

Article III. Zoning District Regulations

157.025. ZONING DISTRICTS ESTABLISHED

The following districts are hereby established for use in the City Limits of the City, in accordance with the Comprehensive Plan.

Map Symbol	Primary Zoning Districts
R-E	Residential Estate District
R-15	Single-Family Residential District, Low Density
R-10	Single-Family Residential District, Medium Density
R-6	Residential District, High Density
OI	Office-Institutional District
CBD	Central Business District
GBD	General Business District
LBD	Limited Business District
IND	Industrial Business District
CMU	Commercial Mixed Use District
EQ	Equine District
PDD	Planned Development District
Map Symbol	Overlay Districts
HOD	Historic Overlay District
COL	Corridor Overlay District
COM	Commercial Overlay District
DC	Downtown Core District

157.026. PURPOSE OF DISTRICTS

All areas within the City Limits of the city are divided into zoning districts, within which the use of land and water areas; the location, height, bulk, appearance and use of structures; the provision of parking and loading areas; and the provision of buffers, landscaping and screening are regulated as herein provided. Collectively, these districts are intended to advance the purposes of this zoning ordinance as stated in § 157.002 – *Purpose*. Individually, each district is designed and intended to accomplish the following more specific objectives.

- A. **Primary Districts.** Each primary zoning district serves a different purpose and imposes its own set of requirements and restrictions on the use of land within the district in addition to the general requirements and restrictions imposed on all land or uses within the city.

R-E, Residential Estate District. The R-E Residential District is intended to foster, preserve and protect areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities at very low densities.

R-15, Low Density, Single-family Residential District. The R-15 Residential District is

intended to foster, preserve, and protect at low densities areas of the community in which the principal use of land is for detached, single-family dwellings, and limited residential support facilities.

R-10, Medium Density Residential District. The R-10 Residential District is intended to foster, protect and accommodate single-family and two-family residential development, and limited residential support facilities in areas so designated.

R-6, High Density Residential District. The R-6 Residential District is intended to accommodate higher density residential development and a variety of housing types on small lots or in project settings, in areas accessible by major streets and in proximity to commercial uses and employment opportunities.

OI, Office and Institutional District. The OI District is intended to accommodate office, institutional and residential uses in areas whose character is mixed or in transition. It is designed principally for use along major streets and subdivision borders characterized by older houses to help ameliorate the consequences of change impacting these areas, and to provide a transitional buffer between potentially incompatible commercial and residential development.

CBD, Central Business District. The CBD District is intended to promote the concentration and vitality of commercial and business uses in core commercial areas and as such, encourages a mixture of complementary uses and a pedestrian orientation. This district is characterized by wall-to-wall and lot-line-to-lot-line development, pedestrian walkways, and off-street public parking lots.

GBD, General Business District. The GBD District is intended to provide for the development and maintenance of commercial and business uses to serve the community and the larger midlands region. Toward this end, a wide range of business and commercial uses are permitted herein.

LBD, Limited Business District. The LBD District is intended to meet the commercial and service needs generated by nearby residential areas. Goods and services normally available in this district are of the "convenience variety." The size of these districts should relate to surrounding residential markets and the locations should be at or near major intersections, in proximity to residential areas and/or on the periphery of residential areas, moderating transition between residential and commercial uses.

IND, Industrial District. The intent of the IND District is to accommodate retail, wholesaling, distribution, storage, processing and manufacturing uses in an environment suited to such uses and operations while promoting land use compatibility through the application of performance standards within and beyond the boundaries of this district.

Toward these ends, residential development is not permitted herein, nor is the

establishment of this district on a street providing primary access to or traversing a residential district.

CMU, Commercial Mixed Use District. The intent of this multiple use district is to provide for the development and maintenance of commercial, business and other complementary uses in strategic locations to serve the travelling public without negatively impacting surrounding land uses or environmental resources-

EQ, Equine District. The intent of the equine district is to accommodate and promote present and future equine activities including, but not limited to, training, racing, and showing of horses, donkeys, or other related activities in an environment compatible with surrounding properties. This district is intended primarily for large tracts of land devoted to or developed for equine and related activities.

PDD, Planned Development District. The intent of the Planned Development District is to encourage flexibility in the development of land in order to promote its most appropriate use; and to do so in a manner that will enhance the public health, safety, morals, and general welfare of the population.

Within the PDD, regulations adapted to unified planning and development are intended to accomplish the purpose of zoning and other applicable regulations to an equivalent or higher degree than instances in which such regulations are designed to control unscheduled development on individual lots or tracts, promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce a better environment.

In view of the substantial public advantage of "planned development," it is the intent of these regulations to promote and encourage or, where applicable, to require development in this form where appropriate in character, timing, and location, particularly in large undeveloped tracts.

MPD, Master Planned District. The intent of the Master Planned District is to encourage maximum flexibility in the development of land through an approved site plan in order to promote its most appropriate use; and to do so in a manner that will enhance the public health, safety, morals, and general welfare of the population.

- B. Overlay Districts.** Overlay districts are established to provide for certain additional requirements or to establish special development requirements for permitted uses. Where overlay districts exist and there is a conflict between the requirements specified between the overlay district and the underlying primary district, the standards and requirements of the overlay district shall prevail. Otherwise, the standards and requirements of the underlying primary district shall also be in effect for any area additional zoned as an overlay district. Each overlay district is identified on the official zoning map of the city.

Historic Overlay District (HOD). The Historic Overlay District is designed and intended to promote the educational, cultural, economic and general welfare of the community by providing a mechanism for the identification, recognition, preservation, maintenance, protection and enhancement of existing historic and architecturally valuable structures and properties which serve as visible reminders of the social, cultural, economic, political and/or architectural past, thereby:

1. Fostering civic pride;
2. Preserving local heritage;
3. Fostering public knowledge and appreciation of structures and areas which provide a unique and valuable perspective on the social, cultural, and economic mores of past generations;
4. Fostering architectural creativity by preserving physical examples of outstanding architectural techniques of the past; and
5. Encouraging new structures and development that will be harmonious with existing structures, properties and sites included in the districts.

Corridor Overlay District (COL). The purpose of the Corridor Overlay District is to provide protection for significant buildings and sites and to provide for architectural cohesion within the designated corridors by regulating the type of construction and the design of other buildings which are in proximity to historically significant buildings or sites.

Commercial Overlay District (COM). The purpose of the Commercial Overlay District is to protect and enhance the aesthetic and visual character of all commercial development within the primary commercial corridors of the city.

Downtown Core Overlay District (DC). The Downtown Core is intended to protect and maintain the character of the core of the downtown commercial district. Buildings located in this overlay district are commercial or mixed-use and primarily have a shopfront style façade.

157.027. INTERPRETATION OF DISTRICT BOUNDARIES

Where uncertainty exists as to the boundaries of districts shown on the official zoning map, the following rules shall apply.

- A. Boundaries indicated as approximately following the center lines of streets, highways, alleys, or public utility easements shall be construed to follow such center lines.

