

8. PERMITTED USES

8.1 PERMITTED USES TABLE

Table B.8.1 Permitted Uses Table details the Permitted Uses in each district. Each use is given one of the following designations.

- A. **Permitted (“P”).** These Uses are permitted subject to applicable use specific requirements of *Section B.9: Use Standards*.
- B. **Conditional (“C”).** These uses are subject to applicable use specific requirements of *Section B.9: Use Standards*, and the conditional use criteria in *Section B.9.10: Specific Conditions and Standards for Conditional Uses*.
- C. **Special Exception (“S”).** These uses are subject to applicable use specific requirements of *Chapter B.9: Use Standards*, and BZA review and approval pursuant to *Chapter A: Administration*, as is applicable.
- D. **Not Permitted.** Boxes that do not contain a letter designation are not permitted in the corresponding zoning district.

8.2 INTERPRETATION

- A. The Zoning Administrator shall have the authority to make determinations pertaining to uses not expressly listed in *Table B.8.1: Permitted Use Table*. In such instances, the Zoning Administrator may determine which listed use classification a proposed non-listed use most closely aligns with for the purposes of administering this UDO. The Zoning Administrator may use available resources, including but not limited to industrial classification codes, to make such determinations. The Zoning Administrator may refer a use determination to the

SECTION B.10 PLANNED DEVELOPMENT (PD) DISTRICTS

BZA. Appeals to Zoning Administrator determinations shall be made pursuant to *Section A.3.4.C: Appeals from Administrative Determination/Interpretation.*

TABLE B.8.1 PERMITTED USE TABLE

Key: P = Permitted Use; C = Conditional Use; S = Special Exception	Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP
Agricultural Uses																	
Farming – Crop Production	B.9.1(A)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Commercial Livestock	B.9.1(B)															P	
Personal Use Livestock	B.9.1(C)	P	P	P	P	P	P	P	P	P				P	P	P	P
Stockyards, Poultry Houses, Pig/Hog Farming, slaughterhouses, and Animal Auction Houses	B.9.1(D)															S	
Forestry and Logging <i>(Exempt Activities Under SC Code Law Section 48-23-205 Only)</i>	B.9.1(E)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Nursery, Plant & Landscaping	B.9.1(F)								C	P				P		C	
Residential Uses																	
Single Family Detached Dwelling	B.9.2(A)	P	P	P	P	C	C				C	C	C			P	S
Single Family Attached Dwelling	B.9.2(B)		C	C	C	C	C				C	C	C				
Suburban Townhomes <i>* R-9 District – Residential Infill Overlay District Only</i>	B.9.2(C)		C*	C	C	C	C	C	C	C			C				
Urban Townhomes (<u>All Districts</u> - Residential Infill Overlay District Only)	B.9.2(D)		C	C	C	C	C	C	C	C	C	C	C				
Duplex Dwelling <i>* R-9 District – Residential Infill Overlay District Only</i>	B.9.2(E)		C*	C	C	C	C					C	C				
Triplex and Quadplex Dwelling <i>* R-9 District – Residential Infill Overlay District Only</i>	B.9.2(F)		C*	C	C	C	C	C	C	C	C	C	C				
Suburban Multi-Family Dwelling	B.9.2(G)					P			P	P		P	P				

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Urban Multi-Family Dwelling (<i>All Districts - Residential Infill Overlay District Only</i>)	B.9.2(H)					P			P	P	P	P	P				
Cottage Courts (<i>In Residential Infill Overlay District Only</i>)	B.9.2(I)		C	C	C	C											
Manufactured Home	B.9.2(J)				P											P	
Manufactured Home Park	B.9.2(K)				C					C							
Group Home	B.9.2(L)	P	P	P	P	P											
Home Occupation	B.9.2(M)	P	P	P	P	P	P	P	P	P	P	P	P			P	
Upper story Residential	B.9.2(N)									P	P	P					
Group Dwelling	B.9.2(O)			S	S	S	C	C	C	C	C	C	P				
Fraternity/Sorority Dwellings	B.9.2(P)		S	S	S	C	C	C	C	C		C	P				
Public and Institutional Uses																	
Post Office (Mail and Packages)	B.9.3(A)					C	P	P	P	P	P	P	P	P	P	P	
Elementary/Primary Schools	B.9.3(B)	C	C	C	C	C	C	C	C	C		P	P			C	
Secondary Schools	B.9.3(C)	C	C				C	C	C	C		P	P			C	
Higher Education (<i>College, Junior College, University, Technical</i>)	B.9.3(D)		C	C	C	C		C	C	C	P	P	P			C	
Other Educational Facilities	B.9.3(E)						C	C	C	C	P	P	P			C	
Commercial Cemetery	B.9.3(F)	C	C	C	C		C		P	P				C	P	P	P
Religious Cemetery	B.9.3(G)	C	C	C	C		C		P	P				C	P	P	P
Private Cemetery	B.9.3(H)	C	C	C	C		C		P	P				C	P	P	P
Religious Institutions	B.9.3(I)	C	C	C	C	C	P	P	P	P	P	P	P	C		C	
Cultural, Library and Museum Facility	B.9.3(J)	C	C	C	C		P	P	P	P	P	P	P	C			
Government Offices	B.9.3(K)	C	C	C	C	C	P	P	P	P	P	P	P	P	P	C	
Public Safety	B.9.3(L)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P

