

**CHAPIN UNIFIED ZONING & DEVELOPMENT ORDINANCE
STEERING COMMITTEE MEETING
Town Hall**

**March 29, 2023
2:30 P.M.**

AGENDA

Call to order

Freedom of Information Act Compliance

New Business

1. Draft Reviews
 - a. Article A: Article Descriptions
 - b. Article B: How to Use This Code
 - c. Article C: Table of Contents
 - d. Article 1: General Provisions
 - e. Definitions

Adjourn

Article A: Article Descriptions

Article C Table of Contents

A list of all sections within this code, their title, subsections, and the page they are located. A “how to use this code” section lays out a general process of how readers should use the document by outlining common examples seen at the administrative level of planning. Examples such as expanded an existing use, starting a business, or subdividing a property.

Article 1 General Provisions

This section details the “big picture” of zoning and land use regulations. As this Unified Development Ordinance (UDO) pertains to all properties within the municipal boundary, and that the Town has the authority to enforce its own code within the Town limits. Additionally, this section describes the intent of the code, to have regulations that result in quality development, according to the vision of community, established in planning documents like the Chapin Comprehensive Plan. These regulations are not meant to conflict with higher regulatory bodies such as State or Federal laws. Lastly, there is a subsection that outlines the procedure for previously approved applications under the former code, and explains that uses or structures that do not comply with this code are considered legal nonconforming uses and structures.

Article 2 Decision Making Bodies

This section describes all decision-making entities and persons within the Town that have powers, duties, and responsibilities to uphold the regulations within this document. For each decision-making body or person, the subsections described the composition, powers, duties, appointment procedure, and terms for members of the applicable review body. Additionally, this section gives the Administrator of the UDO, the Planning and Zoning Manager, the power to enforce, interpret, and process applications relevant to the physical development and use of land within the Town.

Article 3 Zoning Map and Districts

At the core of planning, is dividing land uses by the implementation of zoning. Land use categories are segregated according to their operational and physical characteristics. Each zoning district that the Town has defined is described in this section. The defined zoning districts are supplemented by descriptions of the intent of each zoning district to ensure that development within the respective zoning district fits the unique character of each zoning district, whether it be residential, commercial, institutional, or industrial in nature. Lastly, but also important, this section described general lot and building standards. This section lays out how lots should be accessible by vehicles and utilities, have road frontage, be of a simple geometric shape, and be of a size that is developable.

Article 4 Land Use Provisions

The previous section set up the various zoning categories in the Town, this section details the land use provisions specific to each zoning district. The Table of Permitted Uses within in this section lists all defined land uses permitted within the town, and details whether the use is; Permitted (P) within the zoning district; or if there are Conditional (C) standards with the use; or permitted only if a Special Exception (SE) is granted by the Board of Zoning Appeals; and lastly, if

the cell is blank (-), indicating that use is not permitted within the zoning district. After the Permitted Use Table, the reader will find the specific standards for Conditional (C) Uses, and Special Exception (SE) Uses, detailed for uses identified as such in the Permitted Use Table. These minimum standards must be satisfied for the establishment of that use. The standards may be tied to the appearance, operation, location of the use, or other unique aspects.

In addition to the Permitted Use Table, the UDO recognizes uses and structures that are an accessory to the principal use. An example of an accessory use is a residential garage, backyard chicken coop, home-based business, or a drive-thru window at a bank or restaurant. The Accessory Use Table details what zoning district these accessory uses and structures are permitted, and applicable regulations for each type of accessory use and structure.

Article 5 Land Development Standards

This section regulates the required improvements for a development site, including but not limited to, underground utilities, connections to public utilities, street design requirements, streetscape requirements, provisions for driveways, open space allotments, regulations for conservation subdivision, and more. These infrastructure and site requirements are most usually triggered when a development is proposed, such as a new residential subdivision, multi-family complex, commercial building, or commercial shopping center.

Article 6 Architectural Review/Design Standards

The Town of Chapin has three (3) architectural overlay districts, the Town Center, Boulevard, and Gateway. An overlay district is an additional district which is applied over one or more previously established zoning districts, establishing additional or stricter standards and criteria for covered properties, in addition to those of the underlying zoning district. The regulations crafted for each overlay districts are unique to each district, as the purpose is to retain and perpetuate the unique characteristics of that overlay district. For example, the purpose of the Town Center overlay district is to have buildings that have a walkable relationship to the street, facilitate a mixture of uses, and encourage the development of environments that individuals can “live, work, and play.”

Article 7 Landscaping, Buffers, and Tree Preservation

A tree preservation, buffer, and landscaping section is a set of regulations, guidelines, and policies that aim to protect trees, vegetation, and natural areas within a community. This section aims to ensure that the development, construction, and landscaping activities in the area are in harmony with the natural environment and the community's aesthetic values. This includes protecting trees from damage during construction projects, requiring permits for tree removal, and implementing measures to protect trees during maintenance activities.

The buffer aspect of this section requires creating a buffer zone between natural areas and development areas. This buffer zone serves as a transition area between the two areas and helps to minimize the impact of development on the natural environment. Landscaping requirements may require property owners to design and maintain their landscape in a way that complements the natural

environment. This includes planting native plants, trees, and vegetation that are suitable for the local climate and soil conditions.

Article 8 Parking and Lighting Standards

The purpose of parking and lighting regulations is to ensure safe and efficient use of parking spaces and lighting within a community. This section outlines rules for parking lot design, interior landscaping, number of parking spaces required, as well as requirements for lighting levels, placement, and maintenance. The goal of these parking and lighting regulations is to promote public safety, reduce traffic congestion, and enhance the overall aesthetic of the community.

Article 9 Signs

The primary form of physical advertisement for businesses, institutions, and other uses is by on-premise signage. On-premise signage is contained within the property of the use, and is either attached to the primary building or a free-standing sign supported by a small structure. This section regulates the number, size, location, and content of signs. These sign standards have been carefully crafted to allow uses to have visibility to vehicular and pedestrian traffic, but also to prevent the proliferation of signs that could pose a traffic hazard, not to mention the negative aesthetic effects of sign pollution.

Article 10 Development Review Procedures

This section compiles all development review procedures referenced in this code. Some approvals require a decision by staff and other approvals require review before a public body such as the Planning Commission or Town Council. Other sections may reference to this section to let the reader know what kind of approval is required. Each development review procedure details the application requirements, review procedure, and appeal procedure if necessary. Lastly, this article details the vested rights regulations adopted by the Town.

Article 11 Nonconformities

This code recognizes that there are existing legal nonconformities and that there will be additional legal nonconformities created with this code. A nonconformity is a feature regarding a property (land use, structure, setback, parking, landscaping, building material, sign, etc.) that currently does not comply with the requirements of this code. The adoption of this code does not mean that the Town will retroactively correct every nonconforming feature of properties within the Town. This section is to regulate when nonconforming properties are improved, expanded, or cease operations.

Article 12 Violations and Enforcement

A zoning violation is when a property does not meet the regulations as governed in this UDO. The most common zoning violations in the City are inoperable vehicles, off-premise signs, and operating a use that is not permitted in a specific zoning district. If cited violations are not corrected in a timely manner, they will result in a fine or misdemeanor charge.

Appendices

The appendix section is for supplementary documents to this Ordinance. You will find the list of defined terms used in this ordinance, the Town of Chapin's Approved Tree Species List, the approved color palette, and fee schedule. The relevant section will call out the use of these appendices, such as when tree species are proposed during a development project or a building is under review by the Town.

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ARTICLE B: HOW TO USE THIS CODE

The Town of Chapin Unified Development Ordinance (UDO) is a set of rules and regulations that govern how land can be used in a particular area. Using this UDO requires careful review of the regulations and requirements for the intended use of the property. It is important to follow the process and obtain any necessary approvals to ensure compliance with local zoning laws.

Here are some instructions on how to use this UDO:

1. **Determine the zoning district:** The first step in using a UDO is to determine the zoning district of the property you are interested in. The zoning district is typically indicated on a zoning map, which is available from the local government or planning department.
2. **Review the permitted uses:** Once you have determined the zoning district, review the permitted uses for that district. The UDO will provide a list of allowable uses, such as residential, commercial, or industrial. Make sure the intended use of the property is allowed in that zoning district.
3. **Check for special requirements:** Some zoning districts may have special requirements, such as minimum lot size, setbacks from property lines, or maximum building height. Make sure to review these requirements to ensure compliance.
4. **Review any zoning variances or special permits:** If the intended use of the property is not allowed in the zoning district, it may be possible to obtain a variance or special permit. These are exceptions to the UDO that allow certain uses under certain conditions. Review the requirements for obtaining a variance or special permit.
5. **Submit an application:** If a variance or special permit is required, submit an application to the local government or planning department. The application will typically require a description of the intended use, plans for the property, and payment of any fees.
6. **Attend a public hearing:** Depending on the local government, a public hearing may be required for zoning variances or special permits. Attend the hearing to present your case and answer any questions from the zoning board or other interested parties.