- B.** Boundaries indicated as approximately following platted lot or tract lines shall be construed as following such lines, whether public or private.
- C.** Boundaries indicated as approximately following political lines shall be construed as following such lines.
- D.** Boundaries indicated as following railroad lines shall be construed to be midway between the main tracks.
- E.** Boundaries indicated as approximately following the center lines of natural barriers such as, rivers and streams, shall be construed to follow such center lines.
- F.** Boundaries indicated as parallel to, or extensions of features indicated in divisions (A) through (E) above shall be so construed. If distances are not specifically indicated on the official zoning map, or in other circumstances not covered by divisions (A) through (E) above, the boundaries shall be determined by the use of scale of such map.
- G.** Where uncertainties continue to exist after the application of the rules in this section, appeal for clarification may be taken to the Board of Zoning Appeals with Jurisdiction for such matters.

157.028. ZONING CLASSIFICATION OF ANNEXED TERRITORY

On property to be annexed into the corporate limits by petition, as provided for in *S.C. Code, Ann. § 5-3-10*, et seq., the zoning classification shall be determined for the annexed property subject to the following procedures:

- A.** Upon receipt of a petition for annexation of property into the City Limits of Camden, the Planning Commission shall make a recommendation to the Council regarding the appropriate zoning classification for the property to be annexed in accordance with § 157.211(H) – *Amendments*. Prior to making such recommendation to the City Council, the Planning Commission shall conduct a public hearing on the matter pursuant to the requirements of § 157.211(H). Upon receipt of a recommendation by the Planning Commission, Council shall then take final action regarding the annexation of the subject property.
- B.** A petitioner may withdraw the petition prior to final adoption of the annexation ordinance by City Council.
- C.** City Council shall assign an interim zoning designation in the annexation ordinance. Immediately thereafter, the City Planner shall initiate zoning amendment procedures to establish or confirm the appropriate zoning classification for the annexed property.

157.029. ZONING DISTRICT TABLE OF PERMITTED USES

- A. Establishment of Table.** The uses permitted in the residential, mixed use and non-residential zoning districts established by § 157.025 are set forth in the Table of Permitted Uses provided in § 157.029(D).
- B. Determination of Use Category.**
1. The *North American Industry Classification System* (NAICS), 2012, as amended, is the basis for determining the use of property permitted by the various zoning districts. The Zoning Administrator shall make a determination as to whether or not any proposed use is permitted within the Camden City Limits based on the uses listed in § 157.029(D) – *Table of Permitted Uses*. Whenever it is not clear whether a proposed use is or is not permitted, the Zoning Administrator shall consult the latest version of the NAICS to help make a determination. Any use not specifically listed in § 157.029(D) – *Table of Permitted Uses* and any proposed use not substantially similar to a listed use as determined by the Zoning Administrator after consultation with the latest version of the NAICS shall be deemed to be prohibited.
 2. Uses not listed in the NAICS codes are identified by the symbol "NA" (Not Applicable) in the NAICS column.
 3. Where the symbol "P" is shown, the use to which it refers is permitted as a use by right in the indicated district, provided it otherwise complies fully with all applicable development standards and requirements of this Zoning Ordinance.
 4. Where the symbol "C" is shown, the use to which it refers is conditionally permitted in the indicated district, subject to applicable conditions and requirements contained in *Article IV – Conditional Use Regulations*, which requirements are referenced by section number following each conditionally permitted use.
 5. Where a dash (-) is shown on the table, the use to which it refers is not permitted in the indicated district.
- C. Determination of Principal Use.** The Zoning Administrator shall make a determination as to whether or not any proposed use is permitted within the Camden City Limits based on the uses listed in the Table of Permitted Uses. When multiple principal uses are proposed for a development site, each principal use is classified separately and is subject to all applicable regulations for that use. Whenever it is not clear whether a proposed use is or is not permitted, the Zoning Administrator shall consult the latest version of the NAICS to help make a determination. Any use not specifically listed in the Permitted Uses Table and any proposed use not substantially similar to a listed use as determined by the Zoning Administrator after consultation with the NAICS shall be deemed to be prohibited.

D. Table of Permitted Uses

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
RESIDENTIAL USES													
Duplexes	NA	-	-	P	P	P	-	P	P	-	P	-	
Manufactured Home Parks	53119	-	-	-	C	-	-	-	-	-	C	-	157.041
Manufactured Housing	NA	-	-	-	C	-	-	-	-	-	C	-	157.039
Mobile Homes	NA	-	-	-	-	-	-	-	-	-	-	-	157.040
Multi-Family Dwellings	NA	-	-	-	P	-	C	P	-	-	C	C	157.054
Patio Homes and Zero Lot Line Housing	NA	-	-	C	C	-	-	C	-	-	C	-	157.043
Single-family Detached Dwellings	NA	P	P	P	P	P	C	P	P	-	P	C	157.054
Townhouses	NA	-	-	-	C	-	C	C	-	-	C	-	157.042
Cottage Courts	NA	-	-	C	C	-	-	-	-	-	-	-	157.064
ACCESSORY USES TO RESIDENTIAL USES													
Accessory Apartments	NA	C	C	C	C	C	-	C	C	-	C	-	157.045
Animal Shelters and Pens, Domestic (except for Horses, see Horse Stables)	NA	C	C	C	C	C	-	C	C	-	C	C	157.060
Bathhouses and Cabanas	NA	C	C	C	C	C	-	C	C	-	C	C	157.060
Bed and Breakfast Home	721191	C	C	C	C	-	-	-	-	-	-	-	157.044
Coin Operated Laundry, Office in Multi-family Project or Manufactured Home Park (for use by residents only)	NA	-	-	-	P	-	-	P	-	-	P	-	
Family Day Care Home	624410	-	P	P	P	P	P	P	P	-	P	-	
Fences and Walls	NA	C	C	C	C	C	C	C	C	-	C	C	157.060
Home Occupation	NA	C	C	C	C	C	C	C	C	-	C	C	157.059
Horse Stables, Horses for Personal Recreational Use	NA	C	C	C	C	C	-	C	-	-	C	C	157.060
Horticulture, Gardening	NA	P	P	P	P	P	-	P	P	-	P	-	
Non-commercial Greenhouses	NA	C	C	C	C	C	-	C	C	-	C	-	157.060
Piers, Docks	NA	P	P	P	P	P	P	P	P	P	P	P	
Private Garage and Carport	NA	C	C	C	C	C	C	C	C	-	C	C	157.060
Satellite Dishes, etc.	NA	C	C	C	C	C	C	C	C	C	C	C	157.062
Storage Building, Auxiliary Shed, Workshop	NA	C	C	C	C	C	C	C	C	-	C	C	157.060
Swimming Pool, Tennis Courts	NA	C	C	C	C	C	-	C	C	-	C	-	157.060
ACCESSORY USES TO NON-RESIDENTIAL USES													
Buildings, Structures	NA	-	-	-	-	P	P	P	P	P	P	P	
Fences and Walls	NA	C	C	C	C	C	C	C	C	C	C	C	157.060

