

# 10 DEFINITIONS **DRAFT 10.24.16**

## 10.1 INTENT

For the purpose of interpreting this ordinance, certain words, concepts, and ideas are defined herein. Except as defined herein, all other words used in this ordinance shall have their everyday meaning as determined by their dictionary definition.

Section 10.3 includes all definitions listed on the Use Table in Section 2.5.3. Section 10.4 are all definitions more general in nature and includes definitions specific to the mixed-use districts in Chapter 3; the aviation regulations in Chapter 4; and the floodplain and stormwater regulations in Chapter 8.

## 10.2 RULES OF CONSTRUCTION

The words and phrases in this chapter shall have their customary meanings or shall be as defined in a standard dictionary, except for the specific words and phrases defined in this chapter unless otherwise stated, the following shall apply:

- Tense. Words used in the present tense include the future tense and the future tense includes the present tense.
- Number. The singular number includes the plural number and the plural number includes the singular number.
- Person. The word "person" includes a firm, association, partnership, trust, company, corporation, or any other organization usually defined in legal usage as a person.
- Shall and May. The words "shall," "must," and "will" are mandatory in nature. The word "may" is permissive in nature.
- Used or Occupied. The words "used" and "occupied" include the words "intended, designed, or arranged to be used or occupied."
- Lot. The word "lot" includes the words "plot" and/or "parcel."
- Structure. The word "structure" includes the word "building."
- On the Premises Of. The phrase "on the premises of," as applied to accessory uses or structures, shall be interpreted to mean "on the same lot."
- LBCS – American Planning Association Land-based Classification Standards
- NAICS – North American Industrial Classification System
- Land use; purpose. Defined land uses shall include both for-profit and non-profit ventures unless otherwise stated.

### 10.3 DEFINITIONS, USE TYPE

**ACCESSORY USE** A use that is clearly incidental to and customarily found in connection with a principal building or use, is subordinate to and serves a principal building or use and is subordinate in area, extent and purpose to the principal building or principal use served.

**AGRICULTURAL & CROP PRODUCTION/HARVESTING** A property used primarily for the production and activities relating or incidental to the production and harvesting of crops, fruits, nuts vegetables, ornamental and flowering plants or sod.

**AGRICULTURAL SUPPORT SERVICES/NURSERIES** Nursery, orchard, forestry, or farm supply and support services including, but not limited to: equipment dealers, support uses for agricultural, harvesting, and/or animal production, seasonal packing sheds, etc.

**AGRITOURISM** Farm-related enterprises that operate for the enjoyment and education of the public and that combine tourism and agriculture such as agriculture cultural centers; hay rides, corn mazes, and petting zoos (farm animals only).

**AIRSTRIP/AIRPORT** A surface used for take-off and landing of aircraft and the buildings, passenger/freight terminals, airplane hangars, and other accessory uses directly associated with that function.

**ALCOHOLIC BEVERAGE SALES STORE** The retail sales of beer, wine, and/or other alcoholic beverages for off-premise consumption as a primary use.

**AMUSEMENTS, INDOOR** Establishments that provide commercial recreation activities completely within an enclosed structure such as video arcades, skating rinks, roller rinks, and bowling alleys.

**AMUSEMENTS, OUTDOOR** Establishments that provide commercial recreation activities primarily outdoors such as miniature golf establishments; go-cart facilities; theme parks, carnivals, fairgrounds, and midways; paintball parks; and water rides.

**ANIMAL PRODUCTION** The raising, breeding, feeding, and/or keeping of animals for the principal purpose of commercially producing products for human use or consumption, including, but not limited to: cattle, pigs, sheep, goats, fish (aquaculture), rabbits, and poultry. This does not include Animal Production Facilities. The animals

are generally raised in an open range pasture environment. Establishments primarily engaged in the farm raising and production of aquatic animals or plants in controlled or selected aquatic environments are included in this subsector.

**ANIMAL PRODUCTION FACILITY, NON-SWINE** The raising, breeding, feeding, and/or keeping of turkeys and/or chickens in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption. The animals are generally raised in total confinement or captivity. These type Animal Production establishments tend to have a blighting and/or deteriorating effect upon surrounding properties.

**ANIMAL PRODUCTION FACILITY, SWINE** The raising, breeding, feeding, and/or keeping of pigs in confinement at high stocking density for the purpose of commercially producing meat, milk, or eggs for human consumption. The animals are generally raised in total confinement or captivity. These type Animal Production establishments tend to have a blighting and/or deteriorating effect upon surrounding properties.

**APICULTURE (BEE KEEPING)** The keeping of bees on a large scale with commercial services ranging from selling equipment and supplies, pollination services, honey bee removal, honey bee breeding, queen breeding, etc.

**ARTIST STUDIO/LIGHT MAUFACTURING WORKSHOP** The assembly, fabrication, production, or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and are visually undifferentiated from an office building or a residentially-scaled garage. These typically involve the work of artisans or craftsman.

**ATM** Self-service machines used by banking customers for financial transactions, including deposits, withdrawals, and fund transfers, without face-to-face contact with financial institution personnel. These machines may be located at or within banks, or in other locations.

**BACKYARD PENS/COOPS** The long-term keeping of poultry, rabbits, and other similar small creatures in backyards as accessory uses to existing residential structures. Large animals may be allowed depending on size of lot.

**BANKS, CREDIT UNIONS, FINANCIAL SERVICES**

Establishments that engage in financial transactions that create, liquidate, or change ownership of financial instruments. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds. In addition to banks and credit unions, financial services institutions may include: credit agencies, trust companies, holding companies, savings and loan institutions, securities/commodity contract brokers and dealers, security and commodity exchanges, vehicle finance (equity) leasing agencies, and investment companies.

**BAR/TAVERN/BREW PUB** A business where alcoholic beverages are sold for on-site consumption, which are not part of a larger restaurant. Includes bars, taverns, pubs, and similar establishments where any food service is subordinate to the sale of alcoholic beverages. May also include beer brewing as part of a brewpub.

**BED AND BREAKFAST HOMES (UP TO 8 ROOMS)** A private home containing not more than 8 guest rooms that offers bed and breakfast accommodations to guests.

**BED AND BREAKFAST INN (UP TO 12 ROOMS)** A private home containing between 9 and 12 guest rooms that offers bed and breakfast accommodations to guests.

**BILLIARD/POOL HALL** Any place where one or more billiard or pool tables are operated or maintained, except for private family use, whether such place is a social club or a business enterprise operated for profit.

**BOARDING OR ROOMING HOUSE** A building arranged or used for lodging for compensation, with or without meals, and not occupied as a single-family unit.

**BREWERY** A licensed facility, as allowed by SC Code Title 61, Chapter 4 as amended, that offers samples of beer to consumers on its licensed premises. The entire brewing process must take place on the licensed premises. Samplings and sales by consumers must be held in conjunction with a tour by the consumer of the facility.

**BUSINESS SUPPORT SERVICES** These establishments provide any of the following: document preparation, telephone answering, telemarketing, mailing (except direct mail advertising), court reporting, and steno typing. They may operate copy centers, which provide photocopying, duplicating, blueprinting, or other

copying services besides printing. They may provide a range of support activities, including mailing services, document copying, facsimiles, word processing, on-site computer rental, tax preparation, legal services and office product sales.

**CAMPGROUND** A lot, tract, or parcel of land upon which campsites for trailers, tents, or RV's are permitted for the purpose of temporary habitation for the travelling or vacationing public.

**CEMETERY** A parcel of land used for internment of the dead in the ground or in mausoleums.

**CHILD/ADULT DAY CARE HOME (5 OR LESS PERSONS)** Supervision or care provided on a regular basis as an accessory use within a principal residential dwelling unit, by a resident of the dwelling, for five or less children/adults).

**CHILD/ADULT DAY CARE CENTER (6 OR MORE PERSONS)** An individual, agency, or organization providing supervision or care on a regular basis for children or adults who are not related by blood or marriage to, and who are not the legal wards or foster children of, the supervising adults; and who are not residents in the center; designed and approved to accommodate more than six children or adults at a time based on State regulations; not an accessory to residential use.

**COLLEGE/UNIVERSITY** Junior colleges, colleges, universities, and professional schools with physical structures (excluding online and remote programs). These establishments furnish academic or technical courses and grant degrees, certificates, or diplomas at the associate, baccalaureate, or graduate levels in a campus setting.

**COMMERCIAL STABLES** Stabling, training, feeding of horses, mules, donkeys, or ponies, or the provision of riding facilities for use other than by the resident of the property, including riding academies. Also includes any structure or place where such animals are kept for riding, driving, or stabling for compensation or incidental to the operation of any club, association, ranch, or similar purpose.

**COMMUNITY SUPPORT FACILITY** A non-profit or government facility providing personal assistance to individuals in need; such assistance to individuals may include temporary shelter, food services provisions, counseling, instruction, medical services, and other incidental services. This definition is not intended to be inclusive of Transitional Shelters which are regulated as separate temporary uses.

**CONFERENCE/CONVENTION CENTER** A commercial facility for public assembly including, but not limited to auditoriums, conference facilities, convention centers, exhibition halls, and the like.

**CORRECTIONAL INSTITUTION** Government establishments generally designed for the confinement, correction, and rehabilitation of offenders sentenced by a court.

**CREMATORIA** Establishments for the preparation of the dead through cremation in a furnace. This definition includes crematoria for the internment of animal remains.

**CULTURAL OR COMMUNITY FACILITY** Facilities designed to promote cultural advancement and serve the community such as live theater, dance, or music establishments; art galleries, studios and museums, or similar facility; and libraries.

**DAY TREATMENT CENTER** A state-licensed facility providing behavioral health treatment programs, outpatient care, substance abuse treatment and treatment of mental or nervous disorders. Consumers, or patients, may be residents of their own home, a substitute home, or a group care setting. The day treatment is provided in a setting separate from the consumer's residence.

**DISTILLERY** A facility used for the commercial purpose of the production of liquors and similar beverages. The facility may incorporate all aspects of production including aging, storage, bottling, wholesale sales, warehousing, and administrative office functions. Retail sales, tasting facilities, and event facilities may be permitted as part of the facility operations.

**DORMITORY** A building used as group living quarters for a student body or religious order as an accessory use for a college, university, boarding school, convent, monastery or other similar public, semi-public use.

**DRIVE-THRU/DRIVE-IN FACILITY** A primary or accessory facility where goods or services may be obtained by motorists without leaving their vehicles. These facilities include drive-through bank teller windows, dry cleaners, fast-food restaurants, drive-through coffee, photo stores, pharmacies, etc. Does not include: Automated Teller Machines (ATMs), gas stations or other vehicle services, which are separately defined.

**DRY CLEANING & LAUNDRY SERVICES** Coin-operated laundries, dry cleaning pick-up stores without dry cleaning equipment, or dry cleaning

stores that do not provide cleaning services to other collection stations or stores.

**DWELLING-ACCESSORY** A dwelling unit either detached or attached, such as a garage apartment or cottage, designed for occupancy by one or two persons, located on a lot with an existing single family dwelling.

**DWELLING-MULTIFAMILY** A building or portion thereof containing three or more dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule. A multifamily structure where dwelling units are available for lease or rent for less than one month shall be considered lodging.

**DWELLING-SINGLE FAMILY** A free standing building designed for and/or occupied by one household. These residences may be individually owned or owned by rental or management companies. Also includes factory-built, modular housing units that comply with International Residential Code.

**DWELLING-TOWNHOME** A building with two or more residential units, located side by side, with common walls between the units and where each unit has a separate entrance from the outside and occupies a separate lot. Townhomes typically have one primary yard (rear) and a small front setback to provide some landscaping.

**DWELLING-TWO FAMILY** A two-unit building located on a single lot that is divided horizontally or vertically, and each unit has a separate entrance from the outside or through a common vestibule.

**ECOTOURISM** Organized, educational and mainly outdoor recreation with or without lodging that invites participants to learn about and promote ecological preservation, conservation, and sustainability. This use shall include at least two of the following characteristics:

- 1) Located near or within a wilderness setting, park, or protected area;
- 2) Interpretive educational program with or without guides;
- 3) Outdoor activities; or
- 4) Cultural experiences.

**EVENT VENUE/BANQUET HALL** An establishment which is rented by individuals or groups to accommodate private functions including, but not limited to, banquets, weddings, anniversaries and other celebrations. The establishment may include:

- 1) Kitchen facilities for the preparation or catering of food,
- 2) The sale of alcoholic beverages for on-premises consumption only during scheduled events that are not open to the general public, and
- 3) Outdoor gardens or reception facilities.

Civic uses are not included in this definitions.

**FARMERS' MARKETS/ROADSIDE STANDS** A Seasonal Sales establishment, operated primarily in the open air, for the distribution of agricultural products including, but not limited to: vegetables, fruits, meats, eggs, dairy products, grains, and prepared foods.

**FOOD TRUCK** A licensed, motorized vehicle mobile food unit which is temporarily stored on privately-owned lot where food items are sold to the general public.

**FORESTRY** Perpetual management, harvesting, replanting, and enhancement of forest resources for ultimate sale or use of wood products, subject to S.C. Forestry Commission BMPs.

**FRATERNITY/SORORITY HOUSE** A structure used to provide housing for fraternal or sisterhood organization members while such persons are attending college.

**FUNERAL HOMES** Establishments for preparing the dead for burial or interment and conducting funerals (i.e. providing facilities for wakes, arranging transportation for the dead, and selling caskets and related merchandise).

**GARDEN (COMMUNITY AND PRIVATE)** An exterior area for the small-scale production of vegetables and flowering plants for personal or small commercial use. This definition includes community and private gardens. This definition does not include crop production and nurseries.

**GENERAL COMMERCIAL** A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser.

**HALFWAY HOMES** A place where persons are aided in readjusting to society following a period of imprisonment, hospitalization, or institutionalized treatment related to a criminal offense. This term excludes residential/family care homes and residential care facilities.

