

ARTICLE XXV. DEFINITION OF TERMS USED IN THIS ORDINANCE

General Usage and Tense

Except as specifically defined herein, all words used in the Ordinance have their customary dictionary definitions. For the purpose of this Ordinance, certain words or terms used herein are defined as follows:

Words used in the present tense include the future tense. Words used in the singular include the plural, and words used in the plural include the singular.

The word “shall” is always mandatory.

The word “lot” includes the word “plot” or “parcel.”

The word “building” includes the word “structure.”

The word “person” includes a firm, association, organization, partnership, trust, company or corporation as well as an individual.

The word “map” or “zoning map” shall mean the Official Zoning and Development Standards Map of Dorchester County, South Carolina.

The words “this Ordinance” or “Zoning Ordinance” shall mean the Zoning and Land Development Standards Ordinance of Dorchester County, South Carolina.

Definition of Terms

Abandon (Abandonment): To cease or discontinue a use or activity without intent to resume, but excluding temporary or short-term interruptions for periods of less than one (1) year, such as but not limited to periods required for remodeling or alteration, vacation or seasonal closure.

Abutting: Having a common border, property or district lines in common with, or being separated from such a common border by a right-of-way, alley or easement.

Access: A way or means of approach to provide vehicular or pedestrian physical entrance to a property.

Accessory Dwelling: A separate and detached structure, dwelling unit, with no more than 600 gross square feet in located on a parcel 2 acres or less, and no more than 30% of the principle dwelling unit gross square feet or 900 gross square feet which ever is less, that has been added to or created on a parcel with a single-family dwelling. This does not include manufactured housing units or recreational vehicles.

Accessory Structure: A detached building or structure which is subordinate to the principle building/facility on a parcel, lot and used for a purpose customarily incidental to the principle use, including but not limited to garages, greenhouses, swimming pools, tennis courts, cable satellite antenna or other non-commercial radio transmitting/receiving antenna. Accessory structures may not provide living facilities.

Accessory Use: An incidental and subordinate use that is customarily associated with the principal use of the lot or building located upon the same lot as the principal use.

Acreage, Gross: The total area contained within the perimeter of a site. For a lot or tract, the total land area enclosed by the property boundaries.

Acreage, Net: The area of a parcel or site derived by subtracting the land devoted to streets, road and utility rights-of-way, existing streams and bodies of water, wetlands, and required buffering at the perimeter of the project from the total area of the parcel or site.

Adult Establishment(s): Any business venture and/or commercial (for-profit) establishment, including adult book stores, adult entertainment, adult mini-motion picture theater, and/or adult motion picture theater, as defined herein, and/or including any assembly of people, other than a private dwelling and for which no money or its token has been exchanged, and without regard to assembly size or location, at which video, still photography, drawings, animation, live display, and/or other material is presented, which is distinguished or characterized by an emphasis on matter depicting, describing or relating to special sexual activities or specified anatomical areas, as defined herein, for observation by patrons therein and at which money or its token has been exchanged.

Adult Book Store: An establishment having a substantial or significant portion of its stock in trade books, magazines, other periodicals, films, video tapes, or other media, for sale or rent, which are distinguished or characterized by their emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined below, or an establishment with a segment or section devoted to the sale, rental or display of such material.

Adult Entertainment: This term shall include adult bookstores, adult motion picture theaters and adult mini-motion picture theaters.

Adult Mini-motion Picture Theater: An enclosed building with a capacity of less than fifty (50) persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined below, for observations by patrons therein.

Adult Motion Picture Theater: An enclosed building with a capacity of fifty (50) or more persons used for presenting material distinguished or characterized by an emphasis on matter depicting, describing or relating to specified sexual activities or specified anatomical areas, as defined below, for observation by patrons therein.

Agriculture: Any form of agriculture or horticulture and related buildings and uses associated with the production and/or sale of plants and animals useful to humans, including, but not limited to, forage, grain and field crops, hay, pasturage, dairy and dairy products, poultry and poultry products, horses, other livestock and fowl products, including the owning, breeding, leasing, recreational usage and training of any and all such animals; bees and apiary products, fruits and vegetables of all kinds, tobacco, Christmas trees, floral and greenhouse products, sod, viticulture, silviculture, aquaculture, pet farm, and the primary processing and storage of agricultural production. A poly-house or structure constructed of polyethylene or other plastic material is considered a permitted agricultural use structure accessory to an ongoing agricultural use in a rural zoning district, provided such structure is properly maintained and is not visible from an arterial or major collector road.