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Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Open Storage	NA	-	-	-	-	-	-	C	-	C	C	C	157.055
Upper Story Residential	NA	-	-	-	-	-	C	-	-	-	-	-	157.054
ACCOMODATION AND FOOD SERVICES													
Bed and Breakfast Inn	721191	-	-	-	-	P	P	P	P	-	P	P	
Drinking Places	7224	-	-	-	-	-	P	P	-	-	P	-	
Full and Limited Service Restaurants	7221 7222	-	-	-	-	-	P	P	P	P	P	-	
Hotels and Motels	72111	-	-	-	-	-	P	P	-	-	P	-	
Mobile Food Vending	722330	-	-	-	-	-	C	C	C	C	C	-	157.063
Rooming and Boarding Houses	72131	-	-	-	P	-	-	-	P	-	P	-	
RV Parks and Recreational Camps	7212	-	-	-	-	-	-	-	-	-	C	-	157.052
Special Food Services, except for Mobile Food Services (NAICS 72233)	7223	-	-	-	-	-	-	P	-	P	P	-	
ADMINISTRATIVE AND SUPPORT AND WASTE MANAGEMENT AND REMEDIATION SERVICES													
Administrative and Support Services	561	-	-	-	-	-	-	P	-	P	P	-	
Business Support Services	5614	-	-	-	-	-	P	P	-	P	P	-	
Employment Services	5613	-	-	-	-	-	P	P	P	-	P	-	
Investigation, Security Services	5616	-	-	-	-	-	P	P	P	-	P	-	
Landscape and Horticultural	56173	-	-	-	-	-	-	P	-	P	P	-	
Remediation and Other Waste Treatment and Disposal	5629	-	-	-	-	-	-	-	-	C	-	-	157.046
Salvaging, Scrap Steel Cutting	56292	-	-	-	-	-	-	-	-	C	-	-	157.049
Services to Buildings and Dwellings	5617	-	-	-	-	-	-	P	-	P	P	-	
Travel Arrangement and Reservation Services	5615	-	-	-	-	P	P	P	P	P	-	-	
Waste Collection	5621	-	-	-	-	-	-	-	-	C	-	-	157.046
Waste Management and Remediation Services	562	-	-	-	-	-	-	-	-	P	P	-	
Waste Treatment and Disposal	5622	-	-	-	-	-	-	-	-	C	C	-	157.046
AGRICULTURE, FORESTRY, FISHING AND HUNTING													
Animal Feeding Operation, including Poultry	112112 112210 1123	-	-	-	-	-	-	-	-	-	-	-	
Aquaculture	1125	-	-	-	-	-	-	-	-	P	P	-	
Beef and Dairy Cattle Ranching and Farming	112111 11212 11213	-	-	-	-	-	-	-	-	C	-	-	157.058
Crop Production	111	-	-	-	-	-	-	-	-	P	P	-	
Fishing, Hunting, Trapping	114	-	-	-	-	-	-	-	-	C	C	-	157.061
Forestry and Logging	113	-	-	-	-	-	-	-	-	P	P	-	
Hog and Pig Farming	1122	-	-	-	-	-	-	-	-	-	-	-	

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	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Horses and Other Equine, Commercial Uses	11292	-	-	-	-	-	-	C	-	C	C	C	157.056
Other Animal Production, except for Horses and Other Equine	1129	-	-	-	-	-	-	-	-	C	-	-	157.058
Poultry and Egg Production	1123	-	-	-	-	-	-	-	-	-	-	-	
Sheep and Goat Farming	1124	-	-	-	-	-	-	-	-	C	-	-	157.058
Support Activities for Animal Production	1152	-	-	-	-	-	-	P	-	P	P	P	
Support Activities for Crop Production	1151	-	-	-	-	-	-	-	-	P	P	-	
Support Activities for Forestry	1153	-	-	-	-	-	P	P	P	P	P	-	
ARTS, ENTERTAINMENT AND RECREATION													
All other Amusement and Recreation Industries	71399	-	-	-	-	-	-	P	-	-	P	-	
Amusement Parks, Arcades	7131	-	-	-	-	-	-	P	-	-	P	-	
Arboreta and Botanical Gardens	71213	-	-	-	-	-	-	P	-	-	P	-	
Bowling Centers	71395	-	-	-	-	-	-	P	-	-	P	-	
Fitness and Recreation Sports Centers	71394	-	-	-	-	-	P	P	P	-	P	-	
Golf Courses (public and private) and Country Clubs	71391	P	P	P	P	-	-	P	-	-	P	-	
Historical Sites	71212	-	P	P	P	P	P	P	P	-	P	P	
Horse Racing, Training Only	711212	-	-	-	-	-	-	C	-	-	C	C	157.056
Independent Artists, Writers, Performers	7115	-	-	-	-	P	P	P	P	P	P	-	
Marinas	71393	-	-	-	-	-	-	-	-	-	P	-	
Museums and Art Galleries (not retail)	71211	-	P	P	P	P	P	P	P	-	P	-	
Nature Parks	71219	-	-	-	-	-	-	P	-	-	P	-	
Other Gambling Industries	713290	-	-	-	-	-	-	P	-	-	P	-	
Performing Arts Companies	7111	-	-	-	-	-	P	P	-	-	P	-	
Public Parks, Playgrounds, Community Centers	71399	P	P	P	P	P	P	P	P	-	P	-	
Spectator Sports (Commercial)	7112	-	-	-	-	-	-	P	-	-	P	-	
Tennis and Swimming Clubs	71391	P	P	P	P	-	-	P	-	-	P	-	
Zoos	71213	-	-	-	-	-	-	P	-	P	-	-	
CONSTRUCTION													
Building Construction, Contractors	236	-	-	-	-	-	-	P	-	P	P	-	
Heavy and Civil Engineering Construction	237	-	-	-	-	-	-	-	-	P	P	-	
Special Trade Contractors	238	-	-	-	-	-	-	P	-	P	P	-	
EDUCATIONAL SERVICES													
Business Schools, Computer and Management Training	6114	-	-	-	-	P	P	P	P	-	P	-	

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	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Colleges, Universities, Professional Schools	6112 6113	-	-	-	-	P	P	P	P	-	P	-	
Educational Support Services	6117	-	-	-	-	P	P	P	P	-	P	-	
Elementary Schools	6111	-	P	P	P	P	P	P	P	-	P	-	
Other Schools and Instruction	6116	-	-	-	-	P	P	P	P	-	P	-	
Secondary Schools	6111	-	P	P	P	P	P	P	P	-	P	-	
Technical and Trade Schools	6115	-	-	-	-	P	P	P	P	P	P	-	
FINANCE AND INSURANCE													
Activities Related to Credit Intermediation	5223	-	-	-	-	P	P	P	P	-	P	-	
Agencies, Brokerages and Other Insurance Related Activities	5242	-	-	-	-	P	P	P	P	-	P	-	
Check Cashing Establishment, Title Loan Lender and Deferred Presentment Lender	52239	-	-	-	-	-	-	C	-	-	C	-	157.053
Depository Credit Intermediation - Banks, Savings Inst., Credit Unions	5221	-	-	-	-	P	P	P	P	P	P	-	
Funds, Trusts, and Other Financial Vehicles	525	-	-	-	-	P	P	P	P	-	P	-	
Insurance Carriers	5241	-	-	-	-	P	P	P	P	-	P	-	
Insurance Carriers and Related Activities	524	-	-	-	-	P	P	P	P	-	P	-	
Non-depository Credit Intermediation	5222	-	-	-	-	P	P	P	P	P	P	-	
Pawn Shops	522298	-	-	-	-	-	P	P	-	-	P	-	
Securities, Commodity Contracts, Other Financial Investment and Related Activities	523	-	-	-	-	P	P	P	P	-	P	-	
HEALTH CARE AND SOCIAL ASSISTANCE													
Child and Adult Care Services	6244 62412	-	-	-	P	P	P	P	P	-	P	-	
Community Care Facilities for the Elderly	6233	-	-	-	P	P	P	P	P	-	P	-	
Community Food, Housing, Emergency, and Other Relief Services	6242	-	-	-	-	-	P	P	P	-	P	-	
Home Health Care Services	6216	-	-	-	-	P	P	P	-	-	P	-	
Hospitals	622	-	-	-	-	P	-	P	P	-	P	-	
Individual and Family Services	6241	-	-	-	-	-	P	P	P	-	P	-	
Medical and Diagnostic Laboratories	6215	-	-	-	-	P	P	P	P	P	P	-	
Nursing Care Facilities	6231	-	-	-	P	P	P	P	P	-	P	-	
Offices of Physicians, Dentists and Other Health Practitioners	6211 6212 6213	-	-	-	-	P	P	P	P	-	P	-	