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Section	R-15	R-9	R-6	GR	RMF	PO	NC	LC	GC	DTC	DTT	IG	LI-W	HI	AC	CP	
Correctional Facility	B.9.3(M)												S	S	S		
Mobile Classrooms	B.9.3(N)	C	C	C	C	C	C	C	C		C	C			C		
Charitable, Professional, Fraternal, Veteran & Social Advocacy Organizations	B.9.3 (O)		C	C	C		P	P	P	P	P	P	P				
Commercial Retail Uses																	
Animal Kennels	B.9.4(A)								C	C				C	C	C	
Vehicle Sales and Rental Services	B.9.4(B)								C	P		C		C			
General Equipment Rental Services (No Outside Storage)	B.9.4(C)								P	P		P		P	P		
General Equipment Rental Services (w/Outside Display Areas)	B.9.4(C)									P				P	P		
Bar/Tavern/Night Club/Private Club	B.9.4(D)								S	S	S	S		S			
Bed and Breakfast Inn	B.9.4(E)	S	S	S	S		C	C	C	C	C	C					
Broadcast Facility	B.9.4(F)				S	S	P	P	P	P	P	P	P	P	P	P	P
Convenience Store w/ Fuel Sales	B.9.4(G)								C	P		C		C	C		
Convenience Store w/o Fuel Sales	B.9.4(H)							C	P	P	P	P		C	C		
Crematorium	B.9.4(I)						C		P	P	C	P		P	P		
Funeral Home	B.9.4(J)						C		P	P	C	P		P	P		
Grocery	B.9.4(K)							P	P	P	P	P	P	P	C	C	
Hotel/Motel	B.9.4(L)							C	C	P	P	P		C			
Extended Stays	B.9.4(M)						C	C	C	P	C	P		C			
Liquor Store	B.9.4(N)								S	S	S	S		S			
Major Vehicle Service	B.9.4(O)									C		C		C	P		
Minor Vehicle Service and New Vehicle Part Sales	B.9.4(P)									C	P	C		C	P		
Motor Vehicle Fuel Dealers	B.9.4(Q)									P				P	P		

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Outdoor Storage	B.9.4(R)													C	P		
Pawn Shop	B.9.4(S)								C	P		C		C			
Restaurant, Full Service	B.9.4(T)						C	P	P	P	P	P		P			
Restaurant, Fast Casual	B.9.4(U)							C	C	P	P	P		C			
Restaurant, w/Drive Through	B.9.4(V)								C	P		P		C			
Sexually Oriented Business	B.9.4(W)													P	P		
Special Events Facilities	B.9.4(X)								S	S	S	S		S			
Towing Service	B.9.4(Y)									C				C	C		
Tobacco/Vape Shop	B.9.4(Z)								S	S		S		S			
Retail, Neighborhood (Maximum 5,000 sq. ft)	B.9.4(AA)							P	P	P	P	P	P	P			
Retail, General (5,000 sq. ft to 20,000 sq. ft)	B.9.4(BB)								P	P	P	P					
Retail, General (20,000 sq. ft. to 250,000 sq. ft. sq. ft)	B.9.4(CC)								C	P	C	C					
Retail, General (more than 250,000 sq. ft.)	B.9.4(DD)									S							
Wholesale Trade	B.9.4(EE)									C				P	P		
Automatic Merchandising Machine Operators	B.9.4(FF)									C				P	P		
Industrial and Manufacturing Uses																	
Artisanal Manufacturing	B.9.5(A)								C	C	C	C		P	P		
Brewery	B.9.5(B)													S	P		
Brewery, Micro	B.9.5(C)									C	C	C		P	P		
Distillery	B.9.5(D)													S	P		
Distillery, Micro	B.9.5(E)									C	C	C		P	P		
Flex Facility	B.9.5(F)										C	C		P	P		
Industrial- Light	B.9.5(G)													P	P		
Industrial- Heavy	B.9.5(H)														P		
Manufacturing	B.9.5(I)													C	P		
Sanitary Land Fills, Inert Dump Sites	B.9.5(J)														S		

