

CHAPTER 2: DEFINITIONS

ARTICLE 1. PURPOSE

The purpose of this Chapter is to define key words, terms and phrases contained within this Ordinance, unless otherwise specifically defined elsewhere herein.

ARTICLE 2. WORD USAGE

In the interpretation of the provisions of this Ordinance, the rules of this section shall be observed and applied, except when the context clearly indicates or requires otherwise:

- A. The words and phrases used in this Ordinance shall have their customary and ordinary meanings as defined in a standard dictionary, except for the specific words and phrases as defined in this Ordinance;
- B. The present tense includes the past and future tenses;
- C. Singular words shall include the plural, and plural words shall include the singular;
- D. The word "shall" is mandatory, the word "may" is permissive;
- E. The word "used" or "occupied" includes the words "intended", "designed" or "arranged to be used or occupied";
- F. The word "lot" includes the words "plot" or "parcel" or "tract";
- G. The word "building" shall include the word "structure" and "premises";
- H. The masculine gender shall include the feminine and the feminine gender shall include the masculine;
- I. The word "person" includes a firm, association, partnership, trust, company, corporation, or another entity; or
- J. In the case of any difference of meaning or implication between the text of this Ordinance and any caption, number, illustration or table, the narrative text shall control, unless otherwise specifically noted herein.

ARTICLE 3. DEFINITIONS

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

ACCESSORY BUILDING: A building detached from a principal building located on the same lot whose use is customarily incidental and subordinate to the principal building or use.

ACCESSORY USE: A use of land or of a building or portion thereof that is customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use.

ADMINISTRATIVE OFFICER: The local official (*i.e.* zoning administrator) responsible for granting permits as required by this ordinance.

ADULT DAY CARE CENTER: A facility that provides care, supervision, therapy, and social development activities for nonresident, impaired adults, and that is licensed according to regulations imposed by the South Carolina Department of Health and Environmental Control (DHEC).

ALLEY: A minor street, twenty (20) feet or less in width, used for service access to the back or side of property otherwise abutting on a street.

ANIMAL SHELTER: A lot and/or building or part thereof used for the care of lost, abandoned or neglected animals.

ANTENNA: A device, dish, or array used to transmit and/or receive radio or electromagnetic waves between terrestrially and/or orbitally-based structures, including telecommunications signals.

APARTMENT: A part of a building consisting of a room or rooms intended, designed, or used as a residence by an individual or a single-family.

APARTMENT, GARAGE: A part of a garage consisting of a room or rooms intended, designed or used as a residence by an individual or a single-family.

AUTOMOBILE WRECKING: The dismantling, storage, sale or dumping of used motor vehicles, trailers or parts thereof.

AUTOMOBILE WRECKING, JUNK AND SALVAGE YARDS: Any land or structure used for salvaging operation, including but not limited to the storage and sale of wastepaper, rags, scrap metal, discarded materials, consumer goods, equipment, and the collection, dismantlement, storage and salvage of five (5) or more unlicensed or inoperative vehicles or a place where junk, waste, discarded or salvaged materials are bought, sold, exchanged, stored, baled, packed, disassembled or handled. This definition includes automobile wrecking yards, house wrecking, and structural steel materials and equipment, but does not include the purchase or storage of used furniture and furniture and household equipment, new or used cars in operable condition in their entirety, used or salvaged materials as part of manufacturing operations.

BAR: A building, room or place devoted primarily to retailing and on premise consumption of alcoholic beverages.

BED AND BREAKFAST: A dwelling providing transient lodging accommodations and a morning meal to the general public for commercial purposes.

BOARD OF ZONING APPEALS: The Joint Board of Zoning Appeals of Greenwood County.

BOARDING HOUSE: A building containing a single dwelling unit and more than five (5) guest rooms with lodging, provided with or without meals for compensation.

BUFFER: A strip of land, improved by landscaping, berms, or fences, or any combination thereof, designed to mitigate the extent of higher intensity land uses on neighboring lower intensity uses. A buffer is an area in which no activity is allowed other than necessary utility and maintenance functions such as transmission lines, underground conduits, irrigation, *etc.* A single driveway may encroach upon the buffer when that driveway location is the only possible point of access for the parcel. The buffer area is described by a linear measurement from the property line inward and will vary depending on the nature of the activity and its location.

BUILDABLE AREA: The area of a lot remaining after the minimum yard and open space requirements of the zoning ordinance have been met. (*See Figure 2.2*)

BUILDING: 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.

BUILDING ALTERATION: Any change in the supporting members of a building (such as bearing walls, columns or girder), any addition to or reduction of a building, any change in use or any relocation of a building from one location or position to another.

BUILDING COVERAGE: The ratio of the horizontal area measured from the exterior surface of the exterior walls of the ground floor of all principal and accessory buildings on a lot to the total lot area. (*See Figure 2.2*)

BUILDING HEIGHT: The vertical distance measured from the finished grade at the building line to the highest point of the roof or the average height of the roof as calculated in accordance with provisions of the International Building Code.