**HEAVY EQUIPMENT/MANUFACTURED HOME**

**RENTAL/SALES/REPAIR** Establishments which may have showrooms, open lots or garages for selling, renting, leasing, repairing, servicing, alteration, restoration, towing, painting, and/or finishing of heavy equipment such as buses, trucks, manufactured homes, construction equipment, commercial and industrial equipment and/or boats or other marine craft.

**HOME OCCUPATION** An occupation or profession conducted within a dwelling unit by a resident that is incidental to the primary use of the dwelling as a residence. Home Occupations are small and quiet businesses generally invisible from the frontage requiring little parking, little or no signage, and having only one or two employees and provide services such as professional services, music instruction, and hair styling. For the purposes of this ordinance, telecommuting shall not constitute the establishment of a home occupation.

**HOSPITAL** A health care facility and related facilities the purpose of which is to provide for care, treatment, testing for physical, emotional, or mental injury, illness, or disability, and overnight boarding of patients, either on a for-profit or not-for-profit basis; but not including group homes. The facility must be licensed by the South Carolina Department of Health and Environmental Control (SCDHEC).

**HOTEL/MOTEL** Establishments providing lodging and short-term accommodations for travelers. They may offer a wide range of services including overnight sleeping space, food services, convention hosting services, and/or laundry services. Entertainment and recreation activities may also be included. Extended-stay hotels are included in this category. This definition includes "inns."

**INDUSTRY, RESTRICTED** A facility that involves the use, storage, production or processing of any hazardous materials or substances in quantities subject to the reporting requirements of The Emergency Planning and Community Right-to-Know Act (EPCRA) also known as SARA Title III of 1980 (Sections 311-312, 42 U.S.C. §§ 11021-11022) and/or any facility which uses, stores, produces or processes dangerous goods and/or hazardous substances that are covered by separate regulations, standards or codes which are classified on the basis of immediate physical or chemical hazards, such as fire, explosion, corrosion and toxicity, and are in sufficient quantities such that accidental release or explosion may affect life, health, property or the environment beyond the immediate perimeter of the facility. These include: flammable

gases, flammable liquids, flammable solids (self-reactive and related substances; and desensitized explosives), substances liable to spontaneous combustion, substances that when in contact with water emit flammable gases, oxidizing substances, organic peroxides, toxic substances, radioactive and corrosive substances.

**INDUSTRY, HEAVY** Typically the largest facilities in a community, these structures house complex operations, some of which might be continuous (operated 24 hours a day, seven days a week), and include any non-residential use that requires a National Pollutant Discharge Elimination System (NPDES) permit for an industrial or stormwater discharge; or that is included in any of the industry sectors of the North American Industry Classification System outlined in the table below:

NAICS Code	NAICS Industry Sector
311	Food Manufacturing
313	Textile Mills
314	Textile Product Mills
316	Leather & Allied Product Manufacturing
321	Wood Products Manufacturing
322	Paper Manufacturing
324	Petroleum and Coal Products Manufacturing
325	Chemical Manufacturing
326	Plastics and Rubber Products Manufacturing
327	Nonmetallic Mineral Product Manufacturing
331	Primary Metal Manufacturing
332	Fabricated Metal Product Manufacturing
333	Machinery Manufacturing
336	Transportation Equipment Manufacturing

**INDUSTRY, LIGHT** Such facilities are typically designed to look and generate impacts like a typical office building, but rely on special power, water, or waste disposal systems for operation. Noise, odor, dust, and glare of each operation are completely confined within an enclosed building, insofar as practical. Such uses include medical and testing laboratories; facilities for scientific research; facilities for the design, development, and testing of electrical, electronic, magnetic, optical, computer and telecommunications components in advance of product manufacturing; the assembly of products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities; laundry/dry cleaning plants engaged primarily in high-volume laundry and garment services; carpet and upholstery cleaners; diaper services; commercial laundries; the production of small consumer goods such clothes, shoes, furniture, consumer electronics and home appliances; and any use included in any of the industry sectors of the North American Industry Classification System outlined in the table below:

NAICS Code	NAICS Industry Sector
312	Beverage & Tobacco Manufacturing
315	Apparel Manufacturing
323	Printing and Related Support Activities
334	Computer & Electronic Product Manufacturing
335	Electrical Equipment, Appliance & Component Manufacturing
337	Furniture & Related Product Manufacturing
339	Miscellaneous Manufacturing

**JUNKYARDS** Any land or structure used for storing, dismantling, reconditioning, collecting, purchasing, or selling of scrap metal or other discarded goods and materials, including the collection, dismantlement, and salvage of two or more inoperative vehicles, boats, or other types of machinery or equipment.

**KENNELS, INDOOR** Establishments for the boarding and grooming of pets.

**KENNELS, OUTDOOR** A use or structure intended and used for the breeding or accommodation of small domestic animals for sale or for the training, or overnight boarding, of animals for persons other than the owner of the lot, but not including a veterinary clinic in which the overnight boarding of animals is necessary for or accessory to the testing and medical treatment of the physical disorders of animals.

**LANDFILL - CLASS TWO - CONSTRUCTION AND DEMOLITION DEBRIS** -Discarded solid wastes resulting from construction, remodeling, repair, and demolition of structures, road building, and land clearing. The wastes include, but are not limited to, bricks, concrete, and other masonry materials, soil, rock, lumber, road spoils, paving material, and tree and brush stumps, but does not include solid waste from agricultural or silvicultural operations.

**LANDFILL - CLASS THREE** A solid waste disposal facility, as defined in South Carolina Code of Laws, Title 44, as amended, for hazardous or nonhazardous solid waste, scrap metal, vehicles and other scrap materials. These establishments also include recycling and resource recovery facilities that operate in conjunction with landfills. This definition is not intended to be inclusive of Outdoor Storage Yards, or landfills classified as Land Clearing Debris and Yard Waste facilities operated in association with an active building permit on the same or adjacent parcel. This definition is not inclusive of the outdoor storage of lumber, pipe, brick, mulch, soil, gravel, sand and similar nonhazardous materials.

**LIVE-WORK UNITS** An attached residential building type with a small commercial enterprise on the ground floor and a residential unit above or behind with a common tenant in both spaces (no dual occupancy is permitted). Live-work units exist as variations of either the Detached House building type or the Townhome building type and shall be subject to their applicable requirements.

**MANUFACTURED HOME PARK** The location of two or more manufactured or mobile homes on a parcel of land shall constitute a manufactured home park.

**MANUFACTURED (MOBILE) HOUSING** A structure, transportable in one or more sections, which is built on a permanent chassis and is designed for use with or without a permanent foundation when attached to the required utilities. This definition is not inclusive of Recreational Vehicles.

**MANUFACTURED HOUSING-CLASS A** A manufactured home constructed after July 1, 1998 that meets or exceeds the construction standards promulgated by the US Department of Housing and Urban Development authorized under the National Manufactured Housing Construction and Safety Standards Act of 1974 that were in effect at the time of construction, and has a HUD label attached.

**MANUFACTURED HOUSING-CLASS B** A double-wide manufactured home constructed to meet or exceed the construction standards promulgated by the US Department of Housing and Urban Development authorized under the National Manufactured Housing Construction and Safety Standards Act of 1974 that were in effect at the time of construction and has a HUD label attached, but does not meet the criteria of a Class A Manufactured Home.

**MANUFACTURED HOME-CLASS C** A single-wide manufactured home constructed to meet or exceed the construction standards promulgated by the US Department of Housing and Urban Development authorized under the National Manufactured Housing Construction and Safety Standards Act of 1974 that were in effect at the time of construction and has a HUD label attached, but does not meet the criteria of a Class A Manufactured Home.

**MEDICAL CLINIC** Facilities that provide outpatient ambulatory or outpatient health care such as emergency medical clinics; ambulatory surgical centers dialysis centers outpatient family planning services; community health centers and clinics; and blood and organ banks.

**MINING MAJOR RESOURCE EXTRACTION (MINING AT DEPTH)** The mining or extraction of any minerals, ore, fossil fuels, or other materials from beneath the surface of the earth.

NAICS Code	NAICS Industry Sector
211	Oil and Gas Extraction
212	Mining (except Oil & Gas)
213	Mining Support Activities

**MINING MINOR RESOURCE EXTRACTION (SURFACE)** Extractive uses such as surface mining for sand, gravel, clay and topsoil and any other such use. Quarrying is not permitted

**NIGHT CLUB** A facility serving alcoholic beverages for on-site consumption, and providing entertainment, examples of which include live music and/or dancing, comedy, etc. Does not include sexually oriented/adult businesses.

**NURSERIES & GARDEN CENTERS** Industries in the Nursery and Garden Center subsector grow and sell plants mainly to be transplanted to another lot. The subsector comprises establishments, such as orchards, greenhouses, and nurseries, primarily engaged in retailing plants, vines, or trees and their seeds.

**OUTSIDE SALES** The retail sale of goods and products outside of a permanent primary structure that are clearly secondary to the function contained in that structure. They are typically located within permanent open-air structures, uncovered outdoor areas and/or on public or private sidewalks. Sale items include, but are not limited to, landscape materials, lawn and garden supplies, and produce.

**OUTSIDE SALES, SIDEWALK SALES** The retail sale of goods and products outside of a permanent primary structure that are clearly secondary to the function contained in that structure and are located exclusively on public sidewalks. Sale items include, but are not limited to, produce,

**OUTSIDE STORAGE** The storage of any material for a period greater than 48 hours, including items for sale, lease, processing and repair (excluding vehicles for sale) outside the principal or accessory buildings on a property. Storage of construction materials on an active job site may not be defined as outside storage.

**PARKING LOT/STRUCTURE-PRINCIPAL USE** A stand-alone parking lot or structure (deck/garage) that is available for public or private use, but that is not accessory to another use.

**PAWNSHOPS** Premises operated by a pawnbroker who is engaged in the business of lending money on the security of pledged goods and who may also purchase merchandise for resale from dealers and traders. (Subject to South Carolina Code of Laws, Title 40, Chapter 39)

**PERSONAL SERVICES** Cosmetic services such as hair and nail salons, barber shops, clothing alterations, shoe repair, weight loss centers and non-permanent makeup services.

**PERSONAL SERVICES, RESTRICTED** A personal service establishment that may tend to have a blighting and/or deteriorating effect upon surrounding areas and that may need to be dispersed from other similar uses to minimize its adverse impacts, including check-cashing services and tattooing, piercing, huka or hookah facilities, and similar services. These uses may also include accessory retail sales of products related to the services provided.

**PLACES OF ASSEMBLY** Structures and land designed for 50 or more people to congregate for civic, social, and religious functions. This includes, but is not limited to, worship centers, such as churches, temples, synagogues, and mosques, and civic meeting facilities, such as alumni associations, booster clubs, scouting organizations, ethnic associations, social clubs, fraternal lodge and veterans' membership organizations.

**POST OFFICE** Establishments conducting operations of the United States Postal Service including permanent, contract, and lease stations.

**PRIVATE MATERIALS RECOVERY & WASTE TRANSFER FACILITIES** This commercial industry comprises establishments primarily engaged in operating facilities for separating and sorting recyclable materials from nonhazardous waste streams (i.e., garbage); and/or operating facilities where commingled recyclable materials, such as paper, plastics, used beverage cans, and metals, are sorted into distinct categories.

**PRIVATE RECREATION FACILITIES** Indoor or outdoor uses or structures for active or passive recreation that are owned by private for-profit entities. Such uses include gymnasiums, natatoriums, fitness center, athletic equipment, indoor running tracks, climbing facilities, court facilities, parks, pools, ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, tennis courts, riding stables, golf courses and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), restrooms, and picnic shelters.

**PRIVATE RECYCLING COLLECTION STATIONS** A center for the acceptance by donation, redemption, or purchase, of recyclable materials from the public. This definition is not intended to



be inclusive of Materials Recovery & Waste Transfer Facilities, which are engaged in the active sorting and processing of recyclables or other waste materials.

**PROFESSIONAL SERVICES** Services provided that make available the knowledge and skills of their employees to sell expertise and perform professional, scientific, and technical services to others such as legal services; accounting, tax, bookkeeping, and payroll services; architectural, engineering, and related services; graphic, industrial, and interior design services; consulting services; research and development services; advertising, media, and photography services; real estate services; investment banking, securities, brokerages; and insurance-related services; and, medical services such as physician's and dentist's offices.

**PUBLIC RECREATION FACILITIES** Indoor or outdoor uses or structures for active or passive recreation that are owned by public or semi- public entities including municipal governments, homeowner's associations, athletic associations and youth associations. Such uses include, gymnasiums, natatoriums, fitness center, athletic equipment, indoor running tracks, climbing facilities, court facilities, parks, pools, ball fields, batting cages, skateboard parks, playgrounds, greenway trails, driving ranges, tennis courts, riding stables, golf courses and their customary accessory uses including, but not limited to, maintenance sheds, clubhouses (with or without food service), restrooms, and picnic shelters.

**PUBLIC SAFETY STATION** Facilities for federal, state and local law enforcement and fire protection agencies, and their accessory uses including office space, temporary holding cells, equipment and evidence storage facilities, and vehicle garages. This definition is not intended to be inclusive of vehicle impoundment lots or state prison facilities.

**PUBLIC RECYCLING & WASTE COLLECTION FACILITY** Waste Collection and Recycling - A site, location, tract of land, or building that may be used for the purpose of collecting all types of residential waste and recyclables that are generated "off-site" in the local community to be transported by public or private companies to a waste recycling, transfer or disposal/recovery facility, permitted by South Carolina Department of Health and Environmental Control (SCDHEC) as required. This use includes county collection (convenience) centers.

