



**ROCK HILL**  
SOUTH CAROLINA

**ZONING**

**ORDINANCE**

## Article 10: Definitions and Rules for Interpretation

Adopted: December, 2005  
Effective Date: March 1, 2006  
Modified: October 27, 2008

New language is red underlined.  
New language copied from Chapter 4, Article III of the Rock Hill  
Municipal Code is black underlined.

### **ADULT DAY CARE CENTER**

A facility for adults eighteen (18) years or older, which offers in a group setting a program of individual and group activities, experiences and therapies, which is licensed or approved to operate by the State of South Carolina and which the hours of operation are limited to fourteen (14) hours per day.

### **ADULT ENTERTAINMENT**

An establishment which by law excludes minors by virtue of the fact that a substantial portion of its business is sexually explicit. Adult entertainment includes, but is not limited to, adult arcades, adult book stores, adult video stores, adult theaters (drive-in, picture and min-picture), adult cabarets, massage parlors, or adult entertainment establishments.

### **ADVERSE IMPACT**

A significant negative impact to land, water, and associated resources resulting from a land disturbing activity. The negative impact includes increased risk of flooding; degradation of water quality; increased sedimentation; reduced groundwater recharge; negative impacts on aquatic organisms; negative impacts on wildlife and other resources; and threatened public health.

### **AGGRIEVED PARTY**

A person, with a legally recognized interest (i.e., fee simple ownership) and standing to appeal, that is injuriously affected by a decision from any decision-making body of the City, including any officer or agent of the City.

### **AGRICULTURE**

Uses characterized by general active and on-going agricultural activities, including agronomy, aquaculture, biotechnical agriculture, forestry, fisheries, honey production, silviculture (including the harvesting of timber), and similar uses. Agriculture does not include a grocery store or the retail or wholesale sale of products related to the production of agricultural products. Agriculture does not include preparatory functions such as grading or creation of planting beds through stockpiling of dirt or other means when such preparations do not result in an active and on-going agricultural activity within thirty (30) days. Accessory uses may include offices, storage areas and repair facilities related to agriculture uses.

### **AIR CONDITIONER COMPRESSOR UNIT**

The portion of the heating and/or cooling system associated with a residential or non-residential use which is located outside of, but adjacent to the dwelling unit. Such units may serve individual or multiple dwelling units, but must be screened from off-site views if associated with a multiple family use.

### **AIRCRAFT PARTS, SALES, AND MAINTENANCE**

The use of any land area for the display and sale of, or general repair, rebuilding, or reconditioning of any contrivance now known or hereafter invented for use in or designed for navigation of or flight in air.

### **AIRPORT**

Any area of land or water designed and set aside for the landing and take-off of aircraft, including all necessary facilities for the housing and maintenance of aircraft. The airport located within the City of Rock Hill city limits is the Rock Hill-York County Airport/Bryant Field.

### **AIRPORT ELEVATION**

The Rock Hill-York County Airport/Bryant Field is 667 feet above mean sea level.

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**AIRPORT MASTER PLAN**

A long-term development plan for the airport adopted by the airport proprietor and local jurisdictions including documents and drawings related to the development of a specific airport from a physical, economic, social, and political jurisdictional perspective. The airport layout plan is a part of this plan.

**AIRPORT OVERLAY DISTRICT ZONES**

Zones that are used to place land use conditions on land impacted by airport operations. The City's Airport Overlay District consists of the approach, transitional, horizontal, conical, airport use, airport compatibility, and airport influence zones. These zones are as set forth in section 3-500(B)(4)(c).

**ALLEY**

See "Street, Alley".

**AMPITHEATER**

See "Arena".

**ANIMAL GROOMING**

Any place or establishment, public or private, where animals are bathed, clipped, or combed for the purpose of enhancing their aesthetic value and/or health and for which a fee is charged.

**ANIMAL SHELTER**

A facility used to house and care for stray, homeless, abandoned, or neglected animals that are owned, operated, or maintained by a public body, an established humane society, or other private or nonprofit organization.

**ANTENNA**

A device used to transmit and/or receive radio or electromagnetic waves between land based or orbiting uses.

**APPLICANT**

A person, firm, or governmental agency who executes the necessary forms to obtain approval or a permit for a land disturbing activity.

**APPROACH SURFACE**

Within the Airport Overlay District, a surface longitudinally centered on the extended runway centerline, extending outward and upward from the end of the primary surface and at the same slope as the approach zone height limitation slope set forth in this article.