BUSINESS: A calling, occupation, profession, or activity engaged in with the object of gain, benefit, or advantage, either directly or indirectly. A charitable organization shall be deemed a business unless the entire proceeds of its operation are devoted to charitable purposes.

CARPOR: A roofed structure providing space for the parking of motor vehicles and enclosed on not more than three (3) sides.

CEMETERY: Land used for the burial or entombment of the dead.

CHECK CASHING SERVICE: A business considered by the State of South Carolina as a Level I or Level II check cashing service as defined by Sections 34-41-10 and 34-39-110 of the South Carolina Code of Laws. This definition shall not apply to a bank, savings institution, credit union, or farm credit system organized under the laws of the United States or any state or any person or entity principally engaged in a bona fide retail sale or service and not holding itself out to be a Level I or Level II check-cashing service, from time to time cashes checks, drafts, or money orders without a fee or other consideration.

CHILD/ADULT CARE CENTER: *See Child/Adult Day Care Facilities.*

CHILD/ADULT DAY CARE: The care, supervision or guidance of a child/adult or children/adults, unaccompanied by the parent, guardian or custodian, on a regular basis, for periods of less than 24 hours per day, but more than four (4) hours, in a place other than the child's/adult's or the children's/adult's own home or homes.

CHILD/ADULT DAY CARE FACILITIES: Any facility which provides care, supervision or guidance for any minor child/adult who is not related by blood, marriage or adoption to the owner or operator of such a facility whether or not the facility is operated for profit and whether or not the facility makes a charge for services offered by it. This definition includes, but is not limited to:

- A. **CHILD/ADULT CARE CENTER:** Any facility which regularly receives 13 or more children/adults for day care.
- B. **FAMILY CHILD/ADULT DAY CARE HOME:** An occupied residence in which child/adult day care is regularly provided for no more than 6 children/adults, unattended by a parent or legal guardian, including those children/adults living in the home and children/adults received for day care who are related to the resident caregiver. This definition does not include an occupied residence in which child/adult care is regularly provided only for a child/adult or children/adults related to the resident caregiver, or only for the child/adult or children/adults of one unrelated family, or only for a combination of such children/adults.
- C. **GROUP CHILD/ADULT DAY CARE HOME:** Any facility, generally within a dwelling unit, which regularly provides child/adult day care for at least 7 but not more than 12 children/adults, unattended by a parent or legal guardian, including those children/adults living in the home and children/adults received for day care who are related to the resident caregiver. This definition does not include an occupied residence in which child/adult care is regularly provided only for a child/adult or children/adults related to the resident caregiver, or only for the child/adult or children/adults of one unrelated family, or only for a combination of such children/adults.

CLUB: A group of people organized for a common purpose to pursue common goals, interests, or activities and usually characterized by certain membership qualifications, payment of fees and dues, regular meetings, and a constitution and bylaws.

CLUB FACILITY: A building, facility or land, or portion thereof, used by a club.

CLUSTER HOUSING: A development design wherein conventional zoning and/or subdivision standards are relaxed to permit modifications in lot size and shape by concentrating single-family dwellings in specific areas of an overall tract.

CLUSTER HOUSING DEVELOPMENT: Detached or attached dwelling units on individual lots within an overall tract with the remaining area in common open space.

CLUSTER SUBDIVISION: A form of development that permits a reduction in lot area and density requirements, provided there is no increase in the number of lots permitted under a conventional subdivision or increase in the overall density of development, and the remaining land is devoted to open space, active recreation, preservation of environmentally sensitive areas, or agriculture.

COMMON OPEN SPACE: *See Open Space.*

COMMUNICATIONS TOWER: A tower, pole, or similar structure which supports a telecommunications antenna operated for commercial purposes above ground in a fixed location, whether free standing, guyed, or located/co-located on a building or other structure.

COMMUNITY CENTER: A facility where members of a community may utilize for a gathering of individuals for social, civic, cultural, educational or recreational activities and is managed through an eleemosynary or non-profit organization for non-commercial purposes.

CONDITIONAL USE: A use that is permitted by right in a particular zoning district only upon demonstration that such use in a specific location will comply with all of the conditions and standards for location and/or operation of such use as specified in the zoning ordinance.

CONDOMINIUM: A building, or group of buildings, in which dwelling units, offices, or floor areas are owned individually, and the structure, common areas, and facilities are owned by all the owners on a proportional, undivided basis. A full legal interpretation can be found in the 1976 South Carolina Code, Section 27-31-10 *et seq.*

CONVENIENCE CENTERS OR DROP-OFF CENTERS: Solid waste management facilities designed and used exclusively for the collection/receipt of personal, non-commercial solid waste that is subsequently designated for convenient delivery to another solid waste management facility.