**RACETRACK** An outdoor course prepared for horse, dog, automobile or other vehicle racing.

**RESEARCH AND DEVELOPMENT FACILITIES** This includes medical and testing laboratories but shall not include uses that require frequent deliveries by truck with more than two axles. This definition also includes facilities for scientific research, and the design, development, and testing of electrical, electronic, magnetic, optical, computer and telecommunications components in advance of product manufacturing, and the assembly of related products from parts produced off-site, where the manufacturing activity is secondary to the research and development activities.

**RESIDENTIAL/FAMILY CARE HOME (5 OR FEWER RESIDENTS)** A home with support and supervisory personnel that provides room and board, personal care and rehabilitation services in a family environment for not more than 6 resident handicapped persons and is certified by the State of South Carolina. This term excludes residential care facilities and halfway homes.

**RESIDENTIAL CARE FACILITIES (6 OR MORE RESIDENTS)** A staffed premises (not a single-family dwelling) with paid or volunteer staff that provides full-time care to more than 6 individuals. Residential care facilities include group homes, nursing homes, residential child-care facilities assisted living residences, adult care homes, retirement housing, congregate living services, assisted living services, continuing care retirement centers, skilled nursing services and orphanages. This term excludes residential/family care homes and halfway homes.

**RESTAURANT** A retail business selling ready-to-eat food and/or beverages for on or off-premise consumption. Customers may be served from an ordering counter (i.e. cafeteria or limited service restaurant); at their tables (full-service restaurant); and, at exclusively pedestrian-oriented facilities that serve from a walk-up ordering counter (snack and/or nonalcoholic bars).

**SCHOOLS-ELEMENTARY & SECONDARY** A public or private institution for education or learning including athletic or recreational facilities, but not including lodging. This includes any school licensed by the state and that meets the state requirements for elementary and secondary education. This may include remedial after school activities.

**SCHOOLS-VOCATIONAL/TECHNICAL** A public or private institution for education or learning

including athletic or recreational facilities, but not including lodging. These schools offer vocational and technical training in a variety of technical subjects and trades. Training may lead to job-specific certification.

**SEXUALLY ORIENTED BUSINESS (SOB)/ADULT ESTABLISHMENT** Any establishment having a substantial portion of materials or entertainment characterized by an emphasis on sexual activities, anatomical genital areas, or the female breast as listed and defined in South Carolina Code of Laws Section 16-15-375. SOB uses and establishments include, but are not limited to, adult arcades, adult bookstores, adult cabarets, adult motels, adult motion picture theaters, adult theaters, adult video stores, escort motels, escort services, and sexual encounter centers, and any other establishment which contains activities characterized by the performance, depiction, or description of specific anatomical areas or specific sexual activities.

**SHOOTING RANGE, INDOOR** An enclosed indoor facility designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, air guns, archery or any other similar sport shooting. Indoor shooting range facilities are designed to offer a totally controlled shooting environment that includes impenetrable walls, floor and ceiling, adequate ventilation, lighting systems and acoustical treatment for sound attenuation suitable for the range's approved use.

**SHOOTING RANGE, OUTDOOR** A permanently located and improved area that is designed and operated for the use of rifles, shotguns, pistols, silhouettes, skeet, trap, black powder, air guns, archery or any other similar sport shooting in an outdoor environment.

**SMALL EQUIPMENT REPAIR/RENTAL** The repair and/or rental of small equipment as a primary use including televisions, computers, cleaning equipment, vacuum cleaners, and other equipment that can be transported by automobile, small truck/van.

**SOLAR ENERGY SYSTEM** Any device or combination of devices or elements which rely upon direct sunlight as an energy source, including but not limited to any substance or device which collects sunlight for use in the heating or cooling of a structure or building, the heating or pumping of water, or the generation of electricity. A solar energy system may be used for purposes in addition to the collection of solar energy. These uses include, but are not limited to, serving as a structural member or

part of the roof of a building or structure and serving as a window or wall. A solar energy system may be mounted on the building or on the ground and is not the principal use of the property.

**SOLAR FARM** An energy generation facility comprised of one or more freestanding, ground mounted devices that capture solar energy and convert it to electrical energy for use in locations other than where it is generated. Solar generation stations typically utilize photovoltaic solar cells, but can also be combinations of light reflectors, concentrators, and heat exchangers. A solar farm is also known as a solar power plant, solar generation plant, solar power plant, or solar thermal power plant.

**SPORTS ARENA/STADIUM (4,000 OR MORE SEATS)** A structure that is open or enclosed and used for games, concerts, and major events and is partly or completely surrounded by tiers of seats accommodating 4,000 or more spectators.

**STORAGE-OUTDOOR STORAGE YARD** The storage of various materials including, but not limited to, lumber, pipe, bricks, stone, shingles, mulch, soil, sand, gravel and other nonhazardous materials outside of a structure, as a principal use. This definition is not inclusive of any scrap metal, junk vehicles or other similar salvage materials.

**STORAGE-SELF-SERVICE** A building containing separate enclosed storage spaces of varying sizes leased or rented on an individual basis.

**STORAGE-WAREHOUSE, INDOOR STORAGE** Facilities for the storage of furniture, household goods, or other commercial goods of any nature. Includes cold storage. Does not include warehouse, storage, self-service or mini-storage facilities offered for rent or lease to the general public; warehouse facilities primarily used for wholesaling and distribution; or terminal facilities for handling freight.

**STORAGE-WAREHOUSE, INDOOR STORAGE, RESTRICTED** A facility that involves the storage of any hazardous materials or substances which would be subject to the reporting requirements of The Emergency Planning and Community Right-to-Know Act (EPCRA) also known as SARA Title III of 1980 (Sections 311-312, 42 U.S.C. §§ 11021-11022) and/or any facility which stores dangerous goods and/or hazardous substances that are covered by separate regulations, standards or codes which are classified on the basis of immediate physical or chemical hazards, such as fire, explosion, corrosion and toxicity and are in

sufficient quantities such that accidental release of explosion may affect life, health, property or the environment beyond the immediate perimeter of the facility. These include: flammable gases, flammable liquids, flammable solids (self-reactive and related substances; and desensitized explosives), substances liable to spontaneous combustion, substances that when in contact with water emit flammable gases, oxidizing substances, organic peroxides, toxic substances, radioactive and corrosive substances.

**STUDIO-ART, DANCE, MARTIAL ARTS, MUSIC**

Facilities for individual and group instruction and training in the arts; production rehearsal; photography, and the processing of photographs produced only by users of the studio facilities; martial arts training studios; gymnastics, yoga, and similar instruction; and aerobics and gymnastics studios with no other fitness facilities or equipment.

**TEMPORARY USE** A land use on an individual parcel or site established for a limited and fixed period of time for a purpose which may not normally be permitted in a zoning district, or which does not meet all zoning requirements, but which is necessary in special situations.

**THEATER, INDOOR (MOVIE OR LIVE PERFORMANCE)** A specialized theater for showing movies or motion pictures on a projection screen or a stage for live performances. This category also includes cineplexes and megaplexes, complex structures with multiple movie theaters, each theater capable of an independent performance. This does not include Sexually Oriented Businesses/Adult Entertainment.

**THEATER, OUTDOOR (AMPHITHEATER)** An establishment for the performing arts with open-air seating for audiences, usually circular or oval, in which tiers of seats rise from a central open avenue.

**TRANSITIONAL SHELTER** A facility that provides temporary housing within a religious institution. Such a facility is a temporary use and is distinct from the definition for Community Support Facility.

**UTILITIES** Facilities or systems for the distribution of gas, electricity, steam, or water, the collection, treatment and disposal of sewage or refuse; the transmission of communications; of similar functions necessary for the provision of public services. Radio transmission facilities less than 180 feet in height for use by ham radio operators or two-way radio facilities for business or governmental communications shall be deemed accessory uses and not utilities. Utilities are divided into 3 classes:

**Class 1:** Distribution, transmission and collection lines (above and below ground) including electrical, solar panels, telephone/broadband internet, natural gas, waste water collection, and water distribution lines; pumping stations, lift stations, and telephone/broadband switching facilities (up to 200 square feet).

**Class 2:** Elevated water storage tanks; above ground natural gas facilities including regulator stations and Point of Delivery stations; package treatment plants; telephone/broadband switching facilities (over 200 square feet); substations; or other similar facilities in connection with telephone, electric, natural gas, steam, and water facilities, not including cellular communication towers.

**Class 3:** Generation, production, or treatment facilities such as power plants, water and sewage plants.

**VEHICLE RENTAL/LEASING/SALES**

Establishments which may have showrooms or open lots for selling, renting or leasing vehicles. May include car dealers for automobiles and light trucks, mobile homes, motorcycle, ATV, or boat and marine craft dealers.

**VEHICLE SERVICES-MAJOR REPAIR/BODY WORK**

The repair, servicing, alteration, restoration, towing, painting or finishing of automobiles, recreational vehicles, and other personal vehicles as a primary use. This includes major repair and body work such as collision repair, painting services, tire recapping and other body work. This may be an accessory use to an establishment that provides vehicle rental/leasing/sales. "Vehicle Services – Minor," as well as the sale of vehicle parts, food and convenience items may also be included as an incidental part of such uses.

**VEHICLE SERVICES-MINOR** Facilities for the fueling, cleaning and servicing of automobiles, recreational vehicles, and other personal vehicles as a primary use. Examples include: gas stations; car washes (attended and self-service); car stereo and alarm system installers; detailing services; muffler and radiator shops; tire and battery sales and installation (not including recapping); and quick-lube services. Such uses may include structures that are specialized for selling gasoline with storage tanks, often underground or hidden. The sale of vehicle parts, food, and convenience items may be included as an incidental part of such uses.

**VETERINARY CLINIC** Establishments that include services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; boarding

services for pets; and grooming.

**WASTE COLLECTION AND RECYCLING** A site, location, tract of land, or building that may be used for the purpose of collecting all types of residential waste and recyclables that are generated "off site" in the local community to be transported by public or private companies to a waste recycling, transfer or disposal/recovery facility, permitted by South Carolina Department of Health and Environmental Control (SCDHEC) as required. This use includes county collection (convenience) centers.

#### **WHOLESALING AND DISTRIBUTION**

Establishments engaged in transferring, loading, unloading, buying and selling merchandise to and from retailers, contractors, trucking and freight companies, manufacturers, institutions, farms, other wholesalers, or other professional businesses. This includes establishments such as trucking terminals, goods transfer facilities, and other establishments acting as agents or brokers in buying, selling or otherwise transferring merchandise to or from the aforementioned entities. This does not include establishments engaged in selling goods and merchandise to the public. Specific examples of these establishments include:

- 1) Agents, merchandise or commodity brokers, and commission merchants;
- 2) Assemblers, buyers and associations engaged in the cooperative marketing of farm products;
- 3) Merchant wholesalers;
- 4) Stores primarily selling electrical plumbing, heating and air conditioning supplies, and equipment; and
- 5) Trucking terminals.

#### **WHOLESALING AND DISTRIBUTION, RESTRICTED**

A facility that involves the storage, wholesaling or distribution of any hazardous materials or substances that are not packaged for retail sale and are one site in quantities which would be subject to the reporting requirements of The Emergency Planning and Community Right-

to-Know Act (EPCRA) also known as SARA Title III of 1980 (Sections 311-312, 42 U.S.C. §§ 11021-11022) and/or any facility which stores or distributes dangerous goods and/or hazardous substances that are covered by separate regulations, standards or codes which are classified on the basis of immediate physical or chemical hazards, such as fire, explosion, corrosion and toxicity and are in sufficient quantities such that accidental release of explosion may affect life, health, property or the environment beyond the immediate perimeter of the facility. These include: flammable gases, flammable liquids, flammable solids (self-reactive and related substances; and desensitized explosives), substances liable to spontaneous combustion, substances that when in contact with water emit flammable gases, oxidizing substances, organic peroxides, toxic substances, radioactive and corrosive substances.

**WINERY** An agricultural processing facility used for the commercial purpose of processing grapes, other fruits products or vegetables to produce wine or wine related spirits, excluding beer and liquor. Processing includes wholesales sales, crushing, fermenting, blending, aging, storage, bottling, administrative office functions of wine and related promotional items and winery tours may be permitted as part of the winery operations.

#### **WIRELESS COMMUNICATIONS TRANSMISSION FACILITIES**

A tower, pole, or similar structure more than 30 feet in height erected on the ground or on a building or other structure, used primarily for the support of one or more antenna(e) which are used as support for any personal wireless services as defined in the Federal Telecommunications Act of 1996 including cellular, personal communications services (PCS), paging equipment, and similar services that currently exist or may in the future be developed. This term shall not include radio and television stations' antenna(e), residential television antenna, any antenna(e) which is part of a communication system used by a business to communicate with their employees or satellite dishes, etc.

## 10.4 DEFINITIONS, GENERALLY

**ABUTTING** Having common property lines. Property separated by a street or alley is not considered abutting.

**ACCELERATED EROSION** Any increase over the rate of natural erosion as a result of land-disturbing activity.

**ACCESSORY STRUCTURE (APPURTENANT STRUCTURE)** Structures that are located on the same parcel of property as the principal structure and the use of which is incidental to the use of the principal structure. Accessory Structures should constitute a minimal investment, may not be used for human habitation, and be designed to have minimal flood damage potential. Examples of accessory structures are detached garages, carports, storage sheds, pole barns, and hay sheds.

**ACTIVE USE** A use other than parking.

**ADDITION (TO AN EXISTING BUILDING)** An extension or increase in the floor area or height of a building or structure. Additions to existing buildings shall comply with the requirements for new construction regardless as to whether the addition is a substantial improvement or not. Where a firewall or load-bearing wall is provided between the addition and the existing building, the addition(s) shall be considered a separate building and must comply with the standards for new construction.

