

Article 3: General Provisions and Interpretations

[Section 3.0](#) [Intent](#)

[Section 3.1](#) [General Conformity Required](#)

[§ 3.1.1](#) [New or Moved Structures](#)

[§ 3.1.2](#) [Remodeling](#)

[§ 3.1.3](#) [Change in Land Use or Land Classification](#)

[§ 3.1.4](#) [Government Property and Public Facilities](#)

[Section 3.2](#) [Exemptions](#)

[§ 3.2.1](#) [Structures](#)

[§ 3.2.2](#) [Uses](#)

[§ 3.2.3](#) [Existing Variances](#)

[§ 3.2.4](#) [Height of Spires and Belfries](#)

[§ 3.2.5](#) [Yard Encroachments](#)

[§ 3.2.6](#) [Structures with Authorized Yard Requirement Reductions](#)

[Section 3.3](#) [Measurements of Lots, Yards and Related Terms](#)

[§ 3.3.1](#) [Width Measurements for Regular Lots](#)

[§ 3.3.2](#) [Determination of Front Yard for Regular Lots](#)

[§ 3.3.3](#) [Yards Adjacent to Streets](#)

[§ 3.3.4](#) [Yards on Double Frontage Lots](#)

[§ 3.3.5](#) [Yards on Corner Lots](#)

[§ 3.3.6](#) [Side Yards on Regular Lots](#)

[§ 3.3.7](#) [Rear Yards on Regular Lots](#)

[Section 3.4](#) [Use Approvals](#)

[§ 3.4.1](#) [Unspecified Uses](#)

[§ 3.4.2](#) [Adding Unspecified Uses to the District Regulations](#)

[§ 3.4.3](#) [Use Types](#)

[§ 3.4.4](#) [Accessory Uses and Structures](#)

[§ 3.4.5](#) [Temporary Uses](#)

[Section 3.5](#) [Supplemental Standards](#)

[§ 3.5.1](#) [Home Occupations](#)

[§ 3.5.2](#) [Bed and Breakfast Establishments](#)

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

[§ 3.5.3 Vacation \(Short-term\) Rentals](#)

[§ 3.5.4 Storage of Vehicles and Recreational Equipment](#)

[§ 3.5.5 Residential Dock Structures](#)

[Section 3.6 Externalities](#)

[§ 3.6.1 Vibration](#)

[§ 3.6.2 Noise](#)

[§ 3.6.3 Odor](#)

[§ 3.6.4 Light](#)

Section 3.0 Intent

The regulations set forth in this Article serve to clarify, supplement and/or modify the other regulations of this Ordinance. The regulations set forth for each zoning district are the minimum requirements necessary to carry out this Ordinance. In their interpretation and application, the provisions of this Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety, comfort, morals, and general welfare. Except as provided below, the Zoning Administrator shall not authorize a standard less than the minimum requirement.

Section 3.1 General Conformity Required

No building permit or certificate of occupancy shall be issued, no building or structure or part thereof shall be erected, altered, or occupied, no use or change in use commenced, and no land altering activity commenced relating thereto may occur prior to endorsement or verification by the Zoning Administrator that such activity shall be in compliance with this Ordinance and has received all approvals required under this Ordinance. The Town shall require the payment of fees for review of plans and issuance of permits as specified by fee schedule adopted by Town Council.

§ 3.1.1 New or Moved Structures

Any structure hereafter moved from one site to another site, including movement within a zoning lot, shall be considered to be a structure built hereafter. Any structure built or restored after damage or destruction by fire or other casualty shall be considered to be a structure built hereafter. First floor elevation of any structure(s) built hereafter shall be in compliance with the current minimum height requirements of the Federal Flood Insurance Program and such other requirements as may be imposed by such Program.

§ 3.1.2 Remodeling

If any structure is remodeled after the effective date of this ordinance such that the floor area of the structure is increased by more than fifty percent (50%) or the cost of remodeling exceeds fifty percent (50%) of the current appraised value as shown on the most recent tax records:

- (a) The entire structure as remodeled shall comply with the use regulations of this ordinance.
- (b) Any alterations of, enlargements of, or additions to the structure shall comply with the bulk regulations of this ordinance.
- (c) The off-street parking provided shall not be less than that required (or if already less than that required, shall not be further reduced below) the requirements of this ordinance applicable to a similar new structure or use.