Animal Production: The raising of animals on pasture land or production of animal products on an agricultural or commercial basis. Animal Production shall include those accessory uses and activities customarily associated with this type of operation as determined by the Planning Director. Animal Production shall not include concentrated animal feeding operations, slaughter houses, or butcheries.

Apartment Unit: One or more rooms with private bath and kitchen facilities comprising an independent self-contained dwelling unit in a building containing more than two dwelling units.

Automobile Repair Service, Minor: The use of property for the repair and maintenance of automobiles, including but not limited to body, fender, muffler, and upholstery work, oil changes, tire services, wheel and brake shops and similar services but excluding the dismantling of or salvage of automobiles, automobile sales and any open storage of automobiles.

Arborist: A person certified and/or qualified.

Berm: A mound of earth, usually two to six feet tall and several times longer than it is wide, often used for buffering or stormwater management.

Billboard: A surface whereon advertising matter, whether commercial or non-commercial, is set in view conspicuously and which advertising does not apply to premises or any use of the premises wherein it is displayed and/or posted.

Block: A parcel of land entirely surrounded by streets or highways or by a combination of streets, highways, park, watercourses along which property boundaries are situated, or railroad right-of-way.

Bollard: A short post placed so as to prevent encroachment by automobiles into walkways or buildings.

Boundary-Line Adjustment: A land development activity in which a common property line between two or more lots is relocated, the effect of which is to reallocate a portion of the area from the donor lot(s) to the receiver lot(s), where the total number of lots, or the combined area thereof, does not change.

Buffer: Open space, landscaped area, fence, wall, berm, or any combination thereof, used to physically separate and/or screen one site feature, land use, or property from another so as to visually shield or block noise, lights, or other nuisances.

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.

The connection of two buildings by means of an open porch, breezeway, passageway, carport or other such open structure, with or without a roof, shall not be deemed to make them one building. Provided, however, that wherein the time of construction shall be reasonably the same for all such connected buildings within a single structural unit and the intended occupancy shall be closely similar, such building(s) shall be considered one building for the purpose of issuance of building permits.

Build-out: The stage of development where no additional structures are to be constructed or erected on a parcel or past which additional structures are prohibited under this Ordinance.

Building Permit: An official document or certificate issued under the Dorchester County Building Code for any carpentry, masonry, roofing, or related construction or repair. A building permit is required for all construction and/or repair conducted within the Dorchester County boundaries.

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

Certificate of Occupancy: A certificate, signed by an administrative officer, allowing the occupancy of use of building and certifying that the structure or use has been constructed or will be used in compliance with this Ordinance and all other applicable regulations.

Commercial Timber Operations: A property, which is being used to raise, harvest or produce trees for commercial marketing.

Commercial Use: An occupation, employment, or enterprise that is carried on for profit by the owner, lessee, or licensee. To engage in activities for profit.

Community Facilities: Services traditional provided by local governments, including water and sewer service, roads, parks, schools, libraries, municipal solid waste disposal, police and fire protection, and emergency medical services.

Comprehensive Plan: A document that contains a vision of how the community will grow and change, and a set of plans and strategies to guide community improvement.

Conditional Use: A use permitted in a particular zoning district upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the Zoning Ordinance and authorized by the Zoning Administrator of Dorchester County.

Container: Transport container is a fully enclosed and securable unit with the primary use of a transportation-shipping container for airfreight, seaward and landward freight forwarding.

Convenience Store: Any retail establishment offering for sale pre-packaged food products, household items, and other goods commonly associated with the same, at which a customer typically purchases only a few items during a short visit, and having a gross floor sales area of less than 5,000 square feet.

Critical Line: The edge of a critical area, defined by State Code, as delineated by the agency designated responsible by the State.