**ADEQUATE DOWNSTREAM STORMWATER CAPACITY** A stormwater management system shall be considered to have adequate downstream stormwater capacity if the system can be shown to store or convey up to and including the 100-year stormwater runoff without increasing damage to adjoining properties or to a point downstream known to the Administrator or designee to be a restriction causing significant backwater.

**ADEQUATE EROSION CONTROL MEASURE, STRUCTURE, OR DEVICE** One which controls the soil material within the land area under responsible control of the person conducting the land-disturbing activity.

**ADMINISTRATOR** The Planning Director, the Zoning Official, the Public Works Director, Building Official, Fire Marshal, or Emergency Services Director and their subordinate staffs are collectively referred to as the Administrator for the purpose of enforcing the provisions contained in this ordinance.

**AFFILIATE** A person that directly, or indirectly through one or more intermediaries, controls, is controlled by, or is under common control of another person.

**AGRICULTURAL PRACTICES** These practices include normal farming, silviculture and ranching activities such as gardening, plowing, seeding, cultivating, harvesting for the production of food, fiber, forest products, nursery stock and livestock; maintenance of agricultural drain tiles, irrigation and drainage ditches; maintenance of farm roads and other access areas for farm vehicles and equipment use.

**AGRICULTURAL STRUCTURE** A structure used solely for agricultural purposes in which the use is exclusively in connection with the production, harvesting, storage, drying, or raising of agricultural commodities, including the raising of livestock. Agricultural structures are *not* exempt from the provisions of this ordinance.

**AIRPORT** McWhirter Field.

**AIRPORT OBSTRUCTION** Any living or man-made structure or tree which obstructs the aerial approaches of the airport exceeding the maximum height of structures permitted in the airport operation area or is otherwise hazardous to its use for landing or taking off.

**AIRPORT OPERATION AREA** All zones established in this Ordinance.

**ALLEY** Alleys are intended to provide indirect, limited access to the rear of properties but not to accommodate through traffic. Utilities, either above ground or underground, may be located in alleyways to provide service connections to rear elevations.

**ANTENNA** A transmitting an/or receiving device used in telecommunications that radiates or captures radio and/or television signals.

**APARTMENT BUILDING** A building type that accommodates 12 or more attached dwelling units vertically and horizontally integrated.

**APARTMENT COURT** A building type that accommodates 12 or more dwelling units vertically and horizontally integrated and organized around a courtyard that fronts a primary street.

**APIARY** The assembly of 1 or more colonies of bees at a single location.

**APPEAL** A request for a review of the local floodplain administrator's interpretation of any provision of this ordinance.

**APPLICANT** Any person, firm or governmental agency who owns property or the duly appointed representative that wishes to develop that property and one who executes the necessary forms to procure a permit to carry out such development from the County.

**AREA OF SHALLOW FLOODING** A designated AO or VO Zone on a community's Flood Insurance Rate Map (FIRM) with base flood depths of 1 foot to 3 feet where a clearly defined channel does not exist, where the path of flooding is unpredictable and indeterminate, and where velocity flow may be evident.

**AREA OF SPECIAL FLOOD HAZARD** The land in the floodplain within a community subject to a one percent or greater chance of being equaled or exceeded in any given year.

**AS-BUILT DRAWINGS** As-built surveys, drawings, or plans must be prepared by a land surveyor licensed in the state of South Carolina. Horizontal survey datum control shall be based upon, and referenced to, South Carolina State Plane, NAD83 HARN, International Feet coordinates. Vertical survey datum control shall be based upon, and referenced to, the North America Vertical Datum of 1988 (NAVD 88).

**ATTIC** A habitable or uninhabitable space within a building situated within the structure of a pitched roof and above the uppermost story.

**AVENUE** Avenues serve as connectors between neighborhoods and area centers. As such, they are used both in residential and commercial areas, often terminating at prominent buildings or plazas. Avenues may also circulate around squares or neighborhood parks.

**AVIGATION EASEMENT** Ownership of the right of imposition upon such property of overflight, excessive noise, vibration, smoke, dust, vapors, and particulates due to the operation of aircraft to and from the airport. Also includes the right to remove airport obstructions on said properties.

**AWNING/CANOPY** A wall-mounted, cantilevered structure providing shade and cover from the weather for a sidewalk.

**AWNING / CANOPY SIGN** A sign where graphics or symbols are painted, sewn or otherwise adhered to the awning material as an integrated part of the awning itself.

**BALCONY** A platform projecting from the wall of a building with a railing along its outer edge, often with access from a door or window.

**BASE FLOOD** The flood having a one percent chance of being equaled or exceeded in any given year.

**BASE FLOOD ELEVATION (BFE).** A determination as published in the flood insurance study of the water surface elevations of the base flood.

**BASEMENT** Means any enclosed area of a building that is below grade on all sides.

**BASIN** Sub-watershed area within the County of Lancaster.

**BASIN PLAN** Study and evaluation of an individual drainage basin's stormwater management, flood control, and restoration/mitigation needs.

**BEE** Any stage of the common domestic honey bee, *apis mellifera* species.

**BEST MANAGEMENT PRACTICES (BMPs)** means design, construction, and maintenance practices and criteria for stormwater facilities that minimize the impact of stormwater runoff rates and volumes, prevent erosion and capture pollutants.

**BLANK WALL AREA** A portion of the exterior façade of the building that does not include substantial material change (paint color is not considered a substantial change); windows or doors; or columns, pilasters or other articulation greater than 12 inches in depth.

**BRACKET SIGN** A sign attached to the ground by one or more support structures that is not higher than 5 feet and hangs from a bracket or support.

**BORROW** A fill material which is required for on-site construction and is obtained from other locations.

**BOULEVARD** Boulevards provide multi-lane access to commercial and mixed-use developments. Boulevards also serve to carry regional traffic throughout the County.

**BUFFER** An area of predominantly vegetated land to be left open, adjacent to drainageways, wetlands, lakes, ponds, or other surface waters for the purpose of eliminating or minimizing adverse impacts to such areas.

**BUILD-TO ZONE** The area on the lot where a certain percentage of the front building façade must be located, measured as a minimum and maximum setback range from the edge of the right-of-way.

**BUILDING** See Structure.

**BUILDING ELEMENT** A component of a building as described in Chapter 3.

**BUILDING ELEVATIONS** Scaled, two-dimensional drawings used in development applications to accurately represent proposed building heights, floor levels, and building materials. These drawings typically illustrate each elevation (or façade) visible from a public street or civic space.

**BUILDING FACADE** The face of a building that delineates the edge of conditioned floor space.

**BUILDING FLOOR AREA** The gross floor area of an individual structure built for support, shelter or enclosure for any occupancy, or storage.

**BUILDING TYPE** A building type defined by its form and function in Section 3.1.

**BUILT-UPON AREA (BUA)** That portion of a development project that is covered by impervious or partially impervious surface including, but not limited to, buildings; pavement and gravel areas such as roads, parking lots, and paths; and recreation facilities such as tennis courts. “Built-upon area” does not include a wooden slatted deck, the water area of a swimming pool, or pervious or partially pervious paving material to the extent that the paving material absorbs water or allows water to infiltrate through the paving material.

**BYPASS** means to route tributary drainage area runoff around and not through a stormwater control structure.

**CABINET SIGN** A sign that is mounted on the face of a building or on the ground that is typically rectangular in shape and provides for internal illumination and changing the message of the sign by replacing a single transparent or translucent panel.

**CANOPY SIGN** A sign placed on a canopy so that

the display surface is parallel to the plane of the wall.

**CARRIAGE HOUSE** A rear detached accessory dwelling unit located at grade or above a garage that is associated with a detached house building type.

**CERTIORARI** A writ seeking supervisory judicial review. Appeals “in the nature of certiorari” means that the Court will review the case based on the record as presented to and acted on by the board or commission conducting the original review hearing, and review whether or not the board or commission followed proper procedures. In such reviews, the Court cannot hear or consider new evidence or testimony not already contained in the record.

**CHANGEABLE SIGN** A permanent sign, or portion thereof, that is specifically designed to allow periodic changes in the informational content or display by manual or electric (electrically illuminated or mechanically driven changeable segments) means.

**CHANNEL MODIFICATION** Alteration of a stream channel by changing the physical dimensions or materials of its bed or banks. Channel modification includes damming, rip-rapping or other armoring, widening, deepening, straightening, relocating and lining and significant removal of bottom or woody vegetation of the channel. Channel modification does not include the clearing of dead or dying vegetation, debris, or trash from the channel.

**CHEMICAL STORAGE FACILITY** A building, portion of a building, or exterior area adjacent to a building used for the storage of any chemical or chemically reactive products.

**CIVIC BUILDING** A building type that accommodates specifically identified civic uses.

**CIVIC SPACE** Improved space set aside for public use and recreation that is comprised of one or more of the following typologies (as described in Chapter 3) Green, Square, Playground, and Community Garden.

**COLONY** A hive and its equipment and appurtenances, including bees, comb, honey, pollen, and brood.

**COMMERCIAL STREET** Main streets are intended to provide access to neighborhoods and high-density residential and commercial areas.

**COMPENSATORY STORAGE** An excavated, hydraulically equivalent volume of storage used to offset the loss of natural flood storage capacity when artificial fill or structures are placed within a regulatory floodplain.

**COMPLETION OF CONSTRUCTION OR DEVELOPMENT** No further land-disturbing activity is required on a phase of a project except that which is necessary for establishing a permanent ground cover.

**CONDITIONAL APPROVAL REGULATORY FLOODWAY MAP** Preconstruction approval by the Federal Emergency Management Agency of a proposed change to the regulatory floodway map and/or BFE. This pre-construction approval, pursuant to this part, gives assurance to the property owner that once an appropriate use is constructed according to permitted plans, the regulatory floodway map and/or BFE can be changed, as previously agreed, upon review and acceptance of as-built plans.

**CONDITIONAL LETTER OF MAP REVISION (CLOMR)** A letter which indicated that the Federal Emergency Management Agency will revise base flood elevations, flood insurance rate zones, flood boundaries or regulatory floodway and/or BFE as shown on an effective flood hazard boundary map or flood insurance rate map, once the as-built plans are submitted and approved.

**CONSTRUCTION DOCUMENTS** A component of a site plan or other development application that includes the full and complete set of engineered drawings necessary for final permitting and construction.

**CONTROL STRUCTURE** A structure designed to control the rate of flow that passes through the structure, given a specific upstream and downstream water surface elevation.

**COTTAGE COURT** A development building type with 5 to 9 detached houses organized around a common courtyard that fronts a primary street.

**COUNTY** Lancaster County

**COUNTY COUNCIL** The County Council of Lancaster County.

**CRITICAL FACILITY** A facility that is critical to the community's public health and safety, is essential to the orderly functioning of a community, store or

produce highly volatile, toxic or water-reactive materials, or house occupants that may be insufficiently mobile to avoid loss of life or injury. Examples of critical facilities include jails, hospitals, schools, fire stations, nursing homes, wastewater treatment facilities, water plants, and gas/oil/propane storage facilities.

**CROWN SIGN** A wall sign extending not more than 3 feet located on the upper horizontal band of a building at least 55 feet in height.

**DAM** Any artificial barrier, together with appurtenant works, including, but not limited to, dams, levees, dikes or floodwalls for the impoundment or diversion of water or other fluids where failure may cause danger to life or property.

**DAMAGE** A measurable rise in flood heights on property currently subject to flooding, flooding of property currently not subject to flooding unless it is contained within the streambanks or a deed or plat restricted area or increases in velocity to the point where the rate of land lost to erosion and scour is significantly increased.

**DEED OR PLAT RESTRICTION** Permanent easements, covenants, deed restricted open spaces, outlots, reserved plat areas, and conservation easements dedicated to meet the requirements of this article, or public road rights-of-way that contain any part of the stormwater management system of a development.

**DEPRESSIONAL STORAGE AREAS** Nonriverine depressions where stormwater collects.

**DESIGN STORM** A selected storm event, described in terms of the probability of occurring once within a given number of years, for which stormwater or flood control improvements are designed and built.

**DETACHED HOUSE** A building type that accommodates one dwelling unit on an individual lot with yards on all sides along with a rear accessory dwelling unit at grade or above a garage.

**DETENTION FACILITY** A manmade structure for the temporary storage of stormwater runoff with controlled release during or immediately following a storm.

**DETENTION VOLUME SAFETY FACTOR** A multiplication factor applied to a development's detention volume when the detention facility is constructed on-stream.



**DEVELOPED COMMERCIAL/INDUSTRIAL PROPERTY** Developed property which does not serve the primary purpose of providing permanent dwelling units for single-family detached units, regardless of the zoning district in which such property is located. Such property shall include all multi-residential and nonresidential property, including, but not limited to, duplexes, apartment buildings and complexes, condominiums, boardinghouses, commercial properties, industrial properties, parking lots, recreational, institutional and governmental facilities, hotels, offices, schools and other educational facilities, theaters and other facilities for performances, and churches and other religious institutions.

**DEVELOPED PROPERTY** Real property which has been altered from its natural state by the addition and attachment of any improvements such as buildings, structures or other impervious area. For new construction, property shall be considered developed property upon final approval of site improvements by the County.

**DEVELOPED RESIDENTIAL PROPERTY** Developed property which serves the primary purpose of providing a permanent dwelling unit, regardless of the zoning district in which such property is located, for single-family detached units and duplexes, and which may or may not have accessory uses related to the purpose of providing permanent dwelling facilities.

**DEVELOPMENT** Any man-made change to improved or unimproved real estate, including, but not limited to, buildings or other structures, mining, dredging, filling, grading, paving, excavation or drilling operations, or storage of equipment or materials.

**DEVELOPMENT FLOOR AREA** The total building floor area of any construction projects simultaneously developed by a single developer.

**DIAMETER BREAST HEIGHT (DBH)** The diameter of a tree as measured at a point 4.5 feet above the tree's base.

**DIRECTIONAL/IDENTIFICATION SIGN** A sign used to display only the name, address, crest, trademark, and/or profession of the business, individual, family, organization or enterprise occupying the premises, or the name of the building on which the sign is displayed.