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	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Other Ambulatory Health Care Services	6219	-	-	-	-	P	P	P	P	-	P	-	
Other Residential Care Facilities	6239	-	-	-	P	P	P	P	P	-	P	-	
Outpatient Care Centers	6214	-	-	-	-	P	P	P	P	-	P	-	
Residential Mental Retardation, Mental Health and Substance Abuse Facilities	6232	-	-	-	-	P	P	P	P	-	P	-	
Social Assistance	624	-	-	-	-	-	P	P	P	-	P	-	
Vocational Rehabilitation Services	6243	-	-	-	-	-	P	P	P	0	P	-	
INFORMATION													
Broadcasting, except the Internet	515	-	-	-	-	-	P	P	P	-	P	-	
Communication Towers and Antennas	5172	-	-	-	-	C	-	C	C	C	C	-	157.048
Data Processing, Hosting, and Related Services	518	-	-	-	-	P	P	P	P	P	P	-	
Internet Publishing and Broadcasting and Web Search Portals	51912	-	-	-	-	P	P	P	P	P	P	-	
Libraries, Archives	51912	-	P	P	P	P	P	P	P	-	P	-	
Motion Picture and Video Distribution	51212	-	-	-	-	-	-	P	-	-	P	-	
Motion Picture and Sound Recording Industries	512	-	-	-	-	-	-	P	-	P	P	-	
Motion Picture Theaters, Drive-in	512132	-	-	-	-	-	-	P	-	-	P	-	
Motion Picture Theaters, except Drive-Ins	512131	-	-	-	-	-	P	P	-	-	P	-	
Other Information Services	519	-	-	-	-	P	P	P	P	P	P	-	
Publishing Industries, except the Internet	511	-	-	-	-	-	C	C	-	C	C	-	157.046
Telecommunications	517	-	-	-	-	P	P	P	P	P	P	-	
Telephone Transmission except Towers and Antennas	5171	P	P	P	P	P	P	P	P	P	P	P	
MANUFACTURING													
Apparel	315	-	-	-	-	-	-	C	-	C	C	-	157.046
Beverages	3121	-	-	-	-	-	-	-	-	C	C	-	157.046
Chemicals	325	-	-	-	-	-	-	-	-	C	-	-	157.046
Computer Products	3341	-	-	-	-	-	-	-	-	C	C	-	157.046
Electrical Equipment, Appliance, and Component Manufacturing	335	-	-	-	-	-	-	C	-	C	C	-	157.046
Electronic Products, except for Computers	334	-	-	-	-	-	-	C	-	C	C	-	157.046
Fabricated Metal Products	332	-	-	-	-	-	-	C	-	C	C	-	157.046
Food	311	-	-	-	-	-	-	-	-	C	C	-	157.046