Day Care Facilities: Day care facilities include each of the following:

- (1) **Family Day Care Home:** A family day care home is one in which care is given in a family on a regular and/or scheduled service basis and for a period of less than twenty-four (24) hours each day of such service and for not more than six (6) children.
- (2) **Group Day Care Home:** A group day care home is one which provides care in a family home during the day only for no more than fifteen (15) children, including the day care parents' own children.
- (3) **Day Care Home and/or Center:** A day care center shall mean or include any home, center, agency, or place, however styled, where children not related to the operator are received for custodial care, apart from their parents whether for compensation, reward, or otherwise.

Decibel (dB): A unit that describes the pressure level or intensity of sound.

Dedication: The action of a property owner or developer to transfer an interest in property to the county or other service provider.

Diameter Breast Height (DBH): The diameter in inches of a tree trunk, measured four and one-half feet (4 ½) above existing grade or, in the event of multiple trunks, the accumulated total of diameters measured.

Design Review/Architectural Review: The submission of a site or building design for review by a design review body constituted to comment or make recommendations on the design or to grant approval.

Design Standards: A set of guidelines defining parameters to be followed in site and/or building design and development.

Development Rights: These rights entitle property owners to develop land in accordance with local land regulations.

Dwelling Unit: A structure or portion thereof designed and used continuously and exclusively by one household with only one kitchen for food preparation. For the purposes of this Ordinance, a home occupation may be allowed, according to the standards provided herein.

Dwelling, Duplex: A structure on a single lot containing two dwelling units each of which is totally separated from the other by an unpierced wall (one (1) hour fire wall) extending from ground to roof, except for a common stairwell exterior to both dwelling units.

Dwelling, Multi-family: A dwelling unit attached to or abutting one or more similar units by structure and/or cladding, separated from all adjoining units by a one-hour-rated firewall extending from ground to roof, as required by building codes, totaling three (3) or more dwelling units.

Dwelling, Patio House: A single-family attached dwelling on a separate lot with open space setbacks on three sides and a patio or courtyard on the fourth side, common to one or more similar units.

Dwelling, Single-family Attached: A fee-simple dwelling unit attached to or abutting one or more similar units by structure and/or cladding, that enjoys connections and meters independently from any other dwelling unit for all utilities, the only unit occupying the lot, which fronts a legal street right-of-way, and separated from all adjoining units by a two-hour-rated firewall extending from ground to roof, as required by building codes.

Dwelling, Single-family Detached: A structure which is designed and intended for continuous occupancy by one and only one family or family unit, and which includes a single kitchen area (cooking and food preparation facility). A structure that is not attached to any other dwelling by any means and is surrounded by open space.

Dwelling, Townhouse: A one-family dwelling in a row of at least three such units in which each unit has its own front and rear access to the outside, no unit is located over

another unit, and each unit is separated from any other unit by one or more vertical common fire-resistant walls.

Dwelling Unit: A building, or portion thereof, providing complete and permanent living facilities for one household.

Easement: The right of a person, government agency, or public utility to use public or private land owned by another for a specific purpose. Also a grant of property rights by the owner to, or for the use by, the public, a corporation, or another person or entity.

Electronic Data File: An EDF will be provided along with hard copies for all plat applications. The file may be in one of the following formats: .shp, .dwg, .dxf, .dgn or coverage. A fee may be paid to the Dorchester County Planning Department in lieu of the EDF in accordance with the County Council approved schedule of fees. All EDF's for major subdivisions shall be oriented to grid north with the State Plane Coordinates referenced to Lambert Conformal single-zoned South Carolina State Plane Coordinate System (3900), which is based on the North American Datum of 1983, adjusted 2001 (NAD 83-01) in international feet shown on at least two property monuments. The accuracy of the coordinates shall conform to state survey grade standards.

The EDF's for Minor Subdivisions and all other plats shall be oriented to grid north with property corners on State Plane Coordinates to mapping grade accuracy in accordance with SC Code 117.117. In lieu of Grid North and State Plane Coordinates the EDF shall include at least 3 photo ID points such as the nearest centerline road intersection, structure corners, centerline of railroad tracks, centerline PC and PT of road curves, etc. The photo identifiable points are only acceptable if they appear on the Dorchester County GIS photographs.

The EDF shall include the following layers where applicable with corresponding lines separated on each layer: Boundary (continuous), Road cl (Centerline), Structures (dotted), Easements (dashed), Misc. (dashed).

