1992/10
Text Changes (Amending 90/3) (Light Industrial District, Filing -fee exemption)(Repealed 99/12)
This Ordinance was repealed upon adoption of the new Zoning and Development Standards Ordinance (99/12) April 26, 1999

AN ORDINANCE OF THE COUNTY OF BEAUFORT, SOUTH CAROLINA, TO AMEND CERTAIN SECTIONS OF THE ZONING AND DEVELOPMENT STANDARDS ORDINANCE AS FOLLOWS: ARTICLE III, SECTION 3.1.16; ARTICLE IV, SECTIONS 4.21, 4.21.1, 4.21.2, 4.21.3, 4.21.4, 4.21.5; ARTICLE VII, SECTIONS 7.5.2.1(A), 7.5.2.1(B), 7.5.2.3(C)(21) and 7.5.3.1(B)(23).

ARTICLE III, SECTION 3.1.16

Add a new Section 3.1.16: **LID - Light Industrial District**

"For the purposes of providing a sustainable environment for research and development, assembly, high technology production, precision manufacturing and light industry by excluding heavy manufacturing and permitting only those cleaner industries and operations which tend to be less objectionable to the community; and by requiring high performance standards and tolerating minimal creation of air and water pollution, hazardous waste, and other off-site nuisances, the Light Industrial District is established."

ARTICLE IV, SECTION 4.21

Add a new Section 4.21: **"LID - Light Industrial District"**

**Section 4.21.1 Permitted Uses**

The uses specified in this section shall be permitted in any Light Industrial District provided that none of the uses or operations specified in Section 4.21.3 Prohibited Uses and Operations, below, are conducted on the premises either as independent operations or as part of the primary permitted activity.

(A) All permitted and conditional uses in the General Commercial District subject to the same conditions applying in that district.

(B) Warehouse, wholesale, or distribution operation.

(C) Workshop for building trade other than carpentry (carpentry is included in conditional use section).

(D) Photocopying, typesetting, or stripping operation; bindery.

(E) Handicrafts workshop or fine arts studio.
Manufacturing, production, processing, assembly, fabrication, packaging, storage, and distribution of the following materials and products plus customarily associated operations:

1. Computers, computer components, and computer accessories including, but not limited to: printed circuit boards, semiconductors, terminals, printers, storage devices, peripheral equipment, and software.

2. Electrical and electronic components and systems for office and consumer use including, but not limited to: audio and video equipment, television sets, radios, telephones, telegraphs, and calculating machines.

3. Small office supplies and machines suitable for sale in stationery store; household cooking equipment.

4. Lighting fixtures, fans, lamp bulbs and tubes.

5. Cameras and other photographic equipment excluding film and chemicals.

6. Watches, clocks, meters, scales and other counting and timing devices.

7. Medical, surgical, and dental instruments; optical and ophthalmic instruments, lenses, and eyeglasses; orthopedic and prosthetic appliances.

8. Precision instruments and gauges used for measuring, testing, control, display, and analysis; precision instruments used for communications, search, detection, navigation, and guidance.

9. Magnetic and optical recording media, audio/video tapes and disks.

10. Electronic capacitors, coils, connectors, and resistors for small office and consumer products; electron tubes.


12. Sporting and athletic goods; musical instruments; hand-held tools; lawn and garden equipment.

13. Hand held firearms excluding ammunition.

14. Lightweight metal or plastic furniture; drafting equipment; writing, drawing, and marking implements.
(15) Vending machines; signs and advertising specialties.

(16) Brooms, brushes, and combs; fasteners, buttons, needles and pins.

(17) Games, toys, dolls, figurines, and stuffed animals; small curios, novelty items, and tourist souvenirs.

Section 4.21.2 Conditional Uses

The uses specified in this section shall be permitted in any Light Industrial District subject to the specific conditions attached to each use and provided that none of the uses or operations specified in Section 4.21.3 Prohibited Uses and Operations, below, are conducted on the premises either as independent operations or as part of the primary permitted activity.

(A) Laboratory for research, development, experimentation or testing; or biotechnology operation provided there is no activity exceeding Biosafety Level I and no use of recombinant DNA.