CONVENIENCE STORE: A small variety store which serves people who normally make only a few purchases at any one time. Sale of gasoline may be part of the retail operation, but no automotive service or repair facilities are or shall be located on the premises.

DESIGNATED IMAGE CORRIDOR: This is hereby defined as all federally numbered highways and all State Primary highways which shall include but not be limited to the following: US Hwy 246, US Hwy 25, US Hwy 178, SC Hwy 702, SC Hwy 34, SC Hwy 221, SC Hwy 72, SC Hwy 10, and Callison Highway.

DEVELOPED LOT: Any lot or parcel which has been modified with buildings or other improvements.

DISTRIBUTION CENTER: An establishment engaged in the receipt, storage, and distribution of goods, products, cargo, and materials, including trans-shipment by boat, rail, air, or motor vehicle. Storage is generally short-term and is for a specific commercial establishment.

DISTRICT: A geographic part, zone or area within which the provisions and regulations of this Ordinance are uniformly applied.

DUPLEX: A residential building containing two single-family dwelling units completely separated from each other by an unpierced wall extending from ground to roof, and including separate entrances, kitchens and bathrooms for each dwelling unit built to the requirements of the International Building Code.

DWELLING: A structure or portion thereof that is used exclusively for human habitation.

DWELLING, MULTI-FAMILY: A residential building containing three or more dwelling units, including units that are located one over the other or under the same roof limited to apartments, condominiums and/or townhouses built to the requirements of the International Building Code.

DWELLING, PATIO HOME: A one-family, residential dwelling on a separate lot with open space setbacks on three sides and with a courtyard built to the requirements of the International Building Code.

DWELLING, SINGLE-FAMILY ATTACHED: A residential structure containing more than one dwelling unit in which the units are physically attached, and each has its own separate exterior entrance way and a separately owned lot built to the requirements of the International Building Code.

DWELLING, SINGLE-FAMILY DETACHED: A residential building containing not more than one dwelling unit, not physically attached to any other principal structure and entirely surrounded by open space or yards within the same lot built to the requirements of the International Building Code.

DWELLING, ZERO LOT LINE: A residential building containing not more than one (1) dwelling unit, not physically attached to any other principal structure and surrounded on three sides by open space or yards within the same lot built to the requirements of the International Building Code. The fourth side of the dwelling rests directly on a property line.

DWELLING, TOWNHOUSE: A residential dwelling in a row of several 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 (1) or more vertical common fire-resistant walls built to the requirements of the International Building Code.

DWELLING UNIT: A room or suite of two (2) or more rooms that is designed for and not occupied by more than one (1) family doing its own cooking therein and having only one (1) kitchen facility located within a building built to the requirements of the International Building Code.

EASEMENT: Any portion of a parcel subject to an agreement between the property owner and another party, including the public, a corporation, or another person or entity, which grants the other party the right to make limited use of that portion of the property for a specified purpose.

ELEEMOSYNARY: A private or public organization that is legally organized and operated for the purpose of providing a service or carrying on a trade or business without profit.

FAMILY: One or more persons residing in a single dwelling unit. Unless all members are related by blood, marriage, or adoption, no such family shall contain more than 3 persons. Domestic servants, required medical personnel employed on the premises, or children in approved foster care may be housed within the single dwelling unit without being counted as family or families. Pursuant to South Carolina law, homes for the handicapped (see definition) are to be perceived as a family as if related by blood or marriage and must follow procedures as outlined in *Chapter 6, Section 7 - Group Homes* for site location.

FINISHED GRADE: The resultant elevation of land following alteration as part of a development activity. *See also Grade.*

FLOOD HAZARD AREA: Any area of the County so designated by the Department of Housing and Urban Development as part of the Greenwood Flood Insurance Program on FIA Flood Hazard Boundary Maps No. H01 through H05.

FLOOR AREA, GROSS: The total floor area of a building within the inside perimeter of its exterior walls including corridors, stairs, closets, thickness of walls, columns or other features, but exclusive of any private garage, breeze-way, carport, cellar, porch, attic, unenclosed sunroom or verandah.

FLOOR AREA RATIO: The gross floor area of all buildings and structures on a lot divided by the total lot area.

FOOT CANDLE: The illumination at all points one (1) foot distant from a uniform point source of one (1) candle power.

FRONTAGE: The side(s) of a lot abutting on a street, road or highway, or other public way.

GARAGE, PRIVATE RESIDENTIAL: A structure that is accessory to a residential building and that is used for the parking and storage of vehicles owned and operated by the residents thereof and that is not a separate commercial enterprise available to the general public.

GARAGE, PUBLIC: A structure, or portion thereof, other than a private customer and employee garage or private residential garage, used primarily for the parking and storage of vehicles and available to the public. This definition shall not include any business, service or industry involving the maintenance, servicing, repair, or painting of vehicles.