**APPROPRIATE PLAN APPROVAL AGENCY**

As used in Section 2-300(J), *Stormwater Management and Sediment Control Plan*, the Development Services Department, Local Government, or Conservation District that is responsible in a jurisdiction for review and approval of stormwater management and sediment control plans.

**ARBORETUM**

A place where trees, shrubs, or other woody plants are grown, exhibited or labeled for scientific, educational, or passive recreational purposes, not including the harvest of plants or their produce.

## **BAR OR COCKTAIL LOUNGE**

An establishment having as its principal or predominant use the serving of beer, wine, or liquor for consumption on the premises, and which sets a minimum age requirement for entrance, consistent with state law. An establishment is not a bar or cocktail lounge if the establishment: (1) has a restaurant license from the State of South Carolina; (2) maintains a full service restaurant preparing and serving an array of foods on its premises at all times when it is open to the public for business; and (3) provides facilities for seating not less than forty (40) persons simultaneously at tables for the service of meals.

## **BASE ZONING DISTRICT**

A standard zoning district classification which is combined with an overlay district for purposes of development regulation specificity. The base (underlying) district regulations shall apply unless expressly superseded by overlay district provisions.

## **BED AND BREAKFAST**

A private residence, generally a single-family residence, engaged in renting one (1) or more dwelling rooms on a daily basis to tourists, vacationers, and business people, where provision of meals is limited to breakfast for guests only.

## **BERM**

An elongated earthen mound typically designed or constructed on a site to separate, screen, or buffer adjacent uses.

## **BEST MANAGEMENT PRACTICES**

A wide range of management procedures, schedules of activities, prohibitions on practices and other management practices which have been demonstrated to effectively control the quality and/or quantity of stormwater runoff and which are compatible with the planned land use or other land disturbing activity.

## **BILLBOARD**

An advertising sign which exceeds the maximum height and/or sign message area limitations of this Ordinance and directs the attention of the public to a commodity, product, service, activity or any other person, place or thing which is not located, found, or sold on the premises upon which such sign is located.

## **BLOCK**

A parcel of land entirely surrounded by streets or by any combination of streets, parks or railroad right-of-way.

## **BLOCK FACE**

The lands abutting on one (1) side of a street and lying between the two (2) nearest intersecting or intercepting streets, railroad right-of-way, watercourse, or un-subdivided land.

## **BLOOD/TISSUE COLLECTION FACILITY**

A facility where blood or related materials are either withdrawn or collected from patients or assembled after being withdrawn or collected elsewhere from patients for subsequent delivery to a clinical laboratory for examination. A collection facility is maintained at a separate physical location not on the grounds or premises of the main licensed laboratory or institution which performs the testing.

**BOARD OF APPEALS**

The Zoning Board of Appeals, as designated by this Ordinance.

**BOARD OF HISTORIC REVIEW (BHR)**

The Board of Historic Review, as designated by this Ordinance.

**BOAT AND MARINE RENTAL AND SALES**

Premises on which new or used boats and other marine vessels are displayed for sale, lease, or rental.

**BODY PIERCING**

Any method of piercing of the human skin of one (1) person by another person with the intention of inserting any object including but not limited to jewelry. The term body piercing shall also include any process of marking or disfiguring the skin or other tissue of any person by branding or scarification but shall not include the piercing of the ear by an ear-piercing gun designed solely for that purpose; or physician-authorized surgical procedures. This definition of body piercing includes that process commonly referred to as implantation.

**BONDING**

The process whereby a sub-divider, owner, or developer of land posts a performance guarantee, usually in the form of cash or a letter of credit which is available for use by the City to install and/or repair required public or private improvements agreed to as part of the Site Plan or Subdivision, or other permit approval if the sub-divider, owner, or developer fails to install or repair such facilities.

**BORROW PIT**

Any place or premises where dirt, soil, sand, gravel, or other material is removed below the grade of surrounding land, for any purpose other than that necessary and incidental to site grading or building construction.

**BOTANICAL GARDEN**

A garden having documented collections of living plants for the purposes of scientific research, conservation, display, or education.

**BUFFER, PERIMETER**

Vegetative material and structures (i.e., walls, fences) that are used to separate uses from each other as required by this Ordinance, including but not limited to the Type A Basic, Type B Aesthetic, Type C Semi-opaque, and Type D Opaque described in Section 6-300(F), *Perimeter Buffers*.

