

Sec 6-3-50. WD - Waterfront Development District.

- (a) **Purpose.** The waterfront development zoning district is primarily designed to promote responsible mixed-use development in conformance with the natural surroundings near the beauty of the river and lake.

The following sections list permitted uses, conditional uses, special exceptions, and accessory uses that are unique to the WD zoning district.

- (b) **Regulations applied.** The following sections contain all permitted uses, conditional uses, special exceptions, and accessory uses that apply to the WD zoning district.

(c) **Permitted uses.**

- (1) Bed and Breakfast
- (2) Botanical Garden
- (3) Church, Temple, or Synagogue
- (4) Civic Club/Lodge
- (5) Golf Course, Including Clubhouse
- (6) Government/Public Utility Office
- (7) Houseboat
- (8) Marina
- (9) Other Government Services
- (10) Other Recreation
- (11) Private Air Strip
- (12) Public Park and/or Playground
- (13) Public Utility
- (14) Radio/Television Station Mast
- (15) Single Family Detached
- (16) Utility Substation/Station
- (17) Zoo or Wildlife Park

- (d) **Conditional uses.** The following uses are permitted in the WD districts, provided that the following conditions are met:

- (1) Animal Shelter, provided all outdoor runs are at least 100 feet from a residential property line.
- (2) Automatic Teller Machine, provided the use is located on a property abutting a designated image corridor.

- (3) Automobile/Truck/Motorcycle/Boat Repair/Service, provided that:
 - a. The hours of operation are limited to daylight hours.
 - b. All lighting is shielded or directed away from adjoining residential properties.
 - c. Outdoor storage/service areas with more than five (5) vehicles/machines/repair items shall be completely and opaquely screened from adjacent road rights-of-way and property lines.
 - d. The use is located on a property abutting a designated image corridor.
- (4) Automobile/Truck/Motorcycle/Boat Sales, provided:
 - a. The hours of operation are limited to daylight hours.
 - b. All lighting is shielded or directed away from adjoining residential properties.
 - c. A 50% opacity screen to be in place within two (2) years from date of permit.
 - d. Outdoor storage is fenced and obstructed from view.
 - e. The use is located on a property abutting a designated image corridor.
- (5) Bait Shop, provided the use is located on a property abutting a designated image corridor.
- (6) Bakery/Candy Store, provided the use is located on a property abutting a designated image corridor.
- (7) Barber/Beauty Shop, provided the use is located on a property abutting a designated image corridor.
- (8) Baseball/Softball/Soccer Park, provided any swimming pool, playground, ball field or game court is located no closer than 50 feet from any residential property line, including lighting for such uses. All lighting shall be shielded to prevent direct illumination of adjacent residential properties.
- (9) Bicycle Sales and Service, provided the use is located on a property abutting a designated image corridor.
- (10) Business Office, provided the structure does not exceed 5,000 square feet in size and that all lighting is shielded to prevent direct illumination of adjacent residential properties. This type development must be located within 1,000 feet from the intersection of two (2) or more vision corridors.
- (11) Car Wash, Self Service, provided the use is located on a property abutting a designated image corridor.
- (12) Cemetery, provided the total area of the lot is five (5) acres or greater, and that a crematorium is not included.
- (13) Child/Adult Care Center, provided:
 - a. The facility meets the minimum standards set forth by DSS/DHEC and other applicable licensing agencies, unless this Ordinance provides higher standards. A letter of approval from DSS/DHEC shall be required for zoning approval.