§ 3.1.3 Change in Land Use or Land Classification

- (a) If the use of any structure is hereafter changed to another use, then the new use must comply with the use regulations of this ordinance, however establishment of the new use does not require the existing structure to conform to the bulk and area regulations of this ordinance.

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

- (b) When an existing structure, which was constructed prior to the enactment of this ordinance, changes to another use due to a change in the use classification, the application of a new zoning district does not require the existing structure to meet setback or bulk requirements, but must meet all other requirements of screening, parking and access.

§ 3.1.4 Government Property and Public Facilities

- (a) Pursuant to §6-29-770 of the SC Code of Laws, as amended, agencies, departments, and subdivisions of the State of South Carolina or any County that use real property within the Town of McClellanville, as owner or tenant, are subject to the Town of McClellanville Zoning and Land Development Ordinance.
- (1) The provisions of this section do not require a state agency, department, or subdivision to move from facilities occupied on June 18, 1976, regardless of whether or not their location is in violation of this Ordinance.
- (2) The provisions of this section do not apply to a home serving nine or fewer mentally or physically handicapped persons provided the home provides care on a twenty-four (24) hour basis and is approved or licensed by a state agency or department or under contract with the agency or department for that purpose. For the purposes of this Ordinance, the residents of such homes shall be construed to be a natural family. Representatives of the agency or department proposing establishment of a group home within the Town of McClellanville shall follow requirements pertaining to public notice, site selection, resident screening, and periodic reviews under §6-29-770 (E)-(G) of the SC Code of Laws, as amended.
- (b) No new street, structure, utility, square, park, or other public way, grounds, open space or public building for any use, whether publicly or privately owned, may be constructed or authorized in the Town of McClellanville until the location, character, and extent of such have been submitted to the Planning Commission for review and comment as to the compatibility of the proposal with the adopted Town of McClellanville Comprehensive Plan.
- (1) In the event that the Planning Commission finds that the proposal is in conflict with the comprehensive plan, the Commission shall transmit its findings and the particulars of the nonconformity to the entity proposing the facility.
- (2) If the entity proposing the facility determines to go forward with the project which conflicts with the comprehensive plan, the governing or policy making body of the entity shall publicly state its intention to proceed and the reasons for the action. A copy of this finding must be sent to the McClellanville Town Council and Planning Commission and published in a newspaper of general circulation in the community at least thirty (30) days prior to awarding a contract or beginning construction.

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

- (3) Telephone, sewer, gas utilities, or electric suppliers, utilities and providers, whether publicly or privately owned, whose plans have been approved by the Town Council or a state or federal regulatory agency, or electric suppliers, utilities and providers who are acting in accordance with a legitimately delegated right pursuant to Chapter 27 or 31 of Title 58 or Chapter 49 of Title 33 of the SC Code of Laws, as amended, are exempt from this provision. These utilities must submit construction information to the Town Planning Commission.

Section 3.2 Exemptions

§ 3.2.1 Structures

Any structure for which zoning and building permits have been issued prior to the effective date of this Ordinance shall be exempt from the requirements of this Ordinance, provided that construction has commenced in reliance on such permit.

§ 3.2.2 Uses

Any use of land or a structure for which a zoning permit has been issued prior to the effective date of this Ordinance shall be exempt from the requirements of this Ordinance.

§ 3.2.3 Existing Variances

Any variance lawfully approved prior to the effective date of this Ordinance, or amendment thereof, shall be deemed to be and continue to be valid after the adoption of this Ordinance pursuant to Sections 6-29-1510 through 6-29-1560 of the SC Code of Laws as adopted July 1, 2005 or any amendment thereto.

§ 3.2.4 Height of Spires and Belfries

No building or structure shall exceed the height limit specified for the zoning district in which it is located, except that height limitations of this Ordinance shall not apply to church spires and belfries.