**BUFFER, RIPARIAN**

The area of natural or planted vegetation adjacent to a natural watercourse as measured landward from the normal pool elevation of impounded structures and from the bank of each side of streams, rivers, lakes, ponds, or wetlands which is intended to remain undisturbed.

**BUILDING**

A structure with a roof, intended for shelter, housing, or enclosure.

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**CONICAL SURFACE**

Within the Airport Overlay District, a surface extending outward and upward from the periphery of the horizontal surface at a slope of 20 to one for a horizontal distance of 4,000 feet.

**CONNECTIVITY**

The relative degree of connection between streets, sidewalks, or other means of travel.

**CONSERVATION SUBDIVISION**

The division of a tract of land into two (2) or more lots, building sites, or other divisions along with additional land area set aside as open space for conservation and/or recreation purposes in accordance with Section 2-300(l)(5)(g), *Conservation Subdivision*, and Section 7-200, *Conservation Subdivision*.

**CONSTRUCTION**

The erection of any building or structure or any preparations (including land disturbing activities) for the same.

**CONTINUOUS VISUAL SCREEN**

Screening of vehicular use areas by vegetative material, berms, or structures (walls and fences), or a combination of these items designed to completely obstruct off-site views of the vehicular use area typically to a height three (3) feet or thirty-six (36) inches above the adjacent grade.

**CONVENIENCE STORE**

A retail establishment, the ground floor of which is 4,000 square feet or less and which offers for sale, primarily, most of the following articles: bread, milk, cheese, canned and bottled foods and drinks, tobacco products, candy, papers and magazines, and general hardware articles. Gasoline and/or fast food may also be offered for sale but only as a secondary activity of a convenience store. If vehicular maintenance and service are provided, the establishment is not classified as a convenience store.

**CONVENTION CENTER**

A facility designed to accommodate five hundred (500) or more persons and used for conventions, conferences, seminars, product displays, recreation activities, and entertainment functions, along with accessory functions including temporary outdoor displays, and food and beverage preparation and service for on-premise consumption. Similar structures with a capacity of less than five hundred (500) people are auditorium or conference center uses.

**COPY**

Any words, letters, numbers, figures, characters, symbols, logos, or insignia that are used on a sign display surface area.

**CORRECTIONAL FACILITY**

Publicly or privately operated facilities housing persons awaiting trial or persons serving a sentence after being found guilty of a criminal offense. Such uses may include housing for facility staff, outdoor storage and maintenance areas, agricultural facilities, and facilities for the production of goods or materials produced for sale.

**COUNTY**

York County, South Carolina.

## **CREMATORY**

A facility containing furnaces for the reduction of dead bodies to ashes by fire.

## **CRITICAL ROOT ZONE**

An underground area extending laterally in all four (4) cardinal directions from the base of a tree's trunk to a distance the greater of one-and-one-half (1½) times the perimeter of the tree's dripline, or a distance of nine (9) inches in radius from the trunk for each inch of trunk diameter at breast height.

## **CROSS ACCESS**

Vehicular access provided between the vehicular use areas of two (2) or more development sites or parcels of land intended to allow travel between the sites without the use of a public or private street.

## **CROSS WALK**

A right-of-way within or connecting blocks generally ten (10) feet in width or greater which is intended for public use primarily by pedestrians.

## **CULTURAL FACILITY**

Establishments such as zoological gardens, conservatories, planetariums, or other similar uses of an historic, educational, or cultural interest, which are not operated for profit.

## **CUPOLA**

A domelike structure on top of a roof or dome, often used as a lookout or to admit light and air.

## **CURVILINEAR STREET NETWORK**

A system of higher and lower order streets that are arranged in conformity with topographic or environmental elements such as streams, lakes, wetlands, or areas of higher elevation. Typically, streets in such street networks are not arranged in a repeating pattern and not all streets connect to each other.

## **DECIBEL (dB)**

The standard unit for measuring sound.

## **DEFERRED PRESENTMENT LENDER**

An establishment that is a business that regularly accepts a check from a borrower, drawn on the borrower's bank account, to be presented for payment at a later date, and that charges a fee for the service such as those regulated under Chapter 39 of Title 34 of the South Carolina Code of Laws.

## **DELEGATION**

The acceptance of responsibility by a Local Government or Conservation District for the implementation of one or more elements of the statewide stormwater management and sediment control program.

## **DESIGN REVIEW GUIDELINES MANUAL**

A manual of architectural and design standards applicable to all development and redevelopment activities within the Historic Overlay (YH) district.

