for public uses, which are designed and intended for the common use or enjoyment of the residents of the development and may include such complementary structures and improvements as are necessary and appropriate.

*Common ownership* is ownership by the same person, corporation, firm, entity, partnership or unincorporated association; or ownership by different corporations, firms, partnerships, entities or unincorporated associations, in which a stock owner, partner or associate, or a member of his family owns an interest in each corporation, firm, partnership, entity or unincorporated association, but excluding ownership of less than one percent (1%) of any stock traded on the New York, American or Pacific Stock Exchanges or traded over-the-counter where the price is listed at least weekly in the Wall Street Journal.

*Communication tower* - See "Tower, Communication"

*Communications and information uses* are establishments that produce or distribute information. These establishments include publishing (newspapers, magazines and other periodicals, books, databases, calendars, greeting cards, maps and similar works, as well as computer software); motion pictures and sound recording (production, publishing, and distribution); telecommunications and broadcasting (excluding wireless telecommunication facilities); Internet access and service providers; library or archive services; and news syndicates.

*Community center* means (a) any tract of land or building or buildings or any part of any buildings used for community activities whether used for commercial purposes or not, the control of which is vested in the government, a local government-appointed board, or agent thereof, or (b) a building or part of a building used for community activities without purpose of gain.

*Community park* is a park that is intended for use by all residents of the city and is designated as Community Park in the Capital Improvements Program or the Parks Master Plan. The city hereby finds and determines that the designation "Community Park" does not depend exclusively upon its size, location or function, and that the design, accessibility and layout of any park may be used to determine whether it is a Community Park.

*Compatible* means Congruous with, tolerant of and having no substantial adverse effects on neighboring uses. This term shall be synonymous with the term "consistent."

*Compliance* means compliance with this Ordinance or the terms thereof. This means not only the following of the literal wording and intent of this Ordinance, but also the following of the wording and intent of the orders, decisions and interpretations given to this Ordinance (or portions hereof) by the zoning entity.

*Comprehensive Plan* means the comprehensive long-range plan intended to guide the growth and development of Edgefield County. The plan for the county that meets the requirements of SC Code 6-29-510 et. Seq. and includes analysis, recommendations and proposals for the community's population, economy, housing, transportation, community facilities and land use.

*Concentrated animal feeding operation (CAFO)* is an agricultural facility where 100 or more swine are confined and fed or maintained for a total of 45 days or more in a 12-month period, and crops, vegetated forage growth, or post-harvest residues are not sustained in the normal growing season over any portion of the lot or facility. Structures used for the storage of swine waste from swine in the operation also are part of the operation. The term CAFO includes slaughterhouses as defined in this Section, but does not include agricultural facilities for animals other than swine.

*Concept plan* is a preliminary presentation and attendant documentation of a proposed subdivision or site plan of sufficient accuracy to be used for the purpose of discussion and classification.

*Concrete block (CMU)* is a hollow or solid Portland cement product, fine aggregate and water, molded into various shapes.

*Conditional approval* means an interim action by a local governing body providing authorization for a site-specific development plan or phased development plan, which plan remains subject to further approval, based on such terms and conditions as the local governing body may set forth.

*Conditional use* means a use of land or structure, which is permitted in a district under conditions, specified in the zoning provisions.

*Condominium* means a unit in a multi-unit structure owned by an individual who has use of all common areas associated with that structure.

*Conservation easement* is a conservation easement as defined in the Conservation Easement Act of 1991, SC Code §27-8-10, and is generally determined to mean an agreement between a land owner and Edgefield County or another government agency or land trust that permanently protects open space or greenspace on the owner's land by limiting the amount and type of development that can take place, but continues to leave the remainder of the fee interest in private ownership.

*Conservation subdivision* is a form of subdivision design which allows increased residential density in areas of a site that are more suitable for development, thereby preserving environmentally sensitive areas of the site as undisturbed greenspace.

*Construction* means any building or erection of a structure or land disturbance for a structure, or the installation of a new/additional manufactured home or manufactured home park, or the enlarging or improving of an existing manufactured home or manufactured home park.

*Construction commences* means construction has begun in accordance with the terms of a building permit.

*Construction documents* are written, graphic and pictorial documents prepared or assembled for describing the design, location, and physical characteristics of the elements of a project necessary for obtaining a building permit.

*Contiguous* means parcels, lots and tracts of land, projects, and expansions of existing uses are considered contiguous regardless of interruptions by streets, alleys, public easements or wrecking services. These establishments usually include onsite storage of equipment and materials and may include office space associated with the business. This definition also includes establishments engaged in blasting, test drilling, landfill, leveling, earthmoving, excavating, land drainage, and other land preparation.

*Convenience store* means an establishment that primarily sells a limited line of goods that generally includes milk, bread, soda, snacks, newspapers and magazines, and a limited amount of freshly prepared foods for off-premises consumption.

*Corner Store:* Small retail center, generally ranging from 1500 to 3,000 SF (Stand-alone or built into a mixed-use building) offering beverages, food, prepared snacks, sundries, and niche products catering to a neighborhood service area and needed on a regular basis. The service area is approximately 800 to 1,000 households to support an average sized corner store.

*Cornice* means the horizontal top of a facade that projects from the surface, typically where the roof overhangs the wall.

*Corridor* means the rights-of-way of a publicly (or privately) owned travel path that a parcel or tract would otherwise abut.

*Corridor, River* means all land within the buffer area and other setback areas specified in this Chapter.

*Council or County Council* means the Edgefield County Council.

*County* means all unincorporated areas of Edgefield County, South Carolina.

*County road* means any public road or highway located within the unincorporated areas of Edgefield County and which are also within the jurisdiction and control of the County Council.

*Cover, non-vegetative (or nonvegetative stabilization)* is a cover such as mulch, staked sod, riprap, erosion control blankets or other material that prevents soil from eroding

*Cover, vegetative (or vegetative stabilization)* is permanent or short-term seeding that provides stabilization of erosive or sediment-producing areas.

*Critical facility* is any public or private facility, which, if flooded, would create an added dimension to the disaster or would increase the hazard to life and health. Critical facilities include: (a) structures or facilities that produce, use, or store highly volatile, flammable, explosive, toxic, or water-reactive materials; (b) Hospitals and nursing homes, and housing for the elderly, which are likely to contain occupants who may not be sufficiently mobile to avoid the loss of life or injury during flood and storm events; (c) Emergency operation centers or data storage centers which contain records or services that may become lost or inoperative during flood and storm events; and (d) Generating plants, and other principal points of utility lines.

*Crown* is the highest point of the surface of a roadway in the cross-section view.

*Cul-de-sac* is a dead-end road designed to be permanently closed at one end and shall not exceed 2,500 feet in length measured from the right-of-way to the center point of the turn-around

*Culvert* A structure designed to convey a water course not incorporated in a closed drainage system under a road or pedestrian walk.

*Curb* is a stone, concrete or other improved boundary marking the edge of the roadway or paved area. See also Belgian Block Curb, Barrier Curb, Mountable Curb.

*Curb face* is the vertical or shaped portion of a curb, facing the roadway, and designed to direct storm waters.

*Customary home occupation* is an occupation, service, professional or enterprise conducted entirely within a dwelling and which is carried on by a resident thereof and which is clearly incidental and secondary to the use of the dwelling for residential dwelling purposes

*Cut* is a portion of land surface or area from which earth has been removed or will be removed by excavation of the depth below original ground surface to the excavated surface. Also known as excavation.

*Day care services* means and includes any home, center, agency, or place, however styled, where children, elderly, and other persons not related to the operator are received for custodial care, apart from their parents, whether for compensation, reward, or otherwise during part or all of the day or any number of successive days.

*Days* means working days exclusive of holidays authorized by the County Council and weekends, unless the term is stated as "calendar days" or the context implies otherwise.

*DBH or Diameter Breast Height* is the standard for measuring trees and is the diameter of the tree at "breast" height, assumed to be four and one half (4.5) feet above the ground.

*Deciduous* are plants/trees that lose their leaves in the fall.

*Dedication* means the transfer of property interests from private to public ownership for a public purpose. The transfer may be of fee-simple interest or of a less than fee interest, including an easement.

*Density* means the number of dwelling units per acre of land developed or used for residential purposes. Density requirements in this chapter are expressed in dwelling units per gross acre; that is, per acre of land devoted to residential use is based on the total land area within a development tract or subdivision, excluding nothing.

*Designated subdivision* means a formally recognized parcel of land developed, subdivided, used or set aside into two or more lots for the purpose of single-family dwelling units by the county planning commission.

*Design flood* is the relative size or magnitude of a major flood of reasonable expectancy, which reflects both flood experience and flood potential and is the basis of the delineation of the floodway, the flood hazard area and the water surface elevation.

*Design professional* is a professional licensed by the State of South Carolina in the field of: engineering, architecture, landscape architecture, forestry, geology, or land surveying; or a person that is a certified professional in erosion and sediment control (CPESC) with a current certification by Certified Professional in Erosion and Sediment Control.

*Design standards* are the standards that set forth specific improvement requirements.

*Detention* is the temporary storage of stormwater runoff in a stormwater management facility for the purpose of controlling the peak discharge.

*Detention basin* is a man-made or natural water collector facility designed to collect surface and sub-surfaced water in order to impede its flow and to release the same gradually at a



rate not greater than that prior to the development of the property, into natural or man-made outlets.

*Detention facility* means a facility designed to detain stormwater runoff temporarily for a minimum length of time as determined by the county and then release the detained water at a predevelopment design flow. Detention facilities must be designed so that no stormwater remains in the facility during dry weather conditions.

*Developed lot* - See lot, developed definition. Developed lot means any lot or parcel containing over \$20,000 in improvements other than a sign

*Developer* means an individual, partnership, corporation, or agent who makes application for plan approval and/or a grading permit under the provisions of this ordinance, or that undertakes the activities covered by these regulations. An agent shall have written and notarized authorization from the individual, partnership, or corporation submitted to the building and planning department in a form approved by the director of building and planning prior to the approval of any application or permit regulated by this chapter.

*Development* means any man-made change to improved or unimproved real estate, including but not limited to buildings or other structures, or subdivision of land; or mining, dredging, filling, grading, paving, excavation, or drilling operations. "Development," as designated in an ordinance, rule or development permit includes all other development customarily associated with it unless otherwise specified. When appropriate to the context, "development" refers to the act of developing or to the result of development. Reference to any specific operation is not intended to mean that the operation or activity, when part of other operations or activities, is not development

*Development proposal* may be any of the following: an application for an administrative permit as provided in §5.2, zoning amendment, conditional rezoning, conditional use permit, site plan, general development plan, subdivision plat or variance.

*Development regulation* is the zoning, subdivision, site plan, flood plain regulation or other governmental regulation of the use and/or development of land.

*DHEC* means the South Carolina Department of Health and Environmental Control.

*Diagonal tie* is any tiedown designed to resist horizontal or shear forces and that deviates not less than 30 degrees from a vertical point.

*Diameter breast height (DBH)* means the diameter of a tree trunk as measured at breast height.

*Dispose* is the discharge, deposit, injection, dumping, spilling, leaking, placing of any solid waste or hazardous waste or dangerous chemicals into or on any land or water so that such solid waste or hazardous waste or any constituent thereof may enter the environment or be emitted into the air or be emitted into any waters, including groundwaters, or be burned, incinerated or deposited by any other means onto or into the air, land or water, including groundwater.

*District* means a section, zone, or geographic area within the county within which certain zoning or development regulations apply; the words "district" and "zoning district" may be used interchangeably throughout this Ordinance.

*Domesticated animal* is an animal that is tamed, associated with a family life, and accustomed to living in or near habitations of humans.

*Domestic animal shelter* means a pen, shelter, or structure where no more than three dogs or small domestic animals, not to include horses, cows, goats, swine including potbellied pigs, sheep, ponies, grazing animals, and fowl of any kind, are boarded and kept.

*Double-faced sign* means a sign which has two display areas opposite each other or where the interior angle formed by the display area is 60 degrees or less, where one face is designed to be seen from one direction and the other face from another direction.

*Double frontage lot*, see "Lot, through or double frontage".

*Double-wide manufactured home*. A manufactured home consisting of two sections combined horizontally at the site, while still retaining their individual chassis.

*Drainage* means the removal of surface water or groundwater from land by drains, grading, or other means.

*Drainage easement* is an easement appurtenant or attached to a tract or parcel of land allowing the owner of adjacent tracts or other persons to discharge stormwater runoff onto the tract or parcel of land subject to the drainage easement.

*Drainage structure* is a device composed of a virtually non-erodible material such as concrete, steel, plastic or other such material that conveys water from one place to another by intercepting the flow and carrying it to a release point for stormwater management, drainage control, or flood control purposes.

*Drainage system* is a system through which water flows from land, including all water courses, water bodies and wetlands.

*Drip line* is a vertical line extending down to the ground from the end of the tree's longest branches.

*Drive through Facility* is an establishment that allows transactions for goods or services without leaving a motor vehicle, but excluding car washes and motor vehicle service, maintenance or repair facilities. Also known as "drive-in" facilities.

*Driveway* means a paved or unpaved area used for ingress and egress of vehicles, and allowing access from a street to a building or other structure or facility.

*Drive-in theater* - See "Theater, drive-in."

*Driving range* - See golf driving range

*Drop manhole* is a manhole provided for inspection and maintenance of sewers where an incoming sewer is considerably higher than the outgoing.

*Duplex* - See under "Dwelling."

*Dwelling* shall mean any building or structure, or portion of a building, used and occupied for human habitation or intended to be so used and includes any outhouses and appurtenances belonging to the principal structure.

*Dwelling, apartment* (See *Dwelling, multifamily*).

*Dwelling, attached*, means a single-family dwelling unit attached to two or more single-family dwelling units by common vertical walls.

*Dwelling, cluster development* is a development design technique that concentrates buildings in specific areas on the site to allow the remaining land to be used for recreation, common open-space and preservation of environmentally sensitive features. The design technique is applied principally to single-family residential subdivisions

*Dwelling, detached*, means a single dwelling unit, surrounded by open space or yards and which is not attached to any other dwelling by any means.

*Dwelling, duplex*, means a building containing two dwelling units.

*Dwelling, group occupied*, means a dwelling unit occupied by five or more individuals unrelated by blood, marriage, adoption, or guardianship living together as a single housekeeping unit.

*Dwelling, multifamily*, means a building containing five or more dwelling units.

*Dwelling, patio house or patio home*, means a single-family detached or semi-detached dwelling unit. It is built on a small lot generally enclosed by walls, which provide privacy. The term is synonymous with zero lot line dwellings.

*Dwelling, quadruplex*, means a building containing four dwelling units.

*Dwelling, residential design (or designed) manufactured home*, means a single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (245 CFR 3280) HUD Code, 6-15-76, and which: (a) Has a minimum width over 20 feet (multiple-section); (b) Has a minimum of 900 square feet of enclosed living area; (c) Has a minimum 3:12 roof pitch; and has a type of shingle commonly used in standard residential construction; (d) Is covered with an exterior material customarily used on site built homes, including vinyl or aluminum lap siding, wood, Masonite, or other materials similar to the exterior siding commonly used in standard residential construction; and (e) Has a roof overhang of not less than eight inches.

*Dwelling, single-family*, means a building containing one dwelling unit.

*Dwelling, standard designed manufactured home*, means a single-family dwelling unit built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, 6-15-76, and which does not meet the definition of a residential designed manufactured home.

*Dwelling, townhouse*, means a series of attached single-family dwelling units on separate lots, which may or may not have a common roof and are separated from each other by common vertical walls.

*Dwelling, triplex*, means a single building containing three dwelling units.

*Dwelling unit* means a single unit providing complete, independent living facilities for one or more persons including permanent provisions for living, sleeping, eating, cooking, and sanitation.

*Dwelling, zero lot line*, means a single-family detached unit which, instead of being centered on a lot, is placed against at least one of the side lot lines. The term is synonymous with patio homes.

*Easement* means a right-of-way granted to another party for specific limited use.

*Easement, access*, means a right granted by a property owner to another party for ingress and egress to another property.

*ECW&SA or ECWSA* mean the Edgefield County Water and Sewer Authority.

*Edgefield County* means the unincorporated areas of Edgefield County when referencing the development codes of the Edgefield Land Management Ordinance.

*Elevated building* means a non-basement building constructed to have the lowest floor elevated above the ground level by means of fill, solid foundation perimeter walls, pilings, columns, (post and piers), shear walls, or breakaway walls.

*Endangered species* includes animal, bird, fish, plant, or other living organism threatened with extinction by natural or man-made changes in its environment.

*Engineer* means any person registered to practice professional engineering by the South Carolina Board of Engineering Examiners.

*Entryway* is the horizontal ground surface extending from the public right of way to a door or similar building entry.

*Ephemeral stream* is a stream that typically has no well-defined channel and flows only in direct response to precipitation with runoff.

*Erosion* means the general process by which soil and rock fragments are detached and moved by the action of wind, water, ice, and gravity, either naturally or induced.

*Erosion and sediment control plan* is a plan that is designed to minimize the accelerated erosion and sediment runoff at a site during land disturbance activities.

*Erosion and sediment control and stormwater management plan* means a plan which fully indicates necessary land management and treatment measures, including a timetable of the schedule for their installation, which will effectively minimize soil erosion and sedimentation, and which will provide for the successful management of stormwater, which is approved as provided herein for application to a particular area or parcel of ground.

*Escrow* is a deed, a bond, money, or a piece of property delivered to a third person to be delivered by him to the grantee only upon fulfillment of a condition.

*Evergreen or evergreen tree* is a plant or tree that retains foliage throughout the year.

*Exhibition, convention, or conference center* is a facility designed to accommodate special events that require an exhibition hall, meeting rooms, an auditorium and/or kitchen and banquet facilities. Trade shows, public shows, conventions, food functions, receptions, dances, banquets, assemblies, and other activities are typically hosted in these structures.