§ 3.2.5 Yard Encroachments

No structure, principal or accessory, shall be located within a required yard or setback, provided however that the following encroachments may be allowed provided the Zoning Administrator determines that such encroachments do not conflict with other ordinance or applicable building code requirements:

- (a) Fences and walls along the property perimeter.
- (b) Awnings and canopies projecting four (4) feet or less from a building façade.
- (c) Architectural features, such as chimneys, overhangs and eaves, projecting no more than two (2) feet into a side or rear yard or three (3) feet into a front yard provided that such projections do not encroach within the distance required by the International Building Code.
- (d) Stairs not exceeding 18" in height above grade.
- (e) Arbors and trellises.

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

- (f) Non-habitable, one-story accessory structures situated a minimum of five (5) feet from the rear or one side of the side property lines.

§ 3.2.6 Structures with Authorized Yard Requirement Reductions

In the case of any building partially constructed that does not intentionally comply with such yard requirements applicable at the time of such construction, such building may be exempt from district requirements provided such reduction has been approved by the Zoning Administrator in accord with the following provisions:

- (a) The Zoning Administrator has determined that:
- (1) The error does not exceed ten (10) percent of the measurement that is involved;
 - (2) The noncompliance was done in good faith, or through no fault of the property owner, or was the result of an error in location of the building subsequent to the issuance of a building permit, if such was required;
 - (3) Such reduction will not impair the purpose and intent of this Ordinance;
 - (4) The reduced yard requirement will not be detrimental to the use and enjoyment of other property in the immediate vicinity;
 - (5) The reduced yard requirement will not create an unsafe condition with respect to both other property and public streets;
 - (6) To force compliance with the minimum yard requirements would cause unreasonable hardship upon the owner; and
 - (7) The reduction will not result in an increase in density or floor area ratio from that permitted by the applicable zoning district regulation.
- (b) In approving such a reduction under the provision of this Section, the Zoning Administrator shall only allow a reduction necessary to provide reasonable relief and, as deemed available, and prescribed such conditions, to include landscaping and screening measures to assure compliance with the intent of this Ordinance.
- (c) The Zoning Administrator shall not have waived or modified the standards necessary for approval specified in this Section.
- (d) If there is an error greater than ten (10) percent of the measurement that is involved, the property owners shall seek a variance from the Board of Zoning Appeals prior to occupancy and/or use of the subject structure.

Section 3.3 Measurements of Lots, Yards and Related Terms

§ 3.3.1 Width Measurements for Regular Lots

The width of a regular lot shall be determined by the measurement across the rear of the required front yard. Lot width shall be measured only along continuous frontage facing one street. Yards and street lines shall be measured along the arc of the curve for curvilinear yards and street lines.

§ 3.3.2 Determination of Front Yard for Regular Lots

- (a) For regular interior lots, the front shall be construed to be the portion nearest the street.
- (b) For regular corner lots, the front shall be construed as the shorter boundary fronting the street. If the lot has equal frontage on two or more streets, the front of the lot shall be determined by the prevailing building pattern, or the prevailing lot pattern if a building pattern had not been established.

§ 3.3.3 Yards Adjacent to Streets

- (a) Regular lots shall have front yards at least the depth required for the district across the entire frontage of the lot.
- (b) Other required yards adjacent to streets shall be provided across or along the entire portion of the lot adjacent to the street.
- (c) Street lines should be used for the measurement of required yards adjacent to streets. Where the lot line adjacent to the street is straight, required yards shall be measured from such line, extended in the case of rounded corners. On convex or concave lots, if applicable, front, side and rear yards, shall be parallel to or concentric with the street line.
- (d) The depth of required yards adjacent to streets shall be measured perpendicular or radially to such straight lines.

§ 3.3.4 Yards on Double Frontage Lots

On lots with frontage on two nonintersecting streets (a through lot), the minimum front yard setback established for the district in which such lot is located shall be provided on each street.

§ 3.3.5 Yards on Corner Lots

Corner lots shall be deemed to have no rear yards, only two (2) front yards that are adjacent to the street and two (2) side yards. If two (2) different side yards are required in a district, the larger required side yard shall apply.