- b. The facility shall conform to all applicable standards of any Ordinance in effect within Greenwood County.
 - c. No other business enterprise shall be allowed to operate on the same property as the facility.
 - d. Vehicular entrances, exits and other parking areas shall be located off collector and residential street rather than arterial roads unless access is not available.
 - e. One (1) parking space for each employee and one (1) parking space per six (6) children/adults cared for in the facility shall be provided.
 - f. A minimum of 75 square feet of usable, non-paved outdoor play area per child/adult must be provided. Outdoor areas must be enclosed with a fence that is at least four (4) feet in height. All outdoor lighting related to outdoor play areas shall be shielded to prevent direct illumination of adjacent residential properties.
 - g. The facility shall be operated and housed in a permanent structure, which complies with applicable fire codes.
 - h. The Zoning Official shall conduct an on-site inspection of the facility prior to the granting of the conditional use permit to ensure compliance with the requirements listed above.
- (14) Community Center, provided any swimming pool, playground, ball field, or game court is located no closer than 100 feet from any adjacent property line, including lighting for such uses. All lighting shall be shielded to prevent direct illumination of adjacent residential properties. In addition, no commercial activities shall be permitted in conjunction with recreational uses in residential areas except for charges and fees for the use of the facilities and other appropriate activities not in conflict with the residential nature of the district, as determined by the Zoning Official.
- (15) Community/Neighborhood Recreation, provided any swimming pool, playground, ball field, or game court is located no closer than 100 feet from any adjacent property line, including lighting for such uses. All lighting shall be shielded to prevent direct illumination of adjacent residential properties. In addition, no commercial activities shall be permitted in conjunction with recreational uses in residential areas except for charges and fees for the use of the facilities and other appropriate activities not in conflict with the residential nature of the district, as determined by the Zoning Official.
- (16) Construction/Storage Office, provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a nonconforming structure or use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project, and must be removed within 15 days after the completion of the project. The structure may be a manufactured or modular dwelling.
- (17) Convenience Store – Gasoline Sales, provided:
- a. Lighting shall be shielded to prevent direct illumination of adjacent residential properties.
 - b. Located on a property abutting a designated image corridor.
- (18) Driving Range, provided the use is located on a property abutting a designated image corridor.

- (19) Flower/Gift/Card Shop, provided the use is located on a property abutting a designated image corridor.
- (20) Gas Station, Full Service, provided outdoor storage of more than five (5) automobiles shall be completely and opaquely screened from adjacent road rights-of-way and shall be located on a property abutting a designated image corridor.
- (21) Gas Station, Self Service, provided the use is located on a property abutting a designated image corridor.
- (22) Group Home, Limited, provided such use meets the requirements of applicable state legislation.
- (23) Kennel Operations/Care, provided the use is located on a property abutting a designated image corridor.
- (24) Multi-Family Dwellings, provided the use is separate from other single family residential dwellings by use of access and buffering.
- (25) Outdoor Recreation Facility, provided any swimming pool, playground, ball field, or game court is located no closer than 100 feet from any adjacent property line, including lighting for such uses. All lighting shall be shielded to prevent direct illumination of adjacent residential properties. In addition, no commercial activities shall be permitted in conjunction with recreational uses in residential areas except for charges and fees for the use of the facilities and other appropriate activities not in conflict with the residential nature of the district, as determined by the Zoning Official.
- (26) Outdoor Religious Events, provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- (27) Police, Fire and EMS Station, provided the use is located on a property abutting a designated image corridor.
- (28) Post Office, provided the use is located on a property abutting a designated image corridor.
- (29) Primary/Secondary School, provided all structures must be placed not less than 100 feet from any adjacent residential property line.
- (30) Private Recreation Area, provided a temporary zoning permit for outdoor religious events such as church revivals, outdoor concerts and parking for such events is issued for periods not to exceed 14 consecutive days, and no more than three (3) such permits may be issued per property, per calendar year. Temporary permits shall be issued only if adequate parking and sanitary facilities are provided to serve the proposed use or activity.
- (31) Restaurant, No Drive-Thru, provided the use is located on a property abutting a designated image corridor.
- (32) Riding Stable, provided all structures are located greater than 100 feet from a residential use.
- (33) Sales/Leasing Offices, provided a temporary zoning permit is issued by the Zoning Official for appropriate periods of time not to exceed twelve (12) month increments for a

nonconforming structure of use incidental to building construction or land development. The structure or use must be removed upon expiration of the permit. The structure must be located on the same site as the permitted project. The structure may be a manufactured or modular dwelling.