**DHEC**

The South Carolina Department of Health and Environmental Control.

**DIAMETER AT BREAST HEIGHT (DBH)**

The measurement of the diameter of a tree trunk over ten (10) inches in diameter taken at a height of four-and-one-half (4½) feet above the ground. Trees with multiple trunks should be treated as multiple trees and the DBH for each trunk added to aggregate diameter measurement.

**DINNER THEATRE**

An eating establishment offering food to patrons while seated at tables or through a buffet line before, during, or after a performance by one (1) or more actors in a theatrical production.

**DIRECT PEDESTRIAN ACCESS**

Pedestrian access to a use or facility from the larger pedestrian network via an improved pedestrian pathway, including but not limited to a sidewalk, multi-purpose trail, recreational trail, or other access easement. Such pedestrian pathways may be located within the public right-of-way, or other public or private access easement.

**DISTRIBUTOR SHOWROOM**

An establishment which includes displays of products for selection by customers, usually for wholesale purchase by contractors or other businesses. Limited retail sales are permitted, but are clearly incidental to the wholesale function of the business.

**DISTRICT**

As used in Sections 2-300(J), *Stormwater Management and Sediment Control Plan*, and 6-500(D), *Stormwater Management and Sediment Control*, any soil and water conservation district created pursuant to Chapter 9, Title 48, S.C. Code of Laws.

**DISTURBED AREA**

As used in Sections 2-300(J), *Stormwater Management and Sediment Control Plan*, and 6-500(D), *Stormwater Management and Sediment Control*, area which is designated for land disturbance, but limited to the amount of land actually disturbed on a site or lot.

**DNL (also symbolized Ldn)**

Also known as Day-night average sound level, DNL is the A-weighted average sound level in decibels during a 24-hour period with a 10-decibel weighting applied to nighttime sound levels.

**DORMITORY**

A building used principally to provide rooms for sleeping accommodations at an educational, public, or religious institution. Common kitchen, sanitary, and social gathering rooms may also be provided.

**DRAINAGE**

General terms applied to the removal of surface or resurface water from a given area either by gravity via natural means or by systems constructed so as to remove water, and is commonly applied herein to surface water.

## **GROUND COVER**

Any natural vegetative growth or other material that renders the soil surface stable against accelerated erosion.

## **GROUP HOME**

A facility for the sheltered care of juvenile or adult persons which, in addition to providing food and shelter to persons unrelated to the proprietor, also provides personal care, assistance or services beyond food, shelter and laundry on an ongoing basis. This is limited to those juveniles and adult persons who are not in more restrictive custodial confinement but may be mentally and/or physically handicapped, abused, or other non-criminal situations. The definition does not include hospitals, rest homes, nursing homes, boarding homes, homes for orphans or aged, sub-acute-care detoxification centers or halfway house/mainstreaming facilities. There are two (2) types of group homes. A group home (Type A) is a facility for twenty (20) or fewer persons. A group home (Type B) is a facility for more than twenty (20) persons.

## **GROWING SEASON**

See "Planting Season".

## **HALF STREET**

A street with only one-half (½) of the required right-of-way width typically proposed along the boundary or edge of a tract or parcel being subdivided.

## **HALFWAY HOUSE**

A licensed home for juveniles or adult persons on release from more restrictive custodial confinement or initially placed in lieu of such more restrictive custodial confinement, wherein supervision, rehabilitation, and counseling is provided to assist residents back into society, enabling them to live independently. There are two (2) types of halfway houses. A halfway house (Type A) is a facility for juveniles or adults who are on release from or are initially placed in-lieu of more restrictive extended care. It does not provide services to persons recently released from prison, drug and alcohol abusers, and the like. A halfway house (Type B) is a facility for juveniles or adults who are on release from more restrictive custodial care, such as but not limited to persons recently released from prison, and drug and alcohol abusers, and the like.

## **HAZARD TO AIR NAVIGATION**

An obstruction determined to have an adverse effect on the safe and efficient utilization of the navigable airspace.

## **HAZARDOUS WASTE COLLECTION SITE**

An establishment for the collection and/or transfer of hazardous waste.

## **HEALTH DEPARTMENT**

The public health department having jurisdiction over the land that is proposed for development.

## **HEAVY EQUIPMENT SALES, RENTAL, OR REPAIR**

An establishment engaged in the display, sale, leasing, or rental of heavy equipment of twelve thousand (12,000) or more pounds gross vehicular weight (GVW).