Obtain approval: Once the application has been reviewed and any necessary hearings have been held, a decision will be made on whether to approve the variance or special permit. If approved, the property can be used for the intended purpose. If denied, consider revising the plans or seeking other options

SPECIFIC APPLICATION INFORMATION

A. IF YOU WANT TO SUBDIVIDE YOUR PROPERTY

1. Find your zoning district and any overlay districts by looking at the Official Zoning Map
2. Determine the development standards — minimum lot sizes, setbacks, etc. — as described in Article 3.
3. Determine approved uses, and any conditions and special exceptions that may apply — Article 4.
4. Determine the subdivision and infrastructure standards for the proposed development of the property in Article 5.
5. Determine the process for moving forward, as described in [development review procedures – Article 10](#).

B. OPENING A BUSINESS

1. Find your zoning district and any overlay districts by looking at the Official Zoning Map
2. Determine approved uses, and any conditions and special exceptions that may apply — Article 4
3. Contact the Planning Department for a zoning permit
4. Contact Lexington County for building inspections
5. Apply for a Sign Permit and Business License at the Town of Chapin

C. IF YOU WANT TO CHANGE YOUR ZONING DISTRICT

A rezoning application must be submitted to the Zoning Administrator. The application must go to the Planning Commission for a recommendation prior being determined by Town Council. See Article [development review procedures](#) for application requirements and criteria for rezoning requests.

Code Formatting

1. ARTICLE HEADER – Level 1

1.1 Article sub section header – Level 2

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1.1.1.1 Sub Section – Level 4

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1.0 General Provisions

1.1 Title

This document is to be known as the “Town of Chapin Unified Zoning & Development Ordinance (UDO).” It should be read in conjunction with the official zoning map noted in Section 3.2.

1.2 Authority

The development regulations contained in the UDO have been adopted pursuant to the authority conferred by the South Carolina Local Government Comprehensive Planning Enabling Act of 1994, S.C. Code 1976, § 6-29-310 et seq.

The enumeration of these sections of the General Statutes is not intended to exclude any other section of the General Statutes which grants or confirms authority to municipalities to promulgate ordinances, rules, or regulations similar or identical to those set forth in the Unified Development Ordinance.

1.3 Jurisdiction

Pursuant to the general health, safety and welfare of the community, the articles and sections of the UDO apply as relevant to all development within the corporate limits of Chapin in their current form and in all future extensions and configurations as shown on the official zoning map and its periodic updates

1.3.1 Conflicting Provisions

1.3.1.1 Whenever the requirements made under authority of these regulations impose stricter standards than are required in any other statute or local ordinance or regulation, the provisions of this Code shall govern. Whenever the provisions of any other statute or local ordinance or regulation impose stricter standards than are required by this Code, the provisions of such statute or local ordinance or regulations shall apply.

1.3.1.2 Conflict with Covenants

1.3.1.2.1 The Town does not enforce private covenants; however, the Town may require approval from formalized neighborhood associations before projects are approved. When there is a dispute as to the interpretation of covenants, the Town reserves the right to issue permits that are otherwise in compliance with this Code. Whenever the requirements of formally adopted covenants impose stricter standards than the provisions of this Code, the covenants shall govern. However, in case of a conflict in which this Code is stricter than the covenants, this Code shall govern.

1.3.1.2.2 Per Section 6-29-1145. (B) of South Carolina law, the Town shall not issue a permit if the request or activity is expressly prohibited in recorded covenants

1.4 Purpose and Intent

1.4.1 In accordance with SCCL Section 6-29-710, this Code is adopted for the general purposes of guiding development in accordance with existing and future needs and promoting the public health, safety, convenience, order, appearance, prosperity, and general welfare. To these ends, this Code is adopted with reasonable consideration of the following purposes, where applicable:

1.4.1.1 To provide for adequate light, air, and open space

1.4.1.2 To facilitate the creation of a convenient, attractive, and harmonious community

1.4.1.3 To protect and preserve scenic, historic, or ecologically sensitive areas

1.4.1.4 To facilitate the adequate provision or availability of transportation, police and fire protection, water, sewage, schools, parks, and other recreational facilities, affordable housing, disaster evacuation, and other public services and requirements

1.4.1.5 To secure safety from fire, flood, and other dangers

1.4.1.6 To further the public welfare in any other regard specified by a local governing body

Specifically, the regulations contained in the UDO and other relevant adopted plans and policies are designed to implement the following planning principles:

- Embrace the Greater Chapin Community while retaining preserving cultural heritage and small-town feel
- Work with regional partners to facilitate well-planned growth
- Protect scenic and critical natural resources including areas surrounding Lake Murray
- Enhance transportation infrastructure by promoting connectivity
- Preserve and create open spaces for public gathering and enjoyment
- Develop and enhance the Town Center as a central gathering place
- Expand the availability of quality housing options
- Promote the local economy
- Enhance quality of life through quality design

1.5 Consistency With Comprehensive Plan

1.5.1 IMPLEMENTATION OF ADOPTED PLANS AND POLICIES

In accordance with S.C. Code 1976, § 6-29-310 et seq., the UDO is intended to implement the various development-related plans and policies adopted by the Town Council. As such, all development plans submitted shall be in conformance with the Comprehensive Plan and other plans and policies adopted by the Town.

1.6 Conformity With All Standards

No land, structure or parts thereof shall be used, occupied, constructed, erected, altered or moved, unless in conformity with all of the regulations herein specified for the zoning district in which it is located, and with all other applicable local, state and federal laws.

1.7 Transitional Provisions

1.7.1 Existing Buildings

1.7.1.1 Existing buildings and appurtenances that do not conform to the provisions of the UDO at the time of its adoption may continue in use as they are until a substantial improvement is requested, at which time the Administrator shall determine the provisions of the UDO that shall apply to achieve the highest degree of conformity subject to practical limitations. Such changes shall be subject to the provisions of **Article 12, Nonconformities**.

1.7.1.2 The modification of existing buildings is permitted subject to approval by the Administrator if such changes result in greater conformance with the specifications of the UDO

1.7.2 Development Subject to a Planned Development (PD) or Development Agreement

1.7.2.1 Any application that has received approval for a PD district and/or development agreement before the effective date of the UDO or any amendment thereto may be carried out in accordance with the master plan for the PD and its terms and conditions of approval, and the terms and conditions of the development agreement, provided the PD and development agreement does not expire and otherwise remains valid. If the PD approval or development agreement expires, is revoked (e.g., for failure to comply with time limits or the terms and conditions of approval), or otherwise becomes invalid, any subsequent development of the site shall be subject to the procedures and standards of the UDO.

1.7.3 Other Approved Development Permits and Approvals

1.7.3.1 Any other development that has received approval of a development permit or similar approval before the effective date of this chapter or any amendment thereto may be carried out in accordance with the terms and conditions of the development permit or approval and the procedures and standards in effect at the time of approval, provided the permit or approval does not expire and otherwise remains valid. If the development permit or approval expires, is revoked (e.g., for failure to comply with time limits or the terms and conditions), or otherwise becomes invalid, any subsequent development of the site shall be subject to the procedures and standards of the UDO.

1.7.3.2 Pending Applications

Any development application submitted and accepted as complete before the effective date of this Ordinance, but still pending final action as of that date, shall be reviewed and decided, in accordance with the regulations in effect when the application was accepted, provided that the permit or approval does not expire, is revoked, or otherwise becomes invalid.

1.7.4 Photographs and Drawings

Photographs and drawings in this ordinance are for illustrative purposes only and shall not be considered as part of the text of this ordinance.

1.8 Severability

In the event of any portion of the UDO being declared unconstitutional or invalid, such decision does not affect the remainder of the ordinance.

1.9 Effective Date

The date of adoption of this Unified Development Ordinance is recorded as of [DATE OF ADOPTION].