- (34) Single Family Attached (3 or more units), provided:
- The front of the structure shall not form long, unbroken lines of row housing, but shall be staggered at the front building line.
 - Not more than six (6) contiguous housing units nor fewer than three (3) shall be built in a row.
 - No portion of a housing unit or accessory structure in or related to one group of contiguous housing units shall be closer than 20 feet to any portion of a housing unit or accessory structure related to another group, or to any building outside the development.
- (35) Swimming Pool, Public, provided the use is located on a property abutting a designated image corridor.
- (36) Tennis Club, provided:
- The club shall be at least 100 feet from adjacent residential properties.
 - Lighting for tennis courts shall be shielded to minimize light and glare from spilling over onto adjacent properties, and shall be set for operational hours.
 - All tennis courts shall close on or before 11:00 p.m.
 - All fences around courts shall be at least ten (10), but no more than twelve (12) feet high.
- (37) Tourist Welcome Center, provided the use is located on a property abutting a designated image corridor.
- (38) Veterinary Clinic/Office, provided the use is located on a property abutting a designated image corridor.
- (39) Video Rental, provided the use is located on a property abutting a designated image corridor.

(e) **Special exceptions.** The following uses are allowed in WD zoning districts, if they are permitted by special exception by the joint board of zoning appeals (BZA) using the following criteria listed:

- (1) Communications Tower, a free-standing tower with height not exceeding 300 feet may be permitted as a conditional use, provided the following documents are submitted upon application for such use. Any increase in the maximum height may be granted by the Board of Zoning Appeals via a Special Exception.
- One (1) copy of typical specifications for proposed structures and antennae including description of design characteristics and material.
 - A site plan drawn to scale showing property boundaries, tower location, tower height, guy wires and anchors, existing structures, photographs or elevation drawings depicting typical design of proposed structures, parking, fences, landscape plan, and existing land uses on adjacent property. A site plan shall not be required if the antennae is to be mounted on an approved existing structure.

- c. A current map, or update for an existing map on file, showing locations of applicant's antennae, facilities, existing towers, and proposed towers which are reflected in public records.
- d. A report from a structural engineer registered in South Carolina showing the tower antennae capacity by type and number, and a certification that the tower is designed to withstand winds in accordance with ANSI/EIA/TIA 222 (latest version) standards.
- e. Identification of the owners of all antennae and equipment to be located on the site.
- f. Written authorization from the site owner for the application.
- g. Evidence that a valid FCC license for the proposed activity has been issued.
- h. A line of sight analysis showing the potential visual and aesthetic impacts on adjacent residential districts.
- i. A written agreement to remove the tower and/or antennae within 180 days after cessation of use. In the event of bankruptcy, it will remain the sole responsibility of the tower's owner to remove the tower along with all appendages.
- j. Evidence that applicable conditions in the following section are met.
- k. Additional information required by the Zoning Official for determination that all applicable zoning regulations are met.
- l. A letter of approval from FAA.
- m. In order to provide a setback, all Communication Towers shall be set back from all property lines, a distance equal to the height of the Communication Tower minus 20 feet, except as modified below:
 - 1. A communication tower with a center point closer than 1,000 feet from the nearest property line of any platted subdivision, as defined herein, containing 25 or more lots, shall observe a setback from the nearest property line in the subdivision as set forth below. Communication towers that have a total of 50 dwelling units, as defined herein, within 1,000 foot radius from the center point of the communications tower shall observe a setback from the nearest residential structure, but not include residential structures on the subject property upon the communication tower is to be constructed, as set forth below:
 - i. For a communication tower, which is less than 200 feet in height from the ground on which it rests, the setback shall be two (2) times the height of the communications tower from the nearest residential structure.
 - ii. For a communication tower, which is 200 feet or more in height from the ground on which it rests, the setback shall be three (3) times the height of the communication tower.
 - iii. For the purpose of measuring the applicable setback, distance measurements on monopole and guyed communication towers will be made from the center point of the communication tower. Distance measurements on lattice communication towers will be made from the legs of the lattice communication tower.
 - iv. The height of the communication tower shall be the distance from the base of the communication tower to the top of the lower structure.