The County shall not distribute any EDF. However, once the file is integrated into the GIS system database, compiled information may be available to the public as deemed appropriate by the Department.

Engineer: A registered professional engineer in good standing with the South Carolina Board of Registration.

Façade: The entire building wall, fascia, windows, doors canopy and on any complete elevation.

Flag: A rectangular piece of fabric, or similar flexible material, with one dimension not more than three (3) times greater than the second, that is itself a symbol of religious, ethnic, national, governmental, organizational, or corporate identity. Any other similar piece of fabric or similar material displayed is considered a banner.

Foot-candle: A unit of illumination equal to the light flux falling on one square foot of area one foot away from the light source of one candlepower.

Frontage: The length of a boundary of a lot or parcel that abuts a legally accessible street right-of-way. In the event of a corner lot or tract, that parcel shall be deemed to have two separate lengths of frontage.

Grass-crete: A low-speed vehicular travel surface employing concrete blocks with holes that allow the growth of grass within the surface. Grass-crete is one of many types of surfaces that permit the absorption of stormwater while reducing heat-island effect inherent to asphalt or concrete parking areas, which is therefore a preferred construction method for parking areas near wetlands and groundwater recharge areas.

Geographic Information Systems (GIS): A method of storing geographic information on computers. Geographic information can be obtained from a variety of sources, including topographic maps, soil maps, aerial and satellite imagery, and many others. Using GIS software, the computer can create interpretive maps for presentation, can analyze spatial data from different sources simultaneously, and can generate interpretive maps. Among the many benefits of GIS are easily updated digital databases that can be used to print maps easily and efficiently, that can be easily shared by many users, and that can be used to analyze spatial relationships among the physical, social, and natural environments.

Health and Environmental Control, South Carolina Department of (SC DHEC): The State agency assigned to monitor and regulate activities that impact quality of health and the environment in South Carolina, as assigned by State law.

Historic Site: A structure or place of outstanding historical and cultural significance and designated as such by state or federal government.

Home Occupation: Any use conducted entirely within a dwelling and carried on by the occupants thereof, which use is clearly incidental and secondary to the use of the dwelling for residential purposes and does not alter the exterior or otherwise change the character thereof.

Homeowners Association: A private nonprofit association in a community, other than a condominium association, that is organized by the developer in which individual owners share common interests in open space and/or facilities and are in charge of preserving, managing, and maintaining the common property, and enforces certain covenants and restrictions. The County does not have the authority to enforce covenants and restrictions provided in the Homeowners Association Agreement. All covenants and restrictions shall not be in discord with the Zoning Ordinance of the County.

Household: The inhabitants of a single dwelling unit, acting as a single-housekeeping unit in cohabitation, with common access to and use of all living and eating areas and facilities for the preparation and serving of food within the unit.

Impervious Surface: Any surface that substantially reduces or prevents the infiltration of stormwater, including but not limited to buildings, roofs, concrete, asphalt, and other paved surfaces that do not use porous materials.

Land-altering Activity: Any change to land surfaces or vegetation that is intended to prepare for the construction, erection or alteration of any structure or use, including grading, filling, excavating, the cutting of trees and the removal of vegetation.

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

Land Development Regulations: Formerly called subdivision regulations. Regulations regarding the development of land within the County including development review procedures, zoning, subdivision, and development standards.

Lot: The lot is a parcel of land used, or set aside and available for use, as the site of one or more buildings and any buildings accessory thereto or for any other purpose, in one ownership and not divided by a street, nor including any land within the right-of-way of a public or private street upon which said lot abuts, even if the ownership to such right-of-way is in the owner of the lot.

Lot Area: The area contained within the property lines of the individual parcels of land shown on a subdivision plan or required by this Ordinance, excluding any area within an existing street right-of-way, or any area required as open space under this Ordinance, and including the area of any easements.

Lot Frontage: The length of the front lot line of the part of the land abutting a street right of way line.

Lumen: A unit of luminous flux equal to the light emitted in a unit solid angle by a uniform point source of one candle intensity. Although the units of measure for light sources – bulbs – are typically thought of in watts, this is a unit of power. The lumen is the appropriate unit of measure that describes the amount of light emitted by a bulb, whether incandescent, fluorescent, halogen, metal halide, sodium, or other.