*Existing capacity* is the capacity provided by facilities which have been constructed and are available for use.

*Expandable manufactured home.* A manufactured home with one or more room sections that fold, collapse, or telescope into the principal unit when being transported, and which can be expanded at the site to provide additional living area.

*Extensive business use* means the use of land and structures for trade and services which are of low to moderate employment intensity, deal in large or bulky goods and equipment requiring considerable indoor or outdoor space or large and specialized equipment for display, handling, storage, or service, and generate significant truck traffic, including: (a) Wholesale trade and warehousing of goods sold at retail (but not in hides, skins, raw furs, livestock, live poultry, or other odor-producing animal products); sales and storage of lumber, metal and wood fencing, ornamental-grill work, and building, electrical heating, plumbing, welding, and similar contractors and industrial supplies (including sale of sand and gravel but excluding sales of asphalt and concrete from batch plant or transit-mix plant); sales and tank storage of bulk fuel or motor oil, gasoline, heating, and illuminating gas, and the like (but not the refining or processing thereof), and sales and storage of coal; cold storage services, sale and service of physician/surgeon, barber/beauty and restaurant/hotel food service supplies and equipment; catering services, amusement and vending machines sales and service; uniform supply service; laundry plant (without individual patron service desk); manufacture, sale, and service of electric and neon signs and advertising structures; and monument sales (but not manufacture); (b) New and used motor vehicle (of three-fourths ton or less rated capacity) and small non-vehicular engines

and equipment sales, rental, and such service as repair, reconditioning, painting, body and fender work, upholstering and seat covering, and tire retreading and recapping; motor vehicle (of whatever size), mobile home, travel or other trailer, marine craft, and small aircraft, and small aircraft sales and rental (but not servicing as above) and exterminating, fumigating, septic tank pumping, furnace cleaning, well drilling and like services; (c) Sales and rental and maintenance (not involving heavy metal working) for motor vehicles of greater than three-fourths ton rated capacity and for large transportation, communications, utilities, industrial, commercial, agricultural, or contractors' equipment; (d) Sale, storage and sorting (but not disassembly or processing) of junk, waste, discarded or salvaged equipment, machinery, vehicles, or other non-putrescible materials

*Extractive industry* means the use of land and structures for the preparation, distribution, and processing of dust-producing mineral products such as gypsum, lime, abrasives, cement, fertilizer, plaster, crushed stone, monuments, sand, gravel, and soil.

*Exterior architectural appearance* includes architectural character, general composition and general arrangement of the exterior of a structure, including the kind, color and texture of the building material and type and character of all windows, doors, light fixtures, signs and appurtenant elements, visible from a street or public thoroughfare.

*Exterior insulation and finishing system (EIFS)* means the exterior finish for a building composed of polystyrene foam covered with a synthetic stucco; this type of stucco (in contrast to traditional, porous cement-based stucco) is waterproof and is sprayed on.

*Façade* means the exterior vertical surfaces of a building that comprise the front, side or rear wall.

*Factory-built home* - See "modular home"

*Fall zone* means the maximum area (the furthest distance from the tower base) in which a telecommunications facility will collapse in the event of a failure, usually less than the total height of the structure. This zone must be defined by a professional civil or structural engineer licensed in the state.

*Family day care home*, where permitted as an accessory use, means a home in which care is given by a family member and no others during the day only for one and not more than six children, including the day care parents' own children.

*Family personal care home* - See "personal care home".

*Farm* means any tract or real property which is principally used to raise, harvest or store crops, feed, breed, or manage livestock or to produce plants, trees, fowl or animals useful to man, including the preparation of the products raised thereon for man's use and disposed of by marketing or other means.

*Farmers Market* is a market conducted outdoors or in an unenclosed structure where retail sales and demonstration of community supported agricultural products, including fruit, produce, ornamental crops, eggs and other agricultural products, and homemade value added products, including baked goods, jam and jellies, pickles and relish, dried fruits, syrup and honey, are permitted.

*FCC* means the Federal Communications Commission, or its duly designated and authorized successor agency.

*Feather banner* means a banner mounted on a pole, such as the examples shown to the right. Such signs may be wind activated (see “animated sign”) or rigidly mounted in a stationary position.



Examples of Feather Banners

*Federal manufactured home construction and safety standards* means regulations promulgated by the department of housing and urban development (HUD) governing the design and construction, strength and durability, transportability, fire resistance, energy efficiency, and quality of manufactured housing. These standards also set performance requirements for heating, plumbing, air conditions, thermal, and electrical systems.

*Feed lot* is an open or closed compound, where livestock is fed, graded, bought, sold, or maintained for transfer.

*Fence* is a structure, other than a building, which is a barrier used as a boundary or means of protection or confinement.

*Festoons* are strings of light bulbs or other lighted devices, and strings of ribbons, tinsel, pennants, streamers, pinwheels or other similar devices designed to move in the wind.

*Fill* means a deposit of soil, rock, or other material placed by man.

*Finished grade* means the final elevation and contour of the ground after cutting or filling and conforming to the proposed design.

*Fire station* is a building which houses fire apparatus and fire department personnel.

*Firing range, commercial or club; pistol, rifle or skeet range* means a facility or use which is located out-of-doors and operated either commercially or as a club for the purpose of discharging a rifle, pistol, or shotgun and which includes the following activities: construction of more than two (2) fixed or moving targets and the conduct of scheduled events involving firing by more than four (4) persons in the same general area. Legal hunting of wildlife, military or governmental activities, and occasional events such as “turkey shoots” operated on a temporary basis for fund-raising purposed by nonprofit and eleemosynary and organizations such as volunteer fire departments and civic organizations are not included in this definition. Indoor firing ranges are not included in this definition. Also see shooting range definitions

*Fitness, gym, or athletic club*

*Flag* means any fabric, banner, or bunting containing distinctive colors, patterns, or symbols, used as a symbol of a government, political subdivision, or other entity.

*Flag* means a sign made of paper, woven natural or synthetic fabric, thin plastic or similar lightweight pliable material that is normally displayed by flying from a pole as a wind-activated device, and is used as a symbol or emblem of a particular country, governmental entity, organization or institution.

*Flashing sign* means a sign, the illumination of which is not kept constant in intensity at all times when in use, and which exhibits marked changes in lighting effects. Flashing signs are considered animated signs.

*Flea market* is an occasional or periodic market, with goods offered for sale to the general public by individual sellers from open-air or semi-enclosed facilities or temporary structures. Other terms that may be used to describe this use include: swap meet or open-air market

*Flood or flooding* means a general and temporary condition of partial or complete inundation of normally dry land areas.

*Flood hazard area* is an area of the county within a floodplain subject to the 100-year flood and so designated by the Flood Insurance Rate Map, as amended from time to time. *The area within* a flood plain is subject to a one percent or greater chance of flooding in any year, and may be designated as a flood hazard area on a community's flood hazard map or otherwise legally designated.

*Flood hazard boundary map (FHBM)* means an official map issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard are defined.

*Flood insurance rate map (FIRM)* means an official map on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones.

*Flood insurance study* is the official report provided by the Federal Emergency Management Agency. The report contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

*Floodplain area* means any land area susceptible to being inundated by water from any source.

*Flood proofing* means structural additions, changes, or adjustments to structures subject to flooding which will reduce or eliminate flood damages of water and sewer facilities, structures, and contents of buildings.

*Flood-resistant material* means any building material capable of withstanding direct and prolonged contact (minimum 72 hours) with floodwaters without sustaining damage which requires more than low-cost cosmetic repair.

*Floodway* means the channel of a river or other watercourse and the adjacent land area that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

*Floodway fringe* is all that land in a floodplain not lying within a delineated floodway. Land within a floodway fringe is subject to inundation by relatively low velocity flows and shallow water depths.

*Floor* means the top surface of an enclosed area in a building (including basement), i.e., top of slab in concrete slab construction or top of wood flooring in wood frame construction. The term does not include floor of a garage used solely for parking vehicles.

*Floor area* is the area of all floors of buildings or structures.

*Floor, ground* is the floor of a building that is nearest the surrounding surface of the ground.



*Floor area, gross* is the sum of the total horizontal areas of the several floors of all buildings on a lot, measured from the exterior faces of walls. It does not include unenclosed porches, or attics not used for human occupancy, or any floor spaces in accessory buildings or in the main building intended and designed for the parking of motor vehicles in order to meet the parking requirements of the Development Code, or any such floor space intended and designed for heating and ventilation equipment.

*Floor area, heated* is the gross floor area of all spaces within a dwelling or dwelling unit that are heated by mechanical means, measured to the inside surfaces of exterior walls, excluding: porches, balconies, attics, unfinished basements, garages, patios, and decks.

*Floor area, net* is the actual occupied area not including unoccupied accessory areas such as corridors, stairways, ramps, toilet rooms, mechanical rooms, and closets.

*Floor area ratio* is the ratio of permitted floor area to the gross land area of the lot.

*Floor area, single family dwelling* is the gross horizontal area of all floors of a one-family residential structure, excluding carports, unfinished basements, attics, and open porches.

*Fluorescent color* means a color that is intense, brilliantly colored and apparently giving off light, such as day glow (day-glo) colors.

*Food truck* is defined as a fully enclosed vehicle equipped with facilities for preparing, cooking and selling various food products and operating at an approved fixed location as an extension of a retail food establishment. A food truck must be permitted by the South Carolina Department of Health and Environmental Control (SCDHEC) in order to operate.

*Freeboard* is a factor of safety usually expressed in feet above a flood level for purposes of flood plain management. "Freeboard" tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

*Freestanding sign* means a sign which is attached to or part of a completely self-supporting structure, other than a building. The supporting structure shall be permanently and firmly set in or below the ground surface and be wholly independent of a building or any other structure, whether portable or stationary, for support. The term "freestanding sign" includes but is not limited to the following:

- a. *Stanchion sign*. A sign that is mounted on one or more freestanding stanchions or columns such that the sign body is elevated above the ground by such supporting stanchions or columns, and such supporting stanchions or columns are each less than 10% of the width of the sign body.
- b. *Column sign*. A sign that is mounted on one or more freestanding stanchions or columns such that the sign body is elevated above the ground by such supporting stanchions or columns, and such supporting stanchions or columns are each 10% of the width of the sign body or more.
- c. *Monument sign*. A freestanding sign in which the entire bottom of the base of the sign structure is in contact with the ground, providing a solid and continuous background for the sign from the ground to the top of the sign structure; the base of which is as wide as or wider than the total width of the sign body plus any supporting columns.
- d. *Hybrid monument sign*. A freestanding sign in which the entire bottom of the base of the sign structure is in contact with the ground, but a solid and continuous background for the sign from the ground to the top of the sign structure is not provided; the base of



which is as wide as or wider than the total width of the sign body plus any supporting columns.

*Fringe or drip-flap* is the portion of a canopy awning that hangs from the edge of the horizontal or angled top of the awning.

*Frontage* is that side of a lot abutting on a street or road and ordinarily regarded as the front of the lot. For the purposes of determining yard requirements on corner lots, all sides of a lot adjacent to streets shall be considered frontage, and yards shall be provided as indicated under lots in this (definitions) section.

*Frontage* means the distance for which property abuts one side of a street, road or highway, or other public way measured along the dividing line between the property and such road, or highway, or other public way.

*Frontage, building* means the area in square feet of the front exterior wall of a specific establishment.

*Frontage line* is the shorter building lot line which coincides to the right of way of the street or square. In the case of a building line abutting upon only one street, the frontage line is the line parallel to and common with the edge of sidewalk. In the case of a corner lot, the part of the building lot having the narrowest frontage on any street shall be considered the frontage line.

*Gambling industries* are establishments primarily engaged in operating gambling facilities, such as casinos, bingo halls and video-gaming terminals, or in the provision of gambling services, such as lotteries and off-track betting.

*Garage, private.* (As defined by the standard building code.)

*Garage, public.* (As defined by the standard building code.)

*Gas station* is a structure that is specialized for selling gasoline with storage tanks, often underground or hidden. They may have bays for car washes. This does not include a "truck stop" as defined in this Article.

*General business* means the use of land or structures for sales and services which deal in goods transportable by land or passenger automobile, cater to a local resident clientele and involve: (1) Sales and services not involving vehicular drive-in, and of frequent and regular use to local residents; (2) Offices of medical services not involving resident human or animal patients; (3) Offices of business services, but excluding on-site stock storage, sales, or rental or retail goods, and the warehousing, maintenance, rental, sales, and storage of vehicles and equipment.

*Glass curtain wall* is an external non load-bearing wall that is suspended on the face of a building like a curtain.

*Golf course* is a tract of land laid out for at least nine holes for playing the game of golf that may include a clubhouse, snack bars, pro shop, and practice facilities. A golf course may comprise dining facilities and other recreational facilities that are known as country clubs. These establishments often provide food and beverage services, equipment rental services, and golf instruction services. This definition does not include the terms "driving range" or "miniature golf" as defined in this Article.

*Grade* is the lowest point of elevation of the finished surface of the ground, paving or sidewalk within the area between the building and the property line

*Gradient terrace* is an earthen embankment or ridge and channel system which reduces damage from erosion by collecting and redistributing surface runoff to stable outlets at slower speeds and by increasing the distance of overland runoff flow.

*Grading* means any displacement of soil by stripping, excavating, filling, stockpiling, or any combination thereof, and shall include the land in its excavated or filled state.

*Grading permit* means a certificate issued to perform work pursuant to an approved erosion and sediment control and stormwater management plan prepared under the provisions of this chapter.

*Grandfathered use* - See "Non-conforming use."

*Grand tree* is an oak, pine, magnolia, or other trees over 24 inches DBH or a dogwood, rosebud, or other smaller tree over eight inches DBH.

*Grass-lined channel* means a natural or constructed channel that is shaped or graded to required dimensions and established with suitable vegetation for stable conveyance of runoff.

*Greenhouse* - See "Plant nursery."

*Greenspace* means a permanently protected area(s) of a site that may be preserved in a natural state. This definition may include, but is not limited to, wetlands, river buffer zones, woodlands, wildlife corridors, pastures, meadows, and similar natural property. See also "Open space."

*Greenway* is a linear area maintained as open space which links open spaces, parks, neighborhoods, and commercial destinations, provides recreational opportunities, and provides transportation options, and which provides linkages between these facilities and their users.

*Grocery store* is an establishment that primarily sells a general line of food products for off-premises preparation and consumption. These establishments include meat and seafood markets, delicatessen- type establishments, establishments retailing baked goods (not for immediate consumption and made off-premises); and specialty food stores.

*Gross density* is the total number of dwelling units subject to an application for development approval, divided by the total land area, expressed in number of acres that are the subject of the application.

*Gross floor area (GFA)* means the sum of the floor area for each of a building's stories measured from the exterior limits of the faces of the structure, including basement floor area. It does not include unenclosed porches or any floor space in an accessory building or in the principal building, which is designed for parking of motor vehicles.

*Ground anchor* is any device at the manufactured house stand designed to secure a manufactured house to the ground.

*Ground clearance* means the distance in vertical feet from the ground, sidewalk or other surface to the lowest point of the sign face or sign structure, whichever is lower.

*Ground cover* means low growing, spreading plants, other than turf grass, such as but not limited to ivy, liriopse, juniper, mondo grass or sedge.

*Ground cover* is a permanent covering, either vegetative, such as grass, or of a permeable nature, such as pine needles, or of a permeable man-made material, such as porous stone, to ensure soil stabilization, plant root protection, and water absorption

*Ground elevation* is the original elevation of the ground surface prior to cutting or filling

*Group quarters* means the use of land and structures for human occupancy involving group occupancy predominantly by unrelated individuals in rooming houses and boardinghouses, membership and religious group lodging houses, residence halls, or dormitories; residence hotels, motels, and tourist courts; or retirement, rest, or nursing home, orphanage, or nursery or day-care center.

*Guy or guy wire* means a cable used to support or stabilize a freestanding pole or structure, such as a lattice telecommunications or citizen's band antenna, utility pole or traffic signal stanchion.

*Hardscape* is a hard-surfaced area improved in lieu of landscaping. Such areas include specially treated or textured concrete designed as a plaza, courtyard or building entrance and contain pedestrian-sensitive amenities such as benches, drinking fountains or other design features integrated into the overall design of a building or portion of the site.

*Hardship, unique and undue* is a condition resulting from the strict applications of these regulations to land which possesses unique shapes, sizes, geological and/or topographical characteristics. For the purpose of this chapter, the term "hardship" does not indicate or recognize a condition of personal or economic disadvantage, but one of reasonable application of land-use regulations. Financial consideration alone shall not constitute justification for the granting of a variance.

*Hard surface* is a ground surface covered with cobblestones, clay-fired bricks, concrete precast paver units (including, but not limited to, grasscrete) or other decorative ingredient that creates an impervious or semi-impervious surface. A graded natural surface or one covered with rolled stone or loose gravel is not considered a hard surface.

*Hazard to Air Navigation* is an obstruction determined to have a substantial adverse effect on the safe and efficient utilization of the navigable airspace.

*Hazardous materials* are any substance identified on the List of Extremely Hazardous Substances of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), 40 CFR Part 355 – Appendix A, as amended, which are present in an amount or amounts above the Threshold Planning Quantity, as specified in said Appendix A to Part 355.

*Hazardous waste* means materials or substances which are not biodegradable and which, due to such fact, pose a threat to living organisms through chemical contamination of the ecosystem. Materials and substances considered to be hazardous waste are those contained within the listing published by the U.S. Environmental Protection Agency, as amended, under the provisions of the Toxic Substances Control Act of 1976. A further listing of such materials is found in Regulation No. 61-79.1 et seq. (especially subsection 61-79.261.3) of the South Carolina Department of Health and Environmental Control (DHEC), appended to the 1976 Code of Laws of South Carolina, as amended.