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Furniture and Related Products	337	-	-	-	-	-	-	C	-	C	C	-	157.046
Leather and Allied Products	316	-	-	-	-	-	-	C	-	C	-	-	157.046
Machinery	333	-	-	-	-	-	-	-	-	C	-	-	157.046
Miscellaneous Manufacturing	339	-	-	-	-	-	-	C	-	C	-	-	157.046
Nonmetallic Mineral Products (stone, glass, clay, concrete)	327	-	-	-	-	-	-	-	-	C	-	-	157.046
Paper	322	-	-	-	-	-	-	-	-	C	-	-	157.046
Petroleum and Coal Products, including Refining	324	-	-	-	-	-	-	-	-	C	-	-	157.046
Plastics and Rubber Products	326	-	-	-	-	-	-	C	-	C	-	-	157.046
Primary Metal	331	-	-	-	-	-	-	-	-	C	-	-	157.046
Printing and Related Support Activities	323	-	-	-	-	-	C	C	-	C	C	-	157.046
Textile and Textile Product Mills	313 314	-	-	-	-	-	-	-	-	C	C	-	157.046
Tobacco Products	3122	-	-	-	-	-	-	-	-	C	-	-	157.046
Transportation Equipment	336	-	-	-	-	-	-	-	-	C	-	-	157.046
Wood Products, except Furniture	312	-	-	-	-	-	-	-	-	C	-	-	157.046
MINING, QUARRYING, OIL AND GAS EXTRACTION													
Oil and Gas Extraction, Mining, Support Activities for Mining	211 212 213	-	-	-	-	-	-	-	-	C	-	-	157.046
OTHER SERVICES													
All Other Personal Services	81299	-	-	-	-	-	P	P	P	-	P	-	
Animal Shelters and Pounds	812910	-	-	-	-	-	-	-	-	P	P	-	
Automotive Parking	81293	-	-	-	-	-	P	P	-	P	P	-	
Automotive Repair and Maintenance	8111	-	-	-	-	-	-	P	-	P	P	-	
Business, Professional, Labor, Political, and Similar Organizations	8139	-	-	-	-	P	P	P	P	-	P	-	
Car Washes	811192	-	-	-	-	-	-	P	-	-	P	-	
Cemeteries	81222	-	-	-	-	-	-	P	-	P	P	-	
Civic and Social Organizations	8134	-	-	-	-	P	P	P	P	-	P	-	
Coin-Operated Laundries and Drycleaners	81231	-	-	-	-	-	P	P	P	-	P	-	
Commercial and Industrial Machinery, Equipment Repair and Maintenance	8113	-	-	-	-	-	-	P	-	P	P	-	
Crematories	81222	-	-	-	-	-	-	-	-	P	P	-	
Dry Cleaning and Laundry Services (except coin-operated)	81232	-	-	-	-	-	P	P	-	-	P	-	
Electronic and Precision Equipment Repair and Maintenance	8112	-	-	-	-	-	P	P	-	P	P	-	
Footwear and Leather Goods	81143	-	-	-	-	-	P	P	P	-	P	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Repair, Shoe Shine Shop													
Funeral Homes and Funeral Services	81221	-	-	-	-	P	P	P	P	-	P	-	
Grant making and Giving Services	8132	-	-	-	-	P	P	P	P	-	P	-	
Linen and Uniform Supply	81233	-	-	-	-	-	-	P	-	P	P	-	
Personal and Household Goods Repair and Maintenance	8114	-	-	-	-	-	P	P	P	-	P	-	
Personal Care Services (includes Barber and Beauty shops, Nail Salons), except for Tattoo Parlors and Sexually Oriented Businesses (NAICS 812199)	8121	-	-	-	-	-	P	P	P	-	P	-	
Pet Care Services, except Veterinary (NAICS 54194) and Animal Shelters and Pounds (NAICS 812910)	81291	-	-	-	-	-	P	P	P	-	P	-	
Religious Organizations, Community (401-1,000 seating capacity)	8131	-	-	-	-	P	P	P	P	-	P	-	
Religious Organizations, Large (more than 1,000 seating capacity)	8131	-	-	-	-	-	P	P	-	-	P	-	
Religious Organizations, Small (less than 400 seating capacity)	8131	-	P	P	P	P	P	P	P	-	P	-	
Sexually Oriented Businesses	812199	-	-	-	-	-	-	-	-	-	C	-	157.051
Social Advocacy Organizations	8133	-	-	-	-	P	P	P	P	-	P	-	
Tattoo Parlors	812199	-	-	-	-	-	-	-	-	-	C	-	157.050
PROFESSIONAL, SCIENTIFIC AND TECHNICAL SERVICES													
Accounting, Tax Preparation, Bookkeeping, Payroll	5412	-	-	-	-	P	P	P	P	-	P	-	
Advertising, Public Relations, and Related Services	5418	-	-	-	-	P	P	P	P	-	P	-	
Architectural, Engineering, and Related Services	5413	-	-	-	-	P	P	P	P	-	P	-	
Computer Systems Design, and Related Services	5416	-	-	-	-	P	P	P	P	-	P	-	
Legal Services	5411	-	-	-	-	P	P	P	P	-	P	-	
Other Professional, Scientific, and Technical Services	5419	-	-	-	-	P	P	P	P	P	P	-	
Photographic Studios, Portraits	541921	-	-	-	-	-	P	P	P	-	P	-	
Scientific Research and Development Services	5417	-	-	-	-	P	P	P	P	-	P	-	
Specialized Design Services	5414	-	-	-	-	P	P	P	P	P	P	-	
Veterinary Services, Animal Specialties	54194	-	-	-	-	-	-	P	-	P	P	P	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Veterinary Services, Livestock	54194	-	-	-	-	-	-	P	-	P	P	P	
PUBLIC ADMINISTRATION													
Administration of Economic Programs	926	-	-	-	-	P	P	P	P	P	P	-	
Administration of Environmental Quality Programs	924	-	-	-	-	P	P	P	P	P	P	-	
Administration of Housing Programs, Urban Planning and Community Development	925	-	-	-	-	P	P	P	P	P	P	-	
Administration of Human Resource Programs	923	-	-	-	-	P	P	P	P	P	P	-	
Correctional Institutions	92214	-	-	-	-	-	-	P	-	P	P	-	
Courts	92211	-	-	-	-	-	P	P	-	-	P	-	
Executive, Legislative and Other General Government Support	921	-	-	-	-	-	P	P	P	-	P	-	
Fire Protection	92216	-	P	P	P	P	P	P	P	P	P	-	
Justice, Public Order and Safety Activities	922	-	-	-	-	-	P	P	P	-	P	-	
Legal Counsel and Prosecution	92213	-	-	-	-	P	P	P	P	-	P	-	
Other Justice, Public Order and Safety Activities	92217	-	-	-	-	P	P	P	P	-	P	-	
Parole and Probation Offices	92215	-	-	-	-	P	P	P	P	-	P	-	
Police Protection	92212	-	P	P	P	P	P	P	P	P	P	-	
Public Finance, Taxation and Monetary Policy	92113	-	-	-	-	P	P	P	P	P	P	-	
REAL ESTATE AND RENTAL AND LEASING													
Mini-warehouses, Self-Storage Units	53113	-	-	-	-	-	-	C	-	P	C	-	157.047
Real Estate	531	-	-	-	-	P	P	P	P	P	P	-	
Rental and Leasing Services	532	-	-	-	-	-	-	P	-	-	P	-	
Video Tape and Disc Rental	53223	-	-	-	-	-	P	P	-	-	P	-	
RETAIL TRADE													
Automobile Dealers	4411	-	-	-	-	-	P	P	-	-	P	-	
Automotive Parts, Accessories and Tire Stores	4413	-	-	-	-	-	P	P	-	-	P	-	
Beer, Wine, Liquor Stores	4453	-	-	-	-	-	P	P	-	-	P	-	
Building Material and Supplies Dealers	4441	-	-	-	-	-	-	P	-	P	P	-	
Camera and Photography Supply	44313	-	-	-	-	-	P	P	P	-	P	-	
Clothing and Clothing Accessories Stores	448	-	-	-	-	-	P	P	P	-	P	-	
Convenience Stores	44512	-	-	-	-	-	P	P	-	P	P	-	
Electronics and Appliances Stores	443	-	-	-	-	-	P	P	P	-	P	-	
Fireworks	453998	-	-	-	-	-	-	-	-	-	-	-	
Flea Markets	453310	-	-	-	-	-	-	-	-	-	P	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Florists	4531	-	-	-	-	-	P	P	P	-	P	-	
Fuel Dealers	45431	-	-	-	-	-	-	P	-	P	P	-	
Furniture and Home Furnishings Stores	442	-	-	-	-	-	P	P	P	-	P	-	
Gasoline Stations, except Truck Stops (NAICS 44719)	447	-	-	-	-	-	P	P	-	P	P	-	
General Merchandise Stores	452	-	-	-	-	-	P	P	P	-	P	-	
Gift, Novelty, Souvenir Shops	45322	-	-	-	-	-	P	P	P	-	P	-	
Grave Stones, Monuments	45399	-	-	-	-	-	-	P	-	P	P	-	
Grocery Stores, except Convenience Stores (NAICS 44512)	4451	-	-	-	-	-	P	P	P	-	P	-	
Hardware Stores	44413	-	-	-	-	-	P	P	P	P	P	-	
Health and Personal Care Stores	446	-	-	-	-	-	P	P	P	-	P	-	
Home Centers	44411	-	-	-	-	-	P	P	P	P	P	-	
Jewelry Store	44831	-	-	-	-	-	P	P	P	-	P	-	
Lawn and Garden Equipment and Supplies Stores	4442	-	-	-	-	-	P	P	P	P	P	-	
Luggage, Leather Goods Stores	44832	-	-	-	-	-	P	P	P	-	P	-	
Manufactured Home Dealers	45393	-	-	-	-	-	-	-	-	-	P	-	
Misc. Store Retailers	453	-	-	-	-	-	P	P	P	-	P	-	
Misc. Store Retailers - All Others except Grave Monuments	45399	-	-	-	-	-	P	P	-	-	P	-	
Motor Vehicle and Parts Dealers	441	-	-	-	-	-	-	P	-	-	P	-	
Non-Store Retailers	454	-	-	-	-	-	P	P	P	-	P	-	
Office Supplies	45321	-	-	-	-	-	P	P	P	-	P	-	
Other Building Material Dealers	44419	-	-	-	-	-	P	P	P	P	P	-	
Other Motor Vehicle Dealers	4412	-	-	-	-	-	-	P	-	-	P	-	
Paint and Wallpaper Stores	44412	-	-	-	-	-	P	P	P	P	P	-	
Sewing, Needle, Pierce Goods	45113	-	-	-	-	-	P	P	P	-	P	-	
Shopping Center, Major	NA	-	-	-	-	-	-	P	-	-	P	-	
Shopping Center, Neighborhood	NA	-	-	-	-	-	P	P	P	-	P	-	
Smoke Shops and Tobacco Shops	459991	-	-	-	-	-	-	-	-	-	C	-	157.064
Specialty Food Stores	4452	-	-	-	-	-	P	P	P	-	P	-	
Sporting Goods, Hobby, Book, Music Stores	451	-	-	-	-	-	P	P	P	-	P	-	
Stationary Store	45321	-	-	-	-	-	P	P	P	-	P	-	
Truck Stops	44719	-	-	-	-	-	-	-	-	P	P	-	
Used Merchandise, except Flea Markets (NAICS 453310)	4533	-	-	-	-	-	P	P	-	-	P	-	
TRANSPORTATION AND WAREHOUSING													
Air Transportation	481	-	-	-	-	-	-	-	-	P	P	-	
Couriers and Messengers	492	-	-	-	-	-	-	P	-	P	P	-	