## **HEDGE**

A group of shrubs planted in line or in groups that forms a compact, dense, living barrier that demarcates an area from on-site or off-site views.

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unlicensed practitioner who performs invasive procedures (acupuncture, tattooing, body piercing, and the like); restaurants, bars, social clubs and the like; animal kennels or hospitals and the like; or any other business which is clearly inappropriate or out of character for a residential area such that its location constitutes an adverse impact on neighboring residential properties.

### **HORIZONTAL SURFACE**

Within the Airport Overlay District, a horizontal plane 150 feet above the established airport elevation, the outer perimeter of which in plane coincides with the perimeter of the conical zone.

### **HOSPITAL**

An institution specializing in giving clinical, temporary, and emergency services of a medical or surgical nature to human patients and injured persons, that is licensed by state law to provide facilities and services in surgery, obstetrics, or general medical practice. Such institutions may include in-patient medical or surgical care for the sick or injured and related facilities such as laboratories, out-patient departments, training facilities, central services facilities, and staff offices that are an integral part of the facilities.

### **HOTEL OR MOTEL**

Hotel and motel are to be considered synonymous uses. A hotel or motel means a building or a group of buildings in which sleeping accommodations are offered to the public and intended primarily for rental for temporary occupancy by persons on an overnight basis, not including bed and breakfast establishments or a rooming house. Such uses may include microwaves and refrigerators for each guest unit.

### **HUE**

The visible color emitted from an artificial source of exterior lighting.

### **INDUSTRIAL SERVICE**

Establishments engaged in the repair or servicing of agriculture, industrial, business, or consumer machinery, equipment, products, or by-products. Firms that provide these services do so by mainly providing centralized services for separate retail outlets. Contractors and building maintenance services and similar uses perform services off-site. Few customers, especially the general public, come to the site. Accessory activities may include retail sales, offices, parking, and storage.

### **IMPERVIOUS SURFACE**

Buildings; parking areas; driveways; streets; sidewalks; areas of concrete, asphalt, gravel, or other compacted aggregate; and areas covered by the outdoor storage of goods or materials which do not absorb water.

### **IMPLEMENTING AGENCY**

As used in Sections 2-300(J), *Stormwater Management and Sediment Control Plan*, and 6-500(D), *Stormwater Management and Sediment Control*, the Commission, local government, or conservation district with the responsibility for receiving stormwater management and sediment control plans for review and approval, reviewing plans, issuing permits for land disturbing activities, or conducting inspections and enforcement actions in a specified jurisdiction.

### **IMPOUNDMENT**

A structure typically built below grade that is intended to retain or detain stormwater runoff.

**LAND-DISTURBING ACTIVITY**

Any use of the land by any person for development that results in a change in the natural cover (including removal of trees) or topography and that may cause or contribute to loss of vegetation, accelerated erosion, and/or sedimentation.

**LANDFILL**

A solid waste disposal facility, which is an area of land or an excavation where wastes are or have been placed for disposal.

**LAND-SPREADING OF WASTES**

The application or disposal of effluents or sludges on, above, or into the surface of the ground through spray irrigation, land spreading, or other methods.

**LANDSCAPE STRIP, PERIMETER**

Vegetative material associated with the perimeter landscaping required for a vehicular use area.

**LANE (OR "PLACE")**

See "Street, Lane".

**LAUNDROMAT**

A facility where patrons wash, dry, or dry clean clothing or other fabrics in machines operated by the patron.

**LARGE RETAIL ESTABLISHMENT**

A single business establishment engaged in retail sales activities and located in a stand-alone single tenant building larger than 20,000 square feet in size.

**LAUNDRY, DRY CLEANING, AND CARPET CLEANING FACILITIES**

A facility used for cleaning fabrics, textiles, wearing apparel, or articles of any sort by immersion and agitation, or by immersions only, in water or volatile solvents.

**LDN (also symbolized DNL)**

Also known as day-night average sound level, DNL is the A-weighted average sound level in decibels during a 24-hour period with a 10-decibel weighting applied to nighttime sound levels.

**LIBRARY**

A public facility for the use, but not sale, of literary, historical, scientific, musical, artistic, or other reference materials.

**LIQUOR STORE**

An establishment licensed by the state exclusively for the retail sale of alcoholic beverages, excluding beer and wine, in original packages for consumption off the premises where sold.

**LOADING SPACE, OFF-STREET**

Space logically and conveniently located for bulk pickups and deliveries, scaled to delivery vehicles, and not considered as part of the minimum required off-street surface parking.

