

Town of McClellanville Zoning and Land Development Ordinance
Adopted September 13, 2004

Natural Buffer Area(s): A buffer area which is comprised of existing trees and vegetation native to the site prior to development.

Nonconforming Structure: A structure or portion thereof which was lawfully erected or altered [prior to the adoption of this Ordinance or any amendment thereof](#), but which does not comply with the bulk and area regulations applicable to new structures in the zoning district in which it is located.

Nonconforming Use: A use which was lawfully established and maintained prior to the effective date of this Ordinance, or any amendment thereof, which renders the use out of compliance with the use regulations applicable to new uses in the zoning district in which it is located.

Non-habitable (or uninhabitable): Space in a structure that is not suitable for living, sleeping, eating or cooking such as, but not limited to, garages, toilet compartments, closets, utility spaces or similar areas. Commercial and industrial structures do not have habitable space.

Nursery: A commercial [activity-establishment](#) offering for sale plants, trees, or shrubs grown on or off the premises. Related items such as hand tools, packaged fertilizer, pesticides, ornamental containers, and garden fixtures may also be retailed from the premises.

Octave Band: A prescribed level of sound frequencies which classifies sound according to its pitch.

Odor Threshold: The lowest concentration of odorous matter in air that will produce an olfactory response in a human being.

Office: Any room, studio, clinic, suite or building wherein the primary use is the conduct of a business such as, but not limited to: accounting, correspondence, research, editing, administration or analysis; or the conduct of a business by salesman, sales representatives or manufacturers representative; or the conduct of a business by professionals, such as engineers, architects land surveyors, artists, musicians, lawyers, accountants, real estate brokers, insurance agents, dentists or physicians, urban planners and landscape architects. An office shall not involve manufacturing, fabrication, production, processing, assembling, cleaning, testing, repair or storage of materials, goods and products, or the sale and/or delivery of any materials, goods, or products which are physically located on the premises. An office shall not be deemed to include a veterinary service or animal hospital.

[Office/Contracting Services: Any room, suite or building wherein the primary use is the conduct of business related to the provision of services associated with the construction of buildings or structures, or performing additions, alterations, reconstruction, installation, and repairs \(e.g. new work, addition, alteration, and repair\) of building projects. Such establishments include offices for custom builders, general contractors, and special trade contractors providing services such as painting, plumbing, masonry, electrical, and roofing etc. and preparation of land \(e.g. well drilling, grading\) and landscaping. The storage of equipment associated with these services may be considered as an accessory subject to the conditions for storage in applicable zoning districts.](#)

Office/Warehouse Complex: A structure or group of structures offering compartments of varying size for ownership or rental to different tenants for the storage of commercial goods or wares; conducting certain retail trade activities; or providing those personal or business services permitted by zoning as an auxiliary use.