

**CLARENDON COUNTY, SOUTH CAROLINA  
UNIFIED DEVELOPMENT CODE**

**TABLE OF CONTENTS**

**ARTICLE I  
GENERAL PROVISIONS**

SECTION 01 - Title.....	I-2
SECTION 02 - Purpose .....	I-2
SECTION 03 - Jurisdiction.....	I-2
SECTION 04 - Rules of Interpretation .....	I-3
SECTION 05 - Definitions .....	I-3
SECTION 06 - Severability.....	I-3
SECTION 07 – Enactment Clause.....	I-4
SECTION 08 - Effective Date .....	I-4

**Sections 09 through 19 reserved for future use**

**ARTICLE II  
DEFINITIONS**

SECTION 20 – General Provisions.....	II-2
--------------------------------------	------

**Sections 21 through 29 reserved for future use**

**ARTICLE III  
PERMITTED, CONDITIONAL AND ACCESSORY USES**

SECTION 30 – General Provisions .....	III-2
SECTION 31 – Comprehensive Plan Relationship .....	III-3
SECTION 32 – Descriptions and Uses.....	III-4
SECTION 33 – Special Use Requirements .....	III-10
SECTION 34 – Accessory Use Requirements .....	III-20
SECTION 35 – Temporary Use Requirements .....	III-20
SECTION 36 – Performance Zone.....	III-21

**Sections 36 through 39 reserved for future use**

**ARTICLE IV  
RESERVED FOR FUTURE USE**

**ARTICLE V  
SITE DEVELOPMENT CRITERIA**

SECTION 50 – General Provisions .....	V-3
SECTION 51 – Parking/Loading Requirements .....	V-6
SECTION 52 – Roadway Standards.....	V-13
SECTION 53 – Landscaping Requirements.....	V-16
SECTION 54 – Manufactured Home Criteria .....	V-19
SECTION 55 – Site Plan Review .....	V-20
SECTION 56 – Road Naming & Addressing.....	V-22

**Sections 57 through 59 reserved for future use**

**ARTICLE VI  
SUBDIVISION REGULATIONS**

SECTION 60 – General Provisions .....	VI-2
SECTION 61 – Sketch Plan.....	VI-4
SECTION 62 – Preliminary Subdivision Plat .....	VI-5
SECTION 63 – Final Plat .....	VI-6
SECTION 64 – Subdivision Plans/Plat Checklist .....	VI-7
SECTION 65 – Road Design & Construction Standards .....	VI-11

**Sections 66 through 69 reserved for future use**

\*\*\*\*\*

**ARTICLE VII  
NON-CONFORMING USES**

SECTION 70 – General Provisions .....	VII-2
SECTION 71 – Non-Conforming Uses .....	VII-3
SECTION 72 – Non-Conforming Structures.....	VII-3
SECTION 73 – Non-Conforming Lots/Parcels .....	VII-3
SECTION 74 – Vested Rights .....	VII-3

**Sections 75 through 79 reserved for future use**

**ARTICLE VIII  
ADMINISTRATION**

SECTION 80 – General Provisions .....	VIII-2
SECTION 81 – Planning Commission .....	VIII-2
SECTION 82 – Zoning Board of Appeals.....	VIII-4
SECTION 83 – Department Staff.....	VIII-5

**Sections 84 through 89 reserved for future use**

**ARTICLE IX  
APPLICATION PROCEDURES AND FEES**

SECTION 90 – General Procedures and Fees .....	XI-3
SECTION 91 – Zoning Map Amendments .....	XI-8
SECTION 92 – Unified Development Code Amendments .....	XI-8
SECTION 93 – Site Plan Review .....	XI-9
SECTION 94 – Appeals .....	XI-10
SECTION 95 – Development Agreements.....	XI-12
SECTION 96 – Plan Adoption or Amendment .....	XI-14
SECTION 97 – Conditional Use Permits .....	XI-15

**Sections 98 through 99 reserved for future use**

\*\*\*\*\*

**ARTICLE X  
CODE COMPLIANCE**

SECTION 100 – General Provisions .....	X-2
SECTION 101 – Schedule of Violations .....	X-3
SECTION 102 – Ordinance Summons Process.....	X-8
SECTION 103 – Penalties .....	X-8
SECTION 104 – Private Enforcement Actions .....	X-9
SECTION 105 – Unsafe Building Abatement.....	X-9
SECTION 106 – Enforcement of International Fire Code.....	X-9

