

SECTION 5.0
USE TABLE DEFINITIONS

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5.1 GENERAL USE DEFINITIONS (The following Uses are located in Tables 3.6 and 4.6)

5.1.1 General Residential Types

This category is intended to encompass land use functions predominantly of permanent housing. All Residential typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Single-Family House:** Detached Building used as permanent residence by a single housekeeping unit. The term is general, applying to all detached house types. Also known as a Principal Building or Secondary Living Unit.
- b. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building. The unit shall not count towards maximum Density calculations. (i.e. Family Room over Garage (FROG, Pool House, etc.).
- c. **Two Family-House:** 2 Dwelling Units sharing a detached Building, each Dwelling Unit of which provides a residence for a single housekeeping unit. Also known as a duplex. Recognized as 2 density units.
- d. **Multi-Family House:** A Building or portion thereof, containing three or more Dwelling Units (density units) where each unit has doorway access to a common interior hallway. A multifamily Structure where Dwelling Units are available for lease or rent for less than one month shall be considered Lodging.
- e. **Dormitory:** A Building used principally for sleeping accommodations for students or staff related to an educational institution or place of employment. As many as three bedrooms may comprise a dwelling unit or density unit.
- f. **Home Office:** A Residential Dwelling Unit that contains a space devoted to a non-retail business activity belonging to the resident thereof that does not alter the exterior of the property or affect the residential character of the Neighborhood, and that meets all legal requirements of the business.
- g. **Live-Work:** A Residential Dwelling Unit that contains a mixed-use commercial, office or light industrial component that does not affect the character of the Neighborhood, and that meets all legal requirements of the business.

5.1.2 General Lodging Types

This category is intended to encompass land Use functions predominantly of sleeping accommodations occupied on a rental basis for limited periods of time. These are measured in terms of dwelling units in which 2 bedrooms = one dwelling unit. 1 bedroom unit is a furnished room of a minimum two hundred (200) square feet that includes sanitary facilities, and that may include limited kitchen facilities. All Lodging typologies may utilize the **Accessory Dwelling Unit (ADU)** to add one (1) or two (2) additional rooms to the property (located in a Backbuilding or Outbuilding). These shall not count towards the maximum number of rooms permitted in the lodging typology.

Lodging typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix. Additionally, Lodging proprietors are encouraged to consider the Conservation Communities and the Urban Cottage Close as a means of assembling a contextually appropriate, yet larger lodging facility. These patterns should be considered in D3, PD, and D4 using an Administrative Form Waiver.

- a. **Historic House Rental:** is a type of D1 lodging that is restricted to structures that are deemed to be "historically significant" and "preserved to the standards" of the HPRB (See 3.1.4). The Lodging use shall be "restricted" to the rental of a permitted Single-Family House (Principal Building), for a maximum of 30 nights, and may include the Accessory Dwelling Unit as desired.
- b. **Bed & Breakfast:** A type of Island lodging in which guests actually stay in the home of the owner or operator. A B&B shall be owner or operator occupied, and may provide food service in the a.m. only. This shall be considered a Retail / Service Use. A B&B may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See Table 3.7 *General Uses* and 4.6 *General Uses*).
- c. **Inn:** A type of Island lodging, the Inn can be either residential or commercial in form and provide services for dining throughout the day. This shall be considered a Retail / Service Use. An Inn may also provide services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).

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- d. **Hotel:** The largest type of Island lodging, the Hotel is commercial in form, and often contains separate facilities for dining throughout the day. This shall be considered a Retail / Service Use. A Hotel also provides services for meetings and recreation. The number of bedrooms available on each Lot for lodging and the maximum length of stay shall be Transect based (See USE Table).
- e. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building (or Secondary Living Unit) and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building (or Secondary Living Unit) and is utilized for additional B&B, Inn, or Hotel sleeping accommodations. In this setting the ADU may also be used as a front desk, pool house, breakfast room, workout room, etc. The ADU shall not count towards the maximum Density calculations.
- f. **Guest House Rental:** Lodging that provides temporary short-term (29 or fewer nights) or longer-term (30 or more nights) accommodations within a Principal Building, Secondary Living Unit, or Backbuilding / Outbuilding which for the period of occupancy, may serve as a primary residence (Also: Guest House, Tourist Home, Rental Cabin / Cottage, Hostile). Owner / operator shall have a Beaufort County business license and pay any and all fees (accommodations, etc.). Prior to issuing a business license, Beaufort County shall maintain the right to inspect any building serving as a “Guest House Rental” for things such as fire walls, fire extinguishers, sanitation, plumbing, window egress from bedrooms, deadbolts, smoke detectors with strobe lights, exit signs at the doors, serviceability of stairs and handrails, pool fences and lockable gates. The following requirements shall apply to all Guest House Rentals.
 - 1. The Principal Building, Secondary Living Unit, or Backbuilding / Outbuilding shall contain:
 - i. ...a minimum of one habitable room of not less than one hundred twenty (120) square feet.
 - ii. Each additional habitable room, with the exception of a Kitchen shall be a minimum of seventy (70) square feet.
 - 2. No more than four occupants shall inhabit a unit of 400 square feet or smaller at any given time.