## **MODIFIED GRID STREET NETWORK**

A hybrid system of higher and lower order streets including elements of both a rectangular grid street network and a curvilinear street network where streets are not arranged in a rigid grid pattern at right-angles to one another, but which are arranged in some relationship to one another where most streets are connected, and dead end streets are minimized.

## **MOTOR VEHICLE STOP**

Curbing, wheel stop, or other ground-mounted device located at the head of an off-street parking space that is intended to prevent the front or back end of an automobile from interfering with required vehicular use area landscaping or pedestrian access.

## **MUSEUM**

A building having significance by reason of its architecture or former use or occupancy, or a building serving as a repository for a collection of natural, scientific, historical, or literary curiosities or works of art, and arranged, intended, and designed to be used by members of the public for viewing, with or without an admission charge, and which may include as an accessory use the limited retail sale of goods, services, or products such as prepared food to the public.

## **MULTI-FAMILY HOME LOT**

A lot designated for occupancy by two (2) or more attached single-family dwellings, two- to four-family dwelling, or multiple family structure in a NMU Master Plan.

## **NATURAL WATERWAYS**

Waterways that are part of the natural topography and usually maintaining a continuous or seasonal flow during the year typically characterized as being irregular in cross-section with a meandering course. Construction channels such as drainage ditches are not considered natural waterways.

## **NEIGHBORHOOD RECREATION CENTER**

A facility providing recreation facilities and/or meeting rooms, that is typically oriented to addressing the recreational needs of the residents of a neighborhood or community area.

## **NIGHTCLUB**

Any establishment, whether public or a private club, serving a predominantly adult clientele, and whose primary business is the sale of alcoholic beverages, including beer and wine, for consumption on the premises in conjunction with dancing or live performances, and which sets a minimum age requirement for entrance. An establishment is not a nightclub if the establishment: (1) has a Class A restaurant license from the State of South Carolina; (2) maintains a full service restaurant on its premises at all times when it is open to the public for business; and (3) provides facilities for seating not less than forty (40) persons simultaneously at tables for the service of meals. The establishment is also not a nightclub if the establishment allows entrance at all times to any person regardless of age.

## **NOISE CONTOUR**

A line connecting points of equal noise exposure.

## **NOISE CONTOUR STUDY**

Mapping analysis that depicts the 20-year anticipated future noise contours for the airport environs prepared for the Rock Hill-York County Airport/Bryant Field in August 2007, or as periodically revised upon Airport Master Plan updates.

**NOISE LEVEL REDUCTION (NLR)**

The amount of noise level reduction in decibels achieved through incorporation of noise attenuation (between outdoor and indoor levels) in the design and construction of a structure.

**NONCONFORMITY**

A nonconforming use, structure, lot of record, or sign.

**NONCONFORMING LOT OF RECORD**

A lot of record that was legally established before March 1, 2006, or any subsequent amendment thereof, that does not comply with the lot area standards in Article 5: *Density, Intensity, and Dimensional Standards*.

**NONCONFORMING SIGN**

A sign or sign structure, legally developed before the March 1, 2006, or any amendment thereto, that does not comply with the standards in Section 6-900, *Signage*.

**NONCONFORMING STRUCTURE**

A structure or portion thereof, not including signs, legally developed before March 1, 2006, or any amendment thereto, but that does not comply with the dimensional standards in Article 5: *Density, Intensity, and Dimensional Standards*.

**NONCONFORMING USE**

The legal use of a structure or premises before March 1, 2006, or any amendment thereto, that does not comply with the use standards of this Ordinance.

**NONERODIBLE**

A material (e.g., natural rock, riprap, concrete, plastic, etc.), that will not experience surface wear due to natural forces of wind, water, ice, gravity or a combination of those forces.

**NONPOINT SOURCE POLLUTION**

Pollution contained in stormwater runoff from ill-defined, diffuse sources.

**NURSERY, COMMERCIAL**

The growing, storage, and sale of garden plants, shrubs, trees, vines, groundcovers, and other related landscaping materials for retail sale to members of the general public. Such uses may include greenhouses; outdoor storage of goods, materials, and equipment; irrigation systems; and caretaker's dwellings.

**NURSERY, PRODUCTION**

The growing, storage, and sale of garden plants, shrubs, trees, vines, groundcovers, and other similar plants for resale, typically occurring as wholesale or retail sales directly to landscaping professionals. Such uses may include limited incidental retail sales to members of the general public, conducted from within a building, of less than twenty percent (20%) of the combined wholesale and retail sales volume during any year. Such uses may include greenhouses; outdoor storage of goods, materials, and equipment; irrigation systems; and caretaker's dwellings.