Manufactured Home: A dwelling unit with the certification label of the United States Department of Housing and Urban Development (HUD) – certifying that such unit is in compliance with National Manufactured Home Construction and Safety Standards – and installed in compliance with South Carolina Manufactured Home Installation Requirements. This does not include housing units designed and built to meet the requirements of the state Modular Buildings Construction Act.

Manufactured Housing Community: A property that contains two (2) or more manufactured homes, each located in its own stall depicted on a plat filed with the Dorchester County Register of Mesne Conveyance and each provided with its own septic tank meeting SC DHEC regulations or sanitary sewer service in accordance with standard practices and approved by the public service provider, for which an active business license is maintained with the County. Two or more qualifying properties operated under one business license may be considered a single community.

Manufacturing: Establishments engaged in the mechanical or chemical transformation of material or substances into new products, including the assembling of component parts, the creation of products and the blending of materials, such as lubricating oils, plastics, resins or liquors.

Mobile Home: A transportable, factory-built home designed and/or intended to be used as a year-round single-family detached dwelling that does not comply with HUD standards.

Mobile Home Park: A parcel of land that has been planned and improved for the placement of mobile homes for non-transient use and consisting of two or more mobile home sites.

Modular Housing: Factory-built, single family structures that are assembled for permanent location on a site.

Multi-Family Dwelling: A building containing three or more dwelling units, including units that are located one over the other.

National Register or Historic Places: The official list established by the National Historic Preservation Act, of sites, districts, buildings, and objects significant in the nation's history or whose artistic or architectural value is unique.

Non-conforming Lot: A lot duly recorded, the area, dimensions or location of which were lawful prior to the adoption, revision or amendment of the Zoning Ordinance, which no longer by reason of such adoption, revision or amendment, conforms to the present requirements of the zoning district.

Non-conforming Structure: A structure or building, the size, dimensions or location of which lawfully existed prior to the adoption, revision or amendment to the Zoning Ordinance, which no longer by reason of the adoption, revision or amendment, conforms to the present requirements of the zoning district.

Non-conforming Use: A structure or land lawfully occupied by an existing use which does not conform with the requirements for the zoning district in which it is situated, either at the effective date of this Ordinance or as the result of subsequent amendments to this Ordinance.

Ocean and Coastal Resource Management, Office of: An office under SCDHEC, assigned by State law to monitor and regulate impacts to the quality of the ocean, coastal resources, and water quality, including wetlands and delineation thereof, erosion and sedimentation, etc.

Opacity: The degree of obscuration of light, evaluated from zero percent (a window) to one hundred percent (a wall).

Open Space: Land left in a natural state or used for recreation, agriculture, resource protection, amenity, or buffers. Open space does not include land occupied by non-recreational buildings, roads, or road rights-of-way; nor does it include the yards or lots of structures or parking areas as required by the provisions of this Ordinance.

Outdoor Storage: Any combination of material, parts, products or vehicles that are in open air storage yards. No material shall be placed in any outdoor storage yard in such a manner that wind, water or other natural causes would make it capable of being transferred, regardless of the activity.

Overlay Districts

Transitional Overlay District (TOD): District that provides regulatory guidelines for managing and adapting lands along major transportation corridors in the County to the normal development pressures of economic growth, in order to assure appropriate functional and visual transitions occur along these corridors between existing agricultural and residential uses and future non-residential development. These major transportation corridors are listed in the corresponding section of the ordinance.

Ashley River Corridor Overlay District (ARCOD) and the Ashley River Historic Overlay District (ARHOD): Districts that provides regulations created in an effort to preserve the Ashley River Corridor and the Ashley River for future generations while at the same time balancing this purpose with the constitutional rights of the private property owners and their heirs. This area includes historical sites listed in the corresponding section of the ordinance.

Parcel: A contiguous lot or tract of land owned and recorded as the property of the same person(s) or controlled by a single entity.

Parking Area/Lot (Commercial): A permanently surfaced area not within a building connected with a street or alley and permitting ingress and egress of an automobile. It shall be located outside the street right-of-way.

Parking Area/Lot (Residential): A permanently surfaced area, enclosed or unenclosed, connected with a street or alley and permitting ingress and egress of an automobile. It shall be located outside the street right-of-way and required side yards.