*Hazardous waste facility* is any property or facility that is intended or used for storage, treatment or disposal of hazardous waste, including but limited to: chemical manufacturing plants; fertilizer deposit areas (pile or piles covering an area in excess of one acre); a use that involves the ponding or pooling of liquid industrial use or liquid chemicals which, in their mixed or unmixed state are suspected or proven to cause danger to human health; or, a use that includes the burying of solid or liquid chemicals which, in their mixed or unmixed state, are suspected or proven to cause danger to human health. This definition does not include service stations where liquids are used as motor fuels and are stored and dispensed from fixed equipment into the fuel tanks of motor vehicles; oil change businesses which service the changing of oil on automobiles, motorcycles and other motor vehicles; automotive mechanic shops; automotive body shops; automotive garages; provided that such excepted facilities use the tract of land upon which such businesses are located exclusively for the excepted uses or uses incidental thereto (such as convenience stores, food markets, facilities for the sale and service of tires, facilities for the sale and service of batteries and accessories and the sale of gifts and other crafts).

*Health and human services* are medical and non-medical establishments that provide health care and social assistance and that are bound to the regulations and oversight of local, state, and federal health and human services departments. Medical establishments provide health care services outside of a hospital, such as: ambulatory or outpatient care services; clinical offices for physicians, dentists, chiropractors, optometrists, etc.; outpatient care centers or clinics; medical and diagnostic laboratories; and, blood and organ banks. Non-medical establishments provide social assistance and associated services, such as: social assistance, welfare, and charitable services; child and youth services (non-day care), community food services, emergency and relief services, elderly and persons with disabilities services (outside of home); other family services such as hotline centers, suicide crisis centers, and self-help organizations; veterans affairs; and vocational rehabilitation. The definition of "health and human services" excludes "pain management clinics" and "drug addiction treatment centers" as defined by this Ordinance.

*Health authority* means the county health department and/or the state department of health and environmental control or their authorized representatives.

*Health authority* means the county health department and/or the state department of health and environmental control or their authorized representatives.

*Height* means (a) the vertical distance of a structure or vegetation or the vertical distance between the mean elevation at the finished grade along the front of the structure to the highest point of the structure, including towers, or (b) in the case of buildings to the highest point of a flat or mansard roof or to the mean height between eaves and ridge for a pitched roof, or (c) the vertical height of signs or vegetation, or (d) when referring to a tower or other structure, the distance measured from the pre-existing grade level to the highest point on the tower or structure, even if said highest point is an antenna or lightning protection device.

*Height, building* is the vertical distance to the highest point of the roof for flat roofs; to the deck of a mansard roof; or to the average height between eaves and the ridge for gable, hip, or gambrel roofs. Building height is measured from the curb level if the building is not more than 10 feet from the front lot line or from the average elevation of the finished grade surrounding the structure in all other cases

*Height of sign* means the vertical distance in feet from the ground, sidewalk or other surface to the highest point of the sign face or sign structure, whichever is higher.

*Heliport* is a place used exclusively for the landing and takeoff of helicopters, together with appurtenant buildings and facilities. The heliport accommodates helicopters used by individuals, corporations and helicopter air tax services. Also known as a general aviation heliport

*Highway specifications* means the "South Carolina Department of Transportation Standard Specifications for Highway Construction," latest edition (or current revision).

*Historic district* is an area related by visual continuity or character that helps give it a unique historical identity. May be designated by local, state, or federal government and given official status and protection.

*Historic impact area* means the entire area designated by ordinance as a historic district as well as a buffer area 750 feet in depth completely surrounding such historic district as measured from the district's exterior boundary.

*Historic structure* is a structure that is (a) listed in the National Register of Historic Places maintained by the U.S. Department of Interior or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register; (b) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district; (c) individually listed on a state inventory of historic places and determined as eligible by states with historic preservation programs which have been approved by the Secretary of the Interior; or (d) Individually listed on a local inventory of historic places and determined as eligible by communities with historic preservation programs that have been certified by an approved state program as determined by the Secretary of the Interior, or directly by the Secretary of the Interior in states without approved programs.

*Holiday or seasonal event* means a day established as a legal holiday by federal, state or local law; a nationally recognized holiday such as Halloween or Mother's Day; a nationally recognized calendar season such as Fall or Spring; a religious day or term of days such as Easter, Yom Kippur or Christmas, or Lent, Ramadan or Hanukah.

*Home occupation* means any occupation within a dwelling, including a hobby, and clearly incidental to the dwelling, carried on by a member of the family residing on the premises.

*Horse stable* A building for shelter and feeding of horses that is located no closer than [one hundred] feet from any residential property line. Review to determine desired distance.

*Hospital* is a facility to provide care or treatment for the medical, psychiatric, obstetrical, or surgical treatment of care recipients who are incapable of self-preservation.

*Hospital authority* is the governing body for the Edgefield County Hospital.

*Hotel* is a building with common entrance, consisting of individual sleeping quarters for rental to transients, and in which no provision is made for cooking in the lodging room. A "residential hotel" is a hotel typically providing for longer term stays and which may allow in-room cooking.

*Household* is an individual living alone or a group of individuals living together in a single dwelling unit, sharing common use of and access to all living and eating areas, bathrooms, and food preparation areas, who mutually combine their efforts and share responsibilities for domestic chores such as child rearing, cleaning and cooking in a permanent and long-term relationship.

*Household pet or pets* are animals that are customarily kept for personal use or enjoyment within the home. Household pets shall include but not be limited to domestic dogs, domestic cats, domestic tropical birds, tropical fish and rodents.

*HUD* is the United States Department of Housing and Urban Development.

*HUD code* is the regulations promulgated by the United States Department of Housing and Urban Development pursuant to the 42 U.S.C. Sec. 5401, the National Manufactured Home Construction and Safety Standards Act.

*Illegal discharge* is Any direct or indirect non-stormwater discharge to the storm drain system, except as exempted in Chapter 5 of this Ordinance.

*Illuminated sign* means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light, whether or not the source of light is directly affixed as part of the sign, and shall also include signs with reflectors that depend upon sunlight or automobile headlights for an image.

- a. *Illuminated sign, direct* means a sign illuminated by an internal light source.
- b. *Illuminated sign, indirect* means a sign illuminated by an external light source directed primarily toward such sign.

*Incidental sign* means a sign of no more than two square feet that serves the purpose of guiding safe traffic movements onto, from or on property, and without which there is an increased risk of incompatible traffic movements or obstructions. Examples of incidental signs include but are not limited to, "Stop," "No Parking," "Entrance," "Loading Zone" and other similar traffic related directives.

*Impact area* is the area within which a proposed development is presumed to create a demand for public services and facilities is evaluated for compliance with this Chapter. The "Impact Area" is that area in which the capacity of Public Facilities will be aggregated and compared to the demand created by existing development, committed development and the proposed development.

*Impervious cover* is a surface composed of any material that significantly impedes or prevents the natural infiltration of water into soil. Impervious surfaces include, but are not limited to, rooftops, buildings, decks, patios, swimming pools, streets and roads, and any concrete or asphalt surface

*Impervious surface* is a material that prevents absorption of storm water into the ground.

*Impervious surface ratio* is a measure of the intensity of land use. It is determined by dividing the total area of all impervious surfaces within the site by the total site area.

*Improvement* means any manmade immovable item that becomes part of, placed upon, or is affixed to real estate.

*Incinerator* is a device intended or used for the reduction or destruction of solid, liquid or gaseous waste by burning. Includes the term "garbage or trash incinerator."

*Increased cost of compliance (ICC)* applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The National Flood Insurance Program shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with state or community floodplain management laws or

ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

*Individual subsurface disposal system* is a system which will treat and dispose of domestic sewage from a single house or residence without creating a nuisance or a potential health hazard. The term is synonymous with the term "septic tank".

*Indoor* is an activity that occurs exclusively within an area surrounded on all sides by roofs and walls.

*Indoor games or recreation facility*

*Industrial park* is a tract of land that is planned, developed, and operated as an integrated facility for a number of individual industrial uses, with consideration to transportation facilities (rail and highway), circulation, parking, utility needs, aesthetics, and compatibility.

*Industrial solid waste* is solid waste that results from industrial processes including, but not limited to, factories and treatment plants.

*Industrial stormwater permit* is a national pollutant discharge elimination system (NPDES) permit issued to an industry or group of industries which regulates the pollutant levels associated with industrial stormwater discharges or specifies on-site pollution control strategies.

*Industry, heavy* is a use engaged in the basic processing and manufacturing of products predominately from extracted or raw materials

*Industry, light* is a use engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products, but excluding basic industrial processing.

*Infiltration* is the process of percolating stormwater runoff into the subsoil.

*Inflatable sign* means a sign that is either expanded to its full dimensions or supported by gasses contained in the sign, or sign parts, at a pressure greater than the atmospheric pressure.

*Inspection and maintenance agreement* is a written agreement providing for the long-term inspection and maintenance of stormwater management facilities and practices on a site or with respect to a land development project which, when properly recorded in the deed records, constitutes a restriction on the title to a site or other land involved in a land development project.

*Inspector/manufactured home inspector/code enforcement officer* means a person so designated by the county administrator or the Edgefield County council to execute the provisions of this chapter.

*Install* is defined for the purposes of manufactured home installations as the actions and activities to construct a foundation system and to place or erect a manufactured home on such foundation system. Such term includes, without limitation, supporting, blocking, leveling, securing, or anchoring such manufactured home and connecting multiple or expandable sections of such manufactured home.

*Interceptor, dike* is a diagonal channel constructed across a road that diverts surface water off the road and into a stable drain way.

*Interceptor swale* is a shallow trough dug into the land on contour (horizontally with no slope) to divert runoff from the top of slopes that are susceptible to erosion.

*Intermittent stream* is flowing water from a headwater that flows into a well-defined channel during wet seasons of the year but not for the entire year.

*International Building Code or IBC* means the current International Building Code as published by the International Codes Council

*Iridescent color* means a color which varies in color when seen at different angles; having a play of lustrous rainbow-like colors; pearlescent.

*ISO rating* identifies the fire protection capabilities of fire service providers in accordance with the Insurance Services Office (ISO), Fire Suppression Rating Schedule (June 1980) or a later replacement as adopted by Edgefield County Council, which document is hereby incorporated by this reference.

*Joint use parking* is A parking facility shared by two or more uses, or a parking facility that is shared by one or more uses and a unit of general purpose government or a public agency.

*Junk* means any materials consisting of waste, discards or salvage matter which is bought, sold, exchanged, stored, baled, packed, or disassembled for profit, trade or hire. Junk may include, but not be limited to, abandoned barrels or drums, dismantled or inoperable industrial or commercial equipment, machinery, or vehicles (not including acm machinery), and the following old, scrap, or used items: metal, rope, rags, batteries, paper, cardboard, plastic, rubber, pallets, appliances, motors, industrial or commercial fixtures, rubbish, debris, and wrecked, dismantled or disabled motor vehicles or parts thereof. The term shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous materials.

*Junkyard or salvage yard* means any premises, whether residential, industrial, commercial or other nature, where salvage or junk as defined herein is found and has been permitted to remain outside a completely enclosed building with the consent of the owner, lessee, or person(s) responsible for maintenance of such premises.

*Kennel* is an establishment in which dogs or domesticated animals are housed, groomed, bred, neutered, boarded, trained, and/or sold for a fee or compensation or adopted.

*Kennel, private* is any building designed or arranged for the care of dogs and cats belonging to the owner of the principal use, kept for purposes of show, hunting or as pets.

*Kiosk* means a freestanding sign structure, often cylindrical in shape, intended to be viewed from all sides and erected for the purpose of posting signs, notices or other public announcements. Kiosks that are composed of flat faces are treated as multi-faced signs.

*Labor, Licensing, and Regulations (or LLR) Department*, means the Department of Labor, Licensing and Regulation for the State of South Carolina.

*Laboratory or specialized industrial facility* is a laboratory or unique and specialized light industrial structure Testing laboratories perform physical, chemical, and other analytical testing services, such as acoustics or vibration testing, assaying, biological testing (except medical and veterinary), calibration testing, electrical and electronic testing, geotechnical testing, mechanical testing, nondestructive testing, or thermal testing.



*Land* means any ground, soil, or earth, including marshes, swamps, drainageways, and areas not permanently covered by water.

*Land-based classification standards (LBCS)* refers to the document entitled published by American Planning Association and entitled "Land-Based Classification Standards LBCS Tables," dated April 1, 2001, which document is hereby incorporated by reference.

*Land development* means the changing of land characteristics through redevelopment, construction, subdivision into parcels, apartment complexes, commercial parks, shopping centers, condominium complexes, industrial parks, mobile home parks, and similar developments for sale, lease, or any combination of owner and rental characteristics.

*Land disturbance* means any activity involving clearing, grading, transporting, filling, or any other activity which causes land to be exposed to the danger of erosion, or which might create an alteration in the natural drainageway

*Land disturbing activity* is any grading, scraping, excavating or filling of land; clearing of vegetation; and any construction, rebuilding or alteration of a structure or any activity which may result in soil erosion from and the movement of sediments into waters or onto lands within the City, including, but not limited to, clearing, dredging, grading, excavating, transporting and filling of land. Land-disturbing activity shall not include activities such as ordinary maintenance and landscaping operations, individual home gardens, yard and grounds upkeep, repairs, additions or minor modifications to a single-family residence, agricultural practices and the cutting of firewood for personal use.

*Land use ordinances* means those ordinances that address the development of land and may include, but are not limited to, zoning, subdivision, road construction and dedication, mobile home, advertising and agricultural site ordinances.

*Landfill* means a disposal facility or part of a facility where solid waste is placed in or on land, and which is not a land treatment facility, a surface impoundment, or an injection well.

*Landfill, construction and demolition debris* is a facility that is used solely for the disposal of wastes resulting from construction, remodeling, repair and demolition of structures, road building, and land clearing. The wastes include, but are not limited to bricks, concrete, and other masonry materials, soil, rock, lumber, road spoils, paving material, and tree and brush stumps. Solid waste from agricultural or silvicultural operations is not included.

*Landfill, industrial solid waste* is an area of land or an excavation that receives industrial solid wastes. Industrial Solid Waste Landfills are classified based on results obtained from a TCLP (toxicity characteristic leaching procedure) test.

*Landfill, inert* is a landfill which receives construction and demolition debris, land clearing debris, and yard trash.

*Landfill, land-clearing debris* is an area of land or excavation that receives solid waste generated solely from land-clearing activities. Solid waste from agricultural or silvicultural operations is not included in the types of waste allowed in this type of landfill.

*Landfill, sanitary* is a land-disposal site employing an engineered method of disposing of solid waste on land in a manner that minimizes environmental hazards and meets the design and operation requirements of DHEC.

*Landfill, solid waste* is any sanitary landfill or landfill unit, publicly- or privately-owned, that receives household waste.

*Landowner* means an owner of a legal or equitable interest in real property including heirs, devisees, successors and assigns, and personal legal representatives of the owner. It may include a person holding a valid option to purchase real property pursuant to a contract with the owner to act as his representative for purposes of submitting a proposed development plan.

*Landscape architect* is a landscape architect properly registered and licensed to work in South Carolina by the State Board of Licensing Examiners.

*Landscape materials* means any combination of living plant materials, nonliving materials (such as rocks, pebbles, wood chips, mulch and pavers) and decorative features such as sculpture, patterned walks, fountains, and pools. This definition includes synthetic landscaping materials that are visually indistinguishable from natural materials.

*Landscaped area* is an area that is permanently devoted to and maintained for the growing of shrubbery, grass and other plant material.

*Landscaping area* means a type of open space permanently devoted to and maintained for the growing of shrubbery, grass, and other plants and decorative features to the land.

*Landscaping* means a type of open space permanently devoted and maintained for the growing of shrubbery, grass, other plants and decorative features to the land.

*Land surveyor* is any person registered to practice professional land surveying by the South Carolina Board of Engineering Examiners.

*Lawful use* is a use which complies with all federal, state and county laws, ordinances, regulations and statutes as interpreted by the appellate courts.

*Leased sign* means an agreement by which a property owner conveys, usually for a specified rent, to other persons, permission to erect and maintain a sign upon their property.

*LED sign* means any sign or portion thereof that uses light emitting diode technology or other similar semiconductor technology to produce an illuminated image, picture, or message of any kind whether the image, picture, or message is moving or stationary. This type of sign includes any sign that uses LED technology of any kind, whether conventional (using discrete LEDs), surface mounted (otherwise known as individually mounted LEDs), transmissive, organic light emitting diodes (OLED), light emitted polymer (LEP), organic electro polymer (OEL), or any other similar technology. For the purpose of this chapter, LED signs are not considered changeable copy signs.

*Light industry* means the use of land and structures for manufacturing limited to predominantly indoor industrial activities involving only moderate quantities and sizes of production materials and finished products and involving those operations only which generate no significant particulate or gaseous emissions which could create harmful or unpleasant effects outside the immediate area of activity, including operations such as assembly, binding, bottling, ceramic firing, compounding, engraving, fabricating, freezing, optical goods, grinding, packaging, printing, physical processing, research, storage, or testing but not involving large mills or machines for grinding, stamping, punching, or pressing metals or sawing of lumber or kilns fired by other than gas or electricity from previous manufactured components or previously prepared materials; and the like.

*Limited Registration* means a renewable registration issued to a non-certified building code enforcement officer, employed by a local jurisdiction on the effective date of the act.

*Limited lodging* means residential premises providing no more than eight (8) rooms for short-term letting and food services before noon only.

*Limited office* are residential premises used for business or professional services, employing no more than two (2) full time employees, one (1) of whom must be the owner.

*Limited storage* is an area used for storage and intended to be limited to incidental items which can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled.

*Lintel* is a beam supporting the weight above a door or window opening.

*Livestock* are chickens, turkeys, cattle, hogs, horses, mink, rabbits, sheep, goats or any other domestic animal used for human consumption.