5.1.3 General Office Types

This category is intended to encompass land Use functions predominantly related to business, professions, service or government. All Office typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Office:** A Building or portion thereof used for conducting a business, profession, service, or government. Such facilities may include, but are not limited to, offices of attorneys, engineers, architects, physicians, dentists, accountants, financial institutions, real estate companies, insurance companies, financial planners, or corporate offices, and exclude manufacturing activities.
- b. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building and is used for conducting a business, profession, or service. The unit shall not count towards maximum Density calculations.
- c. **Reserved.**

5.1.4 General Commercial Types

This category is intended to encompass land Use functions of retail, service, entertainment or recreational establishments and supporting office. All Commercial typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Vehicle-Related:** A place of business serving vehicle-related needs including, but not limited to: vehicle rental (car, cart, and recreation vehicle), service station (gas station, car wash mechanic offering minor repairs), retail sales such as auto parts, indoor vehicle sales. **Uses Not Included:** major mechanical work; body work; painting; steam cleaning; welding; outdoor car sales; storage of automobiles not in operating condition; commercial parking lot or commercial garage; or any work involving undue noise, glare, fumes or smoke, all of which are considered auto-related industrial activities.
- b. **Entertainment:** A place of business serving the amusement and recreational needs of the community. Such facilities may include, but are not limited to: cinemas, billiard parlors, teen clubs, dance halls, or video arcades. Uses that are viewed by the Planning Director as “adult oriented Entertainment” shall not be permitted within the Zoning Districts of this Appendix.

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Adult Oriented Entertainment uses include: a place of business that sells, rents, leases, trades, barbers, operates on commission or fee, purveys, displays, or offers only to or for adults products, goods of any nature, images, reproductions, activities, opportunities for experiences or encounters, moving or still pictures, entertainment, or amusement distinguished by purpose and emphasis on matters depicting, describing, or relating by any means of communication from one person to another to "specified sexual activities" or "specified anatomical areas" as herein defined. An adult entertainment or adult service establishment is not open to the public generally but only to one or more classes of the public, excluding any person under 18 years of age. It is the intent of this definition that determination as to whether or not a specific establishment or activity falls within the context of regulation in this Code shall be based upon the activity therein conducted or proposed to be conducted as set out above and in these regulations shall not depend upon the name or title of the establishment used or proposed. Thus, the terms "adult bookstore," "adult massage parlor," "adult motion picture theater," "adult private dancing," and "adult escort service" are encompassed within this definition of "adult entertainment or services," but the term "adult entertainment or adult services" is not to be deemed limited by the enunciation of specific activities listed before.