§ 3.3.6 Side Yards on Regular Lots

Side yards on regular lots are defined as running from the required front yard line to the required rear yard line. On regular through lots, the required side yard shall run from the required front yard line to the second required front yard line. On corner lots, the required side yards shall run from the point where side yard lines intersect to the required front yard lines.

§ 3.3.7 Rear Yards on Regular Lots

Rear yards provided on interior regular lots shall be at least the depth required for the district and shall run across the full width of the lot at the rear.

Section 3.4 Use Approvals

§ 3.4.1 Unspecified Uses

Except when specifically determined by the Zoning Administrator as included or implied within the description or classification of another use, no uses are permitted unless specified in a use definition or accessory use listed for a particular district. Land uses, buildings or other structures not specifically included or implied in the description of a use group shall not be permitted in any district.

§ 3.4.2 Adding Unspecified Uses to the District Regulations

Uses other than those allowed in the applicable zoning district may be added to a district only upon a text amendment approved by Town Council under the provisions of [Article XIII](#) of this Ordinance.

§ 3.4.3 Use Types

Within each district, specific use groups are allowed either by right (permitted), conditionally, or with special exception approval:

- (a) By-right or permitted uses shall be developed within the applicable zoning district subject to administrative approval of a zoning permit by the Zoning Administrator.
- (b) Conditional uses, which are compatible with permitted uses in the same zoning district, but have potential for some incompatibility or adverse impacts, shall be developed within the applicable district only when it has been demonstrated to the satisfaction of the Zoning Administrator that the proposed use meets all conditions for that use in zoning district regulations for the applicable zoning district or those applicable in Section 3.5 below.
- (c) Special Exception uses, which may be compatible with other uses allowed within a specific zoning district, but are more intensive and have greater potential for adverse impacts on adjacent properties, shall be approved for development within an applicable district only if the proposed use meets any conditions for that use listed in the zoning district regulations for the applicable zoning district and the criteria for special exception approval by the Board of Zoning Appeals in §12.3.6 of this Ordinance.
- (d) Temporary uses may be permitted by the Zoning Administrator if it is demonstrated that the proposed use meets any conditions for that use in the zoning district regulations or those applicable in Section 3.5 below.

§ 3.4.4 Accessory Uses and Structures

Accessory uses and structures are limited to the following and any additional uses and structures the Zoning Administrator finds are similar to those listed in scope, size and impact, are permitted in conjunction with and incidental to a principal use or structure approved in accord with the requirements of this Ordinance and the limitations set forth below.

- (a) Residential Accessory Uses and Structures.
 - (1) Deck.
 - (2) Dog house and/or pen.
 - (3) Fence and/or wall.

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

- (4) Freestanding air conditioning machinery.
- (5) Patio, gazebo.
- (6) Play equipment and playhouses.
- (7) Private garage.
- (8) Private greenhouse.
- (9) Private swimming pool, tennis court and/or other recreational facility.
- (10) Radio or satellite/TV antennae, freestanding or on a roof.
- (11) Storage shed for personal, noncommercial use; excluding transportable storage units and containers originally designed to be transported by vehicle.
- (12) Studio and/or workshop, without outdoor display, for personal use.
- (13) Utility boxes
- (14) Home occupations approved in accord with the conditions for such in § 3.5.1.
- (15) Docks approved in accord with the conditions for such in § 3.5.5.
- (b) Non-residential Accessory Uses and Structures.
 - (1) Dumpster and dumpster pad.
 - (2) Emergency power generator.
 - (3) Fence and/or wall.
 - (4) Freestanding air conditioning machinery.
 - (5) Parking area(s) on the same lots the principal use.
 - (6) Storage shed not exceeding 200 square feet in floor area.
 - (7) Storm water management facilities.
 - (8) Utility boxes.
 - (9) Transportable storage units or containers originally designed to be transported by vehicle, for the purpose of storage in the Highway Commercial and Marine Commercial only.
- (c) Accessory Use and Structure Limitations.
 - (1) Accessory uses and structures shall be located on the same lot as the principal use or structure.
 - (2) No accessory structure shall be used as a dwelling or lodging except as otherwise provided for in this Ordinance.
 - (3) With the exception of a single non-habitable structure, 120 square feet or less in area, no accessory use or structure shall be established until the principal use is established.