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Accessory Dwelling Unit	A separate living unit including separate kitchen, sleeping, and bathroom facilities, attached or detached from the primary residential unit on a lot. ADU's are subordinate in size, location and appearance to the primary unit. May also be known as garage apartment, accessory apartments, or in-law apartments.
Accessory Structure	A structure detached from a principal building located on the same lot and customarily incidental and subordinate to the principal building or use. Swimming Pools are considered accessory structures
Accessory Use	A use of land or of a building or portion thereof customarily incidental and subordinate to the principal use of the land or building and located on the same lot with the principal use. Accessory uses are scaled and design to be subordinate to the principal use.
Administrator	The Zoning Administrator or other person duly designated to act in his behalf
Agricultural Uses or Animal Production	The raising of domesticated farm animals when, in the case of dairy cows, beef cattle, horse, ponies, mules, llamas, goats, and sheep, their primary source of food, other than during the winter months, is from grazing in the pasture where they are kept.
Agriculturally Significant	Generally, any land with an average Corn Suitability Rating (CSR) of 65 or higher is considered prime agricultural land, and, therefore, deemed to be agriculturally significant for the purpose of this article
Alley	a public or private right-of-way primarily designed to serve as secondary access to the side or rear of those properties whose principal frontage is on some other street.
Amenity Center	An aesthetic and recreational (passive and active) feature that is development or reserved in conjunction with a subdivision. Also, could be a structure with amenities within, such as a gym, swimming pool, or event center.
Amphitheaters	An open, partially enclosed, or fully enclosed facility used or intended to be used for the gathering of people as an audience to hear music, lectures, plays, and other presentations.
Animal Shelters	A facility used to house or contain stray, homeless, abandoned, or unwanted animals and that is owned, operated, or maintained by a public body, an established humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of animals
Applicant	The owner of land proposed to be subdivided or his representative. Also referred to as "subdivider."
Arterial (Major Thoroughfare)	A freeway, expressway or a street or highway which is used or intended to be used for moving either heavy vehicular traffic volumes or high-speed traffic, or both, or which was designated as a major thoroughfare in the Comprehensive Plan.
Assisted Living Facility	A special combination of housing, supportive services, personalized assistance, and health care designed to respond to the individual needs of those who need help with activities of daily living. A facility with a central or private kitchen, dining, recreational, and other facilities, with separate bedrooms or living quarters, where the emphasis of the facility remains residential.
Authority, Horticultural/Landscape	Any individual or source, licensed, registered, decreed or otherwise acknowledged as capable of providing expert information and reference in horticultural science and/or landscape design and maintenance
Automated Teller Machine (ATM)	A mechanized consumer banking device operated by a financial institution for the convenience of its customers, whether outside or in an access-controlled facility. ATMs located within a building shall be considered accessory to the principal use unless the ATM is likely to be an independent traffic generator

Automobile Service Station, major	General repair, rebuilding or reconditioning of engines, motor vehicles or trailers; collision service including body or frame, straightening or repair, overall painting, or paint shop
Automobile Service Station, minor	Any building, structure or land used primarily for the dispersal or offering for sale of automotive fuels, oils, and replacement or installation of minor parts and accessories. This shall not include major repair work, such as motor replacement or rebuilding, body and fender repair, or painting.
Automobile, ATV, Motorcycle, or Boat Sales	The use of any building, premises, or portion thereof for the display, sale, rental, or lease of new or used automobiles, ATV's, Motorcycles, or motorboats and any warranty repair work and other customary repair service conducted as an accessory use.
Automotive Parts Stores	Sales of new automobile parts, tires, and accessories. May also include minor parts installation. Shall not include tire recapping establishments. or businesses dealing primarily in used parts.
Bar	Premises used primarily for the sale or dispensing of liquor by the drink for on-site consumption and where food may be available for consumption on the premises as accessory to the principal use.
Bed and Breakfast, Inn	An owner-occupied short-term rental establishment where 6 to 10 rooms or individual units are available for rent for transient guests. Any establishment exceeding 10 units for short term rental shall be considered a Hotel or Motel.
Bed and Breakfast, Residence	An owner-occupied short-term rental establishment where 5 or less rooms or individual units are available for rent for transient guests.
Beehive	An accessory structure designed to contain a colony of honeybees. Also referred to as an apiary.
Berm	Any hill or slope which represents a change of elevation of at least two (2) feet at a slope of between twenty-five (25%) and fifty (50%) percent and which is covered with an appropriate stabilizing vegetation.
Block	A tract of land bounded by streets, or by a combination of streets and public parks, cemeteries, railroad right-of-way's, shorelines of waterways, or boundary lines of municipalities or counties
Boathouse	Accessory structure constructed either wholly or partially over a body of water and designed primarily to provide shelter for water craft or for marine-related equipment.
Bond	Any form of security including a cash deposit, surety bond, collateral, property, or instrument of credit in an amount and form satisfactory to the Government Body. All bonds shall be approved by the Governing Body wherever a bond is required by these regulations. A bond can be a performance bond, surety bond, or an irrevocable letter of credit. The amount must equal at least 150% of the cost of the required improvement
Buffer	Open spaces, landscaped areas, fences, walls, berms, or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights, or other nuisances.
Buffer Yard	A strip of land, improved by landscaping or fences, or both, designed to mitigate the extent of higher intensity land uses on neighboring lower intensity uses.
Building	Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or movable property of any kind, and includes any structure
Building Line	A line beyond which no foundation wall or part of the structure of any building shall project, with the exception of roof overhang and the subsurface projection of footings

Campground	An area situated in a natural or outdoor recreational environment to be used for transient occupancy by camping in tents or leasable units for the purposes of short term stays not to exceed 30 days
Car Wash	The use of a site for washing and cleaning of passenger vehicles, recreational vehicles, or other light duty equipment. Car washes are considered accessory structures to automobile service stations.
Caretaker Dwelling	An accessory dwelling on a nonresidential premise, occupied by the person who oversees the nonresidential operation 24 hours a day.
Carport	Any parking space or spaces having a roof but not enclosed by walls and accessory to a dwelling unit or units
Catering Service	An establishment in which the principal use is the preparation of food and meals on the premises, and where such food and meals are delivered to another location for consumption.
Cemetery and Mausoleums	Land used for internment of the dead in the ground or in mausoleums
Central Sewerage System	A community sewer system, including collection and treatment facilities, not owned and operated by a public agency serving a new subdivision in an outlying area
Central Water System	A private water company not owned and operated by a public agency, serving new community development in an outlying area. It includes water treatment and distribution facilities
Change of Use	Any use that substantially differs from the previous use of a building or land.
Check Cashing	A person or business that for compensation engages, in whole or in part, in the business of cashing checks, warrants, drafts, money orders, or other commercial paper serving the same purpose. Includes payday lending services, title loan services, and other similar enterprises
Chicken Coop	A fully enclosed with a solid floor and made of suitable, washable material for the purposes of housing female poultry. Considered an accessory use.
Civic and Social Organizations	Establishments primarily engaged in promoting civic and social interests to which membership is required for participation, and not primarily operated for profit nor to render a service that is customarily carried on as a business
Cluster Single Family Development	A form of planned residential development that concentrates Single Family Dwellings on a part of the site (the cluster area) to allow the remaining land (the open space) to be used for recreation, common open space, or preservation of environmentally sensitive areas.
Clustering	A subdivision design method that concentrates development in specific areas on the proposed site. The purpose of clustering is to allow increased density on a portion of the parcel, while preserving the rest as permanent open space. The density of the entire parcel will not exceed the original density of the parcel, the houses will just be grouped together in one or more areas on the parcel, unless a density bonus is granted by the Planning Commission, which will allow increased building density on the parcel. The concept of clustering provides for a flexibility in subdivision design that fits the natural characteristics of the land and permits more useable open space and the preservation of prime agricultural land and land containing one or more sensitive area
Collector	A street which is used or intended to be used for moving traffic from minor streets to major thoroughfares, including the principal entrance and circulation street or streets of a development. Types of collector streets are Urban Residential, rural residential, commercial, or industrial.