Article III. Zoning District Regulations

Sections 157.025 – 157.031

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Freight Crating and Consolidation	4889	-	-	-	-	-	-	-	-	P	P	-	
Natural Gas Storage	486210	-	-	-	-	-	-	P	-	P	P	-	
Pipeline Transportation	486	-	-	-	-	-	-	P	-	P	P	-	
Postal Services	491	-	-	-	-	P	P	P	P	P	P	-	
Rail Transportation	482	-	-	-	-	-	-	P	-	P	P	-	
Scenic and Sightseeing Transportation	487	-	-	-	-	-	P	P	-	P	P	-	
Support Activities for Transportation	488	-	-	-	-	-	-	-	-	P	P	-	
Transit and Ground Passenger Transportation	485	-	-	-	-	-	P	P	-	P	P	-	
Truck Transportation	484	-	-	-	-	-	-	-	-	P	P	-	
Warehousing and Storage	493	-	-	-	-	-	-	P	-	P	P	-	
Water Transportation	483	-	-	-	-	-	-	P	-	P	P	-	
UTILITIES													
Electric Power Distribution, Control	22112	P	P	P	P	P	P	P	P	P	P	P	
Electric Power Generation	22111	-	-	-	-	-	P	-	-	P	P	-	
Electric Power Transmission	22112	P	P	P	P	P	P	P	P	P	P	P	
Natural Gas Distribution	2212	P	P	P	P	P	P	P	P	P	P	P	
Natural Gas Transmission	221210	P	P	P	P	P	P	P	P	P	P	P	
Sewage Treatment Facilities	22132	-	-	-	-	-	-	-	-	P	P	-	
Sewer Collection	221320	P	P	P	P	P	P	P	P	P	P	P	
Sewer Treatment	221320	-	-	-	-	-	-	-	-	P	P	P	
Steam and Air Conditioning Supply	22133	-	-	-	-	-	-	-	-	P	P	-	
Water Storage and Treatment	221310	-	-	-	-	-	-	-	-	P	P	P	
Water Transmission	221310	P	P	P	P	P	P	P	P	P	P	P	
WHOLESALE TRADE													
Scrap, Waste and Recyclable Materials	42393 42511 42512	-	-	-	-	-	-	-	-	C	C	-	157.049
Used Motor Vehicle Parts	42314 44131	-	-	-	-	-	-	-	-	C	C	-	157.049
Wholesale Trade, Non-Durable Goods	424	-	-	-	-	-	-	P	-	P	P	-	
Wholesaler Trade, Durable Goods	423	-	-	-	-	-	P	P	-	P	P	-	
TEMPORARY USES													157.057
Contractor's Office and Equipment Shed	NA	-	-	-	-	C	C	C	C	C	C	C	157.057
Fairs and Carnivals	713990	-	-	-	-	-	C	C	C	C	C	C	157.057
Open Lot Sales of Christmas Trees	454390	-	-	-	-	-	C	C	C	C	C	-	157.057
Portable Classrooms	NA	-	C	-	-	-	C	C	C	-	C	-	157.060

Use	P = Permitted C = Conditional Dash (-) = Not Permitted												
	2012 NAICS	RE	R-15	R-10	R-6	OI	CBD	GBD	LBD	IND	CMU	EQ	CU References
Religious Meetings in Temporary Structures	NA	-	-	-	-	-	-	C	-	-	C	-	157.057
Temporary Office Trailers	NA	-	-	-	-	C	C	C	C	C	C	C	157.057
Temporary Sale Stands	454390	-	-	-	-	-	-	C	-	-	C	-	157.057

157.030. OVERLAY DISTRICTS

- A. The requirements of this section shall apply to the following districts established by § 157.025.

HOD - Historic Overlay District

- B. Overlay districts shall be established on the official zoning map by the same procedure as amendments generally, as provided in § 157.211(H) by defining the boundaries of each district.
- C. Within overlay districts, permitted uses are determined by the "underlying" or primary zoning district. Where such districts overlay a Residential Zoning District, for example, only those uses permitted in the Residential Zoning District shall be permitted in the overlay district, subject to the additional requirements and standards of this section.
- E. **Historic Overlay District (HOD).** Any area designated as included in the Historic Overlay District shall fall under the jurisdiction of the Historic Landmarks Commission as established in *Chapter 158* of the City of Camden Code of Ordinances and shall conform to the requirements of that Chapter.

157.031. PLANNED DEVELOPMENT DISTRICT (PDD)

- A. The Planned Development District (PDD) promotes innovative design within developments by permitting a mixture of different types of housing with compatible commercial uses, shopping centers, office parks and other mixed use developments. Flexibility and creativity in the design, character and quality of the development and preservation of natural and scenic features or open spaces is made possible through the development and approval of a detailed plan which describes the specific uses, densities, and other requirements for development. In accordance with *S.C. Code 6-29-740*, in order to establish a PDD, the City Council must amend the zoning ordinance text and the official zoning map, after having received a recommendation from the Planning Commission regarding the PDD. The approved plan constitutes the district regulations for each planned development district.
- B. **Permitted uses in PDDs.** Any combination (mix) of uses meeting the objectives of this section may be established in a PDD upon review and approval by the Planning Commission and City Council. Once approved, the proposed use(s) and no others shall be

permitted. Said uses shall be identified as listed per § 157.029(D) – *Table of Permitted Uses*. The list of approved uses shall be binding on the applicant and any successor in title, so long as the PDD zoning applies to the land, unless otherwise amended by ordinance.

- C. Mixture of uses.** For PDDs that are or are planned to be primarily residential, ten percent of the total gross area of the PDD must be reserved for office, retail, service, live-work units and other non-residential uses that serve the needs of project residents and others in the vicinity of the development. For PDDs that are or are planned to be primarily non-residential, ten percent of the total gross area of the PDD must be reserved for residential uses.