Pedestrian Oriented Development: Development that accommodates the needs of the pedestrian. Such development will have parking to the side or rear of the building, will mix uses and provide them in proximity to one another, will allow the pedestrian the option or choice of not having to use a car to travel between uses, and will provide a variety of interesting and detailed streetscapes which balance the needs of pedestrian and vehicular traffic equally.

Permitted Use: Any use allowed in a zoning district and subject to the restrictions applicable to that zoning district.

Planned Development (PD): An area of a minimum contiguous size, as specified by Ordinance, to be planned, developed, operated and maintained according to a master plan as a single entity and containing common dedicated greenspace areas. Also containing one or more residential clusters or planned unit residential developments and one or more public, quasi-public, commercial, or industrial areas in such ranges or ratios of nonresidential uses to residential uses as specified in the ordinance.

Planning Director: Interchangeable with the Zoning Administrator.

Planning Commission: The Dorchester County Planning Commission, as assigned by Dorchester County Council responsible under the Comprehensive Enabling Act of 1994 with several specific planning functions:

- preparing and periodically reviewing the Comprehensive Plan
- preparing and recommending to County Council measures for implementing the Comprehensive Plan including:
 - the zoning ordinance
 - the land development regulations
 - the official map
 - policies and procedures to help carry out the adopted Comprehensive Plan

Prohibited Use: A use that is not permitted in a zone district.

Protective Barricades: A physical structure not less than four feet (4') in height, limiting access to protected grand trees. An approved, suitable protective barrier shall be composed of wood or other material, which ensures protection of trees required to be retained.

Recreation, Active: Leisure-time, activities, usually of a formal nature and often performed with others, requiring equipment and taking place at prescribed places, sites, or fields.

Recreation, Passive: Activities that involve relatively inactive or less energetic activities, such as walking, sitting, picnicking, card games, chess, checkers, and similar table games.

Recreation Facility: A place designed and equipped for the conduct of sports and leisure-time activities.

Register of Mesne Conveyance, Dorchester County Office of (RMC): The County official responsible for monitoring and recording the ownership and transference of property in Dorchester County.

Remodel: The interior or exterior alteration or change, in whole or in part, of a structure or thing that changes its character appearance or the fundamental purpose of its existing design or arrangement and the uses contemplated. Not included in the meaning of this term are “enlargement” or “extension”.

Repair: The mending of restoration of a building or structure to a sound or good state, at or near to its original designed condition, due to decay, dilapidation, damage or partial destruction. Such work cannot change the size and shape in whole or in part of a building or structure to expand a use. It shall include terms “renovation”, “rebuilding”, and “reconstruction”.

Restaurant: An establishment that serves unpacked food, and beverages primarily to persons seated within the building or designated serving area. (Includes cafes, tea rooms and outdoor cafes)

Restaurant, Fast Food: An establishment that serves primarily pre-prepared and/or pre-packaged food, and beverages from a limited menu, and largely but not limited entirely to persons seated in parked vehicles and which are generally intended for consumption off-premise.

Resource Extraction: The on-site extraction of surface or sub-surface mineral products or natural resources.

Right-of-way: An independent piece of property; subdivided from one or more tracts; acquired by reservation, dedication, prescription, or condemnation; owned by a governmental entity or private party responsible for the unintersected length of the property; and intended to be occupied by public and/or private infrastructure.

Self-service Storage / Mini-Warehouses: Storage facilities for personal effects and household goods within enclosed storage area having individual access, but excluding use as workshops, hobby shops, manufacturing , commercial activity or any outside storage..

Setback: The minimum horizontal distance between a front, rear or side lot or property line to the closest front, rear or sideline of any structure, existing or planned to be constructed upon that lot or parcel. For the purposes of this definition, overhanging eaves, cornices and/or other extensions from structures other than ground level slabs and/or steps, shall be included within and shall extend the structure line by the dimension of such overhang or extension. (I.e., a roof or cornice line which overhangs or extends one foot beyond the foundation of a structure shall be considered to extend the structure line one foot beyond said foundation line.)

Shrub: A multi-trunked, woody plant that usually attains a mature height of no more than fifteen feet (15') and has foliage flush from its height to the ground.

Sidewalk: A paved, surfaced, or leveled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Sign: An identification, description, illustration, or device which is affixed to or represented directly or indirectly upon a building, structure, or land and which directs attention to a product, place, activity, person, institution or business.