Colleges, Universities, and Vocational Schools	An institution for post-secondary education, public or private, offering courses in general, technical, or religious education. It operates buildings owned or leased by the institution for administrative and faculty offices, classrooms, laboratories, chapels, auditoriums, lecture halls, libraries, student and faculty centers, athletic facilities, dormitories, fraternities, and sororities.
Co-Location, Telecommunications	equipment affixed to or erected upon existing freestanding or remote freestanding [wireless communication facilities] or other communication tower. Equipment can be affixed to uses such as water towers, government uses, or institutional structures.
Combined Animal Feeding Operation (CAFO)	The feeding of livestock, poultry, or small animals for commercial purposes usually in lots, pens, ponds, sheds or buildings where food is supplied primarily by means other than grazing, foraging, or other natural means. Also referred to as a feedlot.
Commercial Day Care Center	A licensed day care facility licensed that provides non-medical care and supervision to more than 12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include, but are not limited to: infant centers, nursery schools, preschools, after-school or extended day care, and school age child care centers.
Conditional Use	A use permitted in a particular zoning district upon showing that such use in a specified location will comply with all the conditions and standards for the location or operation of the use as specified in the Zoning Ordinance and authorized by the approving agency.
Conservation Subdivision	A residential development where fifty percent or more of the developable land area is designated as undivided, permanent open space; thereby permanently protecting agriculturally, environmentally, or historically significant areas within the parcel. The remaining developable land is subdivided into buildable lots
Conservation Subdivision Design	A residential development where fifty percent or more of the developable land area is designated as undivided, permanent open space; thereby permanently protecting agriculturally, environmentally or historically significant areas within the parcel. The remaining developable land is subdivided into buildable lots
Construction Documents	The construction documents for development design review and subdivision plans shall constitute a full and complete set of engineered drawings necessary for final permitting and horizontal and vertical construction. This includes detailed landscaping plans, lighting plans, road specifications, cross-section of street pavements, grading and drainage plans, utility plans, and stormwater calculations
Contractor Office	An office on an active construction site, including steel cargo storage containers on a temporary basis, provided a Project Permit has been issued for construction on the site, and such facilities are placed on the property to which it is appurtenant
Convenience Store	Any retail establishment offering for sale a limited line of groceries and household items intended for the convenience of the neighborhood.
Corn Suitability Rating	The suitability of a soil is determined by a number of characteristics including: soil quality, growing season and moisture. A ranking is then assigned to the area
Correctional Facility	A facility housing person awaiting trial or persons serving a sentence after being found guilty of a criminal offense.
Crematory	A location containing properly installed, certified apparatus intended for use in the act of cremation.
Critical Wildlife Habitat	Areas containing elements vital to the survival of endangered or threatened species including but not limited to, food sources and cover
Crosswalk	A right-of-way within a block dedicated to public use, intended primarily for pedestrian use designed to provide access to adjacent roads

Cul-de-sac	minor street with only one outlet and having an appropriate terminal for the safe and convenient reversal of traffic movement
Curb Cut	The opening along the curb line at which point vehicles may enter or leave the roadway.
Day Care Home, Large (6 to 11)	A licensed day care facility that provides non-medical care and supervision to 7-12 adult clients or minor children for periods of less than 24 hours per day for any client. Facilities include but are not limited to: infant centers, nursery schools, after-school or extended day care, and school age child care centers.
Day Care Home, Small (less than 6)	A licensed facility in a private home where an occupant of the residence provides family day care for up to 6 adult clients or minor children for periods of less than 24 hours per day for any client.
Deck	Uncovered or covered structure attached to a principal structure for the purposes of outdoor living or recreational space. Also referred to as a rear porch or patio.
Decorative Curbing	Parking or storage lot pavement curbing usually constructed of stone or unit masonry and designed to control surface drainage and serve as a barrier to vehicular traffic, or as a traffic calming measure.
Developed Lot	Any lot which has been developed with buildings or other improvements, or for which development approval, such as a final plat approval, a zoning permit, or a certificate of occupancy, had been issued before the effective date of this Ordinance.
Developer	The owner or owners (or their representative) of a lot or of any land included in a proposed development. Also, the holder of an option or contract to purchase, or any other person having enforceable proprietary interest in such land
Diameter at Breast Height (DBH)	The diameter of a tree trunk or the cumulative diameter of multiple trunks measured four and one-half feet above natural grade.
Display Area or Lot	Any unenclosed area used for the display of merchandise.
District	A part, zone, or geographic area within which the provisions and regulations of this Ordinance apply uniformly to each class or kind of structure or land
Drive-through facility	Facilities where food or other products may be purchased or services may be obtained by motorists without leaving their vehicles and by maneuvering around or beside the building in a dedicated lane.
Drive-through window	A building opening, including windows, doors, or mechanical devices, through which occupants of a motor vehicle receive or obtain a product or service. Pick-up or drive-through windows or openings are classified as an accessory use.
Dry Cleaning	An establishment primarily engaged in cleaning and/or laundering garments and clothing.
Dwelling Unit	One or more rooms, designed, occupied, or intended for occupancy as a separate living quarter, with cooking, sleeping, and sanitary facilities provided within the dwelling unit for the exclusive use of a single family maintaining a household.
Dwelling, Multi-family	A structure containing four or more dwelling units on a single lot. A building or portion thereof containing four 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 building containing not more than one (1) dwelling unit, not physically attached to any other principal structure, and specifically excluding mobile homes and manufactured homes.
Dwelling, Triplex	A structure containing three dwelling units on a single lot. A building or portion thereof containing three dwelling units on a single lot where each unit has a separate entrance from the outside or through a common vestibule.

Dwelling, Two-Family	A structure containing two dwelling units on a single lot. A building or portion thereof containing two dwelling units on a single lot where each unit has a separate entrance from the outside.
Easement	A right-of-way granted, but not dedicated, for limited use of private land for a public or quasi-public purpose and within which the owner of the property shall not erect any permanent structures
Elementary Schools	A public, private, or parochial school offering instruction at the elementary school level in the branches of learning and study required to be taught in schools within the state.
Encroachment	Any architectural feature, structure or structural element, such as a gallery, fence, garden wall, porch, stoop, balcony, bay window, terrace or deck, that breaks the plane of a vertical or horizontal regulatory limit extending into a setback.
Enlargement	An increase in the size of an existing structure or intensity of use, including physical size of the property, building, parking, and other improvements.
Environmentally Significant	Any tract of land that contains one or more of the following sensitive areas as defined by the S.C. Department of Natural Resources: critical wildlife habitats, erodible land, flood hazard areas, natural prairies, stream corridors, wetlands or woodlands, or that contains a scenic natural area
Erodible Lands	Areas of incline, whether natural or manmade, lacking sufficient vegetation to prevent instability, erosion or downstream siltation. The key indicator for erodible lands is a slope of five percent (5%) or greater. Areas with a 5% slope or greater are subject to review by the USDA Natural Resources Conservation Service (NRCS). The NRCS will make the final determination regarding the area's erodibility
Extraordinary Developments	Any artificial impoundment, such as a lake, created through the use of dams or other means
Fair Market Value	The value of a structure or parcel based upon one of the following; 1) Value listed in the Lexington County's Tax Assessor data; or 2) The value listed in a professional appraisal not older than 1 year
Fairgrounds	An area wherein buildings, structures, and land are used for the exhibition of livestock, farm products, etc., and/or for carnival-like entertainment.
Family	One (1) or more persons living together as a single housekeeping unit.
Farmers Market, Indoor	A building or structure where one or more farmers, growers of fruits and vegetables sell their fresh or processed products or related products.
Farmers Market, Outdoor	A temporary or semi-permanent outdoor location where one or more farmers, growers of fruits and vegetables sell their fresh or processed products or related products.
Fence	An artificially constructed barrier of any material or combination of materials erected to enclose, screen, or separate areas.
Final Plat	The final map of all or a portion of a subdivision that is presented for final approval
Financial Institutions	Establishments that engage in financial transactions that create, liquidate, or change ownership of financial services. Banks, credit unions, and savings institutions may perform central banking functions, accept deposits, and lend funds from these deposits. 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
Foot-candle	The unit of illumination when the foot is the unit of length.