D. Establishment of PDD Districts.

1. PDDs shall be established on the official zoning map by the same procedure as for amendments generally as provided for in § 157.211(H) and in accordance with the requirements of this section.
2. The developer/applicant shall arrange for preliminary meetings with the city planner prior to submitting an application for rezoning.
3. The Planning Commission will review the conceptual plan and text to insure conformity with this section and applicable requirements of the Land Development Regulations, Chapter 156 of the City of Camden Code of Ordinances; to consider the comments of the Review Committee; and to obtain and consider public comments concerning the proposed PDD.
4. Upon approval by City Council, the conceptual plan and text shall constitute the PDD ordinance. Violations of any ordinance approving a PDD shall be subject to any and all enforcement and penalty provisions of this Zoning Ordinance.

E. Conceptual Plan and Text Requirements.

1. A conceptual plan meeting the requirements for site plans contained in § 157.211(D) – *Permits* shall be submitted along with a conceptual land use plan for the entire site. A complete application shall also include the following:
 - a. Proposed restrictive covenants to be recorded to insure compliance with standards in the PDD Plan and to specify ownership and maintenance responsibilities.
 - b. A preliminary development schedule for the completion of roads, infrastructure, buffer yards, and any other proposed improvements for general use.
 - c. A preliminary common signage plan which complies with § 157.108.

2. The Planning Commission may establish additional requirements for conceptual plan approval and, in special cases, may waive a particular requirement if, in the opinion of the Planning Commission, the inclusion of that requirement is not essential to a proper assessment of the project.
- F. The developer is authorized to begin construction of street and infrastructure following verification that the preliminary plat complies with all requirements specified by City Council, the Planning Commission, DHEC, Chapter 156 and other approved conditions including recording of restrictive covenants.
- G. Final plat approval shall also comply with *Chapter 156*, Land Development Regulations.
- H. Each PDD shall be identified on the zoning map and in the zoning ordinance by a prefix and number indicating the particular district, as for example "PDD-1" together with whatever other identification appears appropriate.
- I. **Minimum area required.** Minimum area requirements for establishing a PDD shall be ten contiguous acres.
- J. **Development standards.**
1. **Density and height requirements.** Residential density, setbacks, impervious surface ratios, and building heights shall be based on the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities. A 20 foot setback will be required along the perimeter of all property lines. The setback from any existing street shall be the lesser of 35 feet or the average setback of existing adjacent houses that front on the same street within 100 feet in either direction of the proposed building. Maximum density is eight units per acre. Maximum impervious surface ratio is 70%.
 2. **Overall site design.** The overall site design shall be consistent and compatible with adopted plans and policies for the area in which the project is located and with adjacent residential neighborhoods and coordinated with existing infrastructure such as roads and sidewalks.
 3. **Parking and loading.** Off-street parking and loading spaces for each PDD shall comply with the requirements of *Article VIII – Parking and Loading Regulations*, as applicable, for the various uses proposed for the PDD. Dense development may require supplemental parking areas or wider streets to allow on-street parking in addition to off-street parking requirements.
 4. **Buffers.** A buffer area at least 20 feet in width shall be provided along the exterior perimeter property lines unless a larger buffer is required by § 157.138 – *Buffers*.

The required buffer must be landscaped per the requirements for property buffers as provided in § 157.138(H) – *Property Buffers*. Buffers are not required in the interior of the PDD.

5. Streets and infrastructure. Streets within a PDD must meet the design and construction standards required by the Land Development Regulations of *Chapter 156*. Private streets or alleys may be allowed if an acceptable maintenance plan is approved by the Zoning Administrator prior to permitting and said streets or alleys meet the design and construction requirements for public roads in the City.
 - a. Prior to approval of any major subdivision plat that subdivides any parcel into developable lots, the Property Owner shall submit to the City a properly executed and duly recorded set of deed restrictions covering the applicable parcel that shall include, at a minimum, the following:
 - I. Notice that all streets, roads, and any sidewalks within the applicable subdivision are owned and maintained by the property owners or the applicable property owner's association.
 - II. Adequate provision for the maintenance of all streets, roads, and any sidewalks within the subdivision and the funding thereof through annual or periodic assessments that is enforceable by the filing of a lien against the property of a defaulting property owner.
 - III. A requirement that any deed conveying any interest in a lot in the applicable portion of the subdivision shall conspicuously contain the following language: "The real property described in this deed is subject to restrictive covenants recorded in Deed Book _____ at page _____. These restrictive covenants provide, among other things, notice that the streets, roads, [and sidewalks] within this subdivision are privately owned and provide an obligation for each lot owner to maintain, repair and/or replace such private streets, roads [and sidewalks]."
 - b. Additionally, the Property Owner shall submit to the City a final plat that shall include the following statement, in all capital letters, on the survey:

THE PRIVATE STREETS, ROADS, [AND SIDEWALKS] PROVIDING ACCESS TO LOTS IN THIS SUBDIVISION ARE NEITHER MAINTAINED BY THE CITY OF CAMDEN, KERSHAW COUNTY, OR ANY OTHER GOVERNMENTAL AGENCY NOR WILL THEY BE MAINTAINED BY ANY GOVERNMENTAL AGENCY IN THE FUTURE. OWNERS OF LOTS IN THIS SUBDIVISION ARE FINANCIALLY OBLIGATED TO MAINTAIN THE STREETS, ROADS, [AND SIDEWALKS].
6. Landscaping, tree conservation and common open space. Landscaping, tree conservation and open space requirements for each PDD shall comply with the provisions of *Article IX – Landscaping, Buffers, Open Space and Tree Conservation*.

7. Signage. Signage permitted shall be consistent, appropriately scaled and aesthetically compatible with the proposed PDD and shall comply with the requirements of *Article VII - Sign Regulations*.
- K. Financial guarantees. Where public improvements and/or common amenities or infrastructure are proposed, such improvements shall be installed in accordance with a development schedule to be approved as part of the PDD Plan and designed to specifications as required by the Land Development Regulations of *Chapter 156*. Whenever a land subdivision, as regulated by *Chapter 156*, is required to implement a PDD, a preliminary plat shall be prepared for review that conforms to all of the requirements of the PDD approval, including the approved conceptual plan and development schedule. No development shall take place onsite until such plat has been approved by the city.
- L. Administrative action. After a preliminary plat has been approved, building and sign permits shall be issued in accordance with the approved plan as a whole or in stages or portions thereof, as approved.
- M. Changes in approved PDD plans. Except as provided below, approved PDD plans shall be binding on the owner and any successor in title.
1. Minor changes. Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision to minor characteristics of the PDD such as the revision of floor plans, facades, landscaping, drainage structures, and features which do not substantially alter the approved plan concept, anticipated offsite impacts, or violate any applicable regulations may be approved by the Zoning Administrator.
 2. Major changes. Changes proposed in writing by the applicant which alter district boundaries or which substantially alter the characteristics of the PDD shall be submitted under normal zoning amendment procedures applicable to establishment of the PDD.
- N. Expiration of time limits on PDD Amendments. The final approved plan for a PDD shall be in effect for a period of two years or other specified development schedule. Extensions shall be permitted per the requirements of *Chapter 160 – Vested Development Rights* of the City of Camden Code of Ordinances.