**DISCHARGE POINT** A point at which stormwater

runoff leaves a tract of land.

**DISPOSAL** Defined as in South Carolina Code of Laws, Title 44.

**DISTURBANCE** An area where the land surface has been cleared, grubbed, compacted, or otherwise modified to alter stormwater runoff, volumes, rates, flow direction, or inundation duration.

**DRAINAGE AREA** The land area above a given point that contributes stormwater to that point.

**DRAINAGEWAY** A natural or artificial stream, closed conduit, or depression that carries surface water.

**DRY DETENTION FACILITY** A dry detention facility is a detention facility designed to drain completely after temporary storage of stormwater flows and to normally be dry over the majority of its bottom area.

**DWELLING or DWELLING UNIT** A building or structure, or part of a building or structure, providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation and meeting the habitability requirements of the International Residential Code.

**ELEVATED BUILDING** A non-basement building built to have the lowest floor elevated above the ground level by means of solid foundation perimeter walls, pilings, columns, piers, or shear walls parallel to the flow of water.

**ELEVATION CERTIFICATE** A form published by the Federal Emergency Management Agency that is used to certify the elevation to which a building has been constructed.

**EMERGENCY OVERFLOW** The structure in a stormwater management system designed to protect the system in the event of a malfunction of the primary flow structure or a storm event greater than the system design. The emergency overflow capacity initiates at the facility design high water level or base flood elevation.

**ENCROACHMENT** The advance or infringement of uses, fill, excavation, buildings, permanent structures or development into a floodplain, which may impede or alter the flow capacity of a floodplain.

**ENERGY DISSIPATOR** A structure or a shaped channel section with mechanical armoring placed at the outlet of pipes or conduits to receive and break down the energy from high velocity flow.

**ENVIRONMENTAL SURVEY** A component of a development application that identifies forest stands or trees of a uniform size and species; specimen trees of varying sizes and species, particularly free standing or open-grown or field grown trees; a distinctive tree line or forest edge; existing watercourses; previously documented Federally and State recognized endangered species habitats; and historic or culturally significant areas.

**EQUIVALENT RESIDENTIAL UNIT (ERU)** The total impervious area of a typical single-family residential property, and is determined as the median impervious area of a representative sample, as determined by Lancaster County, of all developed residential properties in the single-family residential category. The equivalent residential unit is 2.389 square feet.

**EROSION** The wearing away of land surfaces by the action of wind, water, gravity, or any combination thereof.

**EROSION AND SEDIMENT CONTROL PLAN** A plan for the control of soil erosion and sediment resulting from land disturbing activity.

**EXECUTIVE ORDER 11988 (FLOODPLAIN MANAGEMENT)** Issued by President Carter in 1977, this order requires that no federally assisted activities be conducted in or have the potential to affect identified special flood hazard areas, unless there is no practicable alternative.

**EXISTING CONSTRUCTION** - Means, for the purposes of determining rates, structures for which the start of construction commenced before January 6, 1983.

**EXISTING LOT** Any tract of land, less than five acres, for which an approved plat has been recorded at the Lancaster County Register of Deeds office, or which is shown on a preliminary subdivision plat that has been approved by the Lancaster County Planning Commission as of the effective date of the UDO.

**EXISTING MANUFACTURED HOME PARK OR MANUFACTURED HOME SUBDIVISION** A manufactured home park or subdivision for

which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including, at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed before January 6, 1983.

**EXPANSION TO AN EXISTING MANUFACTURED HOME PARK OR SUBDIVISION** The preparation of additional sites by the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs).

**FAA** Federal Aviation Administration

**FABRICATION SHOPS** The assembly, fabrication, production or processing of goods and materials using processes that ordinarily do not create noise, smoke, fumes, odors, glare, or health or safety hazards outside of the building and are visually undifferentiated from an office building. This shall not include uses that require deliveries by trucks with more than two axles more frequently than once a day.

**FALL ZONE** Provides for adequate setbacks on all sides of a tower to prevent its fall from encroaching on adjoining properties.

**FAMILY** A single individual or collective body of persons in a domestic relationship based upon blood, marriage, adoption or legal custody, living as a separate, independent housekeeping unit, or a group of not more than 3 unrelated persons, all living together as a separate housekeeping unit.

**FAR** Federal Aviation Regulation

**FEE** The annual monetary amount charged to a property owner of record of real property for the services provided by the stormwater utility system and program.

**FEMA** The Department of Homeland Security, Federal Emergency Management Agency and its regulations codified as 44 CFR 59-79. The following documents are incorporated by reference and may be used by the local floodplain administrator to provide further guidance and interpretation of this article as found on FEMA's website at [www.fema.gov](http://www.fema.gov):

- 1) All FEMA technical bulletins.

- 2) All FEMA floodplain management bulletins.
- 3) FEMA 348 protecting building utilities from flood damage.

**FINAL PLAT** The final map, drawing, or chart on which the subdivider's plat of subdivision is presented for approval and which, if approved by the Planning Department, will be submitted to the Register of Deeds for recording.

**FLAG** Any fabric, banner, or bunting containing distinctive colors, patterns, insignia, logo or symbols of any nation, government, any religious, civic or fraternal organization, any educational or cultural facility, or other entity.

**FLOOD** A general and temporary condition of partial or complete inundation of normally dry land areas from the overflow of inland or tidal waters, or the unusual and rapid accumulation of runoff of surface waters from any source.

**FLOOD FREQUENCY** A period of years, based on a statistical analysis, during which a flood of a stated magnitude may be expected to be equaled or exceeded.

**FLOOD HAZARD BOUNDARY MAP (FHBM)** An official map of a community, issued by the Federal Emergency Management Agency, where the boundaries of the areas of special flood hazard have been defined as Zone A.

**FLOOD INSURANCE** The insurance coverage provided under the national flood insurance program.

**FLOOD INSURANCE RATE MAP (FIRM)** An official map of a community, on which the Federal Emergency Management Agency has delineated both the areas of special flood hazard and the risk premium zones applicable to the community.

**FLOOD INSURANCE STUDY** The official report provided by the Federal Emergency Management Agency which contains flood profiles, as well as the Flood Boundary Floodway Map and the water surface elevation of the base flood.

**FLOOD PRONE AREA** See "Floodplain."

**FLOOD ZONE** A geographical area shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map that reflects the severity or type of flooding in the area.

**FLOODING** The grade situated below the 100-year

BFE of either a FEMA mapped stream or, as determined from a hydrological/hydraulic analysis, below the Q100 BFE elevation of an unmapped stream or conduit.

**FLOODPLAIN OR FLOOD PRONE AREA** Any land area susceptible to being inundated by water from any source.

**FLOODPLAIN MANAGEMENT** The operation of an overall program of corrective and preventive measures for reducing flood damage and preserving and enhancing, where possible, natural resources in the floodplain, including but not limited to emergency preparedness plans, flood control works, floodplain management regulations, and open space plans.

**FLOODPLAIN REGULATIONS** Included in Chapter 8 and through the UDO zoning and, subdivision regulations, building codes, health regulations, special purpose ordinances, and other applications of police power which control development in flood-prone areas. This term describes federal, state or local regulations in any combination thereof, which provide standards for preventing and reducing flood loss and damage.

**FLOODPLAIN STUDY** A study, formally adopted by the County, excluding base flood determinations performed for a specific development site that examines, analyzes, evaluates or determines the hydraulic and hydrologic characteristics of flood hazards for a basin or partial basin area. To be used as a regulatory instrument the study shall, at a minimum, meet the FEMA criteria specified in Guidelines and Specifications for Flood Hazard Mapping Partners, most current version.

**FLOODPROOFING** Any combination of structural and nonstructural additions, changes, or adjustments to structures, which reduce or eliminate risk of flood damage to real estate or improved real property, water and sanitation facilities, or structures with their contents.

**FLOODPROOFING CERTIFICATE** A form published by the Federal Emergency Management Agency that is used to certify that a building has been designed and constructed to be structurally dry floodproofed to the flood protection elevation.

**FLOOD-RESISTANT MATERIAL** Any building material capable of withstanding direct and

prolonged contact (minimum 72 hours) with floodwaters without sustaining damage that requires more than low-cost cosmetic repair. Any material that is water-soluble or is not resistant to alkali or acid in water, including normal adhesives for above-grade use, is not flood-resistant. Pressure-treated lumber or naturally decay-resistant lumbers are acceptable flooring materials. Sheet-type flooring coverings that restrict evaporation from below and materials that are impervious, but dimensionally unstable are not acceptable. Materials that absorb or retain water excessively after submergence are not flood resistant. Please refer to Technical Bulletin 2, *Flood Damage-Resistant Materials Requirements*, dated 8/08, and available from the Federal Emergency Management Agency. Class 4 and 5 materials, referenced therein, are acceptable flood-resistant materials.

**FLOODWAY** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than one foot.

**FORECOURT** An open area at grade or within 30 inches of grade, that serves as an open space, plaza or outdoor dining area.

**FREEBOARD** A factor of safety usually expressed in feet above a flood level for purposes of flood plain management. “Freeboard” tends to compensate for the many unknown factors that could contribute to flood heights greater than the height calculated for a selected size flood and floodway conditions, such as wave action, bridge openings, and the hydrological effect of urbanization of the watershed.

**FRONTAGE LANDSCAPE AREA** A required landscaped area along any public street right-of-way.

**FUNCTIONALLY DEPENDENT USE** A use which cannot perform its intended purpose unless it is located or carried out in close proximity to water. The term includes only docking facilities, port facilities that are necessary for the loading and unloading of cargo or passengers, and ship building and ship repair facilities, but does not include long-term storage or related manufacturing facilities.

**GALLERY** A covered passage extending along the outside wall of a building supported by arches

or columns that is open on 3 sides.

**GARDEN APARTMENT** A building type that accommodates 3 to 12 attached dwelling units vertically and horizontally integrated.

**GAS** Natural gas, flammable gas, or gas which is toxic or corrosive.

**GAS PUMP ISLAND/CANOPY SIGN** A sign attached to or painted on a gas pump island or canopy.

**GENERAL BUILDING** A building type that typically accommodates commercial uses.

**GOVERNMENT SIGN** Any sign, symbol, or device erected and maintained by a federal, state, county, or municipal government, or any such governmental agency, for traffic control, for designation of or direction to any school, hospital, historical site, or public service, property, or facility, or for legal notices.

**GROSS FLOOR AREA** The sum in square feet of the horizontal area of all floors of the building measured from the exterior walls or from the centerline when two buildings or units abut. Gross floor area includes basement floor area when more than 50% of the basement height is above the established curb level or above the finished lot grade level where the curb has not been established. Elevator shafts, stairwells, floor space used for mechanical equipment, attics, balconies and mezzanines, enclosed porches and floor area devoted to accessory uses is included in the calculation of gross floor area. However, the following is not included: any space devoted exclusively to on-site parking; or outdoor loading, display, storage, utility service areas; and uninhabited enclosed space on tops of roofs; or attic space having head room of less than 7’6”.

**GROUND COVER** Any natural vegetative growth or other material which renders the soil surface stable against accelerated erosion.

**GROUND FLOOR** The floor of a building that is at or nearest to the level of the ground around the building. It does not include the floor of the basement.

**GROUND FLOOR ELEVATION** The height of the finished ground floor measured from the top of the abutting sidewalk.

**GROUND/FREESTANDING SIGN** A sign erected which is wholly independent of any building for

support and is for support and is permanently affixed to or constructed upon the lot on which it is located.

**GROUND SIGN, LARGE** A sign attached along its entire width to a continuous pedestal that is between 5 and 10 feet in height.

**GROUND SIGN, SMALL** A sign attached along its entire width to a continuous pedestal that is no higher than 5 feet

**HABITABLE STRUCTURES** A building or part thereof, designed to be used for human habitation as a residence or lodging regularly or intermittently, or any place of business which is regularly or intermittently inhabited or occupied by the general public: Habitable Structures include but are not limited to the following use types occupied by the general public: residential, lodging, office/service, commercial/entertainment, civic, educational/institutional, automotive, and industrial. Habitable Structures do not include: barns, storage buildings, utility/toolsheds, playhouses, doghouses, and garages and pool houses without sleeping quarters, etc.

**HAZARD TO AIR NAVIGATION** An obstruction determined to have a substantial adverse effect on the safe and efficient utilization of navigable airspace.

**HAZARDOUS WASTE MANAGEMENT**

**FACILITY** A facility for the collection, storage, processing, treatment, recycling, recovery, or disposal of hazardous waste as defined in South Carolina Code of Laws, Title 44.

**HEIGHT** The vertical distance from the ground elevation to the highest point of a structure or tree, including any appurtenance thereon expressed as feet above mean sea level (MSL).

**HEIGHT, BUILDING** The highest point of a pitched or flat roof measured from average grade.

**HEIGHT LIMITATIONS** No structure or tree shall be erected, altered, allowed to grow or maintained in any airport surface zone, with a height in excess of the height established for such zone. An area located in more than one of the following zones is considered to be only in the zone with the more restrictive height limitation.

**HEIGHT, STORY** The height of story measured from the top of the finished floor to the ceiling

above.

**HIGH QUALITY AQUATIC RESOURCES (HQAR)** means waters of the United States or waters of the state that are determined to be critical due to their uniqueness, scarcity, function, and/or value.

**HIGHEST ADJACENT GRADE** The highest natural elevation of the ground surface, prior to construction, next to the proposed walls of the structure.

**HIGHLY VOLATILE LIQUID (HVL)** A hazardous liquid which will form a vapor cloud when released to the atmosphere and which has a vapor pressure exceeding 276 kPa (40 psia) at 37.8°C (100 °F).