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Resource Recovery Facilities, Solid Waste Storage and Transfer Facilities, Waste Tire and Treatment Sites, Composting Facilities, Manned Convenience Centers, Incinerators, and Recycling Facilities	B.9.5(L)													S	S		
Salvage Yards	B.9.5(M)														S		
Self-Storage Facilities	B.9.5(N)								C	C				P	P		
Data Center (10,000 sf of total structure area or less)	B.9.5(O)								C	C				P	P		
Data Center (more than 10,000 sf of total structure area)	B.9.5(P)														S		
Solar Farms	B.9.5(Q)													S	P		
Warehouse/Distribution	B.9.5(R)													P	P		
Mining and Extraction Operations	B.9.5(S)														S		
Personal Services Uses																	
Bank/Financial Institution	B.9.6(A)						P	P	P	P	P	P	C	C			
Car Wash	B.9.6(B)								C	P		C		P			
In-Home Day Care	B.9.6(C)	P	P	P	P	P	P	P	P	P	P	P				P	
Daycare (Adult and Child)	B.9.6(D)		C	C	C	C	P	P	P	P	C	P	C			C	
Dry Cleaning/Laundromat	B.9.6(E)							P	P	P	P	P		P	P		
Spa, Day/Nail Salon/Hair Salon/Barber Shop	B.9.6(F)						P	P	P	P	P	P		P			

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Tattoo Parlor	B.9.6(G)									S				P			
Personal Services	B.9.6(H)						P	P	P	P	P	P		C			
Bail Bonding	B.9.6(I)									P		P		P			
Medical and Office Uses																	
Animal Care (includes urgent and vet services)	B.9.7(A)						C		P	P		P	P	P		P	
Residential Care	B.9.7(B)					P	P	P	P	P	P	P					
Nursing Home	B.9.7(C)					P	P	P	P	P	P	P					
Hospital	B.9.7(D)									P	P	P	P	C			
Medical/Dental Facility	B.9.7(E)						P	C	P	P	P	P	P	C			
Professional Office	B.9.7(F)			S			P	P	P	P	P	P	P	P	P	C	
Rehabilitative and Mental In-Patient Health Facility	B.9.7(G)								C	C				C			
Urgent Care	B.9.7(H)							C	P	P	C	C	S	C			
Recreation/Open Space + Entertainment Uses																	
Sports Fields	B.9.8(A)	C	C	C	C	P	P			P			P			P	P
Amusement/Theme Parks	B.9.8(B)									S	S			S			
Golf Courses	B.9.8(C)	C	C	C	C					P	C		P	P		C	C
Driving Range	B.9.8(D)	C	C	C	C					P	C		P	P		C	C
Motor Vehicle Race or Testing Track	B.9.8(E)									S				S	S		
Outdoor Concert Venues	B.9.8(F)									S	S	S	C	S	S		
Parks, Public	B.9.8(G)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
RV Parks/Recreation Camping Facilities	B.9.8(H)								C	C			C			C	C
Shooting Ranges (Indoor Only)	B.9.8(I)									S			S	S	S		
Botanical Garden	B.9.8(J)	C	C	C	C		P		P	P	P	P	P	C		P	P
Zoo	B.9.8(K)									S			S	S		P	
Bingo Parlor	B.9.8(L)									S				S			
Pool Hall	B.9.8(M)									S				S			

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Fairgrounds	B.9.8(N)								S	S			P	S			
Utilities and Other Uses																	
Airport	B.9.9(A)												P		P		
Wireless Communication Towers	B.9.9(B)	S	S	S	S	S	C	C	C	C	S	S	C	C	C	C	
Transportation Terminals	B.9.9(C)								P	P	P	P	P	P	P		
Utility Facilities, Government (except Sewer Treatment Plants, & Electrical Substations)	B.9.9(D)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Sewer Treatment Plants	B.9.9(E)						S	S	S	S			S	S	S	S	
Electric Substations	B.9.9(F)	S	S	S	S	S	S	S	S	S		S	S	S	S	S	
Parking Lots and Structures	B.9.9(G)						P	P	P	P	C	C	P	P	P		
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<i>S = Special exception use subject to applicable use specific requirements of Chapter B.9: Use Standards, and BZA review and approval pursuant to Chapter A: Administration, as is applicable.</i>																	