Frontage	That side of a lot abutting on a street or way ordinarily regarded as the front of the lot, but it shall not be considered as the ordinary side of a corner lot
Full-Service Restaurant	An establishment where food and drink are prepared, served, and consumed primarily within the principal building. This excludes drive-through restaurants.
Funeral Homes	Establishments for preparing the dead for burial or interment and conducting funerals
Garage, attached	A building, or part thereof, attached to a principal use and used or intended to be used for the parking and storage of vehicles.
Garage, detached	A detached structure, scaled and design to be subordinate to the principal use, classified as an accessory use to and to which there is legal vehicular access from a public right-of-way, designed for the storage.
Garden Centers	The retail handling of any article, substance, or commodity related to the planting, maintenance, or harvesting of garden plants, shrubs, trees, packaged fertilizers, soils, chemicals, or other nursery goods and related products to the consumer.
Gazebo	A freestanding structure (similar to a detached open patio cover) and be designed for recreational use only and not for habitation
General Retail	Stores and shops intended to serve as destination retail, convenience shopping, and provision of general services. Examples of these stores, lines of merchandise, and services include: Art galleries; art supplies; books, magazines, and newspapers; cameras and photographic supplies; clothing, shoes, and accessories; collectibles (cards, coins, comics, stamps, etc.); drug stores and pharmacies; dry goods; fabrics and sewing supplies; furniture and appliance stores; hobby materials; home and office electronics; jewelry; luggage and leather goods; musical instruments; neighborhood markets; small wares; grocery store; specialty shops; sporting goods and equipment; stationery; toys and games; variety stores; videos, DVD's, records, and CD's, including rental stores
Golf Course	A facility providing a private or public golf recreation area designed for executive or regulation play along with accessory golf support facilities but excluding miniature golf.
Government Building or Facility	Facilities operated by a unit of government to serve public needs, such as police, fire service, ambulance, judicial court, or government offices, but not including public utility stations or maintenance facilities.
Grade	The slope of a road, street, or other public way, specified in percentage (%) terms from the horizontal
Grading	Any stripping, cutting, filling, or stockpiling of earth or land, including the land in its cut or filled condition, to create new grades.
Greenhouse	An accessory use, building, or structure constructed chiefly of glass, glasslike or translucent material, cloth, or lath, which is devoted to the protection or cultivation of flowers or other tender plants.
Gross Floor Area	The sum of the gross horizontal areas of the several floors of a building or structure from the exterior face of exterior walls, or from the centerline of a wall separating two (2) buildings, but excluding any space where the floor-to-ceiling height is less than six (6) feet.
Group Development	All divisions of a tract or parcel of land into two or more building sites for the purpose, whether immediate or future, of building development. Group developments would include apartment complexes, office parks, shopping centers or other commercial structures or complexes containing two or more business establishments, mobile home parks, industrial parks, or other developments where the site is not subdivided into lots and public streets but is divided into two or more building sites

Group Home, Large	A home serving eight or more mentally or physically handicapped persons provided the home provides care on a twenty-four-hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose. May also be referred to as an Assisted Living Facility.
Group Home, Small	A home serving seven or fewer mentally or physically handicapped persons provided the home provides care on a twenty-four-hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose. This use shall be considered a single-family dwelling in terms of applicable building standards. The number listed does not include the operator, members of the operator's family, or persons employed by the operator as staff, except that the total number of persons living in a group home shall not exceed 7.
Hardware Stores	Retail stores where items such as plumbing, heating, and electrical supplies, sporting goods, and paints are sold for the purposes of home improvement.
Health Department	The public health department having jurisdiction over the land area in which the purposed subdivision is located, or the South Carolina Department of Health and Environmental Control
Heavy Equipment Rental	The temporary leasing of tools, materials, or construction equipment, excluding equipment used for excavation, grading, or similar tasks or processes.
Historic Trees	Any tree having a tree circumference greater than 75 inches or a diameter at breast height of 24 inches or greater.
Historically Significant	Any tract of land that contains an archaeological or historical resource as defined by the Historic Preservation Ordinance of the Town of Chapin, the Office of State Archaeologist of South Carolina and/or the S.C. Department of Archives and History, or that is considered by the State Historic Preservation Officer to be eligible for the National Register of Historic Places is defined as historically significant. In addition, any contiguous pieces of property of no greater area than one hundred sixty acres under diverse ownership which: a.) Are significant in American history, architecture, archaeology and culture, and b.) Possess integrity of location, design, setting, materials, skill, feeling and association, and c.) Are associated with events that have been a significant contribution to the broad patterns of our history, or d.) Are associated with the lives of persons significant in our past, or e.) Embody the distinctive characteristics of a type, period, method of construction, represent the work of a master, possess high artistic values, represent a significant and distinguishable entity whose components may lack individual distinction, or f.) Have yielded, or may be likely to yield, information important to prehistory or history
Home Occupation, Major	Residential premises used for the transaction of business or the supply of professional services. Major Home Occupations shall be limited to salons, doctor's offices, day care homes, and other similar occupations which have a low volume of visits to the residence. This home occupation use shall not disrupt the general character of the neighborhood.
Home Occupation, Minor	Residential premises used for the transaction of business or the supply of professional services. Home Offices shall be limited to the following: agent, architect, artist, broker, consultant, draftsman, dressmaker, engineer, interior decorator, and other similar occupations as determined by the Administrator. Such use shall not employ more than 1 person in addition to the residents of the dwelling. The home office shall not disrupt the generally residential character of the neighborhood.

Horticulture	The use of land for tree farming or growing or producing field crops, livestock, and livestock products for the production of income, excluding feedlots. Field crops include, among others, barley, soy beans, corn, hay, oats, potatoes, rye, sorghum, and sunflowers.
Hospital	An institution, licensed by the state department of health, providing primary health services and medical or surgical care to persons, primarily inpatients, suffering from illness, disease, injury, deformity, and other abnormal physical or mental conditions. This definition shall not include drug rehabilitation facilities, halfway houses, nursing homes, institutions for mentally ill individuals, or other similar facilities.
Hotels/Motels	A building in which lodging for pay is offered to public, with or without meals, for transient or permanent guests, including motels.
Hydric Soils	Soils susceptible to saturation by water, as defined by the USDA Natural Resources Conservation Service
Individual Sewage Disposal System	A septic tank, seepage tile sewage disposal system, or any other approved sewage treatment device
Indoor Shooting Range	A facility designed or used for shooting at targets with rifles, pistols, or shotguns, and which is completely enclosed within a building or structure.
Indoor storage	Structures containing generally small, individual, compartmentalized stalls or lockers offered for rent or lease to the general public as individual storage spaces and characterized by low parking demand. Premises may include retail or wholesale sales related to storage (e.g. boxes, locks, tape, protective material, etc.)
Intensity of Use	The number of dwelling units per acre for a residential development and the amount or degree of activity for commercial and manufacturing development.
Intersection Sight Distance (ISD)	The corner sight distance available in intersection quadrants that allows a driver approaching an intersection to observe the actions of vehicles on the crossing leg(s). ISD evaluations involve establishing the needed sight triangle in each quadrant by determining the legs of the triangle on the two intersecting roadways. The necessary clear sight triangle is based on the type of traffic control at the intersection and on the design speeds of the two roadways
Junk	Any scrap, waste, reclaimable material, or debris, whether or not stored, for sale or in the process of being dismantled, destroyed, processed, salvaged, stored, baled, disposed, or other use or disposition.
Junk Yard	Any use involving storage or processing of inoperable, disused, dismantled, or wrecked vehicles, equipment, or machinery or the storage or processing of scrap metal, waste paper, rags, food processing wastes, construction wastes, manufacturing wastes, secondhand building materials, or other scrap, salvage, waste, or junk materials.
Kennel	A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.
Kindergarten or Pre-school	A school for children primarily between the ages of three and five, providing preparation for elementary school.
Land Development	A change in land characteristics through redevelopment, construction, subdivision into parcels, condominium complexes, apartment complexes, commercial parks, shopping centers, industrial parks, mobile home parks or similar developments for sale, lease or any combination of owner and rental characteristics
Land Use	The purpose or activity for which a piece of land or its buildings is designed, arranged, or intended, or for which it is occupied or maintained