Sign area: The total area of the space to be used for advertising purposes, including the spaces between open-type letters and figures, including the background structure or other decoration or addition which is an integral part of the sign. Sign supports shall be excluded in determining the area of a sign. The area of a double-faced sign shall be measured on both sides.

Sign, Freestanding: Any sign erected, constructed or maintained for the purpose of displaying outdoor advertising by means of posters, pictures, pictorial and reading matter when such sign is supported by two or more uprights, poles, posts, or braces placed upon or affixed in the ground and not attached to any part of a building. A free standing sign also includes any ground sign, letter, word, model sign, device or representation used in the nature of an advertisement or announcement which is supported by a single stationary upright, pole, post, or brace placed upon or affixed in the ground and not attached to any part of a building.

Sign, Marquee: Any sign affixed to a marquee. Said marquee shall be a canopy or covered structure projecting from and supported by a building and extends beyond the building.

Sign, Non-Conforming: A sign that was legally established but which no longer complies with the Sign Regulations.

Sign, Projecting: Any sign affixed to supports that are attached to and project from the plane of the wall of a building

Sign, Roof: Any sign erected, constructed, or maintained upon the roof of any building.

Sign, Wall: Any painted sign or poster on any surface or plane that may be affixed parallel to the front, side or rear wall of any building. Also known as façade.

Site: The site shall be defined as a parcel of land intended to have one or more buildings or intended to be subdivided into one or more lots.

Site Area: All land within the site as defined in the deed. Area shall be from an actual site survey rather than from a deed description.

Site Plan: The development plan for one or more lots on which is shown the existing and proposed conditions of the lot, including topography, vegetation, drainage, flood plains, wetlands, and waterways; landscaping and open space; walkways; means of ingress and egress; circulation; utility services; structures and buildings; signs and lighting; berms, buffers, and screening devices; surrounding development; and any other information that reasonably may be required in order that an informed decision can be made by the approving authority.

Solid Waste: Unwanted or discarded material, including waste material with insufficient liquid content to be free flowing.

Special Exception: An exception issued by the Board of Zoning Appeals authorizing a particular use in a specified location within a zoning district, upon demonstrating that such use complies with all the conditions and standards specified by the Zoning Ordinance.

Specified Anatomical Areas: This term is defined as:

- (1) Less than completely and opaquely covered:
 - (a) human genitals, pubic region;
 - (b) buttock; and
 - (c) female breast below a point immediately above the top of the areola.
- (2) Human male genitals in a discernibly turgid state even if completely and opaquely covered.

Specified Sexual Activities: This term is defined as:

- (1) Human genitals in a state of sexual stimulation or arousal;
- (2) Acts of human masturbation, sexual intercourse or sodomy;
- (3) Fondling or other erotic touching of human genitals, pubic region, buttock or female breast.

Street, Collector: A street that collects traffic from local streets and connects with minor and major arterials.

Street, Major Arterial: A street with access control, channelized intersections, restricted parking, and that collects and distributes traffic to and from minor arterials.

Street, Minor Arterial: A street with signals at important intersections and stop signs on the side streets and that collects and distributes traffic to and from collector streets.

Streetscape: A design term referring to all the elements that constitute the physical makeup of a street and that, as a group, define its character, including building frontage, street paving, street furniture, landscaping, including trees and other plantings, awnings, and marquees, signs, and lighting.

Structure: Anything constructed or erected, the use of which requires more or less permanent location on the ground or which is attached to something having more or less permanent location on the ground.

Subdivider: The owner or agent of the owner of any land to be subdivided within Dorchester County, who transfers, or sells, or agrees to sell, or negotiates to sell such land. This term is often used interchangeably with the terms developer, applicant, agent, and/or owner.

Subdivision: A grouping of residential structures, parcels or lots subject to the requirements of the County subdivision regulations. 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 new streets or change in existing streets, and includes the re-subdivision which would involve the further division or relocation of lot lines of any lot or lots within a subdivision previously made or approved or recorded according to law, and includes combinations of lots of record.

Suburban Area: A predominantly low density area located immediately outside of and physically and socio-economically associated with an urban area or a city.