GOLF COURSE: A tract of land for playing golf and which may include clubhouses, snack bars, golf merchandise, sales and maintenance buildings. Par three (3) courses are included.

GOVERNING AUTHORITY: The governing authority of the City of Greenwood.

GRADE: The natural level of the ground adjoining the object whose height is to be measured. See *Finished Grade*.

GREENWAY: A linear area maintained as open space in order to conserve natural and cultural resources, and to provide recreational opportunities, aesthetic and design benefits, and transportation linkages between open space and recreational facilities and between these facilities and their users.

GROSS ACREAGE: All land included in the total area of a specific project, including streets, water bodies, rights-of-way, easements, and common open spaces.

GROUP HOME, EXTENSIVE: A home serving ten (10) or more mentally or physically handicapped persons if it provides 24-hour care and is approved or licensed by a state agency or department or is under contract with the agency or department for that purpose.

GROUP HOME, LIMITED: A home serving nine (9) or fewer mentally or physically handicapped persons if it provides 24-hour care and is approved or licensed by a state agency or department, or is under contract with the agency or department for that purpose.

HOME OCCUPATION: Any use conducted entirely within a dwelling and carried on by the occupants. The use shall be clearly incidental and secondary to the use of a dwelling for residential purposes and shall not change the character of the dwelling. No person who is not a resident on premises shall be employed specifically in connection with the activity. No

mechanical equipment shall be installed and used except such as is normally used for domestic or professional purposes. No more than twenty-five (25%) percent of the total floor area or 500 square feet, whichever is less, shall be used by the home occupation. In residentially zoned areas the storage of equipment and materials outside the principal structure is strictly prohibited; the storage of school buses, wrecker trucks, tractor trailers, and other motor vehicles associated with the home occupation is disallowed. The number of customers allowed on-site at any given time shall be based on one (1) customer per 1,000 square feet of gross floor area in the structure. In agricultural zones, it is acceptable to store motor vehicles associated with the home occupation on the site. The exterior portion of the property may not be altered.

HOTEL: A facility offering transient lodging accommodations to the general public and possibly providing additional on-site services such as restaurants, meeting rooms, entertainment, and recreational facilities.

IMPERVIOUS SURFACE: Any surface material that prevents absorption of water into the ground. It includes all buildings and asphalt or concrete parking areas, driveways, roads, sidewalks and any areas of concrete or asphalt and/or artificially lined water bodies.

IMPERVIOUS SURFACE RATIO: The impervious surface ratio is a measure of the intensity of land use and is determined by dividing the total area of all impervious surfaces within the site by the Gross Acreage of the site.

INSTITUTIONAL: A nonprofit, religious, or public use, such as a church, library, public or private school, hospital, or government owned or operated building, structure, or land used for public purposes.

JUNK: Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or for other use or disposition.

JUNK YARD: Any area, lot, land, parcel, building, or structure, or part thereof, used for the storage, collection, processing, purchase, sale, salvage, *etc.*, of five (5) or more junk vehicles, or disposal of junk or salvage material. *See Automobile Wrecking, Junk and Salvage Yards.*

KENNEL: A commercial establishment in which pets are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.

LANDSCAPED AREA: An area that is permanently devoted and maintained to the growing of shrubbery, grass, trees and other plant material.

LOT: A developed or undeveloped parcel of land that is legally transferable as a single unit of land. It is generally occupied or intended to be occupied by a building or use with customary accessories and open space. (*See Figure 2.1.*)

LOT AREA: The total surface area of land included within the lot lines.

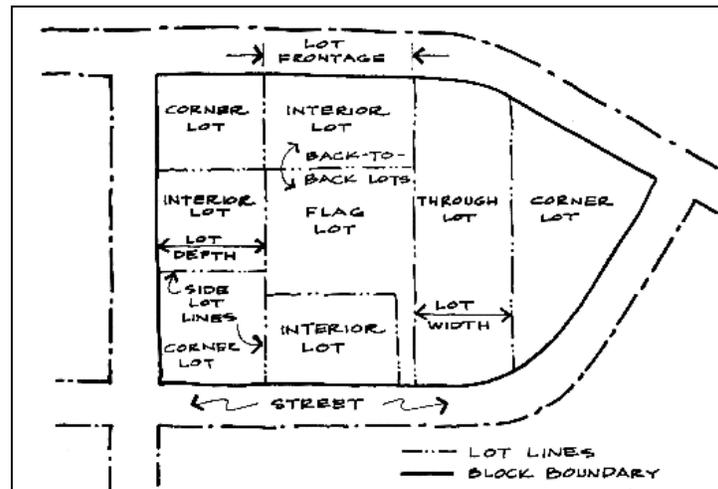
LOT, CORNER: A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street forming an interior angle of less than 135 degrees. (*See Figure 2.1.*)

LOT, INTERIOR: A lot other than a corner lot. (*See Figure 2.1.*)

LOT, THROUGH: A lot that fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot. (See *Figure 2.1.*)