(B) Textile, fabric or apparel operation specifically including woven fabric mill, knitting mill, yarn and thread mill, and cut and sew operation provided none of the following occurs on the premises: production of synthetic fibers; printing, dyeing, bleaching, finishing, or waterproofing of materials; water-jet weaving; pulling or scouring of wool; leather tanning or curing of hides.

(C) Trade shop or tool and die shop provided operations are oriented to servicing needs of types of industries permitted in this district.

(D) Carpentry workshop or cabinet making/wood furniture operation provided there is no chemical treatment of wood by immersion or pressure application, or sawing or planing of raw lumber and provided the operation does not exceed 20,000 square feet. There is no size limitation if, in addition, the operation meets the criteria specified in Section 4.21.2(H), below.

(E) Printing, lithography, and gravure provided that the operation does not exceed 20,000 gross square feet. If only water soluble inks or photocopying processes are used there is no size limitation.

(F) Bulk storage of petroleum or other flammable, volatile or hazardous materials provided they are used for operations on the premises rather than for distribution; and provided the storage arrangement complies with
Occupational Safety and Health Administration and National Fire Protection Association standards.

(G) Cold storage plant provided there is no processing of food other than seafood and shellfish.

(H) Light assembly or fabrication of any product not listed in Section 4.21.1 Permitted Uses, above, or in this Section 4.21.2 Conditional Uses, provided only finished, previously prepared materials are used including, but not limited to: metal, plastic, rubber, ceramic, glass, wood, fabric, leather, canvas, fur, paper, or paperboard; provided production is carried out primarily with hand operations or light-duty machines/tool room-type equipment; provided only simple machining, cutting, reshaping and fastening processes are involved; provided no chemicals, dyes, solutions or other applicants are used in the production process with the exception of paints and finishes applied with a small brush or jet, cleansers, lubricants, solders, and glues.

Section 4.21.3 Prohibited Uses and Operations

The uses, operations, processes, facilities, and equipment specified below shall not be permitted in any Light Industrial District either as independent operations or as part of the primary permitted activity.

(A) Production for sale as end product or as major component of an end product of chemicals, abrasives, acetylene, acids, abrasives, bleaches, carbon black, caustics, celluloid, chalk, cleaning compounds, dyes, inks, linoleum, oilcloth, paints, polishes, pyroxylin, soda or soda compounds, synthetic resins, turpentine, or varnish.

(B) Production of primary commodities from raw materials, specifically including: metals, plastic, rubber, and paper.

(C) Primary metal operations including, but not limited to: smelting, refining, rolling, drawing, founding, forging, die casting, and extrusion.

(D) Manufacture of concrete, cement, brick, plaster, gypsum, lime, mortar, asphalt, tar or other paving or plastering materials.

(E) Cyanide plating; blast furnace, boiler works, coke oven, punch press over twenty tons rated capacity, drop hammer; distillation of coal, tar or wood; combustion of coal or high sulfur oil.

(F) Production of food for distribution (excluding seafood, shellfish, restaurant preparation and bakery serving local community).
(G) The storage, utilization or manufacture of materials or products which decompose by detonation including, but not limited to: primary and high explosives; blasting explosives such as dynamite and nitroglycerine; propellants such as nitrocellulose; pyrotechnics and fireworks; unstable compounds such as acetylide, tetrazoles, perchloric acid; nuclear fuels and fissionable materials.

(H) Any activity which generates high level radioactive waste.

(I) Sanitary landfill; on site storage of waste materials beyond 90 days.

(J) Mining or extraction of minerals, metals, ores, rock, sand, gravel, coal, oil, or gas.

Section 4.21.4 Setbacks

(A) No industrial building or operation in this district shall be situated closer than one hundred (100') feet from the boundary line of any property in an existing residential zoning district or in current residential use (with the exception of a property used as the caretaker's residence).

(B) See Section 5.2.9 (A) for other setback requirements.

Section 4.21.5 Other Requirements

(A) All manufacturing, processing, assembly, fabrication, servicing and repair operations must be carried out within an entirely enclosed building.

(B) All materials, merchandise, and waste/salvage, with the exception of automobiles and other motor vehicles displayed for sale, must be stored within enclosed buildings or completely screened from adjacent properties and public and private roadways by opaque walls, fences, trees and/or shrubbery.