**Sections 107 through 109 reserved for future use**

**ARTICLE XI  
UTILITY FRANCHISES**

Reference Enterprise Code

**ARTICLE XII  
TELECOMMUNICATION TOWERS AND ANTENNAE**

SECTION 120 – Purpose and Intent.....	XII-2
SECTION 121 – Definitions.....	XII-2
SECTION 122 – Permitted as Conditional Use.....	XII-2
SECTION 123 – Special Exceptions.....	XII-5

**Sections 124 through 129 reserved for future use**

**ARTICLE XIII  
BUILDINGS AND BUILDING REGULATIONS ORDINANCE**

SECTION 130 – In General.....	XIII-2
SECTION 131 – Technical Code.....	XIII-5

**Sections 132 through 139 reserved for future use**

**ARTICLE XIV  
CONTROLS OF THE PLACEMENT AND USE OF POTABLE WATER  
AND SEWER**

Reference Clarendon County Ordinance #12-16 (1991)

\*\*\*\*\*

**ARTICLE XV  
SEXUALLY ORIENTED BUSINESS**

SECTION 150 – Sexually Oriented Businesses.....XV-2

**Sections 151 through 159 reserved for future use**

**ARTICLE XVI  
SEWER USE**

Reference Enterprise Code, Chapter 3

**ARTICLE XVII  
FLOOD DAMAGE AND PREVENTION ORDINANCE**

SECTION 170 – Statutory Authorization, Findings of Fact, Purpose and Objectives.....XVII-2

SECTION 171 – Definitions.....XVII-2

SECTION 172 – General Provisions .....XVII-5

SECTION 173 – Administration.....XVII-6

SECTION 174 - Provisions for Flood Hazard Reduction.....XVII-8

SECTION 175 – Repeal of Ordinance in Conflict Herewith.....XVII-11

**Sections 176 through 179 reserved for future use**

**ARTICLE XVIII  
RESERVED FOR FUTURE USE**

**ARTICLE XIX  
DROUGHT RESPONSE**

SECTION 190 – Drought Response.....XIX-2

**Sections 191 through 199 reserved for future use**

## LIST OF TABLES

TABLE III -1	Land Use/Zoning Compatibility.....	III-3
TABLE III – 2	Zoning District Descriptions.....	III-5
TABLE III - 3	Permitted, Conditional & Accessory Uses .....	III-6
TABLE III - 4	Airport Approach Zone Dimension.....	III-18
TABLE III – 5	Airport Height Restrictions.....	III-19
TABLE III - 6	Prohibited Uses in Airport Zones .....	III-19
TABLE III – 7	Temporary Uses .....	III-20
TABLE III – 8	PZ Uses by Street Classification.....	III-23
TABLE V - 1	Minimum Parcel Dimensions .....	V-5
TABLE V - 2	Parking Lot Design Standards .....	V-7
TABLE V - 3	Off-Street Parking Space Requirements.....	V-8
TABLE V- 4	Handicapped Parking Requirements.....	V-10
TABLE V – 5	Vehicle Stacking Standards.....	V-12
TABLE V – 6	Loading Berth Dimension Standards .....	V-12
TABLE V – 7	Loading Berth Area Standards .....	V-13
TABLE V – 8	Land Use Intensity Classification .....	V-18
TABLE V – 9	Buffer Yard Classifications.....	V-18
TABLE V – 10	Buffer Yard Planting Requirements.....	V-18
TABLE IX-1	Public Notice Requirements .....	IX-4
TABLE IX-2	Application Fee Schedule.....	IX- 6
TABLE IX-3	Building Permit Fee Schedule .....	IX- 7
TABLE X-1	Classification Criteria .....	X-3
TABLE X-2	Violation Priorities .....	X-4

\*\*\*\*\*

## LIST OF FIGURES

FIGURE III – 1 Runway Protection Zone Diagram ..... III - 20

### CODE CHANGES SINCE ADOPTION

Ordinance Number	Adoption Date	Effective Date	Sections Changed	Amendment Description

\*\*\*\*\*