## **OUTPARCEL**

A portion of land in a subdivision, shopping center, or other development that does not contain the primary building associated with the development, and that is intended for development of one (1) or more smaller independent buildings usually located adjacent to a development's street frontage. Outparcels are typically smaller than the parent parcel and may not be contiguous to the parcel containing the primary building or buildings.

## **OUTPATIENT FACILITY**

A facility where patients, who are not lodged overnight, are admitted for examination and treatment by one (1) person or a group of persons practicing any form of the healing arts, whether such persons be medical doctors, chiropractors, osteopaths, chiropodists, naturopaths, optometrists, or any such profession, the practice of which is regulated by the State. A public clinic is one operated by any governmental organization for the benefit of the general public.

## **OVERLAY ZONING DISTRICT**

A special district or zone where certain additional requirements intended to protect certain critical features and resources are superimposed over the underlying base zoning district. Where the standards of the overlay and base zoning district are different, the more restrictive standards shall apply.

## **OVERSIZED VEHICLE**

Any vehicle, trailer, or vehicle/trailer combination having more than two (2) axels, or with a gross vehicle weight of twenty thousand (20,000) pounds or greater.

## **PARAPET**

A building façade that rises above the roof level, typically obscuring a gable or flat roof as well as any roof-mounted equipment.

## **PARCEL SERVICES**

Retail sales or business services establishment to facilitate the transmittal and receipt of parcels.

## **PARK, PUBLIC AND PRIVATE**

Land used for recreation, exercise, sports, education, rehabilitation, or similar activities, or a land area intended to enhance the enjoyment of natural features or natural beauty, specifically excluding commercially operated amusement parks.

## **PARKING, DEFERRED**

A portion of the required off-street parking associated with a use that is not installed at the time of construction, but delayed or deferred until a parking demand study can be completed to determine if the additional required parking is needed. (See Section 6-100(J)).

## **PARKING, OFF-SITE**

An off-street parking area provided on a different parcel than the use it is intended to serve.

## **PARKING, ON STREET**

A location or area within the right-of-way of a public or private street that is reserved for the parking of vehicles. Such areas may or may not be formally designated with signage, striping, or parking meters.

**POST-DEVELOPMENT CONDITION**

As used in Sections 2-300(J), *Stormwater Management and Sediment Control Plan*, and 6-500(D), *Stormwater Management and Sediment Control*, the conditions which exist following the completion of the land disturbing activity in terms of topography, vegetation, land use and rate, volume or direction of stormwater runoff.

**PRELIMINARY PLAT FOR SUBDIVISION**

A type of subdivision approval reviewed and approved, approved with conditions, or denied by the Planning Commission in accordance with Section 2-300(l)(5)(b), *Preliminary Plat for Subdivision*.

**PRE-DEVELOPMENT CONDITION**

As used in Sections 2-300(J), *Stormwater Management and Sediment Control Plan*, and 6-500(D), *Stormwater Management and Sediment Control*, the conditions which existed prior to the initiation of the land disturbing activity in terms of topography, vegetation, land use and rate, volume or direction of stormwater runoff.

**PRE-SCHOOL/NURSERY SCHOOL**

A facility for children primarily between the ages of three (3) and five (5), that provides educational services in preparation for elementary school.

**PRIMARY DRIVE AISLE**

The main aisle(s) that extends from the street right-of-way, or from the driveway entrance(s) serving a development along the front of the building it serves.

**PRIMARY ENTRANCE**

The place of ingress and egress to a building, parcel, or development used most frequently by the public.

**PRIMARY SURFACE**

Within the Airport Overlay District, a surface longitudinally centered on the runway and extending 200 feet beyond each end of the runway. The width of the primary surface is 1,000 feet. The elevation of any point on the primary surface is the same as the elevation of the nearest point on the runway centerline.

**PRINTING AND PUBLISHING**

An establishment primarily engaged in the production of books, magazines, newspapers and other printed matter, as well as engraving and photoengraving, but excluding photocopying, small scale offset printing and blueprinting services offered to retail and small business customers.