*Live-work unit* is a building in which offices, studios or other commercial uses are located on the first floor and a dwelling unit is located above the first floor.

*Loading area, off-street* is space logically and conveniently located for pickups and deliveries off public right-of-way, scaled to delivery vehicles, expected to be used, and accessible to such vehicles.

*Local street* is a street designed and used primarily for access to lots within a subdivision or neighborhood. Streets which are not classified as arterial streets, collector streets or subcollector streets shall be classified as Local Streets.

*Local governing body* means the county council or any county body authorized by county ordinance and the South Carolina Code of Laws 1976, as amended, to make land use and land development determinations concerning the unincorporated areas of the county.

*Lot* means a unit of land as defined in a single deed recorded in the Superior Court Deed Records of Edgefield County, South Carolina. The description as specified in each recorded deed shall constitute a lot for the purpose of this chapter. Provided further, that two or more adjoining lots in common ownership and which are physically unified by the existence of a common structure or development located thereon shall constitute and be considered as one lot for the purpose of this chapter. The terms "lot", "lot of record", "property", or "tract", when used in this ordinance are interchangeable.

*Lot area* means the area contained within the boundary line of the lot.

*Lot, corner* means a lot which abuts on two or more streets, or roads or both, at their intersection, or upon a curved street, provided that the two sides of the lot, or the tangent to the curve of the street line at its starting points at or within the sidelines of the lot, intersect to form an interior angle of not more than 135 degrees.

*Lot, corner,* means a lot located at the intersection of two or more streets.

*Lot coverage* is an area determined by dividing the area of a lot which is occupied or covered by the total horizontal projected surface of all buildings, including covered porches and accessory buildings, by the gross area of that lot.

*Lot depth* means the horizontal distance between front and rear lot lines.

*Lot, developed* is a developed lot or parcel is one which contains fifty thousand dollars (\$50,000) in commercial, industrial or business improvements, according to records in the County Tax Assessor's office or receipt of a valid Building Permit in such amount.

*Lot, double frontage* is a lot having a frontage on two (2) non-intersecting roads, as distinguished from a corner lot.

*Lot, flag* is a lot which may have less road frontage than is normally required in a zoning district; however, minimum road-frontage width of flag lots may not be less than 30 feet. The "flagpole" portion of the lot is used as an access corridor for the greater, buildable area of the lot located behind lots having normally required street frontage.

*Lot frontage* is the length of the front lot line measured at the street right-of-way line

*Lot, interior*, means a lot, other than a corner lot, which has frontage on only one street other than an alley.

*Lot line* means a line bounding a lot which divides one lot from another or from a street or any other public or private space or street.

*Lot line, front* is the lot line on an interior lot abutting a street; or, on a corner lot, the shorter lot line abutting a street; or on a through lot, the lot line abutting the street providing the primary access to the lot; or on a flag lot, the interior lot line most parallel to and nearest the street from which access is obtained.

*Lot line, rear* is a lot line opposite and most distant from the front lot line and, in the case of an irregular, triangular, or gore-shaped lot, may be a line at least ten feet in length that is parallel to and at the maximum distance from the front lot line.

*Lot line, side* is a lot line that is not a front or rear lot line

*Lot of record* means a lot, the boundaries of which are filed as legal record.

*Lot, reverse frontage* - See the definition of Lot, Through or Double-frontage.

*lot, substandard* is a lot or parcel of land that has less than the required minimum area, depth or width as established by the zone in which it is located. Generally, such lot or parcel was of record as a legally created lot on the effective date of this Chapter codified in this title.

*Lot, through* means a lot other than a corner lot having frontage on more than one street.

*Lot, through or double frontage*, means a lot which has frontage on more than one street.

*Lot width* means the horizontal distance between the side lines of a lot measured at right angles to its depth along a straight line parallel to the front lot line at the minimum required building setback line.

*Lowest adjacent grade (LAG)* is the elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls

*Lowest floor* is the lowest floor of the lowest enclosed area (including basement). Any unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor, provided that such an enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this Chapter.

*Main* is the principal artery in a system of continuous piping to which branches may be connected.

*Maintenance guarantee* is a security provided in the form of a written guarantee supported by a letter of credit endorsed and accepted by the city for the maintenance of any improvements required by this Chapter.

***Major subdivision***, Updated definition pending

*Manhole* means an inspection chamber whose dimensions allow easy entry and exit and working room for a person inside.

*Mansard sign*, see under "building sign".

*Manufactured home* means a structure, transportable in one or more sections, built on a permanent chassis, bearing a label which certifies that it is manufactured to meet the requirements of HUD standards. The structure is eight body feet or more in width or 40 body feet or more in length in the traveling mode, or when erected on site is 320 or more square feet in livable floor area and designed to be used as a dwelling with or without a permanent foundation when connected to the required utilities including the plumbing, heating, air conditioning, and electrical systems contained in it. This definition excludes travel trailers, recreational vehicles and mobile homes.

*Manufactured Home, Double-wide.* A manufactured home consisting of two sections combined horizontally at the site, while still retaining their individual chassis.

*Manufactured Home, Expandable.* A manufactured home with one or more room sections that fold, collapse, or telescope into the principal unit when being transported, and which can be expanded at the site to provide additional living area.

*Manufactured home park* means any parcel of land being used for the purpose of supplying parking space for two or more manufactured homes, and which may include buildings, structures, vehicles, or enclosures used or intended for use as part of such manufactured home park. Land subdivided and subsequently sold for the purpose of siting manufactured homes is not considered a manufactured home park under this chapter.

*Manufactured home park space* means a plot of ground within a manufactured home park designed for the accommodation of one unit.

*Manufactured home permit* means a required permit which must be obtained from the permitting authority prior to siting for the first time or moving from one property to another a manufactured home in the county as outlined in this Ordinance.

*Manufactured house*, see "manufactured home"

*Map, comprehensive plan* means the official comprehensive plan map of Edgefield County

*Map or zoning map* means the official zoning map of Edgefield County

*Market-based incentives* mean incentives that encourage private developers to meet the governing authority's goals as developed in this chapter. Incentives may include, but are not limited to: (a) density bonuses, allowing developers to build at a density higher than residential zones typically permit, and greater density bonuses, allowing developers to build at a density higher than residential affordable units in development, or allowing developers to purchase density by paying into a local housing trust fund; (b) relaxed zoning regulations including, but not limited to, minimum lot area requirements, limitations of multifamily dwellings, minimum setbacks, yard requirements, variances, reduced parking requirements, and modified street standards; (c) reduced or waived fees including those fees levied on new development projects where affordable housing is addressed, reimburse permit fees to builder upon certification that dwelling unit is affordable and waive up to one hundred percent of sewer/water tap-in fees for affordable housing units; (d) fast-track permitting including, but not limited to, streamlining the permitting process for new development projects and expediting affordable housing developments to help reduce cost and time delays; (e) design flexibility allowing for greater design flexibility, creating preapproved design standards to allow for quick and easy approval, and promoting infill development, mixed use and accessory dwellings.

*Marquee* means a roofed structure attached to and supported by a building and projecting over public or private sidewalks or rights-of-way.

*Maximum density* is the total number of dwelling units authorized by an application. Maximum density does not include accessory dwelling units.

*Mean sea level* is the average height of the sea for all stages of the tide. It is used as a reference for establishing varying elevations within the flood plain. For purposes of this Chapter, the term is synonymous with the National Geodetic Vertical Datum (NGVD).

*Median* is that portion of a divided highway separating lanes of traffic proceeding in opposite directions.

*Mining* means any industry based on extracting rock, sand, gravel, soil, or minerals from the earth, or the act or process of digging, excavating or tunneling for the purposes or removing some natural material.

*Mini warehouse* is a building or group of buildings in a controlled-access and fenced compound that contains individual compartmentalized and controlled-access stalls or lockers for the dead storage of customer's goods or wares.

***Minor subdivision***, updated definition pending

*Miscellaneous building sign* means a building sign (as defined herein), other than a principal building sign, a temporary event sign or an incidental sign, commonly found on the wall of a nonresidential use property.

*Miscellaneous freestanding sign* means a freestanding sign, other than a freestanding principal sign, temporary event sign or incidental sign, commonly found on multi-family and nonresidential use properties located at entrance and exit driveways, drive-through windows, internal driving lanes, parking lots, designated handicap parking spaces, etc.

*Mixed occupancy* means any building that is used for two or more occupancies classified by different occupancy use groups.

*Mixed occupancy building* is any building that is used for two or more occupancies classified by different occupancy-use groups.

*Mixed-use building* is a building that contains mixed commercial and residential uses where commercial use are located primarily on the first floor, with dwelling units occupying the second floors or above.

*Mobile billboard sign* means an off-site advertising sign mounted on a vehicle or trailer that can become part of traffic flow or be parked at specific locations. Neither vehicles or trailers which advertise the company of their primary use nor campaign signs are considered mobile billboards.

*Mobile home* is a transportable, factory-built home, designed to be used as a year-round residential dwelling and built prior to the enactment of the Federal Manufactured Housing Construction and Safety Standards Act of 1974, which became effective June 15, 1976.

*Modular building unit* or *modular structure* means any building of closed construction, regardless of type of construction or occupancy classification, other than a mobile or manufactured home, constructed off-site in accordance with the applicable codes, and transported to the point of use for installation or erection when meeting the requirements of the Modular Building's Construction Act (S.C. Code 1976, § 23-43-10), the building unit or structure may be located in any zoning district.

*Monument sign*, see under "freestanding sign".

*Motel* An establishment with guest rooms or suites that are directly accessed from an exterior walkway and are rented to the general public for transient lodging. A motel may or may not have kitchen facilities. They may also offer food services, recreational services, convention hosting services, laundry services, etc. and may provide accessory guest facilities such as swimming pools, tennis courts, indoor athletic facilities, accessory retail uses, etc.

*Motor vehicle* is any vehicle which is self-propelled, except trackless trolleys, which are classified as streetcars.

*Mountable curb* is a low curb with a flat slope designed to be crossed easily without discomfort.

*Moving lane* is any traffic lane where traffic movement is the primary if not sole function (Compare with Parking Lane).

*Mulch* is a layer of wood chips, dry leaves, straw, hay, plastic or other materials placed on the surface of the soil around plants to retain moisture, prevent weeds from growing, hold the soil in place or aid plant growth.

*Multifamily* - See "Multi-family dwelling" under "Dwelling."

*Multi lane divided highway* means a highway consisting of four or more lanes with two or more lanes each in opposing directions separated by a grassed or barrier median.

*National Geodetic Vertical Datum (NGVD)* is a vertical control used as a reference for establishing varying elevation within the flood plain. As corrected in 1929, elevation reference points set by National Geodetic Survey are based on mean sea level.

*Native tree* is a tree that is of a species that are native to the Central Savannah or Piedmont area of South Carolina

*Natural open space* is any parcel or area of identified open space that is defined as a conservation area, Natural Area or Greenbelt Open Space Area as provided for in the Chapter. Natural open space is left in a natural state. Any modifications to natural open space are minimal and are limited to removal of debris; selective clearing of understory plant material to provide views; removal of dead, dying, or exotic vegetation; construction of trails; and the installation of passive recreation amenities including benches and viewing areas. Natural open space required by this Chapter or provided as an element of a development may be dedicated to the County.

*Neighboring property (or properties)* are properties adjacent to or nearby the property which is the subject of regulation, rezoning, variance or other similar zoning action.

*Net density* is the number of residential units in a project or on a site excluding designated open space, parks, lakes, streets, alleys and other areas where development is not permitted by this Chapter, local ordinances, or by state or federal law.

*New construction* is a structure for which the start of construction commenced after [date of adoption of LMO]. The term also includes any subsequent improvements to such structure.

*Node* is the terminus or intersection of two or more streets, including the head or bulb of a cul-de-sac or the terminus of a close.

*Nonconformity* means any lot of record, use, building, structure or vegetation in existence prior to the effective date of this chapter, but which fails, by reason of such adoption, revision or amendment, to conform to the present requirements of the chapter.

*Nonconforming building (or structure)* is any building or structure including sign that does not meet the prescribed dimensional and design standards for lots, buildings and structures located in base zoning districts, special zoning districts, overlay zoning districts and signs provided for in this Chapter for the district in which such building or structure is located.

*Nonconforming, legally* are lots, structures, buildings, signs, site improvements, activities, and uses of land or structures, and characteristics of uses within districts established by this Chapter which were lawful before the effective date of this Chapter was enacted, amended or otherwise made applicable to such lots, structures, activities and uses of land or structures, but which now do not conform to the regulations of the district in which they are located. These lots, structures, buildings, signs, site improvements, activities and uses of land or structures are defined as legally nonconforming.

*Nonconforming lot* is a lot of record whose area, frontage, width or other dimensions, or location were lawful prior to the adoption or amendment of the Land Management Ordinance, and which, by reason of such adoption or amendment, no longer meets or exceeds one or more such requirements of the applicable zoning district.

*Nonconforming sign* means a sign, legally existing at the time of erection, but which does not conform to the provisions of this chapter.

*Nonconforming site* is any previously improved site that does not meet the prescribed parking, landscaping, buffer, drainage or other site design and improvement standards contained in this Chapter for lots, buildings and structures located in base zoning districts, special zoning districts and overlay zoning districts provided for in this Chapter for the district in which such building or structure is located.

*Nonconforming structure or building* is a structure or building, the size, dimensions, or location of which lawfully existed prior to the adoption, revision, or amendment to the land management ordinance, but that fails by reason of such adoption, revision, or amendment to conform to the present requirements of the land management ordinance.

*Nonconforming use* means any use of a building or land which was legal at the time of inception but which does not conform to this Code for the zoning district in which it is situated.

*Nonconforming use is* a use or activity which lawfully existed prior to the adoption, revision, or amendment of the zoning ordinance, but which fails by reason of such adoption, revision or amendment to conform to the use district in which it is located.

*Nonessential housing regulatory requirement* mean those development standards and procedures that are determined by the local governing body to be not essential within a specific priority investment zone to protect the public health, safety, or welfare and that may otherwise make a proposed housing development economically infeasible. Nonessential housing regulatory requirements may include, but are not limited to: (a) standards or requirements for minimum lot size, building size, building setbacks, spacing between buildings, impervious surfaces, open space, landscaping, buffering, reforestation, road width, pavements, parking, sidewalks, paved paths, culverts and storm water drainage, and sizing of water and sewer lines that are excessive; and (b) application and review procedures that require or result in extensive submittals and lengthy review periods.

*Non-point source pollution* means

*Nonresidential use* means a principal use of land for other than residential purposes, i.e., commercial, industrial, and institutional.

*Non-stormwater discharge* is any discharge to the storm drain system that is not composed entirely of stormwater.



*North American Vertical Datum (NAVD)* is Vertical control, as corrected in 1988, used as the reference datum on Flood Insurance Rate Maps.

*Nuisance* is an act or omission which annoys, injures or endangers the comfort, health, safety, or repose of others, or in any way renders other persons insecure in life or the use of property.

*Nursing home* is any facility that primarily provides skilled nursing care and related services to residents who require medical or nursing care; rehabilitation services to the injured, disabled, or sick; or on a regular basis, health care and services to individuals who because of their mental or physical condition require care and services (above the level of room and board) which is available to them only through these facilities, and is not primarily for the care and treatment of mental diseases. Establishments are required to be licensed by the State of South Carolina. Also known as a "rest home".

*Occupancy* is to reside in as owner or tenant on a permanent or temporary basis.

*Office* is a building or portion of a building wherein services are performed involving predominately administrative, professional or clerical operations.

*Offsite traffic* is vehicular traffic which is specifically associated with approved developments inside the study area, but which are not included in the traffic counts used to establish the Background Traffic.

*Offstreet parking space* means an area, not in a street or alley, permanently reserved for the temporary storage of one automobile and connected with a street or alley by a driveway which provides ingress and egress.

*On-street parking space* is a parking space that is located on a dedicated street right of way.

*Open space* means unoccupied land between the building or buildings that is landscaped or kept in its natural state. Open space may include any parcel or area of land or water set aside, dedicated, designated, or reserved for public or private use and enjoyment of owners and occupants of land adjoining or neighboring such open space

*Open space ratio* A measure of the intensity of land use. It is arrived at by dividing the total amount of open space within the site by the total site area.

*Open storage* means any accessory storage in the open air and outside of a principal or main building or structure on the lot, including the storage of equipment, goods, raw or processed materials, junk or merchandise outside of any building or structure.

*Operator* is any person who has charge, care, or control of premises or a part thereof, whether with or without the knowledge and consent of the owner, or any person, individually or jointly, entitled to possession regardless of whether the premises are actually occupied or not.

*Outdoor activity use* means the use of land and structures for passive or active outdoor activities characterized by neither inherently hazardous types nor significantly high levels of emissions, including: (a) Kennels, pet boarding, schooling, or hospitalization, horseback riding stables; (b) Cemeteries, mausoleums, memorial gardens; (c) Golf and country club, golf course, golf driving range; (d) Playground, playfield, swimming pool, tennis courts, archery course, miniature golf, trampoline or other novelty area; or (e) Arboretum, botanical garden, ornamental park, historical area, monument or sculpture.

*Outdoor amusement use* means the use of land and structures for outdoor activities characterized by significant levels of traffic, hazards, or emissions, including amusement park, amphitheater; auto, go-cart, or similar racetrack or drag; dog competition course; rifle or other gun firing range.

*Outdoor advertising display* is a structure which advertises, attracts attention to or directs persons to a business activity located on premises other than the premises where the structure is erected. Nationally advertised products or services shall not be deemed to be located on or carried on at the premises of a local retail outlet or branch office.

*Outdoor recreational sports facility* provides various outdoor sports for fitness or recreational sports teams, clubs or individual activities, where the facilities are oriented more toward participants than spectators, such as: athletic/sports fields (baseball, football, softball, soccer, track and field, etc.); skateboard parks, swimming pools, and court sports (basketball, handball, squash, tennis, volleyball, racquetball, etc.) This definition does not include the terms "animal racetracks/event arenas" or "shooting ranges."