**HISTORIC STRUCTURE** Any structure that is:

- 1) Listed individually in the National Register of Historic Places (a listing maintained by the U.S. Department of the Interior (DOI)) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;
- 2) Certified or preliminarily determined by the Secretary of the Interior as contributing to the historical significance of a registered historic district or a district preliminarily determined by the Secretary to qualify as a registered historic district;
- 3) Individually listed on a State inventory of historic places;
- 4) Individually listed on a local inventory of historic places in communities with historic preservation programs that have been certified (a) by an approved State program as determined by the Secretary of Interior, or (b) directly by the Secretary of Interior in states without approved programs. Some structures or districts listed on the State or local inventories **MAY NOT** be "Historic" as cited above, but have been included on the inventories because it was believed that the structures or districts have the **potential** for meeting the "Historic" structure criteria of the DOI. In order for these structures to meet NFIP historic structure criteria, it must be demonstrated and evidenced that the South Carolina Department of Archives and History has **individually determined** that the structure or district meets DOI historic structure criteria.

**HIVE** A structure intended for the housing of a bee colony.

**HYDRAULICALLY EQUIVALENT COMPENSATORY STORAGE** Compensatory storage placed between the proposed normal water elevation and the proposed 100-year flood elevation. All storage lost or displaced below the existing ten-year flood elevation is replaced below the proposed ten-year flood elevation. All storage lost or displaced above the existing ten-year flood elevation is replaced above the proposed ten-year flood elevation.

**HYDROLOGIC AND HYDRAULIC CALCULATIONS** Engineering analysis which determines expected flood flows and flood elevations based on land characteristics and rainfall events.

**HYDROPHYTIC VEGETATION** Plant life typically adapted for life in saturated soil conditions or water.

**ILLICIT DISCHARGE** Any discharge or dumping of material into the stormwater management system, a floodprone area, or a water of the U.S./state that is not composed entirely of stormwater, except for discharges allowed under a National Pollution Discharge Elimination System (NPDES) permit or nonpolluting flows.

**IMPERVIOUS SURFACE** Impervious surface area includes any material which reduces and prevents absorption of stormwater into previously undeveloped land. This includes but is not limited to, buildings, roads, pavement, gravel surfaces, etc. Items not considered to be "impervious" include the water area of a swimming pool and wooden slatted decks.

**IMPERVIOUS SURFACE AREA** means a surface which, because of its composition or compacted nature, impedes or prevents natural infiltration of water into the soil, including but not limited to roofs, decks, driveways, patios, sidewalks, parking areas, tennis courts, streets, or compacted gravel surfaces.

**IMPERVIOUS SURFACE AREA RATIO** The ratio of impervious surface to total parcel area.

**IMPROVED SITE AREA** The sum of the horizontal area of the outside portion of the site and includes any space devoted to on-site parking; outdoor loading, display, storage, utility service, decorative areas and landscaped areas that are part of the original site plan approval.

**IN-KIND REPLACEMENT (CULVERT)** An in-kind culvert replacement has an equivalent cross-sectional area, shape, roughness coefficient, and inlet and outlet elevations; or the replacement may be shown to have an equivalent hydraulic capacity using appropriate engineering calculations.

**INCREASED COST OF COMPLIANCE (ICC)** Applies to all new and renewed flood insurance policies effective on and after June 1, 1997. The NFIP shall enable the purchase of insurance to cover the cost of compliance with land use and control measures established under Section 1361. It provides coverage for the payment of a claim to help pay for the cost to comply with State or community floodplain management laws or ordinances after a flood event in which a building has been declared substantially or repetitively damaged.

**LAKE OR NATURAL WATERCOURSE** A natural or artificial body of water encompassing an area of two or more acres which retains water throughout the year. Any stream, river, brook, swamp, sound, bay, creek, run, branch, canal, waterway, estuary, and any reservoir, lake or pond, natural or impounded in which sediment may be moved or carried in suspension, and which could be damaged by accumulation of sediment.

**LAND DISTURBING ACTIVITY** Any activity which results in changes in the volume or flow rates of rainfall runoff, soil erosion from water or wind; or the movement of sediments into state waters or onto land within the state, including, but not limited to, clearing, dredging, grading, excavating, transporting, and filling of land.

**LAND USE COMPATIBILITY** The use of land adjacent to McWhirter Field that does not endanger the health, safety, or welfare of the owners' occupants or users of the land.

**LAND USE PLAN** A comprehensive plan prepared by the County Council upon recommendation of the Planning Commission which indicates the general locations recommended for the various functional classes of public works, places and structures and for the general physical development of the Lancaster County and includes any unit or part of such plan separately adopted and any amendment to such plan or parts thereof.

**LANDSCAPED ISLAND** A landscaped area placed at the ends of all parking bays or aisles (other than perimeter parking bays or aisles) or where required along traffic channels.

**LANDSCAPED PROTRUSION** An extension from the outer perimeter of a parking lot that extends from the perimeter into the parking lot.

**LANE** Lanes are small traveled ways intended to provide direct access to the front of a limited number of single-family structures. Lanes are limited in the number of lots served. Generally, they are very short; often less than 400 feet. Items including, but not limited to, traffic carrying capacity, topography and connectivity, shall be a consideration when permitting a lane in lieu of a street.

**LARGE PARKING LOT** A parking lot where the number of parking spaces exceeds 100.

**LATERAL ADDITION** Improvements that increase the building footprint square footage. If the common wall is demolished as part of the project, then the entire structure must be elevated. If only a doorway is knocked through the existing structure, then only the additional has to be elevated.

**LETTER OF MAP AMENDMENT (LOMA)** The official determination by FEMA that a specific structure is not in a special flood hazard area; amends the effective flood hazard boundary map (FHBM) or flood insurance rate map (FIRM).

**LETTER OF MAP REVISION (LOMR)** A letter issued by FEMA that revises base flood elevation, flood insurance rate zones, flood boundaries or regulatory floodways as shown on an effective

flood hazard boundary map or flood insurance rate map.

**LEVEL OF SERVICE (LOS)** A qualitative assessment of a transportation facility's operating conditions indicating the extent or degree of service provided by, or proposed to be provided by, the facility based on and related to the operational characteristics of the facility.

**LIMITED STORAGE** An area used for storage and intended to be limited to incidental items that can withstand exposure to the elements and have low flood damage potential. Such an area must be of flood resistant or breakaway material, void of utilities except for essential lighting and cannot be temperature controlled. If the area is located below the base flood elevation in an A, AE and A1-A30 zone it must meet the requirements of Article IV.A.4 of this ordinance. If the area is located below the base flood elevation in a V, VE and V1-V30 zone it must meet the requirements of Article IV.F of this ordinance.

**LITTORAL ZONES** Such zones are described as follows:

- 1) The littoral zone is that portion of a wet detention pond which is designed to contain rooted aquatic plants. The littoral area is usually provided by extending and gently sloping the sides of the pond down to a depth of two to three feet below the normal water level or control elevation. Also, the littoral zone can be provided in other areas of the pond that have suitable depths (i.e., a shallow shelf in the middle of the lake).
- 2) The littoral zone is established with native aquatic plants by planting and/or the placement of wetland soils containing seeds of native aquatic plants. A specific vegetation establishment plan must be prepared for the littoral zone. The plan must consider the hydroperiod of the pond and the type of plants to be established.

**LOCAL GOVERNMENT** Any county, incorporated village, town or city, or any combination of counties, incorporated villages, towns, and cities.

**LOT** A portion of a subdivision or any other parcel of land intended as a unit for transfer or ownership or for development or both. The word lot includes

plot, parcel or tract.

**LOT AREA** The area included within the rear, side and front lot lines. Lot area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

**LOT DEPTH** The distance between the front and rear property lines measured along a line midway between the side property lines.

**LOT OF RECORD** A lot which is a part of a subdivision, a plat of which has been recorded in the Office of the Register of Deeds of Lancaster County; or a lot described by metes and bounds in a deed of conveyance which has been recorded in the Lancaster County Registry; or a lot on which the building or buildings and improvements for a condominium or townhouse development are to be located; or a residential site where a condominium unit or townhouse development is to be located, which said description shall be contained in a duly recorded declaration creating and establishing a condominium unit or townhouse ownership.

**LOT WIDTH** The distance between the two side lot lines measured at the primary street property line along a straight line or along the chord of the property line on a curvilinear lot.

**LOW IMPACT DEVELOPMENT (LID)** A stormwater management strategy concerned with maintaining or restoring the natural hydrologic functions of a site to achieve natural resource protection objectives and fulfill environmental regulatory requirements.

**LOWEST ADJACENT GRADE (LAG)** Is an elevation of the lowest ground surface that touches any deck support, exterior walls of a building or proposed building walls.

**LOWEST FLOOR** The lowest floor of the lowest enclosed area (including basement). An unfinished or flood resistant enclosure, usable solely for parking of vehicles, building access or storage in an area other than a basement area is not considered a building's lowest floor; provided, that such enclosure is not built so as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

**MAIN** A distribution line that serves as a common source of supply for more than one service line.

**MANUFACTURED HOME** A structure, transportable in one or more sections, which is built

on a permanent chassis and designed to be used with or without a permanent foundation when connected to the required utilities. The term "manufactured home" does not include a "recreational vehicle".

**MANUFACTURED HOME PARK OR SUBDIVISION** A parcel (or contiguous parcels) of land divided into two or more manufactured home lots for rent or sale, as to render the structure in violation of the applicable non-elevation design requirements of this ordinance.

**MARKET VALUE** shall be determined based on:

- 1) An independent appraisal by a professional appraiser. The appraisal must exclude the value of the land and not use the income capitalization approach which bases value on the use of the property, not the structure; or
- 2) Detailed estimates of the structure's actual cash value. The replacement cost for a building, minus a depreciation percentage based on age and condition.

**MARQUEE SIGN** Three dimensional signs projecting from the side of a building (typically theatres, arenas and hotels) which may extend above the roof line and/or incorporate changeable type.

**MASTER PLAN** A component of a development application that provides a detailed two-dimensional drawing illustrating all required site features, including buildings, parking areas, streets locations, street sections, rights-of-way, property lines and setbacks, required or proposed watercourse buffers, site landscaping and lighting (in conceptual form), and all related development calculations.

**MEAN SEA LEVEL** Means, for the purpose of this ordinance, the Nations Geodetic Vertical Datum (NGVD) of 1929, North American Vertical Datum (NAVD) of 1988, or other datum, to which the base flood elevations shown on a community's Flood Insurance Rate Maps (FIRM) are shown.

**MEDIAN ISLAND** A landscaped area in the center between 2 back-to-back parking rows in a parking bay.

**MITIGATION** Measures taken to eliminate or minimize damage from development activities, such as construction in wetlands or regulatory floodplain filling, by replacement of the resource.

**MIXED USE BUILDING** A multi-story building type



that typically accommodates ground floor retail uses with upper-story residential or commercial use.

**MONUMENT SIGN** A type of ground freestanding sign having the entire bottom of the sign affixed to the ground, not elevated on poles, pylons, etc. The widest dimension of a monument sign is at its base.

**MULTI-TENANT COMMERCIAL DEVELOPMENT** Any planned concentration of multiple commercial uses in one building or lot, or in multiple buildings or lots that are divided by a shared party wall, which utilize shared parking.

**NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929** As corrected in 1929, elevation reference points set by National Geodetic Survey based on mean sea level.

**NATURAL EROSION** The wearing away of the earth's surface by water, wind, or other natural agents under natural environmental conditions undisturbed by man.

**NATURAL, WHEN USED IN REFERENCE TO STREAMS AND CHANNELS** Those streams and channels formed by the existing surface topography of the earth prior to changes made by man. A modified stream and channel which has regained natural characteristics over time as it meanders and reestablishes vegetation may be considered

**NAUTICAL MILE** A distance of 6,076 feet and one and three-eighths (1 3/8) inches.

**NEW CONSTRUCTION** Structures for which the "start of construction" commenced on or after (insert date) and includes any subsequent improvements to such structures.

**NEW IMPERVIOUS SURFACE** Area which is created after the effective date (insert date)

**NEW MANUFACTURED HOME PARK OR SUBDIVISION** A manufactured home park or subdivision for which the construction of facilities for servicing the lots on which the manufactured homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete slabs) is completed on or after January 6, 1983.

**NONCONFORMING BUILDING OR DEVELOPMENT** Any legally existing building or development which fails to comply with the current provisions of this ordinance.

**NONCONFORMITY** Any building, structure, use, sign, light source or other development feature which was erected legally, but which does not comply with subsequently enacted restrictions and regulations.

**NONCONFORMING NON-ENCROACHMENT AREA** The channel of a river or other watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than 1 foot as designated in the Flood Insurance Study report.

**NONCONFORMING STRUCTURE** Any structure or tree which does not conform to this Ordinance as of the effective date of these regulations.

**NONCONFORMING USE** Any structure or use of land which is inconsistent with the provisions of this Ordinance as of the effective date of these regulations.

**NONRIVERINE REGULATORY FLOODPLAIN** Regulatory floodplains not associated with streams, creeks, or rivers, such as isolated depressional storage area or lakes.

**NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD)** The datum listed as the reference datum on flood insurance rate maps should be used for elevation certificate and floodproofing certificate completion.

**NUCLEUS COLONY** A small colony used for educational purposes, queen maintenance and rearing, or for use in the capture and future integration of a swarm into a viable colony. A nucleus colony is comprised of significantly fewer bees than a conventional colony and is contained in a structure that is approximately one-half the size of a normal hive.

**OFF-PREMISES SIGN** A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided at a location other than the premises on which the sign is located.

**ON-PREMISES SIGN** A sign that draws attention to or communicates information about a business, service, commodity, accommodation, attraction, or other enterprise or activity that exists or is conducted, sold, offered, maintained, or provided on the premises where the sign is located.