Liquor Stores	Any business selling general alcoholic beverages, also known as sale of distilled spirits or hard liquor, for off-premises consumption.
Local (Minor Street)	A street that is used or intended to be used to provide access to other streets from individual properties
Lot	A designated parcel, tract, or area of land established by plat, subdivision, or as otherwise permitted by law, to be separately owned, used, developed, or built upon an area with fixed boundaries, used or intended to be used by one building and its accessory building(s) and not divided by any public highway or alley.
Lot Area	Means the total area of the lot including easements. The total area within the lot lines of a lot, excluding any street right-of-way.
Lot Depth	The mean horizontal distance between the front and rear lot lines
Lot Frontage	The front of a lot shall be construed to be the portion nearest the street. For the purpose of determining yard requirements on corner lots and through lots, all sides of a lot adjacent to streets shall be considered frontage and yards shall be provided upon that basis. The phrase "street frontage" shall be interpreted to have the same meaning as the phrase "lot frontage."
Lot Improvement	Any building, structure, place, work of art, or other object, or improvement of the land on which they are situated constituting a physical betterment of real property, or any part of such betterment
Lot Line	A line of record bounding a lot that divides one lot from another lot or from a public or private street or any other public space.
Lot Line, Front	See "Lot Frontage"
Lot Line, Rear	The lot line opposite and most distant from the front lot line. In the case of triangular or otherwise irregularly shaped lots, a line ten (10) feet in length entirely within the lot, parallel to and at a maximum distance from the front lot line.
Lot of Record	A lot defined by plat or described by metes and bounds which has been duly recorded with the County.
Lot Width	The mean horizontal distance between the side lot lines of a lot measured at right angles to the depth; or the same distance measured at a point midway between the front lot line and the rear lot line; or at the rear line of the required front yard (building line), especially on irregularly shaped lots
Lot, Corner	A lot situated at the intersection of two (2) streets. (The interior angle of such intersection not exceeding 135 degrees.)
Lot, Double Frontage	A lot having frontage and access of two or more public streets. A corner lot shall not be considered having double frontage unless it has frontage and access on three or more streets
Lot, Interior	A lot other than a corner lot
Lot, Reversed Frontage	A lot having frontage on two or more public streets, the access of which is restricted to on street
Lot, Through	A lot that fronts upon two (2) parallel streets or that fronts upon two (2) streets that do not intersect at the boundaries of the lot.
Manufactured Home	Factory-built, single-family structures that meets the National Manufactured Housing Construction and Safety Standard Act. (42 U.S.C. Section 5401), commonly known as the HUD Code.
Manufactured Home	A single-family dwelling unit fabricated in an off-site manufacturing facility for installation or assembly at the building site, bearing a label certifying that it is built in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974 (42. U.S.C Sec. 501), which became effective June 15, 1976

Manufactured Home Park	A lot providing rented parking space for five or more manufactured homes used for dwelling units, including service buildings and facilities. Manufactured home sale or storage lots for unoccupied units are not manufactured home parks.
Manufacturing & Production Facility	A facility within which materials are mechanically or chemically transformed into new products, including the assembling of component parts, the creation of products, and the blending of materials including but not limited to oils, plastics, resins, etc.
Marginal access	minor streets located parallel and adjacent to a limited access street or highway which provide access to abutting properties and protection from through traffic
Microbrewery, Micro-Distillery, Micro-Winery	A production facility for alcohol beverages that includes a taproom for on-site tasting and consumption of its product. May also include a restaurant or food service.
Miniature Golf	A theme-oriented recreational facility, typically comprised of nine or 18 putting greens, each with a hole where patrons in groups pay a fee to move in consecutive order from the first hole to the last.
Mini-warehouse	A building or group of buildings on a fenced, controlled access lot which contain individual locked compartments for storage of personal property.
Mixed-Use Building	A building which contains dwellings located above the ground floor of an institutional, civic, office, commercial, or retail use. Mixed-use buildings are a common feature of traditional town centers where shop owners lived above ground-floor businesses, and are sometimes referred to as "live-work units." Where a mixed-use dwelling is permitted by this ordinance within a particular district, the ground-floor retail uses are also permitted. When the number of dwelling units exceed are greater or equal to 4 units, the primary use will be considered multi-family.
Mobile Home	A dwelling unit that is constructed and assembled at a factory with a permanently attached chassis that is transported to the building's site and placed on a pre-built foundation.
Mobile Home	A movable or portable residential dwelling that was fabricated in an off-site manufacturing facility, designed to be a permanent residence, over thirty-two (32) feet in length and eight (8) feet or more in width, constructed to be towed on its own chassis and designed without a permanent foundation for long-term occupancy, which includes a double wide or expandable mobile home as defined below, as well as a portable dwelling composed of a single unit, which may or may not be in compliance with the Federal Manufactured Home Construction and Safety Standards Act of 1974. The term "mobile home" as used in this Ordinance shall not include prefabricated, manufactured, modular or unitized dwellings placed on permanent foundations, nor shall it refer to travel trailers, campers or similar units designed for recreation or other short term uses.
Modular Home	A structure intended for residential use and manufactured off-site in accord with the Southern Building Code and BOCA Basic Building Code.
Multi-Tenant Sign	A freestanding sign, having one (1) to four (4) faces, designated to provide identification (name and nature only) of more than (2) activities of businesses identified located on a single premise.
Net Acre	Net acre refers to the total area of land available for development including setbacks, not necessarily the total area of a property itself. Net acre includes local access roads, parking areas, footpaths and local recreational open space such as children's play areas and amenity space. It does not include open space, drainage land, regional roads and land used for other public facilities. In relation to housing sites, net acre excludes main roads, buffer zones, structural landscaping, other

	uses such as local shops, school sites where required, and general open space and, wherever possible, features of natural heritage interest.
Nonconforming	A term applied to lots, structures, uses of land or structures, and characteristics or use of land or structures which were established lawfully before the passage or amendment of this Ordinance, but which are prohibited or not in compliance with the requirements of this Ordinance. For more details see Section 405 .
Nonresidential Subdivision	A subdivision whose intended use is other than residential, such as commercial or industrial.
Nursing Homes	A home licensed by the [state] for the aged or chronically or incurably ill persons in which five or more such persons not of the immediate family are provided with food and shelter or care for compensation, but not including hospitals, clinics, or similar institutions devoted primarily to the diagnosis and treatment of the sick or injured
Office Building	A building used primarily for offices that may include ancillary services for office workers, such as a restaurant, coffee shop, or convenience store.
Office, Medical	A facility other than a hospital where medical, dental, mental health, surgical, and/or other personal health care services are provided on an outpatient basis that does not include overnight stay or care.
Office, Non-medical	A room or group of rooms used for conducting the affairs of a business, profession, service industry, or government.
Off-Site	Any premises not located within the area of the property to be subdivided whether or not in the same ownership of the applicant for subdivision approval
Off-Street Loading	Designated areas located adjacent to buildings where trucks may load and unload cargo.
Open Space	Unless otherwise defined in this Ordinance, open space is any parcel or area of land or water essentially unimproved and set aside, dedicated, designated, or reserved for public or private use or enjoyment or for the use and enjoyment of owners, occupants, and their guests of land adjoining or neighboring such open space.
Ordinance	Any legislative action, however denominated, of a local government, which has the force of law, including any amendment or repeal of any ordinance.
Outdoor Shooting Range	The use of land for archery and/or the discharging of firearms for the purposes of target practice, skeet and trap shooting, or temporary competitions. Excluded from this use type shall be general hunting and unstructured and nonrecurring discharging of firearms on private property with the property owner's permission
Outdoor Storage	A building or group of buildings on a fenced, controlled access lot which contain individual locked compartments for storage of personal property.
Outdoor Storage for Equipment or Materials	The storage of any material for a period greater than 24 hours, including items for sale, lease, processing, and repair (including vehicles or equipment) not in an enclosed building
Outside Display/Sales	The display and/or sale of goods and products outside of a permanent structure that are clearly related to the function contained in that structure. This includes, but is not limited to, landscape materials, lawn and garden supplies, and plants.

Overlay Zoning District	A zoning district that encompasses one or more underlying zoning districts and that imposes additional requirements above that required by the underlying zone or provides regulations which supersede those of the underlying zone.
Owner	Any person, group of persons, firm or firms, corporation or corporations, or any other legal entity having legal title to or sufficient proprietary interest to seek development of land
Parcel	A contiguous lot or tract of land owned and recorded as the property of the same persons or controlled by a single entity.
Parking Area	Any public or private area, under or outside of a building or structure, designed and used for parking motor vehicles including parking lots, garages, private driveways, and legally designated areas of public streets.
Parking Lots	A public or private open lot, not within a building, for the temporary, daily, or overnight off-street parking of motor vehicles as a principal use.
Parking, Off-Street	An area adequate for parking an automobile with room for opening doors on both sides, together with properly related access to a public street arranged so that no maneuvering incidental to parking shall be on any public street and so that an automobile may be parked or moved therein without moving any other automobiles
Parks and Open Space	Those areas developed either for passive or active recreational activities. The development may include but shall not be limited to walkways, benches, open fields, multi-use courts, swimming and wading pools, amphitheaters, etc. The term "park" shall not include zoos, travel trailer parks, amusement parks, or vehicle, equestrian, or dog racing facilities.
Permitted Use	A use permitted "as of right" by district regulations.
Personal Service	Establishments primarily engaged in providing services involving the care of a person or his or her personal goods or apparel. These include but are not limited to the following: beauty and barber shops, shoe repair, telephone repair, radio and television services, and health clubs
Pet Boarding	A commercial establishment in which dogs or domesticated animals are housed, groomed, bred, boarded, trained, or sold, all for a fee or compensation.
Planned Development	The intent of the Planned Development is to better bridge the inherent difference between residential and nonresidential uses; and to better accommodate change within those areas of the Town of Chapin where due to economics or other factors responsible for change, potentially incompatible development could compromise property values or adversely impact existing land use, transportation facilities, or infrastructure. Through the Planned Development advocated by these Regulations, it is possible to ameliorate differences between potentially incompatible uses by exacting concessions and conditions as necessary to achieve "land use compatibility."
Planning Commission	The Town of Chapin Planning Commission
Plat	(1) A map representing a tract of land showing the boundaries and location of individual properties and streets; (2) a map of a subdivision or site plan.
Porch	A covered platform, usually having a separate roof, at an entrance to a dwelling, or an open or enclosed gallery or room, which is not heated or cooled, that is attached to the outside of a building
Preliminary Plat or Plan	The preliminary drawing or drawings, described in these regulations, indicating the proposed manner or layout of the subdivision to be submitted to the Planning Commission for approval
principal Structure or Use	A structure or use which is significant or primary rather than accessory.