*Outfall* is the location where stormwater in a discernible, confined and discrete conveyance, leaves a facility or site or, if there is a receiving water on site, becomes a point source discharging into that receiving water.

*Outparcel* means a piece of property that is part of a development such as a shopping center but is on a separate piece of dedicated land within the development.

*Overbank flood protection* are measures taken to prevent an increase in the frequency and magnitude of out-of-bank flooding (i.e., flow events that exceed the capacity of the channel and enter the floodplain), and that are intended to protect downstream properties from flooding for the two-year through 25-year frequency storm events.

*Overlay* is a geographic area designated on the Official Zoning Map or by reference where certain regulations of this Ordinance apply in addition to the underlying zoning district regulations.

*Owner* means the owner or owners in fee simple of the property to be developed as a road or their duly authorized representative, or the holder or holders of the title in fee simple and every mortgagee of record.

*Owner of publicly-owned property* means the governmental entity that owns fee simple title to the property.

*Parcel* means a land area bounded by property lines that is recognized as such by the county assessor's office. Also see "Lot"

*Parged block* is concrete block with a coat of plaster.

*Park facility* is a park located in the County owned or operated by Edgefield County or by an incorporated jurisdiction.

*Parking bay* means two parallel or near parallel rows of off-street parking spaces. The two rows may be separated and served by a drive aisle or may be separated by a landscape strip or pavement marking and served by two separate parallel drive aisles.

*Parking lane* is a lane usually located on the sides of streets, designed to provide on-street parking for vehicular traffic.

*Parking lot* is an area not within a building where motor vehicles and bicycles may be stored for the purposes of temporary, daily or overnight off-street parking.

*Parking structure* is a parking garage located above or underground consistent of two or more levels.

*Parties in interest* shall mean all individuals, associations, corporations and others who have interests of record in a dwelling and any who are in possession thereof.

*Patio Home*, see "Dwelling, zero lot line".

*Passageway* is a connector providing access exclusively to pedestrians and located between buildings. Passageways provide shortcuts through blocks, or connect rear-parking areas with street frontages.

*Paved surface* is a ground surface covered with poured cement, asphalt, pavers or other impervious surface. A graded natural surface or one covered with rolled stone or loose gravel is not a paved surface.

*Pedestrian space* is an area or plaza which is directly accessible to pedestrians and which includes two or more of the following features covering the entire area or disbursed throughout the space: Hardscaped areas, lawn areas with trees and seating; awnings or other weather protection; water features incorporating or with nearby, seating areas, public art or kiosks; outdoor eating areas with seating and street-side vendor carts or standings selling flowers, food or other small consumer goods.

*Pedestrian way* is any paved public or private travel route intended for pedestrian use; whether shared with other transportation modes such as bicycle/pedestrian access way or intended solely for pedestrian use.

*Pediment* is a wide, low-pitched gable lying over a façade. A pediment may crown subordinate features such as doorways, niches or windows.

*Pen, livestock* is an enclosure for domestic animals or an area of property specifically partitioned or fenced for use by a domestic animal. A fenced yard is not considered a pen.

*Pennant* means a lightweight plastic, fabric or similar material designed to move in the wind; pennants are often suspended from a rope, wire, or string in series. The term "pennant" shall not include a "banner" or a "flag" as defined herein.

*Percolation or "perc" test* is a test designed to determine the ability of the ground to absorb water, and used to determine the suitability of a soil for drainage or the use of septic systems.

*Perennial river* is a river or section of a river that flows continuously throughout the year.

*Perennial stream* is a stream that flows in a well-defined channel throughout most of the year under normal climatic conditions.

*Performance guarantee* is a security in the form of a written guarantee supported by letter of credit, endorsed and accepted by the city to ensure that all improvements, facilities or work required, as shown on an approved final site plan or subdivision plan (preliminary plat), and completed within the time prescribed by the applicant's agreement with the County. (See also Maintenance Guarantee)

*Performance theater* - See "Theater, performance."

*Permanent open space* is a parcel, lot or tract identified on a recorded plat or by deed designation as intended to provide natural area preserves or environmental, scenic or recreational benefits to an adjacent development. Such a parcel, lot or tract may, at the discretion of the applicant, be considered a part of an abutting lot for purposes of lot counted in this process.

*Permeable pavement* is a pavement system with traditional strength characteristics, but which allows rainfall to percolate through it rather than running off. A permeable pavement system uses either porous asphalt, pervious concrete or pavers interlaid in a bond pattern and either pinned or interlocked in place. Porous asphalt consists of an open graded course aggregate held together by asphalt with sufficient interconnected voids to provide a high rate of permeability. Pervious concrete is a discontinuous mixture of Portland cement, coarse aggregate, admixtures and water which allow for passage of runoff and air. Examples of permeable pavement systems include Grasspave2®, Gravelpave2®, Turfstone® and UNI Eco-stone®. (See Watershed Management Institute, Inc. and U.S. Environmental Protection Agency, Office of Water, Operation, Maintenance & Management of Stormwater Management (Aug. 1997), at 2-32; Booth & Leavitt, Field Evaluation of Permeable Pavement Systems for Improved Stormwater Management, 65 J. Am. Planning Assn 314 (Summer 1999), at 314-325.

*Permit* is the authorization necessary to conduct a land-disturbing or land development activity under the provisions of this Ordinance.

*Permittee* means the person who secures a permit from the county to erect, install, attach or paint a sign.

*Permitted use*

*Permitting authority* means the county tax assessor's office, the county planning commission, the county building department, and any other agency so appointed by the county administrator or the county council.

*Permitting authority* means the county tax assessor's office, the county planning commission, the county building department, and any other agency so appointed by the county administrator or the county council.

*Person* means any individual, partnership, firm, association, joint venture, trust, estate, commission, board, utility, cooperative interstate body, public or private corporation, public or private institution, or any other legal body.

*Personal care home* Any dwelling, whether operated for profit or not, which undertakes through its ownership or management to provide or arrange for the provision of housing, food service, and one or more personal services for two or more ambulatory adults who are not related to the owner or administrator by blood or marriage and who are not mentally ill persons posing a danger to others. Establishments are required to be licensed by the State.

*Personal care services* are the care of persons who do not require medical care, but does include responsibility for the safety of persons while inside the building or area of service.

*Pet or pet supply store* is an establishment that sells pets, pet foods, and other pet supplies. This definition. These establishments do not include the sales of animals for farming purposes.

*Personal (noncommercial) speech* means the expression of an idea, opinion or message that does not direct or attract attention to a business operated for profit; or to a product, commodity or service for sale, trade, barter, swap or lease; or to any other commercial interest or activity.

*Phase or phased* are sub-parts or segments of construction projects where the sub-part or segment is constructed and stabilized prior to completing construction activities on the entire construction site.

*Phased development plan* means a development plan submitted by a landowner to a local governing body that indicates accurately the type, density, and intensity of uses proposed for a specific property, or properties, and which is to be developed in stages. For approval determination purposes, each stage of a phased development plan shall be treated as a site-specific development plan.

*Pier* is a vertical supporting structure, such as a section of a wall located between two (2) openings or supporting the end of an arch or a lintel.

*Pilaster* is a shallow rectangular feature projecting from a wall, having a capital and a base and serving the same function as a column.

*Pipe slope drain* is a method to reduce the risk of erosion by discharging concentrated runoff from the top to the bottom of slopes. Pipe slope drains may be temporary or permanent depending on installation and material used.

*Place of worship* is a building or portion of a building intended for the performance of religious services, including churches, synagogues, temples, mosques or other facilities where persons regularly assemble for religious worship, but not including a residence or place of business also used for religious purposes.

*Plan, sketch* is an informal plan not necessarily to exact scale, indicating the existing features of a tract proposed for subdivision, as well as its surroundings, and including a general layout of the proposed development.

*Planned capacity* is the capacity provided in the year listed for project completion by capital improvements as planned in the CIP.

*Planned capital improvement* is a capital improvement which does not presently exist, but which is included within the Capital Improvements Program.

*Planned center* means a single office, medical, commercial, or industrial property that is in common or condominium ownership and is designed or intended for occupancy by two or more principal businesses that are separately owned. A planned center may consist of a single building, such as a shopping center, or multiple buildings, such as an office condominium center.

*Planned Unit Development (PUD)* is a development of land under unified control and management that is planned and developed as a whole in a single development operation or programmed series of development phases pursuant to an approved General Development Plan and within a Planned Development zoning district. A Planned Development is a mixed-use development that includes housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments characterized by a unified site design for a mixed use development. The development may include streets, circulation ways, utilities, buildings, open spaces and other site features and improvements.

*Planning commission* means the county planning commission and its authorized representatives. *The duly designated Planning Commission of Edgefield County established in accordance with SC Code §6-29-350.*

*Planning director* is the Director of the Edgefield County Building & Planning Department or his designee or successors.

*Plant nursery* is an establishment that grows food crops of any kind under cover or grows nursery stock (including shrubbery, bulbs, fruit stock, and sod) and flowers. "Under cover" is generally defined as greenhouses, cold frames, cloth houses, and lath houses. The crops grown are removed at various stages of maturity and have annual and perennial life cycles. The nursery stock may include short rotation woody crops that have growth cycles of 10 years or less. This definition includes greenhouses.

*Plat* means a map or drawing upon which the developer's plan of a subdivision or land development is presented for approval.

*Plat, final*, means a plat describing a subdivision or other land development that has been recorded in the office of the registrar of mesne conveyance (RMC).

*Platted lot* is a lot designated on a plat which has been duly recorded in the **clerk of superior court's** office of Edgefield County, showing the division of land into lots, streets and areas, marked upon the earth, and represented on paper.

*Plaza* is a paved or hard-surfaced area reserved for pedestrians and surrounded on at least two sides by buildings.

*Pole sign* - See under "freestanding sign."

*Portable sign* means a sign, whether on its own trailer, wheels or otherwise, which was designed and manufactured so that it can be transported from one place to another, and sidewalk, sandwich and A-frame signs as further defined and regulated in this chapter. Portable signs include, but are not limited to, signs mounted upon a trailer, bench, wheeled carrier or other non-motorized mobile structure with or without wheels.

*Portal* is a building entryway at least twenty-four (24) feet in height and twelve (12) feet in width, and which contains decorative architectural treatments.

*Portico* is a porch with a roof supported by columns.

*Poultry production* is the breeding, hatching or raising of poultry for meat or egg production.

*Predevelopment* Refers to the time period, or the conditions that exist, on a site prior to the commencement of a land development project and at the time that plans for the land development of a site are approved by the plan approving authority. Where phased development or plan approval occurs (preliminary grading, roads and utilities, etc.), the existing conditions at the time prior to the first item being approved or permitted shall establish predevelopment conditions.

*Preliminary plat* **Definition to be specifically determined to provide for 2-step major development project process**

*Premises* means a lot, plot, or parcel of land including the buildings or structures thereon, under control by the same owner or operator together with all adjacent land.

*Pre-owned manufactured home* - See under "Manufactured home."

*Principal building* is the building which houses the principal use of the parcel in which it is located. Parcels with multiple principal uses may have multiple principal buildings.

*Principal building* means the building in which is conducted the principal use of the parcel on which it is located. Parcels with multiple principal uses may have multiple principal buildings, but storage buildings, garages, and other clearly accessory uses shall not be considered principal buildings.

*Principal building setback line* - See "Setback, front, rear and side".

*Principal entry* is an entry into a building that faces or adjoins a sidewalk or a plaza, and that is open to customers, employees and other users of a building during normal business hours. A loading area does not constitute the "Principal Entry" for a building.

*Principal use* is the main use of land or structures, as distinguished from a secondary or accessory use.

*Private road* means any road that is not owned by a federal, state, county, or local municipality.

*Professional office* is a building or space within a building for office-type use, such as: finance and insurance establishments (including bank, credit union, or savings institution; credit and finance establishment; investment banking, securities, and brokerage establishment; insurance-related establishment; and, fund, trust, or other financial establishment); real estate and property management services; business, professional, scientific, and technical services (including legal services; accounting, tax, bookkeeping, payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services; research and development services; advertising, media and photography services); and, administrative services (including facilities support services; employment agency; business support services; collection agency; travel arrangement and reservation services; investigation and security services). This definition does not include "Services to buildings and dwellings."

*Professional soil conservationist* means a person who has successfully completed a four-year course of study in an accredited college or university leading to a bachelor of science degree with major study in soil conservation or a closely related natural resource or agricultural field such as agronomy, wildlife biology, agricultural education, or agricultural engineering, with a minimum of 30 semester hours (or the equivalent) in natural resources or agricultural subjects, including the equivalent of three semester hours in soils; and three years experience in the planning and application of erosion and sediment control practices; the experience having been obtained under the supervision of another professional soil conservationist.

*Project* is a land development project; the entire proposed development project regardless of the size of the area of land to be disturbed.

*Projecting sign* - See under "building sign".

*Property or real property* means all property that is subject to the land use and land development ordinances or regulations.

*Property owner* is the person(s) at the date of the application whose name appears on the county tax records as an owner of the property in question.

*Proposed development*

*Protected river* is any perennial river or watercourse with an average annual flow of at least four hundred (400) cubic feet per second as determined by appropriate USGS documents.

*Private club* is an establishment engaged in promoting the interests of its members, who are affiliated with a nationally chartered organization, either service, athletic or charitable; usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws. Establishments may operate bars and restaurants for their members as an incidental use in accordance with the requirements of the Edgefield County Code of Ordinances.

Public facilities are streets, police facilities, fire protection facilities, community parks, water facilities, sewer facilities, storm drainage facilities and greenways.



*Public officer* shall mean the officer or officers who are authorized by ordinances adopted hereunder to exercise the powers prescribed by such ordinances.

*Public road* means any road this is owned by a federal, state, county, or local municipality.

*Publicly owned property* means all real property within the county limits owned by any federal, state, county, municipal, or other publicly created entity.

*Quad-plex* is a building containing four dwelling units, and each unit has two open-space exposures and shares one or two walls with adjoining unit or units.

*Quadrangle map* is the most recently published USGS 7.5 minute topographic map prepared at a scale of 1:24,000.

*Railroad facility* is a railroad switching facility, a railroad shed or other support structure(s).

*Recessed entryway* is a recess or niche located on the front facade of a building and which leads to a principal entry. A recessed entryway is unenclosed on the side adjoining the sidewalk, plaza or public right of way, enclosed on the opposite side with a wall containing a doorway, and enclosed on the other sides.

*Recharge area* is any portion of the earth's surface, where water infiltrates into the ground to replenish an aquifer.

*Recorded plat* is a plat recorded in the office of the clerk of the superior court [insert proper officer] of Edgefield County.

*Recreational facility* is any park, recreation or recreational structure owned or operated by Edgefield County or owned by municipal jurisdictional but located in the unincorporated area of the County.

*Recreational vehicle (RV)* is a vehicle which is (a) built on a single chassis, (b) 400 square feet or less when measured at the largest horizontal projection, (c) designed to be self-propelled or permanently towable by a light duty truck, or (d) designed primarily for use as a temporary living quarters for recreational, camping, travel or seasonal use.

*Recreational vehicle (RV) park* is any parcel or tract of land under the control of any person, organization, or governmental entity where two or more recreational vehicle sites are offered for use by the public or members of an organization for overnight stay.

*Recreational vehicle (RV) site* is a specific area within a recreational vehicle park that is set aside for one recreational vehicle.

*Redevelopment* is a land development project on a previously developed site, but excludes ordinary maintenance activities, remodeling of existing buildings, resurfacing of paved areas, and exterior changes or improvements which do not materially increase or concentrate stormwater runoff, or cause additional non-point source pollution.

*Registered engineer or registered professional engineer* means an engineer currently licensed to practice under the laws of the State of South Carolina pursuant to S.C. Code 1976, title 40, ch. 22.

*Registered land surveyor* means a person who is registered by the state as a Tier B Land Surveyor pursuant to S.C. Code 1976, title 40, Ch. 22.

*Registered landscape architect* means a person who is registered by the state pursuant to S.C. Code 1976, title 40, Ch. 28.

*Regulatory flood* is a flood event having a one percent (1%) chance of occurring in a given year, although the flood may occur in any year, i.e., the 100-year flood.



*Religious land use* is a church, synagogue, parish house, Sunday school building, convent and/or a similar use and their customary uses including child care on the premises during worship services.

*Reserve strips* means a strip of land not less than one foot in width deeded for the purpose of regulating access to any road or to a partially dedicated or dead-end road.

*Residential district* is any of the following zoning districts: RL, RS, or RV.

*Residential Inspector* means a person who performs onsite building, plumbing, electrical and mechanical inspections on one or two family dwellings, multifamily dwellings three stories or structures of light frame construction and not exceeding five thousand (5,000) square feet in total area.

*Residential assisted living facility or residential care facility* is a facility which offers room (regardless of whether leased or owned by the occupant or any other person), board, and a limited degree of personal assistance on a long-term basis for two or more persons, 18 years old or older, unrelated to the operator, but excluding any facility which offers or represents to the public that it offers such services primarily to or specifically for the mentally ill, mentally disabled, or drug or alcohol addicted or provides or purports to provide specific procedures or processes for those diseases or conditions. Personal assistance as used herein shall be interpreted and applied using the applicable provisions in South Carolina Code Annotated Regulation 61-84, or any successor provisions thereto, as guidelines.

*Residential subdivision* means the division of a tract or parcel of land into two or more lots, building sites, or other divisions for the immediate or future purpose of single-family residential development.

*Residential zoning district or residential district* is one of the following zoning districts: RL, RS, or RV.

*Restaurant* is any establishment, whether open to the public or operated as a private club, including drive ins, whose primary business is serving meals prepared on the premises for consumption on the premises. Any defined portion of the restaurant where alcoholic beverages, including beer and wine, are served but the purchase of food is optional shall be clearly subordinate to the main dining area, where the purchase of food is expected and required by the operator.