157.032. MASTER PLANNED DISTRICT (MPD)

- A. In accordance with S.C. Code 6-29-720(C), there is hereby created the Master Planned District (MPD) in order to promote innovative design within developments while permitting combinations of uses or creative master planning of development. Flexibility and creativity in the design, character and quality of the development and preservation of

natural and scenic features or open spaces is made possible through the development and approval of a detailed plan which describes the specific uses, densities, and other requirements for development. In accordance with *S.C. Code 6-29-740*, in order to establish a MPD, the City Council must amend the zoning ordinance text and the official zoning map, after having received a recommendation from the Planning Commission regarding the MPD. The approved plan (MPD Plan) constitutes the district regulations for each MPD.

B. Permitted uses in MPDs. Any combination of uses meeting the objectives of this section may be established in a MPD upon review and approval by the Planning Commission and City Council; provided that the list of approved uses in a MPD shall be taken only from among (i) those uses that are permitted or conditional uses under the prior zoning designation of the MPD or any zoning designation of a lesser intensity than the prior zoning designation or (ii) those uses that are permitted or conditional uses under a zoning designation of property adjacent to the MPD that is of greater intensity than the prior zoning designation of the MPD if the list of approved uses on the MPD are found to be within the character of the area in which the MPD is situated. Once approved, the proposed use(s) and no others shall be permitted. Said uses shall be identified as listed per *§ 157.029(D) – Table of Permitted Uses*. The list of approved uses shall be binding on the applicant and any successor in title, so long as the MPD zoning applies to the land, unless otherwise amended by ordinance.

C. Establishment of MPDs.

1. The Planning Commission shall make an affirmative finding prior to the creation of any MPD that the MPD Plan conforms to and is in compliance with the Comprehensive Plan of the city.
2. MPDs shall be established on the official zoning map by the same procedure as for amendments generally as provided for in *§ 157.211(H)* and in accordance with the requirements of this section.
3. The developer/applicant shall arrange for preliminary meetings with the city planner prior to submitting an application for rezoning.
4. The Planning Commission will review the conceptual plan and text to insure conformity with this section and applicable requirements of the Land Development Regulations, Chapter 156 of the City of Camden Code of Ordinances; to consider the comments of the Review Committee; and to obtain and consider public comments concerning the proposed MPD.
5. Upon approval by City Council, the conceptual plan and text shall constitute the MPD ordinance. Violations of any ordinance approving a MPD shall be subject to any and all enforcement and penalty provisions of this Zoning Ordinance.

D. Conceptual Plan and Text Requirements.

1. A conceptual plan meeting the requirements for site plans contained in § 157.211(D) – *Permits* shall be submitted along with a conceptual land use plan for the entire site. A complete application shall also include the following:
 - a. Proposed restrictive covenants to be recorded to insure compliance with standards in the MPD Plan and to specify ownership and maintenance responsibilities.
 - b. A preliminary development schedule for the completion of roads, infrastructure, buffer yards, and any other proposed improvements for general use.
 - c. A preliminary common signage plan which complies with § 157.108.
2. The Planning Commission may establish additional requirements for conceptual plan approval and, in special cases, may waive a particular requirement if, in the opinion of the Planning Commission, the inclusion of that requirement is not essential to a proper assessment of the project.

E. The developer is authorized to begin construction of street and infrastructure following verification that the preliminary plat complies with all requirements specified by City Council, the Planning Commission, DHEC, Chapter 156 and other approved conditions including recording of restrictive covenants.

F. Final plat approval shall also comply with *Chapter 156*, Land Development Regulations.

G. Each MPD shall be identified on the zoning map and in the zoning ordinance by a prefix and number indicating the particular district, as for example "MPD-1" together with whatever other identification appears appropriate.

H. Minimum area required. Minimum area requirements for establishing a MPD shall be five contiguous acres.

I. Development standards.

1. Density and height requirements. Residential density, setbacks, impervious surface ratios, and building heights shall be based on the scale of the project in relation to its surroundings and its impact on existing and proposed support facilities. A 20-foot setback will be required along the perimeter of all property lines. The setback from any existing street shall be the lesser of 35 feet or the average setback of existing adjacent houses that front on the same street within 100 feet in either direction of

- the proposed building. Maximum density is eight units per acre. Maximum impervious surface ratio is 70%.
2. Overall site design. The overall site design shall be consistent and compatible with adopted plans and policies for the area in which the MPD is located and with adjacent residential neighborhoods and coordinated with existing infrastructure such as roads and sidewalks.
 3. Parking and loading. Off-street parking and loading spaces for each MPD shall comply with the requirements of *Article VIII – Parking and Loading Regulations*, as applicable, for the various uses proposed for the MPD. Dense development may require supplemental parking areas or wider streets to allow on-street parking in addition to off-street parking requirements.
 4. Buffers. A buffer area at least 20 feet in width shall be provided along the exterior perimeter property lines unless a larger buffer is required by § 157.138 – *Buffers*. The required buffer must be landscaped per the requirements for property buffers as provided in § 157.138(H) – *Property Buffers*. Buffers are not required in the interior of the MPD.
 5. Streets and infrastructure. Streets within a MPD must meet the design and construction standards required by the Land Development Regulations of *Chapter 156*.
 6. Landscaping, tree conservation and common open space. Landscaping, tree conservation and open space requirements for each MPD shall comply with the provisions of *Article IX – Landscaping, Buffers, Open Space and Tree Conservation*.
 7. Signage. Signage permitted shall be consistent, appropriately scaled and aesthetically compatible with the proposed MPD and shall comply with the requirements of *Article VII - Sign Regulations*.
- J. Financial guarantees. Where public improvements and/or common amenities or infrastructure are proposed, such improvements shall be installed in accordance with a development schedule to be approved as part of the MPD Plan and designed to specifications as required by the Land Development Regulations of *Chapter 156*. Whenever a land subdivision, as regulated by *Chapter 156*, is required to implement a MPD, a preliminary plat shall be prepared for review that conforms to all of the requirements of the MPD approval, including the approved conceptual plan and development schedule. No development shall take place onsite until such plat has been approved by the city.
- K. Administrative action. After a preliminary plat has been approved, building and sign permits shall be issued in accordance with the approved plan as a whole or in stages or

portions thereof, as approved.

L. Changes in approved MPD plans. Except as provided below, approved MPD plans shall be binding on the owner and any successor in title.

1. Minor changes. Changes proposed in writing by the applicant which do not alter district boundaries and which involve revision to minor characteristics of the MPD such as the revision of floor plans, facades, landscaping, drainage structures, and features which do not substantially alter the list of approved uses, approved plan concept, anticipated offsite impacts, or violate any applicable regulations may be approved by the City Planner.
2. Major changes. All other changes must be proposed in writing by the applicant and shall be subject to approval by the Planning Commission.

M. Expiration of time limits on MPD Amendments. The final approved plan for a MPD shall be in effect for a period of two years or other specified development schedule. Extensions shall be permitted per the requirements of *Chapter 160 – Vested Development Rights* of the City of Camden Code of Ordinances.