**ON-STREAM DETENTION** A detention facility constructed in whole or in part on a jurisdictional watercourse.

**OPEN SPACE** An area, land or water set aside and protected from development which may be left in a generally unimproved state without manmade structures and reserved for enjoyment in its unaltered state.

**ORDINARY HIGH-WATER MARK** The point on the bank or shore established by the fluctuations of water and indicated by physical characteristics. Distinctive marks may be present, such as by erosion, destruction, or prevention of terrestrial vegetation, predominance of aquatic vegetation, or other such recognized characteristics.

**OUTDOOR AMENITY SPACE** A predominately outdoor, open and uncovered area that serves as an outside amenity for occupants of a development.

**OWNER** Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity having sufficient proprietary interest in the land sought to be subdivided to commence and maintain proceedings to subdivide.

**OWNERSHIP PARCEL** Any legally described parcel of land. This includes contiguous lots or parcels of land, owned in whole, or in part, by the same property owner.

**PARENT** means an affiliate that directly, or indirectly through 1 or more intermediaries, controls another person.

**PARKING AISLE** A single row of parking spaces.

**PARKING BAY** Two parking aisles located in a back-to-back configuration.

**PEDESTRIAN SHED, LINEAR** A pedestrian shed that is based on a one-quarter (1,320 feet) radius around a series of block lengths. Linear pedestrian sheds are useful in planning neighborhood main streets or neighborhoods with multiple nodes.

**PEDESTRIAN SHED, STANDARD** A pedestrian shed that is based on a one-quarter mile (1,320 feet) radius around a node. Standard pedestrian sheds are useful in planning neighborhoods.

**PENINSULA, PROTRUSION OR AREAS THAT CHANNEL TRAFFIC** All areas other than parking spaces or pedestrian walkways where traffic flow or direction is channeled or otherwise guided within

the parking lot.

**PERENNIAL STREAM** Any stream displayed as a solid blue line on the most recent maps published by the U.S. Geological Survey, approved by the Army Corps of Engineers, or appearing on a map of perennial streams and wetlands approved by the Lancaster County Council.

**PERIMETER LANDSCAPE AREA** A landscaped area around a principle building that front upon a public street.

**PERSON** Any individual or group of individuals, firm, partnership, association, corporation or any other entity including local government.

**PERSON CONDUCTING LAND-DISTURBING ACTIVITY** Any person who may be held responsible for violation unless expressly provided otherwise by this ordinance.

**PETROLEUM GAS** - Propane, propylene, butane, (normal butane or isobutanes), and butylene (including isomers), or mixtures composed predominantly of these gases, having a vapor pressure not exceeding 208 psi (1434 kPa) gage at 100 °F (38 °C).

**PETROLEUM PRODUCT** Flammable, toxic, or corrosive products obtained from distilling and processing of crude oil, unfinished oils, natural gas liquids, blend stocks and other miscellaneous hydrocarbon compounds.

**PHASE OF GRADING** One of 2 types of grading: rough or fine.

**PLANT UNIT** A specific number and type of plants required within the landscape area.

**POLITICAL SIGN** A temporary sign used in connection with a local, state, or national election or referendum.

**POLLUTANT** Any substance harmful to the environment that is not authorized for discharge from a storm sewer by a SCDHEC MS4 or NPDES permit.

**POND** A natural or artificial body of water of less than two acres which retains water year-round.

**PORCH** A raised structure attached to a building, forming a covered entrance to a doorway.

**PORTABLE SIGN** Pedestrian-scaled non-permanent signs which are not permanently affixed

to the ground, a building, or any other surface. Such signs are used to display menus, daily specials, sale announcements, and similar messages. These signs include signs attached to or painted on vehicles parked and visible from the public right-of-way, unless said vehicle is used in the normal day-to-day operations of the business.

**POST-FIRM** Construction or other development which started on or after January 6, 1983.

**PRE-FIRM** Construction or other development which started before January 6, 1983.

**PRECISION INSTRUMENT RUNWAY** A runway end having instrument approach procedure utilizing air navigation facilities with horizontal and vertical guidance, or area type navigation equipment, for which a straight-in precision instrument approach procedure has been approved or planned.

**PRE-DEVELOPMENT** Predevelopment conditions for the purpose of the UDO assume land use conditions prior to the proposed development or re-development. In such cases where development is initiated prior to receiving appropriate local, state, and federal permits, the existing land use condition will be assumed to be native forest.

**PRELIMINARY PLAT** A map or plat of a parcel of land which is to be or has been subdivided, containing sufficient data in order that a determination may be readily made as to the location, bearing, and length of every street and alley line, lot line, easement boundary line, and other boundary line, and meeting the required standards of this ordinance and approved following the procedures in this ordinance.

**PRIMARY FACADE** A building facade which faces a street, private drive, parking area, park or civic space.

**PRIMARY FRONTAL DUNE** A continuous or nearly continuous mound or ridge of sand with relatively steep seaward and landward slopes immediately landward and subject to erosion and overtopping from high tides and waves during coastal storms. The inland limit of the primary frontal dune occurs at the point where there is a distinct change from a relatively steep slope to a relatively mild slope.

**PROJECTING/SUSPENDED SIGN** A pedestrian-scaled sign that is wholly or partly dependent upon a building for support, which projects at an angle

away from the building, extending more than one foot and can be read from both sides.

**PROPERTY OWNER OF RECORD** The person identified as owner by County tax records.

**PROTECTED DISTRICT** The zoning district that is protected by a landscape buffer.

**PUBLIC FLOOD CONTROL PROJECT** A flood control project within a deed or plat restricted area, which will be operated and maintained by a public agency to reduce flood damages to existing buildings or structures. A land stewardship not-for-profit corporation, or similar entity, may also own, operate, or maintain a public flood control project. In this circumstance, there shall also be an executed agreement with a public agency to take over ownership, operation, or maintenance if the corporation dissolves or fails to meet the operation and maintenance requirements for the project area. The project shall include a hydrologic and hydraulic study of the existing and proposed conditions of the watershed area affected by the project. Nothing in this definition shall preclude the design, engineering, construction, or financing, in whole or in part, of a flood control project by persons or parties who are not public agencies.

**PUBLIC ROAD OR TRAIL DEVELOPMENT** Any development activities which take place in a public right-of-way or part thereof or easement that is administered and funded, in whole or in part, by a public agency under its respective roadway jurisdiction. A public road development located within a regulatory floodway and which has been approved by the South Carolina Department of Transportation is exempt from the hydraulic analysis requirements of the UDO. Individual recreation trail systems being constructed as part of another development project are not considered public road or trail development.

**PUBLIC SIDEWALK** An improved surface paralleling a street, road, or alley that is used as a public pedestrian walkway. This sidewalk shall not include any privately installed and maintained areas located adjacent to the public sidewalk that is used primarily to provide a pedestrian linkage between the abutting property and the public sidewalk.

**RACEWAY** An enclosed channel of metal or nonmetallic materials designed expressly for holding wires or cables associated with illuminating a sign.

**REAL ESTATE SIGN** A sign displayed for the

purpose of offering for sale, lease, or rental the property on which such sign is displayed.

**RECONSTRUCTION** The act of rebuilding a structure.

**RECREATIONAL VEHICLE** A vehicle which is:

- 1) Built on a single chassis;
- 2) 400 square feet or less when measured at the largest horizontal projection;
- 3) Designed to be self-propelled or permanently towable by a light-duty truck; and
- 4) Designed primarily not for use as permanent dwelling, but as temporary living quarters for recreational, camping, travel, or seasonal use.

**REGISTERED PROFESSIONAL ENGINEER** An engineer licensed in the state under the S.C. Code of Regulations Chapter 49.

### REGULATORY FLOOD PROTECTION

**ELEVATION** The elevation to which all structures and other development located within the special flood hazard areas must be elevated, or floodproofed if non-residential. Within such areas where base flood elevations (BFEs) have been determined, this elevation shall be the BFE plus 2.5 feet of freeboard. In such areas where no BFE has been established, this shall be 2.5 feet above the highest adjacent grade.

**REMEDY A VIOLATION** To bring a structure or other development into compliance with State or community floodplain management regulations, or, if this is not possible, to reduce the impacts of its noncompliance. Ways that impacts may be reduced include protecting the structure or other affected development from flood damages, implementing the enforcement provisions of the ordinance or otherwise deterring future similar violations, or reducing Federal financial exposure with regard to the structure or other development.

### REPAIR, REMODELING OR MAINTENANCE

Activities which do not result in any increases in the outside dimensions of a building or any changes to the dimensions of a structure.

**REPETITIVE LOSS** A building covered by a contract for flood insurance that has incurred flood-related damages on 2 occasions during a 10 year period ending on the date of the event for which a second claim is made, in which the cost of repairing the flood damage, on the average, equaled

or exceeded 25% of the market value of the building at the time of each such flood event.

**RESIDENTIAL STREET** Streets serve as the primary transportation network in the community. Generally, they are 2 to 6 blocks in length.

**RETENTION FACILITIES** A facility designed to completely retain a specified amount of stormwater runoff without release except by means of evaporation, infiltration, or pumping.

**RETROFITTING** Measures, such as floodproofing, elevation, construction of small levees, and other modifications, taken on an existing building or its yard to protect it from flood damage.

**REVENUES** All fees, assessments or other income received by the stormwater utility, including, but not limited to, amounts received from the investment or deposit of monies in any fund or account, and all amounts received as gifts or donations, and the proceeds from the sale of bonds to finance the stormwater management program, or any other type of funds derived from grants, charges or loans which by purpose or effect relate to stormwater management activities.

**RIPARIAN ENVIRONMENT** Vegetated areas within the limits of the regulatory floodplain or floodprone area conveyance path, bordering a waterway that provides habitat or amenities dependent on the proximity to water.

**RIVERINE** Relating to, formed by, or resembling a river (including tributaries), stream, brook, etc.

**ROADSIDE DITCHES** Drainage ditches within 25 feet from the edge of the outside travel lane. Section 1316 of the National Flood Insurance Act of 1968 refers to the act that provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

**ROOF SIGN** A sign which is erected, constructed, placed, or maintained upon and completely over the roof of the building to which it is attached.

**RUNWAY** A defined area on an airport prepared for landing and takeoff of aircraft along its length.

**RUNWAY END** Existing physical end of the hard-surfaced runway, having a defined coordinate and elevation.

**SECONDARY FACADE** A building façade which does not face a street, private drive, parking area,

park or civic space.

**SECTION 1316 OF THE NATIONAL FLOOD INSURANCE ACT OF 1968** The act provides that no new flood insurance shall be provided for any property found by the Federal Emergency Management Agency to have been declared by a state or local authority to be in violation of state or local ordinances.

**SEDIMENT** Solid particulate matter, both mineral and organic, that has been or is being transported by water, air, gravity, or ice from its site of origin.

**SEDIMENTATION** The process by which sediment resulting from accelerated erosion has been or is being transported off the site of the land-disturbing activity or into a lake or natural watercourse.

**SERVICE LINE** A distribution line that transports gas from a common source of supply to an individual customer, to residential or small commercial customers, or to multiple residential or small commercial customers served through a meter header or manifold. A service line ends at the outlet of the customer meter or at the connection to a customer's piping, whichever is further downstream, or at the connection to customer piping if there is no meter.

**SERVICE STREET** A specifically designated street where special rules apply.

**SHADE TREE** A locally adapted species with an expected mature height of 35 feet or greater and an expected mature crown spread of at least 30 feet or greater.

**SHINGLE SIGN** A small projecting sign that hangs from a bracket or support and is located over or near a building entrance.

**SHOPFRONT BUILDING** A single-story building type that typically accommodates ground floor retail uses

**SIDEWALK SIGN** A moveable sign not secured or attached to the ground or surface upon which it is located.

**SILTATION** Sediment resulting from accelerated erosion which is settleable or removable by properly designed, constructed, and maintained control measures; and which has been transported from its point of origin within the site of a land-disturbing activity; and which has been deposited, or is in suspension in water.

### **SINGLE FAMILY RESIDENTIAL PROPERTY**

Developed property which serves the primary purpose of providing a permanent dwelling unit, regardless of the zoning district in which such property is located, for single-family detached units, and which may or may not have accessory uses related to the purpose of providing permanent dwelling facilities.

**SITE** Any lot or group of contiguous lots owned or controlled by the same person or entity, assembled for the purpose of a single development.

**SITE AREA** The area included in the rear, side and front lot lines of the site. Site area does not include existing or proposed right-of-way, whether dedicated or not dedicated to public use.

**SITE DEPTH** The distance between the front and rear property lines measured along a line midway between the side property lines.

**SITE WIDTH** The distance between the side lot lines of the site (generally running perpendicular to a street) measured at the primary street property line along a straight line or along the chord of the property line.

**SKETCH PLAN** A component of a development application that shows in simple line drawing form the proposed layout of streets, lots, buildings, civic spaces and other features in relation to existing conditions based upon the size of the tract proposed for development.

**SPECIAL FLOOD HAZARD AREA (SFHA)** The land in the floodplain subject to a 1 percent or greater chance of being flooded in any given year as determined in Chapter 8 of this ordinance.

**STABLE NATURAL VEGETATION** The first place on the oceanfront where plants such as sea oats hold sand in place.

**STABILIZATION** The process of establishing an enduring soil cover of vegetation and/or mulch or other ground cover and/or combination with installing temporary or permanent structures for the purpose of reducing to a minimum the erosion process and the resultant transport of sediment by wind, water, ice, or gravity.

**STACKED FLAT** A multi-story building type that accommodates side-by-side attached units where units can be used for both non-residential and residential use. Ground floor units can be separated from upper-story units or units can be internally connected.