- c. **Food Service:** A place of business dedicated to the preparation and sale of food and beverage for immediate consumption on or off site. Outdoor Seating shall not count towards seating maximums.
- d. **Alcohol Service:** A place of business selling alcoholic beverages for consumption on the premises, and where the sale of food may be incidental to the sale of such beverages. The establishment shall be in receipt of a valid alcoholic beverage license from the state which permits the sale for consumption on the premises of alcoholic beverages as a Use. Alcohol beverage service establishments on Daufuskie Island typically include: taverns, bars, cocktail lounges, or supper clubs. **Uses Not Included:** Liquor Stores (See General Commercial), which shall not be permitted on Daufuskie Island.
- e. **General Commercial:** A place of business providing the sale and display of goods or sale of services directly to the consumer, with goods available for immediate purchase and removal from the premises by the purchaser. General commercial goods include, but are not limited to, clothing, food, furniture, pharmaceuticals, books, art objects and the like. General commercial services include, but are not limited to, barber shops; beauty salons; travel agencies; retail dry cleaning; express delivery service; health spas and fitness studios; photo studios; funeral homes; animal clinics; repair service establishments, employment office; and the like. Liquor Stores shall not be permitted on Daufuskie Island. **Uses Not Included:** Auto-Related or Marine-Related Establishments; Commercial Storage Facilities, and the like.
- f. **Marine-Related:** A place of business serving marine-related needs including but not limited to: minor boat repairs, boat storage, boat servicing, boat rentals; or a place of business that provides marine-related retail including but not limited to: bait and tackle stores, boat sales, marine supplies stores, commercial fishing. Uses not included are all industrial vessel paint and body work; and industrial major engine work or overhaul, all of which are considered marine-related industrial activities.
- g. **Open Air Retail:** A retail sales establishment operated substantially in the open air including, but not limited to: farmers market, trading posts, Flea Markets, and the like. Uses not included are: car sales, equipment sales, boats sales, and home and garden supplies and equipment.
- h. **Place of Assembly:** A commercial facility for public assembly including, but not limited to: outdoor amphitheater, auditoriums, conference facilities, reception facilities, major sports facilities, theaters, performing arts buildings, and the like.
- i. **Recreational:** A place of business providing group leisure activities, often requiring equipment and open to the public with entry or activity fees. This may include, but is not limited to: game courts, beach recreation and rental, skating rinks, bowling alleys, commercial golf facility, gyms or sports rooms.
- j. **Accessory Dwelling Unit (ADU):** A Dwelling Unit sharing ownership and utility connections with a Principal Building and contained on the same Lot. An Accessory Dwelling Unit may be attached by a Backbuilding or contained within a stand-alone Outbuilding that is detached from the Principal Building and is used as a place of business, providing the sale and display of goods or services directly to the consumer. The ADU may be used for Food Service, Alcohol Service, General Commercial, and Recreational uses as described above (i.e B&B dining, poolside bar, etc.). The unit shall not count towards maximum Density calculations.

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5.2 SPECIFIC USE DEFINITIONS (The following Uses are located in Tables 3.7 and 4.7)

5.2.1 Civic Use Types

This category is intended to encompass land Use functions predominantly of community oriented purposes or objectives including those of not-for-profit organizations dedicated to arts and culture, education, recreation, religion, government, and the like. Civic Buildings whose primary function it is to serve the public at large, shall not be limited to the Building Archetypes found in this code. The particulars of the design shall be determined by Administrative Form Waiver.



- a. **Community Facility:** A non-commercial facility established primarily for the benefit and service of the general public of the community in which it is located. Such facilities include, but are not limited to: farmer's marketplace, trading post building, welcome center or informational kiosk; community centers; town hall, meeting hall, or clubhouse; and cultural facilities, such as libraries, historic structures, and museums.
- b. **Recreational Facility:** A non-commercial facility, primarily an open space, serving the recreation needs of the general public. This may include but is not limited to: civic spaces; parks, squares, greens, plaza's, playgrounds, community gardens, camping facilities, ballfields, nature trails, pathways, and boardwalks, piers, docks, outdoor amphitheater, picnic sheds.
- c. **Religious Facility:** A facility used for regular organized religious worship and related activities.

5.2.2 Civil Support Use Types

This category is intended to encompass land uses predominantly supportive of other urban Uses and functions. Civil Support typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix.

- a. **Community Support Facility:** A facility providing basic services, for the benefit and service of the population of the community in which it is located. Such facilities may include but are not limited to: police and fire stations, cemeteries, public health and social service facilities, extended care facilities, nursing homes, convalescent homes, continuing care facility, and assisted living facility.
- b. **Infrastructure and Utilities:** A facility or Structure related to the provision of Streets; water and sewer lines; electrical; telephone and cable transmission; Residential and / or Commercial solid waste collection, recycling, and transfer; as well as other utilities and communication systems necessary for a community to function.
Marina: A facility for storage, servicing, fueling, berthing, or securing of boats. The Use does not include marine-related industrial activities.
Public Parking: A parking facility available to the general public for parking vehicles (automobiles, carts, etc.), including parking lots or garages.
Transit Facility: A facility providing accommodations by public, private, or nonprofit entities for the conveyance of persons from one place to another by means of a transportation system, including but not limited to: passenger ferry terminal, bus terminal, barge terminal, landing strip, heliport, and seaport. **Uses Not Permitted:** Automobile ferry and or terminal.