*Retail, convenience* is a store or part thereof in which foods, wares, merchandise, substances, articles, or other items are offered or kept for sale directly to the public at retail. The term "retail establishment" includes restaurants and department stores.

*Retail establishment* A store or part thereof in which foods, wares, merchandise, substances, articles, or other items are offered or kept for sale directly to the public at retail. The term "retail establishment" includes restaurants and department stores.

*Retail, primary* is an establishments selling commodities in small quantities to a consumer, usually low bulk comparison items which are normally found in department stores and stores selling general merchandise, variety merchandise, shoes, millinery, clothing, jewelry, etc.

*Retail, secondary* are retail establishments selling primary one-stop shopping items usually high bulk and very often more expensive items than those found in a primary retail establishments, including stores selling appliances, radio, television, floor coverings, furniture, etc.

*Retention basin* is a pond, pool, or basin, used for the permanent storage of water runoff.

*Rezoning* shall mean the same as "Zoning change"

*Right-of-way (ROW)* means a strip of land acquired by reservation, dedication, prescription, or condemnation and intended for a purpose such as ingress/egress or utility location.

*Right of way line* is the dividing line between a lot, tract or parcel of land and a contiguous road right-of- way.

*Riparian buffer or riparian corridor* is the area of land adjacent to and generally parallel to a stream or the edge of a body of water. It is 25 feet in width on both sides of the stream measured from the stream banks and around all bodies of water as measured from the highwater mark. It includes the stream banks. Typically, riparian buffer areas are forested.

*Riverbank* is the rising ground, bordering a river, which serves to confine the water to the natural channel during the normal course of flow.

*River corridor* is all land, inclusive of islands, in areas of the Savannah River and being within one hundred (100) feet horizontally on both sides of the river as measured from the riverbanks. The one hundred (100) foot buffer shall be measured horizontally from the uppermost part of the riverbank, usually marked by a break in slope. Although not within the measured one hundred (100) foot wide buffer, the area between the top of the bank and the edge of the river shall be treated in the same manner as the river corridor. Because stream channels move due to natural processes such as meandering, riverbank erosion, and jumping of channels, the river corridor may shift with time.

*Road, street, or thoroughfare* is the full width between property lines bounding every public way of whatever nature, with a part thereof to be used for vehicular traffic.

*Road, private* is an accessway open to vehicular ingress and egress established as a separate tract for the benefit of certain, adjacent properties. This definition shall not apply to driveways.

*Road, public* is all public property reserved or dedicated for street traffic.

*Roadway design manual* means the roadway design manual as published by the South Carolina State Highway Department in Volumes I and II.

*Roadway drainage structure* is a device such as a bridge, culvert, or ditch, composed of a virtually non- erodible material such as concrete, steel, plastic, or other such material that conveys water under a roadway by intercepting the flow on one side of a traveled roadway consisting of one or more defined lanes, with or without shoulder areas, and carrying water to a release point on the other side.

*Roadway surveyor* means a land surveyor currently registered to practice under the laws of the State of South Carolina.

*Roof* is the outside top covering of a building.

*Roofline* is the top of a flat roof or the ridge of a gable, hip, or gambrel roof.

*Roof sign* - see under "building signs".

*Rooming house* - See "Boarding house"

*Runoff* means that portion of the precipitation on the land which reaches the stormwater management system.

*Rural district* is one of the following zoning districts: RA, RC, or RE.

*Salvage* is any materials consisting of waste matter, discarded matter or salvage matter which is bought, sold, exchanged, stored, baled, packaged or disassembled for profit, trade or hire. The term shall also mean any vehicle without current license tags which is (1) damaged so as not to comply with state or federal safety regulations, or (2) incapable of self-propulsion, or (3) partially dismantled; if such vehicle is retained on the premises for more than (30) days unless scheduled for repair as evidenced by a repair order not more than (6) months old. The term shall also mean, but not be limited to, old or scrap copper, brass, aluminum, rope, rags, paper, trash, tire carcasses, rubber debris, old vehicle parts, non-working major appliances, and other old ferrous or non-ferrous material. See also the definition of "junkyard or salvage yard."

*Salvage (or salvaged) vehicle* is any unlicensed and/or inoperative vehicle which is unused, dismantled, wrecked, or kept for spare parts or the re-sale of parts. This does not include used cars in operable condition, vehicles awaiting repair at a licensed repair business, or operable vehicles awaiting sale at a licensed dealer.

*Sanitary landfill* is a solid waste disposal site where waste is spread in layers, compacted, and covered with soil or other cover materials each day to minimize pest, aesthetic, disease, air pollution and water pollution problems

*Sawmill* is an establishment engaged in sawing dimension lumber, boards, beams, timbers, poles, ties, shingles, shakes, siding, and wood chips from logs or bolts. Sawmills may plane the rough lumber that they make with a planing machine to achieve smoothness and uniformity of size. Sawmills may include a woodyard.

*Satellite dish antenna* is a device to transmit and/or receive radio or electromagnetic waves between terrestrial and/or orbital based uses.

*SCDOT* is the South Carolina Department of Transportation.

*School* is a public school, a separate school, a university, a college or a private school authorized by the authority having jurisdiction and operated on a not-for-profit basis; includes a day nursery and residence building for staff and students, provided that such buildings are on the same lot as the place of instruction; excludes schools such as dance schools, karate schools, gymnastic schools, and similar commercial instructional or educational facilities.

*Screen* is a structure or planting consisting of fencing, berms, and/or evergreen trees or shrubs providing a continuous view obstruction within a site or property.

*Screening* means a type of buffer that is designed to block or obscure a particular element or use from view.

*Seasonal event* -See "holiday or seasonal event".

*Sediment* is solid material, both organic and inorganic, that is in suspension, is being transported, or has been moved from its site of origin by wind, water, ice, or gravity as a product of erosion.

*Sedimentation* means the process which operates at or near the surface of the ground to deposit soil, debris, and other materials either on other ground surfaces or in water channels.

*Seep berm* A linear sediment control constructed as an earthen berm perpendicular to the direction of runoff. A seep berm stores sediment and releases runoff at a low flow rate through pipe outlets spaced at equal intervals along the length of the berm.

*Sensitive natural area* is any area, as identified now or hereafter by the Department, which contains one or more of the following: (a) Habitat including nesting sites, occupied by rare or endangered species; (b) Rare or exemplary natural communities; (c) Wetlands, (d) Significant landforms, hydroforms or geological features; or (e) Other areas so designated by the Department, and which are sensitive or vulnerable to physical or biological alteration.

*Septic tank* is a watertight receptacle that receives the discharge of sewerage. *Also see "Individual Subsurface Disposal System."*

*Serial sign* means a sign which contains individual panels arranged vertically or horizontally, or both, in rows between two vertical supports, each panel utilized by a separate entity. Serial signs are designed to share signage among multiple tenants on a lot. Serial signs may be wall or freestanding signs. Freestanding signs shall have a minimum of two vertical supports.

*Service establishment* is a building or part thereof used for the provision of services, such as repair of motor vehicles; exhaust system replacement; repair of television and other electronic devices; appliance repairs; and similar facilities, including automotive service stations for the servicing and repairing of motor vehicles and for the sale of fuel, oils, accessories for motor vehicles, food, and refreshments.

*Service lane* is a public or private street primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street. (Also Alley)

*Setback* means the distance from the property line to the nearest plane of the applicable building, structure, or sign, measured perpendicularly to the property line.

*Setback, front*, means a setback extending the full width of the front of a lot in the area between the front (street) right of way (ROW) line or property line and the front building line.

*Setback, minimum* is the shortest distance allowed between a street line or lot line and any principal or accessory building on a lot. Minimum setback requirements for buildings are associated with the type of lot line from which the setback is taken; for instance, a "side yard setback" is measured from a side lot line.

*Setback, rear*, means a setback extending the full width of the lot in the area between the rear lot line and the rear building line.

*Setback, required*, means that part of a lot between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

*Setback, side*, means a setback extending the full length of the lot in the area between the side lot line and a side building line.

*Sexually oriented business* for purposes of this chapter, means and includes the following:

*Sexually oriented business (1) Adult arcade* means any place to which the public is permitted or invited wherein coin-operated or slug-operated or electronically, electrically, or mechanically controlled still or motion picture machines, projectors, or other image-producing devices are maintained to show images to five or fewer persons per machine at any one time, and where the images so displayed are distinguished or characterized by the depicting or describing of "specified sexual activities" or "specified anatomical areas."

*Sexually oriented business (2) Adult bookstore or adult video store* means a commercial establishment, which, as one of its principal business purposes, offers for sale or rental for any form of consideration any one or more of the following: (2.1) Books, magazines, periodicals or other printed matter, or photographs, films, motion pictures, videocassettes or video reproductions, slides or other visual representations which depict or describe "specified sexual activities" or "specified anatomical areas"; or (2.2) Instruments, devices, or paraphernalia, which are designed for use in connection with "specified sexual activities". A commercial establishment may have other principal business purposes that do not involve the offering for sale or rental of material depicting or describing "specified sexual activities" or "specified anatomical areas" and still be categorized as an adult bookstore or adult video store. Such other business purposes will not serve to exempt such commercial establishment from being categorized as an adult bookstore or adult video store so long as: one of its principal business purposes is the offering for sale or rental for consideration the specified materials which depict or describe "specified sexual activities" or "specified anatomical areas."

*Sexually oriented business (3) Adult cabaret* means a nightclub, bar, restaurant or similar commercial establishment, which regularly features: (3.1) Persons who appear in a state of nudity; (3.2) Live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities"; or (3.3) Films, motion pictures, videocassettes, slides, or other photographic reproductions, which are characterized by the description of "specified sexual activities" or "specified anatomical areas."

*Sexually oriented business (4) Adult motel* means a hotel, motel or similar commercial establishment which: (4.1) Offers accommodations to the public for any form of consideration; provides patrons with closed-circuit television transmissions, films, motion pictures, videocassettes, slides, or other photographic reproductions which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas"; and has a sign visible from the public right-of-way which advertises the availability of this adult type of photographic reproductions; (4.2) Offers a sleeping room for rent for a period of time that is less than ten hours; or (4.3) Allows a tenant or occupant of a sleeping room to sub rent the room for a period of time that is less than ten hours

*Sexually oriented business (5) Adult motion picture theater* means a commercial establishment where, for any form of consideration, films, motion pictures, videocassettes, slides or similar photographic reproductions are regularly shown which are characterized by the depiction or description of "specified sexual activities" or "specified anatomical areas."

*Sexually oriented business (6) Adult theater* means a theater, concert hall, auditorium or similar commercial establishment which regularly features persons who appear in a state of nudity or live performances which are characterized by the exposure of "specified anatomical areas" or by "specified sexual activities."

*Sexually oriented business (7) Sexual encounter center* means a business or commercial enterprise that, as one of its primary business purposes, offers for any form of consideration: (7.1) Physical contact in the form of wrestling or tumbling between persons of the opposite sex; or (7.2) Activities between male and female persons and/or persons of the same sex when one or more of the persons is in a state of nudity or seminude.

*Shared parking* is any parking space intended to be utilized for more than one (1) use occurring on a single lot or within a single building, where persons utilizing the space are unlikely to need the space at the same time of day.

*Sheriff* shall mean the Sheriff of Edgefield County

*Shooting range, indoor* is a totally enclosed facility that is designed to offer a controlled indoor sport shooting environment. Includes indoor gun ranges and indoor archery ranges.

*Shooting range, outdoor* is an outdoor facility that offers a controlled sport shooting environment and that provides protective natural or artificial barriers preventing bullets, shells, pellets or arrows from traveling to human occupied areas. Includes outdoor gun ranges and outdoor archery ranges.

*Shopping center* is a group of commercial establishments planned, constructed and managed as a total entity, with customer and employee parking provided on-site, provision for goods delivery separated from customer access, aesthetic considerations and protection from the elements, and landscaping and signage in accordance with an approved plan.

*Shoulder* is the graded part of the right of way that lies between the edge of the main pavement (main travel way) and the curb line.

*Shrub* is a woody plant, smaller than a tree, consisting of several small stems from the ground or small branches near the ground. A shrub may be deciduous or evergreen.

*Sidewalk* is a paved or surfaced area, paralleling and usually separated from a public or private street, used as a pedestrian walkway.

*Sign* means any object, device, display or structure, or part thereof, situated outdoors or indoors, which is used to advertise, identify, display, direct or attract attention to an object, person, institution, organization, business, product, service, event or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination or projected images. The term sign includes banners, posters, inflatable signs, tethered balloons and pennants. *Other signs to possibly define: banner, billboard, building, changeable copy sign, double-faced, electronic, freestanding, ground, illuminated, inflatable, LCD, LED. Multiple message, flag, pennant, pole or pylon, projecting, roofline, swinging, tri-vision. wall-face, yard sale, etc.).*



A frame sign

*Sign* means any structure, device, object, design or display that is used or intended to be used to attract the attention of or to convey information to the public, and that is placed in such a way, whether out of doors or inside or near a window, as to be in the view of the general public from the exterior of any building on the property.

*Sign, aggregate area* means the combined sign area of all sign faces of a particular category on a single parcel. For example, the aggregate sign area of all freestanding signs on a parcel is the sum total of the sign face areas of all freestanding signs on such parcel.

*Sign, abandoned* is a sign structure not containing a sign for 120 continuous days or a sign not in use for 120 continuous days, or a sign advertising a business no longer occupying the site on which the sign exists or to which it refers.

*Sign, animated* is any sign that uses movement or change of lighting to depict action or to create a special effect or scene. See the definition of "Sign, Changeable-Copy."

*Sign, animated* – see "animated sign".

*Sign, Awning, Canopy, or Marquee* means a sign that is mounted or painted on or attached to an awning, canopy or marquee.

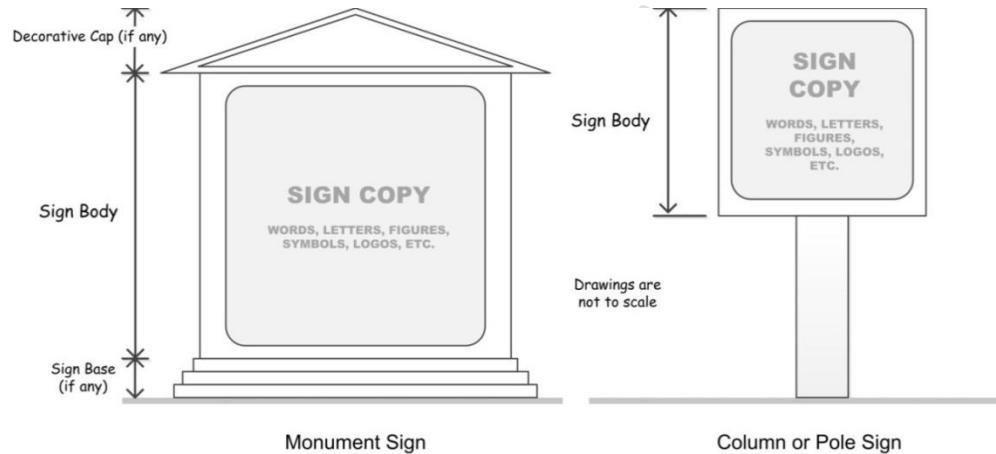
*Sign, banner* means a sign of fabric, thin plastic or similar lightweight material that is mounted to a pole or a building at one or more edges and is intended or displayed as

commercial speech. Flags displaying noncommercial speech shall not be considered to be banners.

*Sign, bench* is a sign located on any part of the surface of a bench or seat placed on or adjacent to a public right-of-way.

*Sign, billboard* means any monument sign erected on undeveloped property.

*Sign body* means that portion of a sign structure that is intended or designed primarily to support or display the sign face, exclusive of the sign's base or decorative cap, if any.



*Sign, building marker* - see under "building sign".

*Sign, canopy* - see under "building sign".

*Sign, changeable copy* means a type of animated sign that is capable of changing the position or format of word messages or other displays on the sign face or change the visible display of words, numbers, symbols and graphics by the use of a matrix of electric lamps, movable discs, movable panels, light apertures or other methods, provided these changes are actuated by either a control mechanism or manually on the face of the sign. Changeable copy signs include the following types:

- a. *Manually activated*: A sign whose alphabetic, pictographic, or symbolic informational content can be changed or altered by placing such letters or other message elements directly on the sign face by hand.
- b. *Electronic*: A sign whose alphabetic, pictographic, or symbolic informational content can be changed and is displayed electrically or electronically. See also "LED sign".

*Sign, changeable-face, copy, electronic message board* is a sign designated to allow the changing of letters, words, logos, or symbols through manual, electronic, or digital means only in a static manner without altering the face or surface of the sign, or creating movement or the appearance of movement upon the sign face or by any other structural component. A sign on which the message changes statically more than once every ten (10) seconds provided the message does not change through flashing, scrolling, or any type of animation shall be considered an animated sign and not a changeable-face/copy/electronic message board sign for purpose of this Chapter. See the definition of "Sign, Animated". Images displayed using electronic/digital technology must be static messages and the content shall not include animated, flashing, scrolling, or full-motion video elements. All digital business signs shall have a method for controlling the illumination intensity or brilliance of the sign so that it shall not cause glare or impair the vision of motorist. These signs shall not exceed a maximum illumination of 7500 nits (candelas per square meter) during daylight hours and a maximum illumination of 500 nits between dusk to dawn as measured from the sign face. This illumination can be regulated either by an automatic dimmer and photo cell sensor or through the use of computerized controls that accurately replicates these maximum illumination requirements.

*Sign, channeled letter* means signs that have their letters cut out of the sign face or raised above the sign face, described as:



- a. *Internally channeled letters*: Letters or other symbols cut into a sign face and located above a recessed background surface, often designed for the background surface to be illuminated by an artificial light source.
- b. *Reverse channeled letters*: Letters or other symbols raised above a background surface designed to be illuminated from behind and within the letters or symbols by an artificial light source.