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

- (4) Accessory structures are subject to compliance with height, bulk and coverage regulations of this ordinance.
- (5) With the exception of fences, accessory uses must be located to the side or rear of the principal building and screened from neighboring properties through the use of vegetation and fencing.
 - a. Notwithstanding the above, accessory uses and structures on lots with frontage on the ICWW, creek, or tidal marsh may also be located between the principle building and the property's frontage road.
 - b. Accessory uses and structures within the front yards of such lots shall be sited and/or landscaped to minimize visibility from public right- of-ways and/or neighboring properties.

§ 3.4.5 Temporary Uses

Temporary uses and structures limited to the following are permitted in accord with the requirements of this Ordinance and the limitations set forth below.

- (a) Construction Offices and Storage: Temporary buildings for offices or storage of materials, including Portable On-Demand storage units, are permitted in conjunction with the construction of a building when located on the same parcel where the construction is taking place and when limited to the duration of the construction.
 - (1) Construction of a house displayed for advertising purposes, not intended to be sold or occupied as a dwelling on a permanent basis, whether in conjunction with a residential development or otherwise, shall not commence until a bond adequate to ensure the removal of such structure has been posted.
 - (2) All storage uses shall be sited such that visibility from roads and neighboring properties are minimized.
 - (3) Temporary use of a recreational vehicle for living, sleeping, or housekeeping purposes on a temporary basis by the owner of a lot may be permitted by the Zoning Administrator upon finding that:
 - a. Such temporary use is associated with the construction or major repair of a residence on the site where the use is proposed; and
 - b. That electrical power to the recreational vehicle has been approved by the building official; and
 - c. Upon proof that an approved septic system has been installed and permitted by the appropriate authority.

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

- d. A temporary permit issued under the provisions of this subsection shall be valid for a period of ninety (90) days, and may be renewable for another period of ninety (90) days only upon the building official certifying to the Zoning Administrator that construction or repair of the residence is ongoing, and the applicant otherwise demonstrates that good faith, concerted efforts have been made to maintain the progress of construction or repair.
 - e. For the purposes hereof, "construction" means erection of a new residence, and "major repairs" means repairs to an existing residence, the cost of which exceed fifty percent (50%) of the value of the existing residence, or if the Zoning Administrator and Building Official have found that the permitted repairs render the residence uninhabitable.
- (b) Temporary Sales: Temporary sales of produce, Christmas trees, fireworks, and other seasonal goods, may be permitted by the Zoning Administrator upon application.
 - (1) A temporary sales zoning permit shall be valid for a period not to exceed 45 days, unless extended at the completion of such 45-day period, and shall require that all structures and materials be removed within such time period.
 - (2) Such permit may impose conditions necessary to alleviate any adverse impacts such as provisions for adequate parking, traffic safety, fire safety, hours of operation, provision for sewage disposal, and other health and safety concerns the Zoning Administrator may deem necessary and posting of a bond to ensure timely removal of structures and materials and restoration of the area. At a minimum:
 - a. Structures for temporary sales shall not exceed 400 square feet in floor area nor be closer than 35 feet to the right of way of a road or private access easement.
 - b. Entrances and exits to the site shall be so located as to provide safe ingress and egress from roads and shall be channeled to prevent unrestricted access to and from the premises.
 - c. All entrances and exits to the site and roads serving it shall be clearly delineated.
 - d. No more than two (2) signs consistent with the provision in Article IX of this Ordinance shall be permitted.
- (c) Temporary Events: Temporary activities for compensation may be permitted upon application to the Zoning Administrator upon finding that the activity or event is clearly incidental and subordinate to the permitted principal use of the property.
 - (1) Such permit may impose conditions regarding the hours of operation, volume of amplified music, type and intensity of outdoor lighting, and similar matters affecting the health, safety and welfare of the public, provided such conditions are necessary to alleviate any adverse impact of the activity or event upon neighboring roads and properties.
 - (2) Temporary permits shall be applied for a minimum of ten (10) days in advance of the event or function.
 - (3) A separate permit shall be obtained for each event.