5.2.3 Education Use Types

This category is intended to encompass land Use functions connected with providing education, training, or care of children and students of all ages. Educational typologies shall use as a starting point, as well as exhibit, a clear architectural relationship to the Island Archetypes found in this Appendix. This includes schools, which shall not be designed using a county-wide template or prototype, but rather a Commercial Archetype befitting the local culture and heritage of Daufuskie Island (See: Port Royal Elementary).

- a. **Childcare:** A facility where 5 or more children are cared for on a part-time basis by day or by night including after-school care. The term does not include community based residential facilities, Family Care Homes, foster homes, group homes, rehabilitation or detention centers, orphanages, or other places operating primarily for remedial care.
- b. **College / University:** A facility for post-secondary education that grants associates, bachelor, master or doctoral degrees, and may include research functions or professional schools.
- c. **Learning Center:** A facility offering to students training, tutoring or instruction in subjects such as languages, music, fine arts or dance. This may include provision of electronic testing and distance learning.
- d. **School:** A facility offering instruction at the elementary, middle, or high school level.
- e. **Pre-School:** A facility offering care and instruction of children who are pre-elementary school age.
- f. **Vocational:** A facility offering instruction or training in trades or occupations such as construction, design, religion, fine arts, music and dance or other similar vocations.

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5.2.4 **Agricultural and Industrial Use Types**

This category is intended to encompass land Use functions connected with a business or activity involving gardening, farming, crop growing, manufacturing, assembly, distribution, disposal, storage and other business serving local agricultural or light industrial needs. Uses that are viewed by the Planning Director as hazardous or noxious (producing noxious or nuisance-oriented emissions) shall not be permitted within the Zoning Districts of this Appendix. Residential Uses are not permitted except for live-aboard in commercial marinas, occasional work-live structures, and Conservation Communities. Agricultural and Industrial typologies shall be clustered, when possible, to resemble the Farmstead or Urban Cottage Close Community Types. The applicant shall exhibit a functional and form based relationship to both the Archetypes and Community types found in this Appendix.

- a. **Vehicle-Related Industrial Establishment:** A facility conducting activities associated with the repair or maintenance of vehicles or similar mechanical equipment; as well as government vehicle maintenance facilities. Only the above vehicle related Uses – which are not otherwise permitted within the commercial vehicle related establishment category – shall be permitted within the Zoning Districts of this Appendix.
- b. **Growing, Manufacturing, Processing, Packaging:** A facility or farm primarily engaged in the growth, manufacturing, processing, repair or assembly of fresh fruits, vegetables, meats, fish, wine, dairy, dry goods, and other low impact goods, etc; for export off of the Island. Premises may also include retail or wholesale sales. In the Urban Zones the focus is primarily on processing and packaging.
- c. **Marine-Related Industrial Establishment:** A facility conducting activities associated with the construction, repair, and operation, storage, loading and unloading of boats, and other activities such as barging of goods, the primary purpose of which is to facilitate commerce within the framework of the maritime industry. Major commercial work on vessels that exceed eight (8) feet in width; all major paint and body work; and major engine work or overhaul, shall not be permitted within the Zoning Districts of this Appendix. Commercial activity that falls under this category shall be considered a Special Use.
- d. **Products and Services:** A business or facility that provides light impact industrial and other services to individuals or businesses. This includes, but is not limited to:
 1. Laundry / Dry Cleaning
 2. Metal, machine or welding shops
 3. Septic installationThis also includes special services such as Government Maintenance Facilities. Structures affiliated with this Use category may present as a Farmstead Community or Urban Cottage Close.
- e. **Storage and Distribution:** A facility providing long-term or short-term storage, selling or distribution of merchandise. This includes but is not limited to: crating, packing and shipping service; storage, warehousing or distribution establishments; public storage facilities or commercial storage facilities; or outdoor storage of building materials. Public Storage and Commercial Storage are functions in which the building can easily be tailored to fit the context of the environs. While the Use is industrial in character, the archetype, disposition, and configuration shall be befitting its location.