*Sign copy* means the words, letters, figures, symbols, logos, fixtures, colors or other design elements that are used to convey the message, idea or intent for which a sign has been erected or placed.

*Sign, dilapidated/deteriorated* means a sign that is structurally unsound, has defective parts, or is in need of painting or other maintenance.

*Sign, directory* is a sign listing the tenants or occupants of a building or group of buildings and that may indicate their respective professions or business activities.

*Sign, double-faced* means a sign structure with two sign faces that are parallel (back-to-back) or that form an angle to one another of no more than 60 degrees, where each sign face is designed to be seen from a different direction and the two sign faces are separated from each other at their nearest point by no more than 12 inches. Sign faces or sign modules on a single sign structure that are separated by more than 12 inches are treated as separate signs.

*Sign face* means that portion of the surface of a sign structure where words, letters, figures, symbols, logos, fixtures, colors, or other design elements are or may be located in order to convey the message, idea, or intent for which the sign has been erected or placed. The sign face may be composed of two or more modules on the same surface that are separated or surrounded by portions of a sign structure not intended to contain any advertising message or idea and are purely structural or decorative in nature.

*Sign face* means the area or display surface of a sign used for the message.

*Sign, freestanding*, means any non-movable sign not affixed to a building.



*Sign, height* means the vertical distance from the ground to the highest point of the sign structure, as measured from the adjacent finished grade at the base of the sign.

*Sign, identification* is a sign giving the nature, logo, trademark, or other identifying symbol; address; or any combination of the name, symbol, and address of a building, business, development, or establishment on the premises where it is located.

*Sign, illuminated* means any sign or portion thereof which is illuminated by artificial light, either from an interior or exterior source, including outline, reflective or phosphorescent light, whether or not the source of light is directly affixed as part of the sign, and shall also include signs with reflectors that depend upon sunlight or automobile headlights for an image.

- a. *Direct or internal illumination*: A sign illuminated by an internal source.
- b. *Indirect or External Illumination*: A sign illuminated by an external light source directed primarily toward such sign.

*Sign, incidental* means a small sign, emblem or decal no larger than 1½ square feet in area. Such signs are normally located on doors, windows and gas pumps, or in parking lots or loading areas, may be freestanding or building signs, and are generally not readily visible or legible from public rights-of-way.

*Sign, incidental* is a sign not to exceed six (6) square feet in area, generally informational, that has a purpose secondary to the use of the zone lot on which it is located, such as "no parking", "entrance", "loading only", "telephone", and other similar directives. No sign with a commercial message legible from a position off the zone lot on which the sign is located shall be considered incidental.

*Sign, Inflatable* means a sign that is either expanded to its full dimensions through mechanical means of an air blower or supported by gasses contained within the sign, or sign parts, at a pressure greater than atmospheric pressure.

*Sign, kiosk* - See "kiosk".

*Sign, marquee* - See under "building sign".

*Sign, mobile* - See "vehicular sign".

*Sign module* means each portion or unit of a sign face that is clearly separable from other such units by virtue of its individual or independent construction or framing.

*Sign, monument* - See under "freestanding sign".

*Sign, multi-faced* means a single freestanding sign structure consisting of two sign faces (see "double-faced sign") or three or more sign faces that are separated from each other at their nearest point by no more than 12 inches. Sign faces or sign modules on a single sign structure that are separated by more than 12 inches are treated as separate signs.

*Sign, neon* means an illuminated sign containing a glass tube filled with neon or phosphors, which is bent to form letters, symbols or other shapes, or otherwise used to highlight, decorate or outline the sign.

*Sign, nonconforming* means a sign legally existing at the time of its placement or erection that could not have been approved under the terms of this Chapter.

*Sign owner* means the person who has the legal right or exclusive title to the sign.

*Sign, permanent* means any sign that is securely affixed to the ground or to a building and not readily removable. Temporary signs are not considered to be permanent signs.

*Sign, political* is a temporary sign announcing or supporting political candidates or issues in connection with any national, state or local election.

*Sign, portable* - See under "portable sign".

*Sign, pre-permanent* means a temporary sign used for signage by a new business until their permanent sign is installed.

*Sign, portable*, means a sign that is not permanent or affixed to a building or other structure or to the ground.

*Sign, principal* means the main, most prominent or largest freestanding or building sign on a property's street frontage or principal building, other than a project entrance sign as defined in this Chapter. Such signs are of permanent construction and not placed as temporary signage.

*Sign, prohibited* means any sign, other than a non-conforming sign, not conforming to this Chapter.

*Sign, project entrance* means a permanent freestanding sign located at an entrance designed and permitted for vehicular access into a multi-family development, or into a development containing multiple lots, such as but not limited to a particular single-family residential subdivision, a townhouse condominium subdivision, or a commercial subdivision such as an office park or industrial park where buildings are located on separate lots.

*Sign, projecting* - See under "building sign".

*Sign, reader-board* is a changeable-copy or changeable-face sign. A sign on which the message changes more than eight times per 24-hour day shall be considered an animated sign and not a reader-board sign for purposes of this Chapter.

*Sign, roof* - See under "building sign".

*Sign, Roof-integral* is a sign whose structure is integrated into the structure of the roof, and is an integral part thereof.

*Sign, sidewalk, sandwich and/or A-frame* means a portable sign the support structure of which is not imbedded in the ground. Such signs are constructed in such a manner that they stand on their own but are not permanently installed. This includes a sign displayed on an easel.

*Sign, stanchion* - See under "freestanding sign".

*Sign, temporary* means any sign, the use of which is short-term in nature, that is affixed to or placed on the ground or to a building but is readily removable and not intended for permanent installation.

*Sign, under canopy* - See under "building sign".

*Sign, wall* - See under "building sign".

*Sign, window* is a sign that is applied or attached to the exterior or interior of a window or located in such manner within a building that it can be seen from the exterior of the structure through a window.

*Single Discipline Inspector* means a person who performs onsite inspections in one construction discipline, as determined by position description for the local jurisdiction for which employed, for all types of construction in all occupancy groups.

*Single-family detached dwelling* is a detached building containing one dwelling unit.

*Significant tree* is an oak, pine, magnolia, or other tree that grow to have a diameter breast height (DBH) of eight to 24 inches, or a dogwood, redbud, or other smaller tree that does not grow as large with a DBH of four to six inches.

*Site* is a parcel of land bounded by a lot line or a designated portion of a public right-of-way. Site may also reference the parcel of land being developed, or the portion thereof on which the land development project is located.

*Site analysis* is the analysis of the characteristics of the entirety of a site proposed for development including all land that may be reserved for future development and land reserved for natural open space or recreation. The site analysis includes location; geology and soils; topography evaluated at five percent slope intervals; significant topographical features, including ridges, outcroppings, bluffs, etc.; wetlands, streams, floodplains, floodways, water bodies and other water features; existing vegetation and tree cover; visual and view features; environmental characteristics, including endangered and threatened flora and fauna; tree cover; structures; road networks; past, present and proposed uses of the site; and others.

*Site-built single family detached dwelling* is a single-family detached dwelling constructed on the building site from basic materials delivered to the site, in contrast to assembly of pre-constructed and which is constructed in accordance with all requirements of the construction codes as adopted by Edgefield County.

*Site plan* is an accurately scaled development plan that illustrates the existing conditions on a land parcel depicting the details of a proposed development.

*Site plan, major* is a site plan that exceeds the threshold requirements defined for a minor site plan established in this Chapter.

*Site plan, minor* has the following characteristics: (a) Less than ten acres; (b) Proposes the development of one building containing less than 40,000 square feet or more than one building containing a total of less than 60,000 square feet with no building containing more than 40,000 square feet; (c) Meet all other standards for development as set forth in this Chapter.

*Site-specific development plan* means a development plan submitted by a landowner to a local governing body that indicates accurately the type, density, and intensity of uses proposed for a specific property.

*Site traffic* is the total vehicular traffic which would be generated by the development being analyzed in the TIA (under the proposed zoning, if applicable).

*Skirting* is the installation of acceptable material from the exterior base of a manufactured house to the ground which may or may not provide support to the house.

*Slaughterhouse* means an agricultural facility which slaughters or processes more than two hundred pounds of livestock, hogs, aquatic animals, equine, chickens, turkeys, poultry, or other food normally raised for food, mules, cattle, sheep, goats, rabbits, or similar farm animals for commercial purposes.

*Slope* is the degree of deviation of a surface from horizontal, measured in a numerical ratio, percent, or degrees

*Soil and water conservation district board* means the governing body of the Edgefield Soil and Water Conservation District as established pursuant to S.C. Code 1976, title 48, Ch. 9.

*Soil binder* is a plant that prevents or inhibits erosion by providing a ground cover and forming a dense network of roots that hold the soil.

*Soil compaction* is a change in soil physical properties which includes an increase in soil weight per unit volume and a decrease in soil pore space. Soil compaction is caused by repeated vibrations, frequent traffic and weight. As related to tree roots, compacted soil can cause physical root damage, a decrease in soil oxygen levels with an increase in toxic gas, and could be impervious to new root development.

*Solar energy farm or solar farm* is property used in solar energy development; more specifically, land utilized in the construction and installation of an energy conversion system, including appurtenances, that converts solar energy to a usable form of energy to be used on-site or to transfer to the public electric grid in order to sell electricity to a public utility entity.

*Solid waste* includes any garbage, refuse, or sludge from a waste treatment facility, water supply plant, or air pollution control facility and other discarded material, including solid, liquid, semi-solid, or contained gaseous material resulting from industrial, commercial, mining, and agricultural operations and from community activities. This term does not include solid or dissolved material in domestic sewage, recovered materials, or solid or dissolved materials in irrigation return flows or industrial discharges which are point sources subject to NPDES permits under the Federal Water Pollution Control Act, as amended, or the Pollution Control Act of South Carolina

*South Carolina Manufactured Housing Board* means the board which is authorized by state statute to regulate the construction, repair, modification, installation, tie down, hook-up, and sale of manufactured homes in South Carolina, which board has adopted for regulation of manufactured homes the Federal Manufactured Housing Construction and Safety Standards, promulgated by HUD, and contained in the board's Manufactured Housing Regulations, May 26, 1990.

*Special exception* is an authorization by the Board of Zoning Appeals pursuant to S.C. Code §6-29-800 providing that a use specifically designated in this Ordinance that would not be appropriate for location generally or without restriction throughout a given zoning district but which, if controlled as to number, area, location, or relation to the neighborhood, would in the opinion of the Edgefield County Board of Appeals, promote the public health, safety, welfare, morals, order, comfort, convenience, appearance, prosperity or general welfare.

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*Special industry* means the use of land and structures for manufacturing activity involving industrial operations which customarily produce significant levels or emissions or are offensive, hazardous, or dangerous by nature, including treatment of trash, garbage, offal, dead animals, and sewage, including incinerating, dumping, composting, digestion, filtration, flocculation, sedimentation, chemical precipitation, oxidation, and reduction; cooking, distillations, incineration, and chemical processing of plastics and animal and vegetable products, including but not limited to brewery, distillery, cannery, meat packinghouse, slaughterhouse, fat rendering, creosote, flavor or syrup extract, glue, paper, pulp, paint, plastic, shellac, turpentine, or varnish manufacture; leather, tanning, wool scouring and cleaning, cotton textile sizing, or corrosive or noxious chemicals, including but not limited to acids, acetylene, ammonia, chlorine, and bleaching compounds, production or processing of coal, coal tar, petroleum, or asphalt products, including but not limited to coke, illuminating gas, petroleum, asphalt, linoleum, oilcloth, or roofing materials manufacture; power, light or steam generation, using coal as fuel; smelting, reduction, refining and alloying of metallic ores, including but not limited to blast, open hearth, or electric furnaces, Bessemer converter, non-ferrous metal smelter, manufacture or storage of explosive products, including but not limited to dynamite and commercial explosive, TNT and military explosives, fireworks; production of materials by nuclear fission, nuclear plant for production of electric power, light, or steam, or for particulate bombardment of materials; machining, working, stamping, punching, processing, or pressing of metal requiring hammer mills, rolling mills, drop forges metal grinding machines, automatic screw processing of junk, waste discarded or salvaged materials, machinery or equipment, including automobile or other wrecking or dismantling; and trade or vocational schools in which the above are taught or performed.

*Special use* is a use not ordinarily allowed but which may be allowed upon the imposition of conditions related to the promotion of the public health, safety, morals or general welfare and designed to minimize the negative impact on surrounding lands. A special use is allowed upon approval of a Special Use Permit in accordance with the procedures in this Ordinance. See also "Zoning change."

*Specimen tree* is a tree that is part of a historic site; has been designated as a Champion Tree by the South Carolina Forestry Commission and the Department of Forestry and Natural Resources at Clemson University or is 75% or more of the DBH of the current state Champion of that species; has a diameter of 24 inches at 4.5 feet above the ground; has an exceptional canopy shape and beauty; is a rare, threatened or endangered species; or is individually identified on an approved forest conservation plan.

*Split-face block* is a concrete masonry unit, split lengthwise by a machine after curing to produce a rough, fractured face texture.

*Split-face concrete block (CMU)* is a Portland cement product with a core in excess of 25% and with one 16 inch side having an architectural finish.

*Stable* is any building or structure where horses or livestock are housed or maintained. (Also see Aiken City for pleasure v commercial stable definitions)

*Stabilization* is the process of establishing an enduring soil cover of vegetation by the installation of temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice or gravity.

*Stanchion sign*– See under "freestanding signs".

*Start of construction* is for other than new construction or substantial improvements under the Coastal Barrier Resources Act (P.L. 97-348), includes substantial improvement and means the date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

*State manufactured housing board means the South Carolina Manufactured Housing Board established by SC Code 1976, §40-29-10.*

*Steep slope* is a slope of 30% or greater in grade, usually expressed as ~3H (horizontal):1V (vertical).

*Stoop* is a raised platform located at the entry of a building and approached by steps. A stoop may have a roof.

*Storage is the containment of solid waste, either on a temporary basis or for a period of years, in such manner as not to constitute disposal of such solid waste; provided, however, that storage in containers by persons of solid waste resulting from their own activities on their property, leased or rented property, if the solid waste in such containers is collected at least once a week, shall not constitute "storage" for purposes of this act. The term does not apply to containers provided by or under the authority of the county for the collection and temporary storage of solid waste prior to disposal.*

*Storage, hazardous waste facility* is the containment or holding of hazardous waste, either on a temporary basis or for a period of years, in such a manner as not to constitute disposal of such hazardous waste.

*Storage, outdoor* is an area dedicated as an exterior depository of materials or products. Outdoor storage may be enclosed by a structure that includes a roof, but no side walls, in which case the structure shall be deemed outdoor storage. Outdoor storage may involve fencing or screening without a roof in which case fencing or screening shall be deemed outdoor storage. The term "outdoor storage" shall be synonymous with the terms "storage yard" and "outside storage."

*Storage yard* - See "Storage, outdoor."

*Storefront* is the first floor of a commercial building that meets the Building Design standards for commercial buildings established in this Chapter.

*Storm drainage system* is any publicly-owned facilities by which stormwater is collected and/or conveyed, including but not limited to any roads with drainage systems, county streets, gutters, curbs, inlets, catch basins, piped storm drains, pumping facilities, structural stormwater controls, retention and detention basins, ditches, swales, natural and human-made or altered drainage channels, reservoirs, and other drainage structures

*Stormwater detention facility*, see the definition of "Detention Facility."

*Stormwater management* means a general term applied to the removal of surface or subsurface water from a given area either by gravity via natural means or by systems constructed to so remove water, commonly applied herein to surface water.

*Stormwater management plan* is a document describing how existing runoff characteristics will be affected by a land development project and containing measures for complying with the provisions of this ordinance.

*Stormwater management system* means the surface and subsurface system for the removal of water from the land, including both the natural elements of streams, marshes, swales, and ponds, whether of an intermittent or continuous nature, and manmade elements which include culverts, retention facilities, and storm sewer systems.

*Stormwater runoff* is the flow of surface water resulting from precipitation.

*Story, building* is that portion of a building between a floor and the floor or roof next above. The first floor of a two or multi-story building shall be deemed the story that has: a) no floor immediately below it that is designed for living quarters or for human occupancy but has at least one-half ( $\frac{1}{2}$ ) of its height on one side below grade (see also "Basement"). Those stories above the first floor shall be numbered consecutively.

*Street* means any thoroughfare (drive, avenue, boulevard) or space more than 18 feet in right-of-way (ROW) width which has been dedicated, deeded or designated for vehicular traffic, public or private. The term is synonymous with the term "road" and includes the term "alley". The term does not include driveways (see the definition of Driveway). New streets must be built to meet County standards for street construction.

*Street, arterial* means all State primary and Federal Aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets, and/or having controlled access and channelized intersections.

*Street, collector*, means a street designed principally to collect traffic from subdivisions and to feed arterial streets.

*Street, cul-de-sac*, means a street with a single common ingress and egress and with a turnaround at the end.

*Street, dead-end*, means a street with a single common ingress and egress point and without a turnaround at the end.

*Street furniture* are man-made, above ground items that are usually found in street rights of way, including streetlights, benches, planters, landscaping, canopies, waste receptacles, bollards and phone booths.

*Street hardware* is the mechanical and utility systems within a street right of way, such as hydrants, manhole covers, traffic lights and signs, utility poles and lines, and parking meters.

*Street hierarchy* is the conceptual arrangement of streets based upon function. A hierarchical approach to street design classifies streets according to function, from high-traffic arterial roads down to streets whose function is residential access. Systematizing street design into road hierarchy provides safety, efficient land use and residential quality.

*Street, major or arterial*, means and includes all state primary and federal aid highways and streets that serve to circulate traffic, having signals at important intersections, and stop signs on side streets and/or having controlled access and channelized intersections.