Section 3.5 Supplemental Standards

In addition to meeting all regulations of the zoning district in which a use or structure is established, the following uses must meet the applicable conditions listed below.

§ 3.5.1 Home Occupations

In any dwelling unit in a district where home occupations are permitted,

- (a) All home occupations shall collectively occupy no more than one-third (1/3) of the gross floor area of such dwelling unit.
- (b) Home occupations shall be conducted entirely within the principal residence on the premises.
- (c) There shall be no exterior evidence of any home occupation, other than one sign as permitted in Article IX.
- (d) No article, product or service sold in connection with such activity shall be other than those produced on the premises.
- (e) A permitted home occupation shall not impact the local community and neighborhood conditions such as, but not limited to, increases in noise or traffic.
- (f) No mechanical equipment shall be used in connection with such activity other than such equipment as is customary for domestic or household purposes.
- (g) Only occupants of the principal residence, or members of the immediate family, are permitted to be engaged or employed to assist in the operation of a home occupation.
- (h) In addition to other uses deemed unacceptable, the following uses shall **not** be considered home occupations: Animal hospitals, kennels or stables, barber shops and beauty parlors, dancing schools, funeral homes, medical or dental offices or clinics or hospitals, nursery schools, restaurants, tourist homes.
- (i) Prior to the establishment of any home occupation, an application therefore shall be made. The Zoning Administrator, upon verification that the requirements herein have been satisfied, may issue a zoning permit for a customary home occupation.

§ 3.5.2 Bed and Breakfast Establishments

Where “bed and breakfast” establishments are allowed, such shall comply with the standards for home occupations in addition to the following standards:

- (a) Bed and Breakfast Home: In any district where “Bed and Breakfast Homes” are listed as a conditional use, such shall comply with the following standards:
 - (1) No exterior alteration, other than those necessary to assure safety of the structure, shall be made to any building for the purpose of operating a Bed and Breakfast in a residence.
 - (2) The owner of the premises shall reside on the premises and manage the establishment.
 - (3) The owner’s private residential quarters and common areas must constitute at least 50% of the floor area of the premises.

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

- (4) Other occupants of the principal residence, or members of the owner's immediate family, may be engaged or employed to assist in the operation of a bed and breakfast home.
 - (5) The resident owner shall comply with all business license and revenue collection ordinances of the Town of McClellanville, Charleston County and the State of South Carolina.
 - (6) The resident owner shall keep a current guest register, including names, addresses and dates of occupancy of all guests.
 - (7) Parking spaces shall be provided in accord with Section 8.3 of this ordinance.
 - (8) The establishment shall not contain restaurant facilities or provide food service other than breakfast and snacks for registered overnight guests only.
 - (9) The written lease agreement for such rentals includes notice that properties are subject to the limitation of noise levels established in § 3.6.2(b) for residential uses and notice of noise levels shall be posted on the premises.
- (b) **Bed and Breakfast Inn:** In any district where Bed and Breakfast Inns are listed as a conditional use, such shall comply with the following standards:
- (1) All Bed and Breakfast Inns shall be located on a lot with frontage and direct access to a public road.
 - (2) Entrances and exits from to/from the establishment shall be clearly delineated and provide safe ingress/egress for unrestricted access to and from the premises.
 - (3) An owner, or manager with decision making authority, shall reside on the premises and provide full-time management of the establishment when occupied.
 - (4) Name(s) of the owner(s)/manager(s)/caretakers shall be kept on file with the Town and updated or verified with issuance/renewal of the business license.
 - (5) The establishment's owner shall comply with all business license and revenue collection ordinances of the Town of McClellanville, Charleston County and the State of South Carolina.
 - (6) Parking spaces shall be provided in accord with §8.3 of this ordinance.
 - (7) Weddings, receptions, private parties, meetings and other similar activities may be held with the maximum number of attendees based on the maximum sleeping capacity of the inn. Hosting of these gatherings where attendees exceed the maximum capacity may be held up to ten (10) times per calendar year subject to the Town's standards for Temporary Events in § 3.4.5(c).
 - (8) The written lease agreement for such rentals includes notice that properties are subject to the limitation of noise levels established in § 3.6.2(b) for residential uses and notice of noise levels shall be posted on the premises; and
 - (9) The establishment shall not contain restaurant facilities or provide food service other than breakfast and snacks for registered overnight guests and on-premises events only.