Private Stable	A detached accessory building for the keeping of horses, mules, or ponies owned by the occupants of the premises and not kept for remuneration, hire, or sale.
Private Streets	Private streets shall not be permitted in the Town of Chapin for the purpose of subdivision. Streets existing prior to the adoption of this provision shall be grandfathered and shall continue to be maintained by their owners and not by the Town of Chapin.
Prohibited Use	A use that is not permitted in a zoning district.
Public Hearing	A meeting announced and advertised in advance and open to the public, with the public given an opportunity to talk and participate.
Public Improvement	Any drainage ditch, roadway, parkway, sidewalk, pedestrian way, tree, lawn, off-street parking area, lot improvement, or other facility for which the local government may ultimately assume the responsibility for maintenance and operation, or which may affect an improvement for which local government responsibility is established.
Public Utility Stations	A facility, other than a telecommunication facility, used for the provision of public utility services, including facilities constructed, altered or maintained by utility corporations, either public or privately owned, or government agencies, necessary for the provision of electricity, gas, steam, heat, communication, water, sewage collection, or other such service to the general public. Such facilities shall include poles, wires, mains, drains, sewers, pipes, conduits, cables, alarms and call boxes and other similar equipment, but shall not include office or administration buildings.
Recreational Facilities	A facility dedicated to the pursuit of leisure-time activities through forms of play, amusement, or relaxation. The recreational experience may be active, such as field sports, boating, fishing, and swimming.
Recreational Vehicle (RV)	A vehicular portable structure designed as a temporary dwelling for travel or recreational use.
Registered Engineer	An engineer properly licensed and registered in the State of South Carolina.
Registered Land Surveyor	A land surveyor properly licensed and registered in the State of South Carolina.
Religious Assembly	Any facility such as a church, temple, monastery, synagogues, or mosque used for worship by a non-profit organization and their customary related uses for education (pre-schools, religious education, etc.), recreation (gymnasiums, activity rooms, ball fields, etc.), housing (rectory, parsonage, elderly or disabled housing, etc.) and accessory uses such as cemeteries, mausoleums, offices, soup kitchens, and bookstores.
Repossession Services	A business acting as or on behalf of creditors that take property that has been pledged as collateral for a loan, which is being called on due to nonpayment of loan, or other financial obligation.
Reserve Strip	A strip of land adjacent to a public street or similar right-of-way which has been reserved for the purpose of controlling access to the public way
Restaurant	An establishment where food and drink are prepared, served, and consumed primarily within the principal building.
Re-subdivision	A change in a map of any approved or recorded subdivision plat if such change affects any street layout on such map or area reserved there for public use, or any lot line: or if it affects any map or plan legally recorded prior to the adoption of any regulations controlling subdivisions.
Retail Sales	Establishments engaged in selling goods or merchandise to the general public for personal or household consumption and rendering services incidental to the sale of such goods.

Retail Tobacco & Alternatives Store	Any establishment whose primary purpose is to sell or offer for sale to consumers, but not for resale, tobacco products and paraphernalia, alternative nicotine products, electronic smoking devices, e-liquid, and vapor products as defined in S.C. Code Sec. 16-17-501, in which the sale of other products is merely incidental
Right-of-Way	A strip of land occupied or intended to be occupied by a street, crosswalk, railroad, road, electric transmission line, oil or gas pipeline, water main, sanitary or storm sewer main, shade trees, or for another special use. The usage of the term "right-of-way" for land platting purposes shall mean that every right-of-way hereafter established and shown on a final plat is to be separate and distinct from the lots or parcels adjoining such right-of-way and not included within the dimensions or areas of such lots or parcels. Rights-of-way intended for streets, crosswalks, water mains, sanitary sewers, storm drains, shade trees or any other use involving maintenance by a public agency shall be dedicated to public use by the maker of the plat on which such right-of-way is established.
Rowhome (Townhouse) Attached, Detached	A building or portion thereof containing 2 or more attached dwelling units horizontally arranged where each unit has a separate entrance from the outside and at least one wall is shared.
RV Park	A lot or parcel of land occupied or intended for occupancy by recreational vehicles or tents for travel, recreational, or vacation usage for short periods of stay subject to the provisions of this title.
Sale or Lease	Any immediate or future transfer of ownership, on any possessory interest in land, including contract of sale, lease, devise, intestate succession, or other written instrument.
Salvage Yard	See "Junk Yard"
Scenic Natural Areas	Any tract of land which contains a unique feature of the rural landscape including, but not limited to, large rock formations, hill crests, mature tree stands, and/or any other feature deemed to be significant by the Town of Chapin Planning Commission
Scenic Natural Areas	Any area which contains a unique feature of the rural landscape including, but not limited to, large rock formations, hill crests, mature tree stands, and/or any other feature deemed to be significant by the Chapin Town Planning Commission.
Scrap Yard	See "Junk Yard"
Screening	A method of visually shielding or obscuring one abutting or nearby structure or use from another by fencing, walls, berms, or densely planted vegetation.
Secondary Schools	A site that is operated as a primary or secondary school and which contains all improvements required by local, state, or federal regulations necessary for general primary or secondary academic instruction.
Sensitive Areas	Areas containing one or more of the following unique or locally significant resources: archaeological resources, critical wildlife habitats, erodible land, flood hazard areas, natural prairies, stream corridors, wetlands, or woodlands.
Setback	The required distance between a structure and the lot lines on the lot in which it is located. Lot lines can be the property lines or the edge of a street right-of-way.

Sexually Oriented Businesses	Any business venture and/ or commercial establishment in which a person appears in a state of sexually explicit nudity which is defined as: the showing of: (a) uncovered, or less than opaquely covered human genitals, pubic area, or buttocks, or the nipple or any portion of the areola of the human female breast; or (b) covered human male genitals in a discernibly turgid state. Any business venture and/or commercial establishment where more than 10% of any goods sold and/ or displayed (whether by video, still photography, drawings, live display or animated) are considered sexually-oriented by depicting sexually explicit nudity (showing uncovered, or less than opaquely covered human genitals, pubic area, or buttocks, or the nipple or any portion of the areola of the human female breast; or (b) covered human male genitals in a discernibly turgid state) and/or depicting persons engaging in sexual activity (any of the following acts or simulations thereof:(a) masturbation, whether done alone or with another human or animal;(b) vaginal, anal, or oral intercourse, whether done with another human or an animal;(c) touching, in an act of apparent sexual stimulation or sexual abuse, of the clothed or unclothed genitals, pubic area, or buttocks of another person or the clothed or unclothed breasts of a human female;(d) an act or condition that depicts bestiality, sado-masochistic abuse, meaning flagellation or torture by or upon a person who is nude or clad in undergarments or in a costume which reveals the pubic hair, anus, vulva, genitals, or female breast nipples, or the condition of being fettered, bound, or otherwise physically restrained on the part of the one so clothed;(e) excretory functions;(f) the insertion of any part of a person's body, other than the male sexual organ, or of any object into another person's anus or vagina, except when done as part of a recognized medical procedure.). These business ventures and/ or commercial establishments include but are not limited to: bookstores, adult mini-motion picture theaters, motion picture theaters, night clubs, clubs, bar restaurants, motels, theaters, drive-in theaters, car washes, massage parlors, health clubs, bath houses, sexual encounter centers or assembly of people without regard to assembly size or location.
Shed	An accessory structure or building used primarily for storage purposes. Does not include accessory dwelling units, garages, or carports.
Short Term Rental	A transient vacation rental or use in which overnight accommodations are provided in dwelling units to guests for compensation, for periods of less than 30 days.
Shrub	Any hard-wooded perennial plant of a species which normally reaches a height between twelve (12) inches and eight (8) feet, and which is between eighty (80%) and one hundred percent (100%) opaque, at maturity.
Sign	Any object, device, display, or structure, or part thereof, which is used to advertise, identify, display, direct, or attract attention to an object, person, institution, organization, business, product, service, event, or location by any means, including words, letters, figures, design, symbols, fixtures, colors, illumination, or projected images
Sign, Commercial or Business	A sign that directs attention to a business or profession conducted, or to a commodity or service sold, offered, or manufactured or to an entertainment offered on the premises where the sign is located.
Sign, Freestanding	A sign which is permanently affixed to the ground and which is not a part of a building or other structure.
Sign, Monument	A freestanding sign supported by an internal structural framework or integrated into landscaping or other solid structural features other than support poles.