Additionally, the applicant must show that all of the following applicable conditions are met:

- n. The proposed communications tower, antenna or accessory structure will be placed in a reasonably available location which will minimize the visual impact on the surrounding area and allow the facility to function in accordance with minimum standards imposed by applicable communications regulations and the applicant's technical design requirements. The structure must be painted black or green.
 - o. The applicant must show that a proposed antennae and equipment cannot be accommodated and function as required by applicable regulations and applicant's technical design requirements without unreasonable modifications on any existing structure or tower under the control of the applicant.
 - p. Prior to consideration of a permit for location on private property which must be acquired, the applicant must show that available publicly owned sites, and available privately owned sites occupied by a compatible use, are unsuitable for operation of the facility under applicable communications regulations and the applicant's technical design requirements.
 - q. The applicant must show that a new tower is designed to accommodate additional antennae equal in number to applicant's present and future requirements.
 - r. The applicant must show that all applicable health, nuisance, noise, fire, building and safety code requirements are met.
 - s. A communications tower must not be painted or illuminated unless otherwise provided by state or federal regulations.
 - t. A permit for a proposed tower site within one (1) mile of an existing tower shall not be issued unless the applicant certifies that the existing tower does not meet applicant's structural specifications and applicant's technical design requirements, or that a collocation agreement could not be obtained.
 - u. The applicant must show be certificate from a registered engineer that the proposed facility will contain only equipment meeting FCC rules, and must file with the Zoning Official a written indemnification of the jurisdiction and proof of liability insurance or financial ability to respond to claims up to \$1,000,000.00 in the aggregate which may arise from operation of the facility during its life, at no cost to Greenwood County, in form approved by the county attorney.
 - v. Land development regulations, visibility, fencing, screening, landscaping, parking, access, lot size, exterior illumination, sign, storage, and all other general zoning district regulations except setback and height, shall apply to the use. Setback and height conditions in this chapter apply.
 - w. A tower must be a minimum distance equal to one-half the height of the tower from designated historic or architecturally significant, and must be set back from all lot lines distances equal to the district setback requirements of 25% of the tower height, whichever is greater.
- (f) **Accessory uses.** The following accessory structures and uses may be located in WD districts, provided the location meets with all applicable requirements. With the exception of fences and walls, no accessory use shall be located within any required buffer area.
- (1) Accessory building or structure, provided that the use is commonly associated with residential use, including, but not limited to: detached private garages; private kennels; disaster shelters and storage sheds. Such building or structure may be located in rear and side yards only, no closer than ten feet to the rear property line. Structures shall not be placed within the side or

rear setback if the side or rear property lines are adjacent to a street. Structures may be placed in the front, side, or rear setback if the lot is adjacent to Lake Greenwood or the Saluda River. More than one accessory structure may be added to a property provided that such structures shall not exceed:

