

ARTICLE 11 DEFINITIONS

1100. INTERPRETATION OF CERTAIN WORDS AND PHRASES.

1100.1. Except as specifically defined herein, all words used in this Ordinance have their customary dictionary definitions.

1100.2. Words used in the present tense include the future tense.

1100.3. Words used in the singular include the plural, and words used in the plural include the singular.

1100.4. The word “shall” is mandatory, the word “may” is permissive.

1100.5. The word “lot” includes the word “plat” or “parcel”.

1100.6. The word “structure” includes the word “building”, and the words “building” or “structure” includes any part thereof.

1100.7. The word “person” includes a firm, association, organization, partnership, trust, company, corporation or any other entity usually defined in legal usage as person, as well as an individual.

1100.8. The word “used” or “occupied”, as applied to any land or building shall be construed to include the words intended, arranged, or designed to be used or occupied.

1100.9. The word “contiguous” as applied to lots or districts shall be interpreted as meaning “sharing a common boundary of ten (10) feet or more in length”.

1101. DEFINITIONS.

1101.1. Accessory. As applied to a use or structure, means customarily and clearly subordinate or incidental, and on the same premises of such use or structure.

1101.2. Bed And Breakfast Inns. A single dwelling unit containing less than five (5) rental lodgings available to the public for accommodation of transient guests in which meals may or may not be provided.

1101.3. Building. A structure which is completely enclosed by a roof and by solid exterior walls along whose outside faces can be traced an unbroken line for the complete circumference of the structure, which is permanently affixed to a lot or lots, and used or intended for the shelter, support or enclosure of persons, animals or property of any kind.

1101.4.Building, Accessory. A detached building subordinate to the main building on a lot and used for purposes customarily incidental to the main or principal building and located on the same lot therewith.

Uses customarily accessory to dwellings include:

1101.4.1. Private garage not to exceed the following storage capacities; one or two family dwelling – four (4) vehicles; multiple-family dwelling - two (2) vehicles per dwelling unit.

1101.4.2. Shed or tool room for the storage of equipment used in grounds or building maintenance.

1101.4.3. Private kennel for no more than three (3) dogs or three (3) cats, four (4) months of age or older.

1101.4.4. Private swimming pool and bath house or cabana.

1101.4.5. Structures designed and used for purposes of shelter in the event of man-made or natural catastrophes.

1101.4.6. Noncommercial flower, ornamental shrub or vegetable garden, or greenhouse not over eight (8) feet in height.

1101.5.Building, Principal. A building in which is conducted the principal use of the lot on which said building is located.

1101.6. Building, Sites. That portion of a lot, exclusive of required setbacks, upon which a structure may be or is placed, according to the Zoning Ordinance for each district.

1101.7. Circumference. The distance around the trunk of a tree.

1101.8.Civic And Social Organizations. An incorporated or unincorporated non-profit association for civic, social, cultural or like activities, operated for the benefits of its members and the community.

1101.9.Compliance. All requirements of this Zoning Ordinance must be met before occupancy and/or use of a building, structure or land.

1101.10. DBH (Diameter at Breast Height). The diameter of the stem of a tree measured at breast height (4.5 feet) above ground level.

1101.11. Day Care. Daytime care given to children, such as nursery, to the elderly or to the handicapped.

- 1101.12. Developed or Developing Property. Property upon which a structure has been or will be placed.
- 1101.13. District. One of any number of continuous and contiguous geographic areas within which the provisions and regulations of this Ordinance apply uniformly to each class or kind of structure or land.
- 1101.14. Dwelling, Dwelling Unit, or Unit. One room or rooms connected together constituting a separate, independent housekeeping establishment physically separated from any other rooms or dwelling units which may be in the same structure, and containing independent cooking and sleeping facilities.
- 1101.15. Dwelling, Multiple Family. A building containing three (3) or more dwelling units.
- 1101.16. Dwelling, Single Family. A building containing not more than one (1) dwelling unit, specifically excluding mobile homes.
- 1101.17. Dwelling, Two Family. A building containing no more or no less than two (2) dwelling units.
- 1101.18. Garage Sales, Yard Sale And Rummage Sale. The retailing of merchandise from the yard or garage or principal dwelling of a residence.
- 1101.19. Historic Tree. Any tree having a DBH greater than eighteen (18) inches.
- 1101.20. Home Occupation. An occupation, profession, or trade customarily and commonly carried out by an occupant in a dwelling unit as a secondary use which is clearly incidental and subordinate to the residential character of the dwelling unit, and which, for purposes of this Ordinance shall in all cases comply with the provisions of Section 408 therein.
- 1101.21. Immediate Family. A collective body of persons who live in one house and under one head or management, such as parents and their children.
- 1101.22. Land Development. The division of a tract of land into two (2) or more parcels for the purpose of building homes.
- 1101.23. Lot. An area of land clearly defined by plat or by metes and bounds descriptions.
- 1101.24. Major Recreational Equipment. Major recreational equipment is defined as including boats and boat trailers, travel trailers, pickup campers or coaches (designed to be mounted on automotive vehicles), motorized dwellings, tent trailers and the like, and cases or boxes used for

transporting recreational equipment, whether occupied by such equipment or not.