(C) The generation of noise, light/glare, vibration, smoke, gas, odor, dust, dirt, heat or cold, electromagnetic radiation, radioactivity, fire/explosive hazard, condition conducive to the propagation of rodents or insects, or any other potentially injurious or obnoxious condition must not be sufficient to create a nuisance beyond the property boundaries.

(D) There shall be no discharge into any public or private stream, waterway, body of water, septic or sewage
disposal system or into the ground or air of any liquid, solid, or gaseous materials except in accordance with applicable law.

(E) All activities must be in conformance with the following state and federal acts, regulations and standards, as amended: Clean Air Act, Clean Water Act, Resource Conservation and Recovery Act, Federal Water Pollution Control Act, Occupational Safety and Health Administration General Industry and Construction Standards, South Carolina Pollution Control Act, and South Carolina Stream Standards; regulations promulgated by the Environmental Protection Agency, Department of Health and Environmental Control, and Centers for Disease Control; all other applicable local, state, and federal law.

ARTICLE VII, SECTION 7.5.2.1(A) APPLICATION FILING FEE

Add a fifth paragraph: "County government agencies, public utilities such as water and sewer authorities, public service districts, and public fire districts shall be exempt from payment of an application filing fee. This does not exempt for-profit utilities or service agencies."

ARTICLE VII, SECTION 7.5.2.1(B) SITE INSPECTION FILING

Add a second paragraph: "County government agencies, public utilities such as water and sewer authorities, public service districts, and public fire districts shall be exempt from payment of a site inspection filing fee. This does not exempt for-profit utilities or service agencies."

ARTICLE VII, SECTION 7.5.2.3(C)(21) OTHER DEVELOPMENT

Add a new paragraph:

(C)(21) To the extent practical, applicants seeking to develop or expand research, assembly, or industrial operations must include in their development application information regarding the following items (excluding proprietary information):

(a) Final product(s) of operation; and

(b) Number of employees and general job descriptions; and

(c) Type and specifications of equipment and machinery; and
(d) Description of production processes including usage of any chemicals, finishes, applicants, etc.; and

(e) Raw materials, by-products, and waste materials; and

(f) Chemicals, compounds and materials that may be discharged into the air, water, ground, or septic/sewage system; and

(g) Potential creation of nuisance(s) beyond the property boundaries through generation of any of the following conditions: noise, light/glare, vibration, smoke, gas, odor, dust, dirt, heat or cold, electromagnetic radiation, radioactivity, fire/explosive hazard, condition conducive to the propagation of rodents or insects, or any other potentially injurious or obnoxious condition; and

(h) Provisions for storage, handling, utilization, and disposal of potentially hazardous materials; and

(i) Measures to mitigate potential nuisances and environmental pollution.

ARTICLE VII, SECTION 7.5.3.1(B)(23) OTHER DEVELOPMENT

Add a new paragraph:

(B)(23) To the extent practical, applicants seeking to develop or expand research, assembly, or industrial operations must include in their development application information regarding the following items (excluding proprietary information):

(a) Final product(s) of operation; and

(b) Number of employees and general job descriptions; and

(c) Type and specifications of equipment and machinery; and

(d) Description of production processes including usage of any chemicals, finishes, applicants, etc.; and

(e) Raw materials, by-products, and waste materials; and

(f) Chemicals, compounds and materials that may be discharged into the air, water, ground, or septic/sewage system; and
(g) Potential creation of nuisance(s) beyond the property boundaries through generation any of the following conditions: noise, light/glare, vibration, smoke, gas, odor, dust, dirt, heat or cold, electromagnetic radiation, radioactivity, fire/explosive hazard, condition conducive to the propagation of rodents or insects, or any other potentially injurious or obnoxious condition; and

(h) Provisions for storage, handling, utilization, and disposal of potentially hazardous materials; and

(i) Measures to mitigate potential nuisances and environmental pollution.

Adopted this 23rd day of March, 1992.

COUNTY COUNCIL OF BEAUFORT COUNTY

BY: W. R. (Skeet) Von Harten
Chairman

ATTEST:

REVIEWED BY:

First Reading: February 24, 1992
Second Reading: March 9, 1992
Public Hearing: March 23, 1992
Third and Final Reading: March 23, 1992

Amending Ordinance 90-3