- a. Thirty-five feet in height or the height of the primary structure, whichever is less.
 - b. Nine hundred square feet in gross floor area or 30 percent of the required yard if located within the designated side or rear setback, whichever is greater.
- (2) Barn, provided the structure is at least 100 feet from the closest residential use.
 - (3) Boat house, boat dock, or boat lift, provided that the structure is no closer than ten feet from the side property lines. The county engineer must approve construction drawings for these structures if located along Lake Greenwood.
 - (4) Convent or monastery, provided it is on the same piece of property as the church or house of worship. All applicable setbacks, height restrictions and parking requirements for multifamily must be met. The density for this accessory use shall not exceed four per acre.
 - (5) Fences or walls, provided that the fence or wall is located no closer than 18 inches to a street or road right-of-way and does not impede visibility as outlined in section 6-3-110.
 - (6) Garage/yard sales and auctions, provided that such sales be limited to two during each 12-month period for each residence, for a maximum duration of two days per sale.
 - (7) Private tennis courts, outdoor recreation and picnic facilities provided light is shielded from adjacent properties and applicable parking requirements are met.
 - (8) Satellite dishes, ham radio towers, and group supported TV antennas, provided the structure, which includes the guide wires, is located in the rear yard, no closer than ten feet to all property lines. The height of a ham radio tower shall not exceed 140 feet.
 - (9) Swimming pool, private include deck, bath house or cabana, provided the pool is located in the rear or side yard, and that the pool is no closer than ten feet from the nearest property line. Pools shall have all lighting shielded or directed away from adjoining residences.
 - (10) Other accessory uses as determined by the zoning official.
- (g) Home occupation.** A home occupation, as defined in this chapter, may be deemed an accessory use to a residential use, provided that:
- (1) A home occupation permit is obtained from the zoning official, and must be renewed if a change in use occurs.
 - (2) The home occupation is conducted entirely within the principal dwelling unit or accessory building on the property.
 - (3) The home occupation is clearly incidental and secondary to the principal use of the building.
 - (4) Does not necessitate or cause the exterior appearance of any structure to be other than residential and is not disruptive of the residential character of the neighborhood.
 - (5) No more than 25 percent of the total floor area or 500 square feet, whichever is less, shall be used for the home occupation.

- (6) The home occupation is conducted only by persons residing on the premises (nonresident employees are not permitted).
- (7) There is no outdoor storage of any kind related to the home occupation.
- (8) The home occupation or related activities does not create any disturbing or offensive noise, vibration, glare, smoke, heat, odor, fumes, dust, electrical or communication interference in any radio or television receiver, or unhealthy or unsightly condition.
- (9) The home occupation does not generate any parking or traffic congestion, and any parking spaces needed or required are located in the rear or side yard.
- (10) No display, rental or sale of wholesale or retail goods or other commodity other than those prepared on the premises shall be allowed on the premises.
- (11) There is no advertising of the home occupation on the site or structures, except for one non-illuminated sign no larger than one square foot in area, flush mounted against the principal dwelling unit or attached to the mailbox.

(h) Design and performance standards.

- (1) *Purpose.* The purpose of this section is to establish design and performance standards for all land, land uses and improvements in the county. The standards promote good planning and design and encourage compatibility between land uses.
- (2) *Lot size, density, setback, height, and building spacing.* The following table contains dimensional and density requirements for lots and height and spacing requirements for buildings.

DEVELOPMENT STANDARDS

Land Use	Density-Dwelling Units	Max. Bldg. Height	Minimum Site Area	Lot Width (Min.)	Front Yard (Min.)	Side Yard (Min.)	Rear Yard (Min.)	Lakeside Setback (from 440' Contour) (Min.)
Single Family Residential	1/lot	35 ft.	10,000 sq. ft.	50 ft.	20 ft.	10 ft.	40 ft.	40 ft.
Single Family Attached	7/acre	35 ft.	6,000 sq. ft.	50 ft.	20 ft.	7.5 ft.*	15 ft.	40 ft.
Multi-Family Residential	12/acre	75 ft.	4,500 sq. ft.	50 ft.	20 ft.	7.5 ft.	15 ft.	40 ft.
Other Use		35 ft.	43,560 sq. ft.	100 ft.	20 ft.	10 ft.	40 ft.	40 ft.

* Single-Family Attached Dwellings do not require side yards between units, and 8 feet is required between units in zero lot line or patio home developments.

- (i) **Sign Regulations.** Sign regulations for non-commercial uses shall conform to the sign regulations of the R-1 zoning district. Sign regulations for commercial and industrial uses shall conform to the sign regulations of the C-1 zoning district.

Secs. 6-3-51--6-3-60. Reserved.