LOT DEPTH: The average distance measured from the front lot line to the rear lot line. (See *Figure 2.1.*)

Figure 2.1. LOT TYPES



Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

LOT LINE: A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space. (See *Figure 2.2.*)

LOT LINE, FRONT: The lot line separating a lot from a street right-of-way. (See *Figure 2.2.*)

LOT LINE, REAR: The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line not less than ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the rear lot line. (See *Figure 2.2.*)

LOT LINE, SIDE: Any lot line other than a front or rear lot line. (See *Figure 2.2.*)

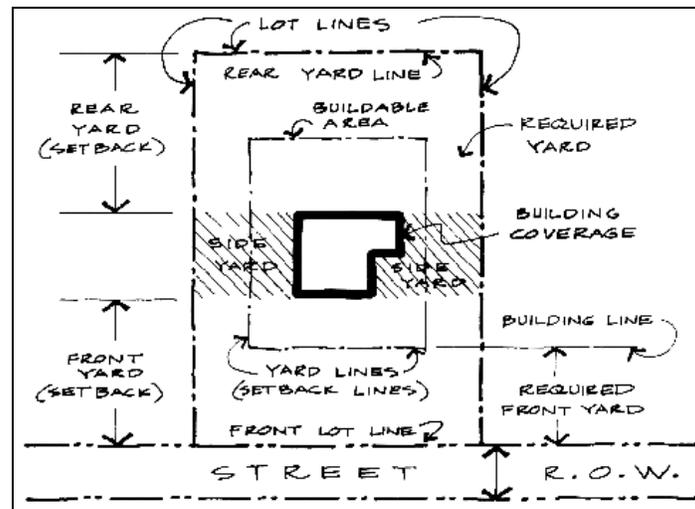
LOT OF RECORD: A lot that exists as shown or described on a plat or deed in the records of the Greenwood County Clerk of Court.

LOT WIDTH: 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. (See *Figure 2.1.*)

MANUFACTURED HOME: A single-family structure that meets the National Manufactured Home Construction and Safety Standards Act (42 U.S.C. Sec. 5401), commonly known as the HUD (U.S. Department of Housing and Urban Development) code, and that is wholly, or in substantial part, fabricated in an off-site manufacturing facility for installation or assembly at the building site, designed to be a permanent residence, and built subsequent to the enactment of the *Federal Manufactured Housing Construction and Safety Standards Act of June 15, 1976.*

MANUFACTURED HOME PARK: A lot providing spaces for three (3) or more manufactured or mobile homes, with required improvements and utilities, that are leased for the long-term placement of manufactured homes and that may include services and facilities for the residents. Manufactured home sales or storage lots for unoccupied units are not included in this definition.

Figure 2.2. LOT CHARACTERISTICS



Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

MANUFACTURED HOME, RESIDENTIALLY DESIGNED: A dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD code, which meets or exceeds the following criteria:

- A. The manufactured home has a minimum width of over 24 feet (multiple-section);
- B. The manufactured home has a minimum of 900 square feet of enclosed living area;
- C. The pitch of the roof has a minimum nominal pitch; and has a type of shingle commonly used in standard residential construction;
- D. The exterior siding consists of vinyl or aluminum lap siding, wood, Masonite, or other materials similar to the exterior siding commonly used in standard residential construction; and
- E. All towing devices, wheels, axles, and hitches are removed.

MANUFACTURED HOME, STANDARD DESIGN: A dwelling built according to the Federal Manufactured Housing Construction and Safety Standards (24 CFR 3280) HUD Code, which does not meet the criteria of a *Residentially Designed Manufactured Home* as defined above.

MANUFACTURING - HEAVY: Firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods. Natural, man-made, raw, secondary, or partially completed materials may be used. Products may be finished or semi-finished and are generally made for the wholesale market, for transfer to other plants, or to order for firms or consumers. Goods are

generally not displayed or sold on site, but if so, they are a subordinate part of sales. All manufacturing not included in the definition of “Manufacturing - Light” are included in this definition.

MANUFACTURING - LIGHT: A building or part of a building housing a use primarily engaged in manufacturing, predominantly from previously prepared materials of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products or components.

MIXED USE DEVELOPMENT: The development of a tract of land, building, or structure with a variety of complementary and integrated uses, such as, but not limited to, residential, office, manufacturing, retail, public, or entertainment, in a compact form.

MINI-WAREHOUSE STORAGE: See *Self-Service Storage Facility*.

MOBILE HOME: A transportable, factory-built structure that was manufactured prior to enactment of the *Federal Manufactured Housing Construction and Safety Standards Act of June 15, 1976*, and that is designed to be used as a single dwelling unit. The term does not include prefabricated, modular or unitized dwellings on permanent foundations, travel trailers, campers or similar recreational units.