**PRIVATE CLUB OR LODGE**

A building and related facilities owned or operated by a corporation, association, or group of individuals established for fraternal, social, educational, recreational or cultural enrichment of its members and not primarily for profit, and whose members meet certain prescribed qualifications for membership and pay dues.

as art, art supplies, bicycles, cameras, clothing, dry goods, electronic equipment, fabric, furniture, garden supplies, gifts, groceries and food sales, hardware, home improvements, household products, jewelry, pets, pet food, pharmaceuticals, plants, printed material, stationary, and videos.

**RETENTION STRUCTURE**

A permanent structure whose primary purpose is to permanently store a given volume of stormwater runoff. Release of the given volume is by infiltration and/or evaporation.

**RIGHT-OF-WAY (ROW)**

An area owned or maintained by the City, County, the State of South Carolina, federal government, a public utility, a railroad, or a private concern for the placement of such utilities and/or facilities for the passage of vehicles or pedestrians, including roads, streets, pedestrian walkways, utilities, or railroads.

**RIPARIAN**

Relating to or located on the bank or shoreline of a natural watercourse or other body of water.

**ROADWAY DRAINAGE SYSTEM**

Measures, structures, facilities, or practices designed to manage and convey stormwater from streets and roads to roadside ditches, drainage easements and other segments of the stormwater management system.

**ROOF LINE**

The highest point of a flat roof and mansard roof and the lowest point of a pitched roof excluding any cupolas, chimneys or other minor projection.

**ROOMING HOUSE**

Any building or portion thereof for providing lodging, but not meals, to not more than five (5) guests where rent is paid to the owner or proprietor.

**RUNOFF**

That portion of the precipitation which enters the stormwater management system.

**RUNWAY**

The defined area on the airport prepared for landing and takeoff of aircraft along its length.

**SALVAGE AND JUNK YARD**

An establishment where junk, waste, discarded, salvaged, or similar materials such as old metals, wood, slush, lumber, glass, paper, rags, cloth, bagging, cordage, barrels, containers, and the like, are brought, sold, exchanged, baled, packed, disassembled, stored, or handled, including used lumber and building material yards, housewrecking yards, heavy equipment wrecking yards, and yards or places for the storage, sale, or handling of salvaged house wrecking or structural steel materials. This definition shall not include automobile wrecking or automobile wrecking yards and establishments for the sale, purchase, or storage of second-hand cars, clothing, salvaged machinery, furniture, radios, stoves, refrigerators, or similar household goods and appliances, all of which shall be usable, nor shall it apply to the processing of used, discarded, or salvaged materials incident to manufacturing activity on the same site where such processing occurs.

than those specializing in short term vehicle secured loans or banks, credit unions, savings banks, and like depository institutions.

**TOOL REPAIR**

An establishment that repairs tools for compensation.

**TOURIST HOME**

An establishment in a private dwelling that supplies temporary lodging accommodations to not more than five (5) overnight guests for a fee.

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT**

A form of development that encourages mixed use, compact development with integrated land uses centered around public spaces, and a strong emphasis on pedestrian orientation.

**TRAFFIC CALMING DEVICE**

A natural or constructed feature located within or adjacent to a street that is designed to reduce motorist speed and/or vehicle volumes, while at the same time increasing safety for pedestrians and non-motorized vehicles.

**TRAFFIC IMPACT ANALYSIS**

A report or study of expected traffic patterns conducted in accordance with the standards in Section 6-1000, *Traffic Impact Standards*.

**TRAFFIC SIGNAL**

Devices placed or erected by a public agency for the purpose of regulating, warning, or guiding vehicular and pedestrian traffic within street intersections or along road segments.

**TRAIL, MULTI-PURPOSE**

An access way, whether paved or unpaved, that is intended to serve multiple modes of travel including walking, jogging, bicycling, or other forms of non-motorized transport.

**TRANSITIONAL SURFACES**

Within the Airport Overlay District, surfaces extending outward at 90-degree angles to the runway centerline and the runway centerline extended at a slope of seven feet horizontally for each foot vertically from the sides of the primary and approach surfaces to where they intersect the horizontal and conical surfaces. Transitional surfaces for those portions of the approach surfaces which project through and beyond the limits of the conical surface extend a distance of 5,000 feet measured horizontally from the edge of the approach surface and at 90-degree angles to the extended runway centerline.

**TRANSPORTATION PLAN**

The official plan and/or map maintained by the City that displays the location and cross-section of existing, proposed, and intended major public streets, including, but not limited to arterial and collector streets.

**TRAVEL LANES**

Portions of a public or private street intended solely for the movement of vehicles, not parking or standing.