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

(c) **Bed and Breakfast Permitting:**

- (1) Bed and Breakfast business licenses may be revoked for failure to comply with conditions listed in (a) or (b) above, including failure to maintain trash service and/or required parking.
- (2) Bed and Breakfast establishment business licenses are subject to annual renewals, terminate upon transfer of property, and are non-transferable.
- (3) Business licenses for Bed and Breakfast establishments issued annually shall be limited to no more than 5% of housing units within the Town as reported by the most recent census data, excluding those located within a subdivision or development subject to private covenants and restrictions on commercial use of properties.

§ 3.5.3 Vacation (Short-term) Rentals

- (a) No attached or detached residential dwelling unit in the Town of McClellanville may be rented, leased, or assigned for tenancies or made available for use, occupancy, possession, sleeping accommodations, or lodging for one or more persons in return for valuable consideration for any period of more than two (2) nights and less than thirty (30) consecutive days, unless it is demonstrated that:
- (1) The applicant or agent has provided evidence of ownership or authorization to apply for and obtain a “vacation rental business license”, accompanied by a federal employer tax filing number, and contact information for a designated 24-hour property manager who shall physically respond within 60 minutes if notified by the Town of an emergency and/or need by the Town for access to the property to address complaints regarding conduct of occupants renting the property.
 - (2) The establishment’s owner complies with all business license and revenue collection ordinances of the Town of McClellanville, Charleston County and the State of South Carolina.
 - (3) The owner or agent has provided evidence that it will comply with the terms of the current Town of McClellanville trash removal contract for excessive garbage and its containment.
 - (4) The occupancy shall conform to the occupancy limits of adopted fire and building codes and in all cases shall house no more than two (2) occupants per bedroom not to exceed twelve (12) occupants in any dwelling.
 - (5) Documentation of septic capacity (i.e. number of bedrooms the property’s system is designed to serve) is provided with application for Town approvals of the use.
 - (6) The owner has provided off-street parking for all vehicles, watercraft and trailers.
 - (7) The written lease agreement for such rentals shall include notice that occupants of a vacation rental may not host events for attendance by more than twice the occupancy limit of any rental property per § 3.5.3(a)(4) above including overnight guests and visitors, without obtaining a temporary event permit per § 3.4.5(c).

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

- (8) The written lease agreement for such rentals shall include notice that properties are subject to the limitation of noise levels established in § 3.6.2(b) for residential uses and notice of noise levels shall be posted on the premises.
- (9) The written lease used for such rentals includes an agreement between renters and the owner that these terms shall be complied with.
- (b) Vacation Rental Permitting:
 - (1) Vacation Rentals may be approved for establishment and a business license only when listed as a conditional use within the zoning district applicable to the subject property.
 - (2) Vacation Rental zoning permits and business licenses shall be approved for properties in the Town's Residential (R) zoning district only when the owner resides on the property.
 - (3) Vacation Rental business licenses may be revoked for failure to comply with these conditions, including failure to maintain trash service and/or required parking.
 - (4) Vacation rental business licenses are subject to annual renewals, terminate upon transfer of property, and are non-transferable.
 - (5) Vacation rental zoning approvals issued annually shall be limited to no more than 5% of housing units within the Town as reported by the most recent census data, excluding those located within a subdivision or development subject to private covenants and restrictions on commercial use of properties.
 - (6) Vacation rentals with valid business licenses at the time of this amendment (2025) shall be permitted to operate until the business license expires without renewal or upon transfer of the property.

§ 3.5.4 Storage of Vehicles and Recreational Equipment

- (a) All inoperable vehicles, including those without a current registration, excluding watercraft, shall be stored in enclosed garages, accessory buildings, and rear or side yards of the property on which they are stored.
- (b) All inoperable vehicles, excluding watercraft, parked outside an enclosed structure for a period greater than one (1) week shall not be visible from public ways.
- (c) No more than one (1) inoperable vehicle may be concurrently parked on a residential lot.
- (d) No recreational equipment shall be used for living, sleeping or housekeeping purposes when parked or stored on a residential lot, or in any location not approved for such use; provided however that recreational vehicles may be used for living, sleeping, or housekeeping purposes on a temporary basis by the owner of a lot in conjunction with construction or major repair of a residence on the same property as permitted in § 3.4.5(a)(3) above.