MODULAR HOME: A single family dwelling which is constructed according to the standards set forth in the local or State building codes, and among other possibilities, may consist of two or more sections transported to the site in a manner similar to a manufactured home, or a series of panels or room sections transported on a truck and erected or joined together on the site. Modular homes may or may not have an integrated chassis. The terms manufactured home and mobile home are not the same as modular home and are not interchangeable.

MOTEL: An establishment providing transient lodging accommodations to the general public with a majority of all rooms having direct access to the outside without the necessity of passing through the main lobby of the building, and possibly providing additional on-site services such as restaurants, meeting rooms, entertainment, and recreational facilities.

NIGHT CLUB: An establishment which offers the sale of beverages in conjunction with any or all of the following activities: music, live entertainment, or dancing.

NOISE: Any audible sound that affects the character, quality, or usability of adjoining properties.

NON-CONFORMING: A term applied to lots, structures, uses of land or structures, and characteristics or use of land or structures which were lawful prior to the adoption, revision, or amendment of this Ordinance, but that fails by reason of adoption, revision, or amendment to conform to the present requirements of the Ordinance.

NURSING HOME: An extended or intermediate care facility licensed or approved by the State of South Carolina to provide full-time convalescent or chronic care to individuals who, by reason of advanced age, chronic illness or infirmity, are unable to care for themselves.

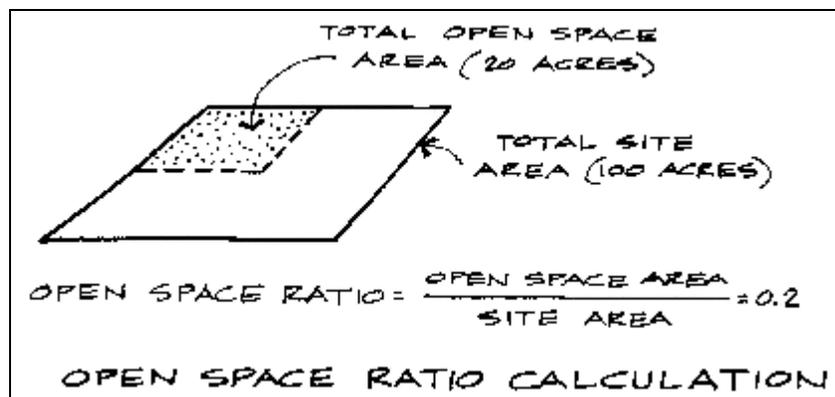
OFFICE: An office established for the purpose of conducting the day-to-day administrative tasks of a business, and in which the principal officers of the business maintain their office. To be considered as having a permanent office within the City, the permanent office of a contractor

or sub-contractor must have been established within the City prior to the date on which contracts to be performed by a contractor within the City were let for bid and must have been established with the intention that the permanent office shall service not only the completion of the work to be performed in the City, but shall be the hub from which other contracts both inside and outside of the City are to be administered.

OPEN SPACE: Any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.

OPEN SPACE RATIO: Total area of open space divided by the total site area in which the open space is located. (See Figure 2.3.)

Figure 2.3. OPEN SPACE RATIO



Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

OUTDOOR SALES AREA: Areas located outside primary structures that may be used to conduct business. Such areas must be exclusive of parking/landscaping areas and in compliance with all provisions of this ordinance.

OUTPATIENT TREATMENT CLINIC FOR SUBSTANCE ABUSE: An establishment primarily engaged in outpatient care of a specialized nature, for the treatment of substance abuse, with permanent facilities and with medical staff to provide diagnosis, treatment, or both for patients who are ambulatory and do not require inpatient care.

OVERLAY ZONE: A zoning district that encompasses one or more underlying zones and that imposes additional requirements above that required by the underlying zone.

OWNER: An individual, firm, association, syndicate, partnership, or corporation having sufficient proprietary interest to seek development or modification of land or structures.

PARCEL: A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.

PARKING, OFF-STREET: Parking space(s), plus the necessary access space, that is located outside the street right-of-way.

PARKING, ON-STREET: Parking space(s) located within the street right-of-way.

PARKING AREA: Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.

PARKING LOT: An off-street, ground-level open area, usually improved, for the temporary storage of motor vehicles.

PARKING SPACE: A space for the parking of a motor vehicle within a public or private parking area.

PATIO HOME: A patio home shall be considered a single-family detached unit in a totally planned development where open space is provided to offset smaller lots for these homes. Open space standards are contained in other sections of this document.

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

PERSON: A corporation, company, association, society, firm, partnership, or joint stock company, as well as an individual, a state, and all political subdivisions of a state or any agency or instrumentality thereof.

PERVIOUS SURFACE: Any material which permits full or partial absorption of storm water into previously unimproved land.

PLANNING COMMISSION: The Joint Planning Commission of Greenwood County.

PLAT: (1) A map representing a tract of land showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.