*Street, minor or local*, means a street designed principally to collect traffic from subdivisions and provide access to abutting property.

*Street network* is the Street system within the incorporated areas of the city which consists of the Arterial Streets and Collector Streets as defined herein.

*Street, private*, means a street not dedicated for public use or maintenance.

*Street tree* is a tree located between the back of a street curb and the sidewalk, generally within the street right of way.

*Street vista* is the view, framed by buildings, at the termination of the axis of a thoroughfare.

*Street width* means the distance between the lateral edges of pavement on a roadway including vehicle carriageway lane and side clearance on each side, or "curb to curb".

*Structural alteration* means any change in the supporting members of a building, such as the bearing walls, beams, or girders, or any change in the dimension or configuration of the roof or exterior walls.

*Structure* means (a) anything constructed or erected, the use of which requires a location on the ground, or attached to something having location on the ground; or (b) a walled and roofed building, a manufactured home, including a gas or liquid storage tank, or other man-made facility or infrastructure that is principally above ground.

*Subdivider* is a person, firm or corporation having such a proprietary interest in the land to be subdivided as will authorize the maintenance of proceedings to subdivide such land under this Chapter, or the authorized agent of such persons, firm or corporation for the purpose of proceeding under this Chapter.

*Subdivision* means all divisions of a tract or parcel of land into two or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, lease, or building development, and includes all division of land involving a new street or change in existing streets, and includes re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made and approved or recorded according to law; or, the alteration of any streets or the approved or recorded according to law; or, the alteration of any streets or the establishment of any new streets within any subdivision previously made and approved or recorded according to law, and includes combinations of lots of record; however, the following exceptions are included within this definition only for the purpose of requiring that the local planning agency be informed and have a record of the subdivisions: (a) the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of the governing authority; (b) the division of land into parcels of five acres or more where no new street is involved and plats of these exceptions must be received as information by the planning agency which shall indicate that fact on the plats; and (c) the combination or recombination of entire lots of record where no new street or change in existing streets is involved

*Subdivision, exempt*, means a subdivision which meets the following conditions: (1) Involves the division of land into parcels of five acres or more where no new street is involved; or (2) Includes the combination or recombination of portions of previously platted lots where the total number of lots is not increased and the resultant lots are equal to the standards of this chapter and other applicable regulations; (3) Involves cemetery lots.

*Subdivision, major*, means any subdivision other than an exempt or minor subdivision.



*Subdivision, minor*, means any subdivision which does not involve any of the following: (1) The creation of more than ten lots; and (2) The creation of any new street.

*Subdivision, small* is a subdivision which does not involve any of the following: (a) the creation of more than ten lots, (b) the creation of any new street, (c) the extension of public water or sewer lines, or (d) the installation of drainage improvements through one or more lots to serve one or more other lots.

*Substantial damage* is damage of any origin sustained by a structure whereby the cost of restoring the structure to its before damaged condition would equal or exceed 50% of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement".

*Substantial improvement* means any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. The term includes structures, which have incurred substantial damage, regardless of the actual repair work performed.

*Subtenant* means a natural person, business or other entity that subleases or is otherwise allowed to occupy a portion of land or a building, the majority of which is also occupied by a tenant. For the purposes of this Development Code, a subtenant is not treated as a "tenant" as defined herein.

*Super-elevation* is the amount by which the outer edge of a curve on a road or railroad is banked above the inner edge.

*Surface roughening* is the creation of horizontal grooves, depressions or steps that run parallel to the contour of the land.

*Suspension of other work or stop-work order* means an unappealable order to immediately cease all construction and land disturbance work other than that necessary to bring the project site into conformance with the plan, specifications, and time schedule specified in the erosion and sediment control and stormwater management plan required by this chapter, until conformance is achieved.

*Surveyor* is a land surveyor properly registered and licensed in the state by the state board of land surveyors.

*Swale* is a grassy depression used to channel storm drainage with sides having a slope gradual enough to be mowed.

*Swimming pool* is any structure intended for swimming or recreational bathing that contains water over 24 inches deep including in-ground, above-ground, and on-ground pools as well as hot tubs and spas.

*Swinging freestanding sign* means a freestanding sign suspended from a horizontal structural support supported by vertical structural steel columns or wooden posts.

*Swinging or projecting wall sign* - See "projecting sign" under "building sign".

*Tavern*, see "Bar"

*Telecommunications* means the transmission and/or reception of audio, video, data, and other information by wire, radio frequency, light, and other electronic or electromagnetic systems.

*Telephone repeater station* means a building used to house amplifying equipment along aerial or underground telephone cable routes.

*Temporary sign* means a sign, the use of which is short-term in nature, that is affixed to or placed on the ground or to a building but is readily removable and not intended for permanent installation.

*Temporary event* means an activity having a specific duration or the end of which is related to a specific action, usually lasting for only a few days or months at a time.

*Tenant* means a natural person, business or other entity that occupies land or buildings by ownership, under a lease, through payment of rent, or at will; the primary occupant, inhabitant, or dweller of a place. See also "subtenant".

*Tenant frontage* means the horizontal distance in feet between the walls that delimit an exterior façade of a tenant space. A "tenant space" may be a stand-alone building with a single occupant, or a portion of a planned center that is separated from all other tenant spaces for occupancy by a single tenant.

*Terra cotta* means a hard, semi-fired, waterproof ceramic clay used in pottery and building construction.

*Theater, drive in* means an outdoor movie theater, where motion pictures are projected upon a screen for viewing by patrons seated in automobiles

*Theater, movie* means a specialized indoor theater for showing movies or motion pictures.

*Theater, performance* means an indoor facility with fixed seats that are arranged on a sloped or stepped floor and are oriented toward a performance stage. This definition includes concert halls.

*Timber harvesting* means an operation engaged in harvesting standing timber for delivery as pulpwood, logs, poles, posts, or wood chips to a woodyard or processing plant.

*Tourist home* means a private dwelling unit that is used as a temporary accommodation to overnight guests for a fee, not exceeding a week at a time, and not more than once every six months.

*Tourist service* means the use of land and structures for services and trade which cater to a specialized clientele, deal in specialized services, and are otherwise independent or unique in character, including tourist information centers, souvenir/curio/gift shops, hunting/fishing/boating/ camping supply shops, ambulance or other emergency service, establishments for rental or enroute servicing (but not sales) of passenger motor vehicles, other vehicles of three-fourths ton or less rated capacity, self-haul equipment, travel trailer, pick-up camper-pleasure boats, and similar and related travel or recreational equipment, and the like.

*Tower* means any structure designed primarily to support an antenna for receiving and/or transmitting a wireless signal. A "freestanding tower" shall mean a monopole or self-supporting tower. A "guyed tower" shall mean a tower supported and stabilized through use of guy wires.

*Towing and other road and ground services* are establishments that tow light or heavy motor vehicles, both local and long distance. These establishments may provide incidental services, such as storage and emergency road repair services.

*Townhouse* is a building that has three or more separate single-family dwelling units divided vertically, and each unit has separate entrances to a front and rear yard. The term "townhouse" shall be synonymous with the term "townhome."

*Traditional neighborhood design* means development designs intended to enhance the appearance and functionality of the new development so that it functions like a traditional neighborhood or town. These designs make possible reasonably high residential densities, a mixture of residential and commercial land uses, a range of single and multifamily housing types, and street connectivity both within the new development and to surrounding roadways, pedestrian, and bicycle features.

*Traffic engineer* means a registered professional engineer who specializes in studying vehicular and pedestrian traffic conditions.

*Traffic impact area* means all streets, including street links and the intersections of two or more streets, within the distance from the exterior boundaries of the proposed development.

*Traffic impact study* means an analysis to determine the need for any roadway improvements from vehicular traffic generated from new development at both the site and any major intersections effected by this development. The analysis would include the need for any new or additional roads, turn lanes, traffic signals or other necessary improvements for adequate roadway capacity.

*Transfer station* means a combination of structures, machinery, or devices at a place or facility where solid waste is taken from collection vehicles and placed in other transportation units, with or without reduction of volume, for movement to another solid waste management facility.

*Translucent (window glazing)* means glass that is frosted, stained, etched, colored, etc. Allows the transmission of light through the glass or window but objects on the other side of the window appear diffused, wavy or colored. Reflective glass and window glazing are not translucent.

*Transmission line* means any utility line intended to move large quantities of utility service from generation sources to distribution lines but not to the end user.

*Transparent (window glazing)* means clear glass. Allows the transmission of light through the glass or window so that objects on the other side of the glass can be seen clearly. Reflective glass and window glazing are not transparent.

*Transport* for the purposes of regulating hazardous waste, is defined as the transportation or carrying of hazardous waste or dangerous chemicals or liquids in a storage tank, drum, tanker, or other container on or in a motor vehicle (except within a tank being used to feed or supply the motor vehicle with a means of energy for locomotion at the time of transport) on roads on the county system of roads.

*Transportation facilities* are streets, including street links and intersections within the planning area or jurisdiction of Edgefield County, or arterial streets and collector streets within the jurisdiction of the South Carolina Department of Transportation that are located within the planning area of Edgefield County

*Travel trailer or recreational vehicle* means a vehicle having one or more of the following features: (1) Has a net interior area less than 500 square feet.(2) Is intended for short duration occupancy. (3) Has a self-contained tank for temporary holding of sanitary waste.(4) Does not have either of the following: a. HUD certification (seal) of manufacturing to the Federal Manufactured Home Construction and Safety Program (24 CFR 3280, 3282, 3283); or b. Does not have a certificate from a mobile repair contractor licensed by the state stating the unit is retrofitted to these standards. ALTERNATE: Travel trailer or recreational vehicle means a structure that is intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and

is designed for temporary use as sleeping quarters, but that does not satisfy one or more of the definitional criteria of a mobile or manufactured home or modular unit.

*Tree* is any self-supporting, woody perennial plant which has a caliper of two inches or more and which normally obtains a height of at least ten feet at maturity, usually with one main stem or trunk and many branches.

*Trees, grand*, means an oak, pine, magnolia or other large canopy tree over 24 inches DBH or tree such as a dogwood, crape myrtle, rosebud, or other small trees over eight inches DBH.

*Trees, significant*, means an oak, pine, magnolia or other large canopy tree of eight to 24 inches DBH and any tree such as a dogwood, rosebud, crape myrtle, or other small tree four to six inches DBH.

*Tree survey* is a survey plan sealed by a registered surveyor indicating location, size and species of all protected trees on a property.

*Triangular silt dike* is a sediment control device, triangular in shape, made of foam sewn into a woven geo-synthetic fabric that can be used to provide settling and/or reduction in water velocity/erosive forces.

*Trim* or *trimming* means the pruning of excess limbs or branches from trees or other vegetation.

*Trip* is a single or one-way vehicle movement to or from a property or study area. "Trips" can be added together to calculate the total number of vehicles expected to enter and leave a specific land use or site over a designated period of time.

*Tri-plex* is a building containing three dwelling units, and each dwelling unit has a separate entrance from the outside or through a common vestibule.

*Trip distribution* is the geographic distribution of trip ends attracted to the proposed development, usually expressed as a percentage of the total site trips generated by (and assignable to) major site access corridors.

*Trip ends* are the total of all trips entering plus all trips leaving a specific land use within a specific time period.

*Tri-vision sign* means a sign designed with a series of triangular slats that mechanically rotate in sequence with one another to show three different sign messages in rotation. For purposes of this chapter, a tri-vision sign is not a changeable copy sign.

*Truck* is defined as any tractor and trailer or other truck having more than six wheels and being exempt from the width, length, and load requirements of this Ordinance.

*Trucking terminal* means a use included in NAICS category number 484, Truck Transportation. The term also includes truck-staging operation.

*Two-family dwelling (Duplex)* is a building containing two single-family dwelling units totally separated from each other by an unpierced wall extending from basement to roof.

*Undergrowth* are vines and bushes

*Unzoned area* means those areas of the county not included in a zoned area, as delineated on the official zoning maps of the county.

*Upper-story residential* is a residential dwelling unit located above another use.

*Use* means the purpose or activity for which land or any building thereon is designed, arranged or intended, or for which it is occupied or maintained.

*Use, accessory*, see Building, accessory.

*Use, principal*, means the primary purpose for which land is used.

*Utility* is a Public or private water or sewer piping systems, water or sewer pumping stations, electric power lines, fuel pipelines, telephone lines, roads, driveways, bridges, river/lake access facilities, storm water systems and railroads or other utilities identified by a local government.

*Utility substation* is an assembly of equipment in an electric power system through which electrical energy is passed for transmission, distribution, interconnection, transformation, conversion, or switching.

*Variance* means a modification of the regulation of this chapter, granted by the board of appeals, where such modification will not be contrary to the public interest, and where, owing to conditions peculiar to the property, a literal enforcement of the chapter would result in unnecessary and undue hardship, and where such modification will not authorize a principal or accessory use of the property which is not permitted on which the property is located.

*Variance, administrative* is a modification of requirements pertaining to yard, building height, parking, loading, and buffer requirements that may be granted by the Zoning Administrator [or others to be defined] in accordance with this Ordinance.

*Vegetation* means any object of natural growth, including trees, shrubs, grasses, and mosses..

*Vehicle repair* is any building in which, or premises on which, a business involving the maintenance, servicing, repair, or painting of vehicles is conducted or rendered. Vehicle repair does not involve the storage of vehicles for extended periods of time.

*Vehicular sign* means any sign placed, mounted, painted on or affixed to a motor vehicle or to a freight, flat-bed or storage trailer or other conveyance, whether motorized or drawn.

*Vendor* is a temporary or occasional operation the primary activity of which is retail sales, such as produce stands, fireworks stands, etc.

*Vested interest* is the right to undertake and complete the development of property under the terms and conditions of a site specific development plan or a phased development plan as provided in this article and in the local land development ordinances or regulations adopted pursuant to this chapter.

*Vested right* means the right to undertake and complete the development of property under the terms and conditions of a site-specific development plan or phased development plan in conjunction with the Edgefield County Code of Ordinances, and with the approval of the applicable local governing body.

*Veterinary services* are establishments with licensed practitioners of veterinary medicine, dentistry, or surgery for animals; also included are establishments that provide testing services for licensed veterinary practitioners.

*Violation* is the failure of a structure or other development to be fully compliant with these regulations. For the purposes of floodplain management, the term shall mean the failure of a structure or other development to be fully compliant with the community's floodplain management regulations. A structure or other development without the elevation certificate, or other certifications, or other evidence of compliance required by this UDC is presumed to be in violation until such time as that documentation is provided.

*Volume, traffic* is the number of vehicles to pass a predetermined location during a specified period of time.

*Wall sign* - See under "building sign".

*Warehouse* is any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

*Wastewater* means any water or other liquid, other than uncontaminated stormwater, discharged from a facility.

*Watercourse* is any natural or artificial watercourse, stream, river, creek, channel, ditch, canal, conduit, culvert, drain, waterway, gully, ravine, or wash in which water flows either continuously or intermittently and which has a definite channel, bed and banks, and including any area adjacent thereto subject to inundation by reason of overflow or floodwater.

*Water supply reservoir* is a governmentally owned impoundment of water for the primary purpose of providing water to one or more governmentally owned public drinking water systems. This excludes the multipurpose reservoirs owned by the U.S. Army Corp of Engineers.

*Water supply watershed* The area of land upstream of a governmentally owned public drinking water intake.

*Weapons firing range* means an organized use of land for discharging a rifle, pistol, or shotgun and including the following activities: (1) Construction of more than two fixed or moving targets and the conduct of scheduled events involving firing by more than four persons in the same general area; (2) Exempt from this definition are: a. Legal hunting of wildlife; and b. Military or governmental activities.

*Wetlands* means areas of one-quarter acre or more where standing water is retained for a portion of the year and unique vegetation has adapted to the area. Jurisdictional wetlands are those over which the U.S. Corps of Engineers and/or the State of South Carolina has permitting jurisdiction.

*Window sign* - See under "building sign".

*Wireless telecommunication facility* is the equipment and network components, exclusive of the underlying wireless support structure, including antennas, transmitters, receivers, base stations, power supplies, cabling, and accessory equipment, used to provide wireless data and wireless telecommunication services

*Woodland* is an area of contiguous wooded vegetation where the branches and leaves form a continuous canopy is the delineation of a woodland through an aerial photograph or a ground survey. A woodland includes understory and both large and small trees. Areas of scrub vegetation that include exotic species where no more than 20% of the coverage is

provided by trees with a DBH equal to greater than four inches is not considered a woodland.

*Yard* means an open space that lies between the principal or accessory building and the nearest lot line. Such yard is unoccupied and unobstructed from the ground upward except as may be specifically provided by this chapter.

*Yard, front,* means a yard extending the full width of the front of a lot between the front (street) right-of-way line or property line and the front building line.

*Yard, rear,* means a yard extending the full width of the lot in the area between the rear lot line and the rear building line.

*Yard, required,* means that part of a yard between a lot line and the minimum required building setback line, within which no structure shall be located except as provided by this chapter.

*Yard, side,* means a yard extending the full length of the lot in the area between the side lot line and a side building line.

*Zoned area* means those areas of Edgefield County delineated on the official zoning maps of Edgefield County.

*Zoning administrator* means the zoning official of Edgefield County.

*Zoning Board of Appeals* is the Edgefield County Zoning Board of Appeals

*Zoning change* is an amendment to the zoning map (rezoning), approval of a special use permit, or approval of a change in the conditions of approval associated with a rezoning or a special use permit.

*Zoning district* means a specifically delineated area or district within which regulations and requirements govern the use, placement, spacing and size of land and buildings.

*Zoning officer* is the person designated by Edgefield County to be responsible for the administration of this Ordinance, or their designee.

## **ARTICLE 12.4. - RESERVED.**

### **Sec. 12.4.1. - Reserved (for Notes).**