§ 3.5.5 Residential Dock Structures

All docks constructed for personal, noncommercial use within the Town of McClellanville shall have an approved permit from the SC Office of Bureau of Coastal Management (BCM) verifying compliance with standards for such in the SC Coastal Zone Management Act. In addition, a building permit shall

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

be obtained as verification that the following standards shall apply to the construction of dock structures regardless of the date the lot was recorded.

- (a) All lighting fixtures shall be down shielded to ensure such do not cast light or glare on adjacent properties.
- (b) No boat lift shall be installed such that the base elevation of the lift is higher than the plane of the dock deck.

Section 3.6 Externalities

The following standards shall be applied to all land uses and development activities in the Town of McClellanville as a means of mitigating potentially adverse impacts on adjacent properties.

§ 3.6.1 Vibration

No continuously or impulsively generated vibration shall be created that is perceptible without instruments at the property line, except for those inherent to construction operations.

§ 3.6.2 Noise

- (a) It shall be unlawful for any person to make, continue, or cause to be made or continue any excessive, unnecessary or unusually loud noise or any noise which either annoys, disturbs, injures or endangers the comfort, repose, health, peace or safety of others within the limits of the town/village.
- (b) No noise above such level shall be generated by a use that is objectionable with respect to intermittence, beat, frequency, volume or shrillness. To accomplish this, the following maximum standards shall apply.

Use Type	Max. Perceptible Noise
Industrial Uses	90 dB
General Commercial Uses, unless otherwise specified	80 dB
Professional and personal service, office, medium and high-density residential uses	70 dB
Low-density residential and agricultural uses	60 dB

- (c) Any activity within each of the general use groups listed above shall not exceed the corresponding maximum noise level, measured in decibels (dB) at the property line. These noise levels apply from 7 a.m. to 7 p.m. for continuous noise. Permissible continuous noise levels shall be reduced by 10 decibels (10 dB) from 7 p.m. to 7 a.m. Sudden, peak noise levels shall be permissible no more than ten (10) decibels (10 dB) higher than those allowed for continuous noise levels.

§ 3.6.3 Odor

No objectionable odor shall be created which is detectable beyond the property line, and the emission of odors, regardless of type, shall not be such as to be detrimental to the value and use of adjacent property.

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

§ 3.6.4 Light

The source of exterior lighting shall not be arranged in such a manner as to be detrimental to adjacent properties or the traveling public. To that end the following standards shall apply to exterior light sources.

- (a) Height: No light source shall be elevated more than fifteen feet (15') above finished grade, provided the following shall be exempt from this requirement.
 - (1) Interior lot lighting for nonresidential uses in the MC zoning district;
 - (2) SCDOT approved street lighting of highways and arterials;
 - (3) Athletic courts and fields (e.g. football, tennis), provided that such lights are not illuminated between the hours of midnight and eight (8) a.m.; and
 - (4) Any use required by federal or State law to be illuminated such that lighting above fifteen feet (15') would be required.
- (b) Intensity: A light source not provided specifically for the circulation of pedestrians or vehicles between parcels or to and from the public right of way shall not emit light exceeding the following levels as measured at property lines. Lighting of parking areas and drive-in, drive-through, and drive-up services shall comply.
 - (1) One (1.0) foot-candle at nonresidential property lines and public rights-of-way.
 - (2) One-quarter (0.25) foot-candle at a residential property line.
 - (3) Focused, directed, and undiffused light sources shall not be aimed, directed, or reflected toward a public right-of-way or another lot.
 - (4) All light sources and their direct glare shall be down shielded so as not to be visible from all lot lines, except as specifically provided for in § 3.6.4(a) and § 3.6.4(b)(5).
 - (5) Light sources shall not be focused or directed into the sky unless required by law (e.g. illumination of government flags).