Surveyor: A Registered Land Surveyor registered and in good standing with the South Carolina Board of Registration.

Tax Map: The recorded map of delineated lots or tracts in a municipality showing boundaries, bearings, sizes, and dimensions, including the block and lot numbers.

Tract: A parcel of land usually larger in size, several acres and upward. Major subdivision applications typically propose to subdivide a tract of land into numerous lots for development. Many tracts support agriculture and forestry.

Transitional Area: As area in the process of changing on use to another or an area that acts as a buffer between two land uses of different intensity and compatibility.

Transportation Corridor: A combination of principal transportation routes involving a linear network of one or more highways of four or more lanes, rail lines, or other primary and secondary access facilities that support a development corridor.

Tree, Canopy: A large maturing tree with a definitely formed crown of foliage of a girth of at least twenty-five feet (25'), which is not pyramidal or columnar in shape.

Tree, Large Maturing: Any species of tree that normally grows to at least thirty-five feet (35') tall and fifteen feet (15') in girth of foliage, regardless of its size at the time of planting or other consideration.

Tree, Small Maturing: Any species of tree that will not normally attain the stature of a large maturing tree, but distinct from shrub in that the overall height of the tree and its canopy exceeds the width of the canopy and that it typically features one trunk.

Tree, Protected: A tree fifteen (15) inches in diameter at breast height (DBH) to twenty-four (24) inches, excluding pines.

Tree, Protection Barricades: Barricading shall be to a highly visible continuous height of three (3) feet minimum.

Tree, Grand: A tree twenty-four (24) inches in diameter at breast height (DBH) or greater, including pines.

Tree Protection Standards: The tree protection standards are hereby established to emphasize the importance to Dorchester County of the preservation and to acknowledge the important contribution to the character of our community and quality of life. Therefore, the removal, relocation, destruction or abuse in any manner of any protected and/or grand tree is prohibited.

Urban Area: A highly developed area that includes, or is near a central city or place and contains a variety of industrial, commercial, residential, and cultural uses.

Utilities: Utilities consist of any or all utility services to development, including potable water, electricity, telephone, cable television (TV), fuel gas and sanitary sewerage, whether such utilities are supplied by a private individual, private company, or a public or governmental entity.

Utilities, Underground: The placement of electric, telephone, cable, and other utilities customarily carried on poles in underground vaults and trenches.

Utility Services: The generation, transmission, and/or distribution of electricity, gas, steam, communications, and water; the collection and treatment of sewage and solid waste; and the provision of mass production.

Variance: A relaxation by the Board of Zoning Appeals of the dimensional regulations of the Ordinance where such action will not be contrary to the public interest and where, owing to conditions peculiar to the property and not the results of actions or the situation of the applicant, a literal enforcement of the Ordinance would result in unnecessary and undue hardship; and such variance is consistent with Section 6-29-800 of the Code of Laws of South Carolina.

Viewshed: That portion of the landscape and/or built environment visible from a specific place, object, structure, walkway, or street on a clear day by a person with 20/20 eyesight.

Village-Environment Design: A pattern of site design utilizing architectural style(s), lot and building standards, landscaping, and parking or other features that result in development that is oriented to accommodate pedestrian use and minimize internal and external vehicular movements.

Wetlands, Freshwater: An area that is inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support, and that under normal circumstances does support, a prevalence of vegetation typically adapted for life in saturated soil conditions.

Yard: A space on the same lot with a principal building, open, unoccupied, and unobstructed by buildings or structures from ground to sky except where encroachments and accessory buildings are expressly permitted.

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 and the front line of the building, projected to the side lines of the lot. In the event of a corner lot, the side yard fronting the right of way shall be considered a front yard for the purpose of meeting the yard requirements of this Ordinance.

Yard, Rear: An open, unoccupied 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 projected to the side lines of the lot.

Zero Lot Line: The location of a building on a lot in such a manner that one or more of the building's sides rest directly on a lot line.

Zoning: The delineation of districts and the establishment of regulations governing the use, placement, spacing, and size of land and buildings.

Zoning Administrator: Interchangeable with Planning Director

Zoning Permit: A permit issued by the Dorchester County Planning and Codes Department that acknowledges that the intended land use, structure, building, or construction complies with the provisions of the Ordinance or authorized variance thereof.