Sign, Off-Site	Any sign which relates in its subject matter to products, accommodations, services, or activities sold or offered elsewhere than upon the premises on which such sign is located.
Sign, Pylon	A freestanding sign permanently affixed to the ground by a pole or other supports, but not having the appearance of a solid base.
Site Plan	
Site Plan	The site plan is intended to provide a detailed two dimensional drawing that illustrates all of the required site features, including buildings*, parking areas*, street locations, street sections, rights-of-way, property lines and setbacks, required or proposed Critical Area buffers, trees proposed to remain and to be removed and tree protection zones, site landscaping and lighting* (in conceptual form), and all related development calculations (e.g., density, proposed building areas, number of parking spaces, estimated impervious surface, proposed tree coverage, percentage of open space) in sufficient detail to show compliance with this Ordinance.
Solar Energy System	A complete design or assembly consisting of a solar energy collector, an energy storage facility (where used), and components for the distribution of transformed energy (to the extent they cannot be used jointly with a conventional energy system). Passive solar energy systems are included in this definition.
Special Exception	A use that is not permitted by-right but may be allowed only with approval of the Board of Zoning Appeals that such use in a specified location will comply with all the conditions and standards as specified in this Ordinance. No hardship need exist. When granted, a special exception has the same status as a permitted use as long as the conditions are met, regardless of a change in property ownership.
Specialty Retail	Retail operations that specialize in one type or line of merchandise. Such stores may include but are not limited to apparel stores, jewelry stores, bookstores, shoe stores, stationary stores, antique stores, and similar establishments. Excludes tobacco, liquor, tobacco, and e-cigarette shops.
Sports Stadium	A large open or enclosed space used for games or major events, and partly or completely surrounded by tiers of seats for spectators. Considered an accessory use to universities or high schools.
Stream Corridors	The primary channel of a river or stream and any portions of the floodplain adjoining the channel that are reasonably required to carry and discharge its water
Street Perimeter	Any existing street to which the parcel of land to be subdivided abuts one (1) side.
Streets	The word means, relates to, and includes the entire right-of-way of streets, avenues, boulevards, roads, highway, freeways, lanes, alleys, courts, thoroughfares, collectors, minor streets, cul-de-sacs, and other ways.
Structure	Anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, including for purposes of this Ordinance: buildings, mobile homes, travel trailers, signs, swimming pools, fences, and antenna, but excluding from definition as structures minor landscaping features such as ornamental pools, planting boxes, bird baths, paved surfaces, walkways, driveways, recreational equipment, flagpoles, and mailboxes.

Subdivision	The division of a tract or parcel of land into two (2) or more lots, building sites, or other divisions. The land is divided for sale, lease or building development, whether immediately or in the future. This includes all land divisions involving a new street or change in existing streets. It includes re-subdivisions involving the further division or relocation of lot lines of any lot or lots within a previously approved or recorded subdivision. This covers the alteration of any streets or the establishment of any new streets within any previously approved or recorded subdivision as well as combinations of lots of record
Swimming Pool	A receptacle for water, or artificial basin of water, either above ground, below ground, or partly above and partly below ground, not wholly enclosed within a building, and intended for use by persons for the purpose of immersion, partial immersion, or swimming, and including all appurtenant equipment.
Tattoo Parlor	A commercial use involving the marking of skin of persons with a design by a process of pricking or ingraining an indelible pigment or by raising scars, or similar method.
Telecommunications Tower	A structure, facility or location designed, or intended to be used as, or used to support antennas or other transmitting or receiving devices. This includes without limit, towers of all types, kinds and structures, including, but not limited to buildings, church steeples, silos, water towers, signs or other structures that can be used as a support structure for antennas or the functional equivalent of such. It further includes all related facilities and equipment, including but not limited to cabling, equipment shelters and other structures associated with the site.
Theater	A structure used for dramatic, operatic, motion pictures, or other performance, for admission to which entrance money is received.
Thoroughfare	Any major arterial road; one of the principal routes into and through the community.
Tobacco Stores	Premises used primarily for the sale or dispensing of tobacco products, such as; cigars, pipe tobacco, and shisha, that permits onsite consumption of purchased products. Vapes, vaporizers, vape pens, electronic cigarettes, CBD products, non-tobacco smoking products, and smoking paraphernalia and accessories, are excluded from this definition
Traditional Subdivision	All divisions of a tract or parcel of land into two (2) or more lots, building sites, or other divisions for the purpose, whether immediate or future, of sale, legacy, or building development, and includes all division of land involving a new street or a change in existing streets, and includes re-subdivision and, where appropriate, to the process of subdivision or to the land or area subdivided: provided however, that the following exceptions are included within this definition only for the purpose of requiring that an Application for Exemption be filed with the Administrative Official
Transportation Terminals, bus and railroad	A place where the transfer of people between modes of transportation takes place except this shall not include air or water transportation and shall not include terminals for freight
Truck Sales and Service	Premises for new and used vehicles are stored and displayed for the purpose of sale, lease or hire and shall include the storage and sale of parts accessory to such vehicles, together with the repair and service of the vehicle. For the purpose of this definition, trucks and vehicles shall be restricted to motorized construction equipment, truck bodies, truck tractors, tractor trailers, trains, buses, farm equipment, commercial vehicles, recreational vehicles, all-terrain vehicles, personal water craft, snowmobiles, motorcycles, and dirt bikes; and shall not include automobiles, passengers' trucks, or passenger vans

Truck Stop	Any building, premises, or land in which or upon which a business, service, or industry involving the maintenance, servicing, storage or repair of commercial vehicles is conducted or rendered, including the dispensing of motor fuels or other petroleum products directly into motor vehicles and the sale of accessories or equipment for trucks and similar commercial vehicles. A truck stop also may include overnight accommodations and restaurant facilities primarily for the use of truck crews.
Vape, E-Cig, store and lounges	Premises used primarily for the sale of vapes, vaporizers, vape pens, electronic cigarettes, CBD products, non-tobacco smoking products, and smoking paraphernalia and accessories.
Veterinarian	Establishments that include services by licensed practitioners of veterinary medicine, dentistry, or surgery for animals; indoor boarding services for pets; and grooming.
Warehouse	A use engaged in storage, wholesale, and distribution of manufactured products, supplies, and equipment,
Wetlands	An area saturated by surface water or ground water such that is supports the growth and existence of vegetation suited to such areas. The key indicator for wetlands is the presence of hydric soils. Areas containing hydric soils will be subject to review by the USDA Natural Resources Conservation Service. The United States Army Corps of Engineers will make the final determination regarding the existence of a wetland.
Wholesale Trade	An establishment engaged in selling or distributing merchandise to retailers; to contractors, industrial, commercial, institutional, farm, or professional business users; to other wholesalers; acting as agents or brokers in buying merchandise for or selling merchandise to such persons or companies; or otherwise distributing merchandise via tractor trailer to customers.
Woodlands	An area containing contiguous wooded parcels of significant size, containing a rich diversity of native flora species in associations typical of pre-settlement ecosystems, areas with rare, threatened, endangered or special species, or with ancient individuals, when in combination with understory species typical of pre-settlement ecosystems.
Yard	A required open space unoccupied and unobstructed by structures except those specifically permitted.
Yard, Front	A yard situated between the front building line and the front lot line extending the full width of the lot.
Yard, Rear	A yard situated between the rear building line and the rear lot line and extending the full width of the lot.
Yard, Side	A yard situated between the side building line and the side lot line and extending for the front yard to the rear yard.
Zone	A specifically delineated area or district within which uniform regulations and requirements govern the use, placement, spacing, and size of land and buildings and associated improvements.
Zoning Administrator	The person designated by Town Council to administer this Ordinance. This person may or may not be an employee of the Town.