- 1101.25. Manufactured Home. The same as a mobile home for the purpose of this Ordinance. These have exterior decals with numbers for identification.
- 1101.26. Mobile Home. A movable or portable dwelling over thirty-two (32) feet in length and eight (8) feet or more in width, constructed to be towed on its own chassis and designed without a permanent foundation for year-round occupancy, and one which may include one (1) or more components that can be retracted for towing purposes and subsequently expanded for additional capacity, or of two (2) or more units separately towable, but designed to be joined into one (1) integral unit, as well as a portable dwelling composed of a single unit. The term mobile home used in this Ordinance shall not include prefabricated, modular or unitized dwellings placed on permanent foundations, nor shall it refer to travel trailers, campers or similar units designed for recreation or other short-term uses unless used for permanent building.
- 1101.27. Mobile Home Park. A development, in one ownership, used or set apart for the purpose of supplying parking spaces for three (3) or more mobile homes.
- 1101.28. Modular Home. A unit for residence, 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. Modular homes are constructed to all S. C. Building Codes as a site built home with a permanent foundation. These have interior seals on the panel box from the S. C. Building Code Council with the state seal and a number for identification.
- 1101.29. Nonconforming Use. The use of a building, structure, or land existing at the time of enactment of this Ordinance or subsequent amendments which does not conform to the regulations for the zoned district in which it is located.
- 1101.30. Nonconformity. A term applied to lots, structures, uses of land or structures, and characteristics of uses of land or structures which were lawful before the passage or amendment of this Ordinance, but which would be prohibited or regulated and restricted under the terms of this Ordinance or future amendment.
- 1101.31. Park. An area or facility intended to be used for recreation, exercise, sports or similar activities, or an area intended to enhance the enjoyment of natural features or natural beauty, but specifically excluding commercially operated amusement parks.

- 1101.32. Portable Storage Unit. Portable storage containers left at a site for temporary storage.
- 1101.33. Principal Use. The significant or primary activity carried out within a structure or upon land (such as retail sales within a store or occupancy of a dwelling unit as a residence) as contrasted to accessory uses which are incidental or subordinate to primary uses (such as sale of soft drinks at an automobile service station). Certain uses may be either principal or accessory, depending on their relationship with other uses, as for example a newsstand as an accessory use within an office or as a principal use within a separate structure.
- 1101.34. Prohibited Use. Any use which is not expressly permitted in a zoned district.
- 1101.35. Protected Trees. All historic trees and not less than fifty (50) percent of all other trees on the developed or developing property.
- 1101.36. Relocatable Classroom. A relocatable classroom unit is one that can be moved from one location to another with relative ease. The unit shall be constructed so it can be delivered to an institutional site totally complete or in prefabricated sections allowing a minimum of on-site construction. It may also be constructed on-site provided it meets the necessary criteria for ease of relocation. Relocation is accomplished by moving the unit intact or by dismantling the unit into sections to the extent that it can be moved over public roads to a new site and reinstalled with a minimum of construction.
- 1101.37. Rooming And Boarding Houses. A building containing a single dwelling unit in which three (3) or more but not more than twelve (12) nontransient persons, who are not members of the owner's or operator's family, are lodged for compensation, with or without meals.
- 1101.38. Special Exception. Conditional use, meeting compatibility with adjoining uses and requirements, not adversely affecting the public interest.
- 1101.39. Street. A public thoroughfare designed to provide the principal means of access to abutting property, or designed to serve as a roadway for vehicular travel, or both, but excluding alleys.
- 1101.40. Structure. Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, including for the purposes of this Ordinance mobile homes, travel trailers, signs, mobile signs, fences, portable signs and satellite dishes, but excluding from definition as structures minor landscaping features such as

ornamental pools, planting boxes, bird baths, paved surfaces, walkways, driveways, recreational equipment, flagpoles and mailboxes.

- 1101.41. Tree. Any living self-supporting woody perennial plant which has a trunk DBH of four (4) inches or more, except flowering dogwoods (Cornus Florida) or Eastern Redbuds (Cercis Canadenis) which have a DBH of two (2) inches or more.
- 1101.42. Trees, Destruction or Removal Of. Any intentional or negligent act which causes, or will cause, a tree to die within one (1) year, including damage inflicted upon the root system by toxic substance, machinery, excavation, filling or paving over, and damage caused by fire or other injury which results in fatal or hazardous pest infestation.
- 1101.43. Variance. Permitting a use other than that permitted in a particular zoned district by the Zoning Ordinance because of an unnecessary hardship.
- 1101.44. Yard. An open or unoccupied space on the same lot with a principal building and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.
- 1101.45. Yard, Front. An open, unoccupied space on the same lot with a principal building, extending the full width of the lot, and situated between the street or road and the front line of the building.
- 1101.46. Yard, Rear. An open, occupied space on the same lot with a principal building, extending the full width of the lot and situated between the rear line of the lot and the rear line of the building.
- 1101.47. Yard, Side. An open, occupied space on the same lot with a principal building, situated between the building and the side lot line and extending from the front yard to the rear yard. Any lot line not a rear or a front line shall be deemed a side line.

Approved May 13, 2013