PORTABLE STORAGE CONTAINER: A portable, weather-resistant receptacle (typically known as MODS, PODS, etc.), in which a material is stored, transported, treated, disposed of, or otherwise handled. This term shall not include roll-off containers.

POULTRY HOUSE: A building or structure where chickens, turkeys, ducks or other domestic birds are raised exclusively for commercial use, and where the structure(s) in which they are housed is not less than 200 square feet in aggregate.

PREMISES: A lot, parcel, tract, or plot of land together with the buildings and structures thereon.

PRINCIPAL USE: The primary or predominant use of any building, structure, lot or parcel.

PROHIBITED USE: A use that is not permitted within a zoning district.

PUBLIC HEARING: A meeting announced and advertised in advance, open to the public, with the public given an opportunity to speak on a particular issue.

PUBLIC USES: Public parks, schools, administrative, cultural and service buildings.

RADIO/TELEVISION STATION: A facility designed to produce and/or transmit, by means of an FCC approved transmission tower, television and/or radio broadcasts. Such facilities may include the operation of a transmission tower and a radio/television studio.

RADIO/TELEVISION STUDIO: A facility designed to produce and/or transmit by means of satellite dishes or antennas, radio and/or television waves. Such facilities may include operation of an office, performance areas, and satellite dishes or antennas provided all district requirements are met. Transmission towers shall not be allowed as an accessory to a studio unless otherwise permitted by the zoning district.

RECREATIONAL VEHICLE: A vehicular-type portable structure without permanent foundation that can be towed, hauled, or driven and primarily designed as a temporary living accommodation for recreational, camping, and travel use and including, but not limited to, travel trailers, truck campers, camping trailers, and self-propelled motor homes.

RELIGIOUS USE: A structure or place in which worship, ceremonies, rituals, and education pertaining to a particular system of beliefs are held.

RESTAURANT: A commercial establishment where food and drink are prepared, served, and consumed primarily within the principal building.

RETAIL SALES: Commercial establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

RIGHT-OF-WAY: A strip of land acquired by reservation, dedication, forced dedication, prescription, or condemnation and intended to be occupied by a road, crosswalk, railroad, electric transmission lines, telecommunications, oil or gas pipeline, water line, sanitary storm sewer, and other similar uses.

SATELLITE DISH: A device used to transmit and/or receive radio or electromagnetic waves between terrestrially and orbitally-based uses.

SCREENING: A method of visually shielding or obscuring one structure or use from another by fencing, walls, berms, or densely planted vegetation. The height of the screening shall be sufficient to block the view of the activity for which the screening is required. The substance of the screening shall be determined by the Zoning Official and based upon the nature of the activity proposed.

SCREENING, PARTIAL: Screening through the use of fencing, walls, or vegetation that is approximately 50% visually opaque as determined by the Zoning Official.

SCREENING, TOTAL: Screening through the use of fencing, walls, berms, or densely planted vegetation that is 100% opaque as determined by the Zoning Official.

SELF-SERVICE STORAGE FACILITY: A structure containing separate, individual, and private storage spaces of varying sizes leased or rented on individual leases for varying periods of time.

SETBACK LINE: The linear distance that establishes buildable and non-buildable area measured inward from the road right-of-way or adjoining property lines. Buildings and other principal structures comprising the activity of the site may not encroach upon this space. However, an accessory activity such as parking or a driveway may be located within the setback unless superseded by a buffer. (See Figure 2.2.)

SEXUALLY ORIENTED BUSINESS: An adult arcade, adult bookstore or adult video store, adult cabaret, adult motel, adult motion picture theater, adult theater, escort agency, nude model studio, or sexual encounter center. (See Chapter 6, Article 5 - Sexually Oriented Businesses for more detailed information.)

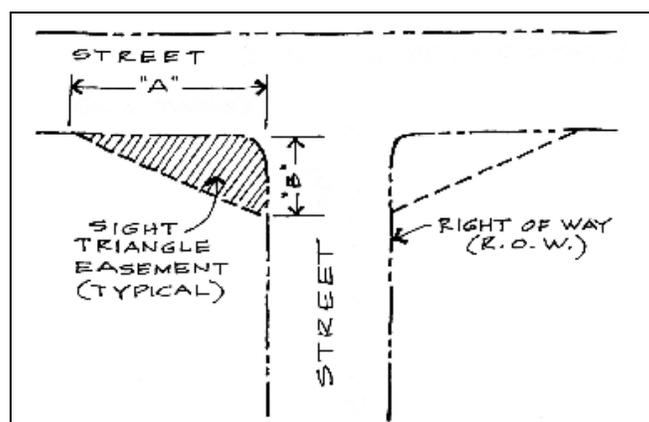
SHIPPING CONTAINER: A standardized, reusable steel box manufactured for the purpose of transporting or storing goods, having a corrugated profile, covered from all sides with a door at one end of the container and capable of being mounted and moved by rail, truck or ship or placed temporarily at a location for placement of items and later removed from the property for off-site storage or disposal.