**START OF CONSTRUCTION** The date the building permit was issued, provided the actual start of construction, repair, reconstruction, rehabilitation, addition, or improvement was within 180 days of the permit date. The actual start means the first placement of permanent construction of a structure (including a manufactured home) on a site, such as the pouring of slabs or footings, installation of piles, construction of columns, or any work beyond the stage of excavation or the placement of a manufactured home on a foundation. Permanent construction does not include land preparation, such as clearing, grading, and filling; nor does it include the installation of streets and/or walkways; nor does it include excavation for footings, piers or foundations, or the erection of temporary forms; nor does it include the installation on the property of accessory buildings, such as garages or sheds not occupied as dwelling units or not part of the main structure. For a substantial improvement, the actual start of construction means the first alteration of any wall, ceiling, floor, or other structural part of the building, whether or not that alteration affects the external dimensions of the building.

**STATUTE MILE** A distance of 5,280 feet.

**STOOP** A small raised platform that serves as an entrance to a building.

**STORMWATER FACILITY** See Stormwater drainage, flood control and pollutant reduction in runoff.

**STORMWATER MANAGEMENT SYSTEM** All ditches, channels, conduits, bridges, culverts, levees, ponds, natural and manmade impoundments, wetlands, wetland buffers, riparian environment, tile, swales, sewers, BMPs or other natural or artificial structures or measures which serve as a means of draining surface and subsurface water from land.

**STORMWATER PERMIT** A permit established by this article and issued through the County prior to the approval of a building permit signifying conformance with provisions of this article.

**STORMWATER POLLUTION PREVENTION PLAN** A document which describes the best management practices (BMPs) and activities to be implemented by a person or business to identify sources of pollution or contamination

at a site and the actions to eliminate or reduce pollutant discharges to stormwater, stormwater conveyance systems, and/or receiving waters to the maximum extent practicable.

**STORMWATER RUNOFF** The portion of a precipitation on the land which reaches the drainage system.

**STORMWATER UTILITY SERVICE FEE** The monthly monetary amount charged each parcel of real property for the services provided by the stormwater utility system and program as set forth in the County schedule of rates and fees, a copy of which is located in the office of the County Clerk and is incorporated by reference herein.

**STREAM** A perennial or intermittent stream shall be deemed present if the feature is shown on either the most recent version of the soil survey map prepared by the Natural Resources Conservation Service of the United States Department of Agriculture (USDA) or the most recent complete version of the 1:24,000 scale (7.5 minute) quadrangle topographic maps prepared by the United States Geologic Survey (USGS).

**STREAM CHANNEL** Any river, stream, creek, brook, or branch in or into which surface or groundwater flows, either perennially or intermittently.

**STRUCTURE** A walled and roofed building that houses a principal use. This also includes any manmade object above ground including, but not limited to, buildings, towers, smokestacks, gas or liquid storage tanks, and overhead transmission lines.

**SUBDIVIDER** Any individual, firm, association, syndicate, co-partnership, corporation, trust or any other legal entity proceeding under to subdivide land hereunder for himself or for another.

**SUBDIVISION** All divisions of a tract or parcel of land into 2 or more lots, building sites, or other divisions when any 1 or more of those divisions is created for the purpose of sale or building development (whether immediate or future) and shall include all divisions of land involving the dedication of a new street or a change in existing streets.

**SUBDIVISION, MAJOR** Subdivisions that include new streets, extensions of streets; requests for variances, dedication of public utilities or streets,

include 11 or more acres or subdivide land into 6 or more lots, and result in an increase in the number of lots/parcels included in subdivision previously approved by Lancaster County.

**SUBDIVISION, MINOR** Subdivisions that do not include new streets, extensions of streets (except for improving or widening existing streets), requests for variances (except those for curb and gutter requirements), dedication of public utilities or streets, include 10 or fewer acres or subdivide land into 5 or fewer lots, and do not result in an increase in the number of lots/parcels included in subdivision previously approved by Lancaster County.

**SUBSIDIARY** An affiliate that is directly, or indirectly through one or more intermediaries, controlled by another person.

**SUBSTANTIAL DAMAGE** Damage of any origin sustained by a structure whereby the cost of restoring the structure to it's before damaged condition would equal or exceed 50 percent of the market value of the structure before the damage occurred. Such repairs may be undertaken successively and their costs counted cumulatively. Please refer to the definition of "substantial improvement".

**SUBSTANTIAL IMPROVEMENT** Any repair, reconstruction, rehabilitation, addition, or other improvement of a structure, the cost of which equals or exceeds 50 percent of the market value of the structure before the start of construction of the improvement. This term includes structures that have incurred repetitive loss or substantial damage, regardless of the actual repair work performed.

The term does not, however, include either:

- 1) Any project of improvement to a structure to correct existing violations of State or local health, sanitary, or safety code specifications which have been identified by the local code enforcement official and which are the minimum necessary to assure safe living conditions or,
- 2) Any alteration of a historic structure, provided that the alteration will not preclude the structure's continued designation as a historic structure.

Permits shall be cumulative for a period of 5 years. If the improvement project is conducted in phases, the total of all costs associated with each phase,

beginning with the issuance of the first permit, shall be utilized to determine whether "substantial improvement" will occur.

**SUBSTANTIALLY IMPROVED EXISTING MANUFACTURED HOME PARK OR SUBDIVISION** Where the repair, reconstruction, rehabilitation, or improvement of the streets, utilities, and pads equals or exceeds 50 percent of the value of the streets, utilities, and pads before the repair, reconstruction, or improvement commenced.

**SUPPORT STRUCTURE** Includes communication towers, buildings, and any other structures used to support 1 or more antennas.

**SWALE** A vegetated channel, ditch, or low-lying or depression tract of land that is periodically inundated by conveying stormwater from one point to another.

**TECHNICAL REVIEW COMMITTEE (TRC)** A staff committee established to provide technical advice on sketch plans, preliminary plats, and final plats.

**TEMPORARY SIGN** A sign that is used in connection with a circumstance, situation, or event that has a definite beginning and end date/time. This definition does not include changeable signs.

**TEN-YEAR STORM** The stormwater runoff resulting from precipitation of an intensity expected to be equaled or exceeded, on the average, once in 10 years, and of a duration which will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions.

**TOWER (COMMUNICATIONS)** A structure greater than 60 feet in height whose primary purpose is to support communications equipment. This definition includes tower/antenna combinations (NOT tower/antenna/building combinations) and the height measurement applies to those combinations. The foregoing notwithstanding, this definition shall not include wire-supporting electric power transmission and telephone poles.

**TOWER, LATTICE** A guyed or self-supporting multi-sided, open, steel frame structure used to support communications equipment.

**TOWER, MONOPOLE** A structure composed of a single spire used to support communications equipment.

**TOWNHOUSE** A building type that accommodates 3 or more dwelling units where each unit is separated vertically by a common side wall. Units cannot be vertically mixed.

**TOWNHOUSE DEVELOPMENT** A townhouse development is a development consisting of 2 or more townhouses with each townhouse on its own lot separated by property lines and constructed within a building group of townhouses with their accompanying common areas, courtyards, and accessory buildings as authorized by the condominium or townhouse development regulations of the Lancaster County Unified Development Ordinance.

**TOXIC OR HAZARDOUS MATERIALS** Any substance or combination of substances, which upon exposure to any organism, either directly from the environment or indirectly by ingestion through food chains, has the potential to cause death, disease, behavioral abnormalities, cancer, genetic mutations, physiological malfunctions, physical deformities, or other adverse health effects in such organisms or their offspring.

**TRAFFIC AISLE** A driveway for traffic along parking spaces.

**TRAFFIC CHANNEL** A driveway for traffic movement within a parking lot other than landscape islands.

**TRAFFIC ISLAND** Any peninsula, protrusion, or area within or along parking lots that channel traffic or separate entrance drives from parking spaces. A traffic island is not necessarily a complete "island" surrounded by other installations or constructions.

**TRANSITION SECTION** The reaches of the stream or regulatory floodway where water flows from a narrow cross-section to a wide cross-section or vice-versa.

**TRANSMISSION PIPELINES** Include, but not limited to, pipelines designed for the transmission of a "Gas", or "Petroleum Gas", except a "Service Line" or "Main", as those terms are defined by Title 49, Code of Federal Regulations, Section 192.3; also includes pipelines designed for the transmission of a "Hazardous Liquid", "Petroleum Product", "Highly Volatile Liquid", as defined by Title 49, Section 195.2.

**TRANSPARENCY** The total area of window and door opening filled with glass expressed as a percentage of the total facade area by story.

**TWENTY-FIVE YEAR STORM** The stormwater runoff resulting from precipitation of an intensity expected to be equaled or exceeded on the average, once in 25 years, and of a duration which will produce the maximum peak rate of runoff for the watershed of interest under average antecedent wetness conditions.

**UDO** Lancaster County Unified Development Ordinance.

**UNCOVERED** The removal of ground cover from, on, or above the soil surface.

**UNDERSTORY TREE** A locally adapted species with an expected mature height of at least 15 feet and an expected mature crown spread of at least 15 feet.

**UNDEVELOPED COMMERCIAL/INDUSTRIAL PROPERTY** Undeveloped property located within a zoning district in which multifamily, industrial, service or commercial uses are included as permitted uses.

**UNDEVELOPED RESIDENTIAL PROPERTY** Undeveloped property located in a district zoned primarily for detached single-family dwelling units, but not included as permitted uses industrial, service and commercial uses.

**UPPER STORY** Any story above the ground story or floor.

**USE** The principal activity or function that actually takes place or is intended to take place on a parcel.

**VARIANCE** A grant of permission that authorizes a person, owing to conditions particular to the property, in which a literal enforcement of the UDO would result in unnecessary and undue hardship.

**VELOCITY** The average velocity of flow through the cross section of the main channel at the peak flow of the storm of interest. The cross section of the main channel shall be that area defined by the geometry of the channel plus the area of flow below the flood height defined by vertical lines at the main channel.

**VIOLATION** The failure of a structure or other development to be fully compliant with these regulations.

**WALL SIGN** A sign fastened to or painted on the wall of a building in such a manner that the wall becomes the supporting structure for or forms the background surface of the sign and which does not



project more than one foot from the building or structure.

**WASTE** Surplus materials resulting from on-site land-disturbing activities and being disposed of at other locations.

**WATER DEPENDENT** Structures or facilities relating to the use of, or requiring access to, the water or shoreline. Examples of water-dependent uses include, but are not limited to, pumping facilities, wastewater treatment facilities, facilities and improvements related to recreation boating or commercial shipping.

**WATER SURFACE ELEVATION (WSE)** The height, in relation to mean sea level, of floods of various magnitudes and frequencies in the floodplains of riverine or lacustrine areas

**WATERCOURSE** A lake, river, creek, stream, wash, channel or other topographic feature on or over which waters flow at least periodically. Watercourse includes specifically designated areas in which substantial flood damage may occur.

**WATERSHED** The land area above a given point on a channel that contributes stormwater to that point.

**WATERSHED BENEFIT** A decrease in flood damages to structures or an improvement in water quality upstream or downstream of the development site created by installation of the stormwater management system. The benefit must be beyond the benefit provided by meeting the minimum stormwater ordinance standards and stormwater technical reference manual guidance.

**WATERS OF THE STATE** The South Carolina Pollution Control Act defines waters of the state as: lakes, bays, sounds, ponds, impounding reservoirs, springs, wells, rivers, streams, creeks, estuaries, marshes, inlets, canals, the Atlantic Ocean within the territorial limits of the state and all other bodies of surface or underground water, natural or artificial, public or private, inland or coastal, fresh or salt, which are wholly or partially within or bordering the state or within its jurisdiction. The definition includes, but is not limited to:

- 1) All waters such as lakes, rivers, streams (including intermittent streams), mudflats, wetlands, sloughs, wet meadows, or natural ponds.
- 2) All impoundments of waters not otherwise defined as waters of the state under the

definition.

- 3) Tributaries of waters identified above.
- 4) Wetlands adjacent to waters identified above.

For clarification, Waste Treatment Systems, including treatment ponds or lagoons designed to meet the requirements of the Clean Water Act (other than cooling ponds as defined in 40 CFR 123.11(m) which also meet the criteria of this definition) are not waters of the state. It should also be noted that the following waters are generally not considered to be waters of the state:

- 1) Drainage and irrigation ditches excavated on dry land.
- 2) Artificially irrigated areas that would revert to upland if the irrigation ceased.
- 3) Artificial lakes created by excavating and/or diking dry land to collect and retain water and which are used exclusively for such purposes as stormwater storage, stock watering, irrigation, or settling basins.
- 4) Artificial reflecting or swimming pools or other small ornamental bodies of water created by excavating and/or diking dry land to retain water for primarily aesthetic reasons.
- 5) Water-filled depressions created in dry land incidental to construction activity and pits excavated in dry land for the purpose of obtaining fill, sand, or gravel unless and until the construction or excavation operation is abandoned and the resulting body of water meets the definition of waters of the state.

**WATERS OF THE UNITED STATES** Those water bodies and wetland areas that are under the U.S. Army Corps of Engineers' jurisdiction.

**WET DETENTION FACILITY** A wet detention facility designed to maintain a permanent pool of water at least three feet in depth after the temporary storage of stormwater runoff.

**WETLAND** Lands that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, under normal conditions, a prevalence of vegetation adapted for life in saturated soil conditions (known as hydrophytic vegetation). A wetland is identified based upon the three attributes:

- 1) Hydrology;
- 2) Soils; and
- 3) Vegetation as mandated by the current federal

4) wetland determination methodology.

**WETLAND IMPACT** Waters of the U.S. or state that are disturbed or otherwise adversely affected by flooding, filling, excavation, or drainage which results from implementation of a development activity.

**WINDOW SIGN** A sign affixed to the inside of a

window or door or a sign placed within a building so as to plainly visible and legible through a window or door.

**WORKING DAYS** Days exclusive of Saturday and Sunday during which weather conditions or soil conditions permit land-disturbing activity to be undertaken.