SHOPPING CENTER: A group of commercial establishments planned, developed and/or managed as a unit with off-street parking provided on the property.

SIGHT TRIANGLE: A triangular area abutting two intersecting streets or the intersection of a street and a driveway, where vision shall be unobstructed. The sight triangle is formed by the right-of-way lines and a straight line joining the right-of-way lines at points which are twenty-five (25) feet distant from the intersection of the right-of-way lines and measured along such right-of-way lines. (See Figure 2.4.)

SIGN: Any object, device, display, or structure, or part thereof, 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. (See Chapter 6, Article 2 - Signs for more specific definitions for signs).

Figure 2.4 SIGHT TRIANGLE



Source: Moskowitz, Harvey S. and Carl G. Lindbloom. *The New Illustrated Book of Development Definitions*, New Brunswick, N.J.: Center of Urban Policy Research, Rutgers University, 1993.

SOCIAL CLUB OR HALL: A commercial facility that is utilized for social events, parties, and meetings through a lease or contractual agreement.

SOLID WASTE: Any garbage, refuse, 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, as amended, or source, special nuclear, or by-product material as defined by the Atomic Energy Act of 1964, as amended. Also excluded from this definition are application of fertilizer and animal manure during normal agricultural operations or refuse as defined and regulated pursuant to the South Carolina Mining Act, including processed mineral waste, which will not have a significant adverse impact on the environment.

SOLID WASTE MANAGEMENT FACILITY: Any solid waste disposal area, volume reduction plant, landfill, dump, transfer station, or other facility, the purpose of which is the storage, collection, transportation, treatment, utilization, processing recycling, or disposal, or any combination thereof, of solid waste. The term does not include a recovered materials processing facility or facilities which use or ship recovered materials, except that portion of the facilities which is managing solid waste.

STOCK YARD: An open or closed compound, where livestock are fed, graded, bought, sold, or maintained for transfer.

STRUCTURAL ALTERATION: Any change in either the supporting members of a building, such as bearing walls, columns, beams, and girders, or in the dimensions or configurations of the roof or exterior walls.

STRUCTURE: Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, including but not limited to the following: buildings, signs, manufactured, modular and mobile homes, fences, screen enclosures, swimming pools and walls.

SUBSTANTIALLY COMPLETE: A structure that has been reviewed and approved by the issuance of a Certificate of Occupancy.

TELECOMMUNICATIONS: As defined by the Federal Telecommunications Act of 1996, refers to the transmission, between or among points specified by the user, of information of the user's choosing, without change in the form or content of the information as sent and received.

TEMPORARY USE: A use established for a limited duration with the intent to discontinue such use upon the expiration of the time period.

TITLE LOAN OPERATION: A business that issues, as a primary or secondary use, a monetary amount in exchange for the title of an automobile, boat, or other possession for a specified period of time. This definition shall not apply to a bank, savings institution, credit union, or farm credit system organized under the laws of the United States or any state.

TRAVEL TRAILER: A structure that is: 1) intended to be transported over the streets and highways (either as a motor vehicle or attached to or hauled by a motor vehicle), and 2) is

designed for temporary use as sleeping quarters, but does not satisfy one or more of the definition criteria of a manufactured or mobile home as defined in this Ordinance.

TRANSFER STATION: 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.

TRIP GENERATION: The total number of vehicle trips produced by a specific land use or activity.

USE: The purpose or activity for which land or buildings are designed, arranged, or intended or for which land or buildings are occupied and maintained.

VARIANCE: Permission to depart from the literal requirements of this Ordinance, as granted under *Chapter 12, Article 4 - Variances*.

WAREHOUSE: A building used primarily for the storage of goods and materials. Storage may be either short-term or long-term, but does not include self-storage facilities.

YARD: An open space that lies between the principal building or buildings and the nearest lot line. The minimum required yard as set forth in this Ordinance is unoccupied and unobstructed from the ground upward except as may be specifically provided in this Ordinance.

YARD, FRONT: A space extending the full width of the lot between any building and the front lot line and measured perpendicular to the building at the closest point to the front lot line. On corner lots the front yard shall face the shortest street dimension of the lot, except that if the lot is square or almost square (dimensions in a ratio of from 3:2 to 3:3), then the front yard may face either street. (*See Figure 2.2.*)

YARD, REAR: A space extending across the full width of the lot between the principal building and the rear lot line and measured perpendicular from the building to the closest point of the rear lot line. (*See Figure 2.2.*)

YARD, SIDE: A space extending from the front yard to the rear yard between the principal building and the side lot line and measured perpendicular from the side lot line to the closest point of the principal building. (*See Figure 2.2.*)

YARD DEPTH AND WIDTH: The shortest horizontal distance from a lot line to the principal building.

ZONING OFFICIAL: The person designated by the City of Greenwood to administer and enforce the provisions of this Ordinance.

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