

HIGH DENSITY RESIDENTIAL (HDR)

Section 5.3 HIGH DENSITY RESIDENTIAL DISTRICT (HDR)

Areas designated as High Density Residential Districts (HDRs) shall be developed and reserved for medium-high density residential purposes. The regulations that apply within this district are designed to encourage the formulation and continuance of a stable, healthy environment of several different types of dwellings and to discourage unwarranted encroachment of commercial, industrial, or other uses capable of adversely affecting the residential character of the district.

5.3.1 Permitted Uses. Dwelling units with a maximum density of six thousand (6,000) square feet in size are permitted in this District. Other uses permitted outright, or permitted with conditions or as special exceptions in the HDR are shown in Table 5.3.1. Uses not listed in this table are not permitted in the HDR, but may be allowed by a determination of similarity by the Codes Enforcement Officer.

Table 5.3.1. High Density Residential District – Permitted Uses

Use	Permitted	Conditional Use	Special Exception
Single- or two-, multi-family, lot-constructed or modular dwelling	X		
Accessory uses		X	
Agriculture, silviculture, and horticulture		X	
Assembly hall		X	
Country Club			X
Day Care Center		X	
House of Worship		X	
Mobile Home Parks			X
Museum, historical displays		X	
Nursing homes and assisted living facilities		X	X
Public and private schools		X	
Publicly-owned building, facility, park, or land, including public/private utility structures			X
Rooming houses/boardinghouses		X	
Swimming pool, private	X		

5.3.2 Conditional Uses. The determination of compliance for conditional uses is the responsibility of the Codes Enforcement Officer who may in turn refer the decision to the Planning Commission. Specific conditions for the conditional uses in the HDR are included in Table 5.3.2. All conditions must be met before approval may be issued.

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Table 5.3.2 High Density Residential District – Conditional Uses

Use	Conditions
Accessory uses	See "Accessory Uses" below
Agriculture, silviculture, and horticulture	No poultry or livestock
Assembly hall	Neighborhood compatibility. Nearby uses. Screening and buffering. Landscaping. Traffic impacts. Hours of operation.
Day care center	Neighborhood compatibility. Traffic impact. Adequate screening and buffers between structures/parking lots and residential properties. No light or noise trespass onto residential properties.
House of worship	Neighborhood compatibility. Nearby uses. Screening and buffering. Landscaping. Traffic impacts.
Museums and historical displays	Traffic impacts. Adequate screening and buffers between structures/parking lots and residential properties. No light or noise trespass onto residential properties.
Nursing homes and assisted living facilities	Neighborhood compatibility. Nearby uses. Screening and buffering. Landscaping. Traffic impacts.
Public and private schools	Adequate screening and buffers between structures/parking lots and residential properties. No light or noise trespass onto residential properties.
Rooming houses/boardinghouses	Traffic impacts. Neighborhood compatibility. No light or noise trespass onto residential properties. Screening and buffering.

5.3.3 Accessory Uses. Accessory buildings and accessory uses customarily incidental to any of the above principal uses are permitted. All accessory uses shall comply with the standards of the HDR district. No accessory use shall be established or erected prior to the establishment or erected to the establishment or erection of the principal use to which it is accessory. No existing accessory use may be expanded or extended except in compliance with the regulations of this ordinance.

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The following are permitted accessory uses:

- A. Private attached and detached garages and carports
- B. Storage sheds or tool rooms
- C. Detached greenhouses
- D. Children's playhouse and play equipment, including basketball apparatus, volleyball nets, swing sets, jungle gyms
- E. Private dish antennas/satellite earth stations under five (5) feet in diameter may be located anywhere within the property lines; larger satellite dishes may not be located in a front or side yard and must be screened from adjacent properties.
- F. Private above-grade or below-grade swimming pools and pool houses.

5.3.4 Special Exceptions. Special exceptions are reviewed by the Board of Zoning Appeals for a determination of conformance. The factors to be reviewed and the process are described fully in Article III, Section 3.4. Additional factors or those which should be given special consideration by the Board of Zoning Appeals within the HDR are included in Table 5.3.3.

Table 5.3.3 High Density Residential District – Special Exceptions

Use	Special Issues
Mobile home parks*	Neighborhood compatibility. Nearby uses. Screening and buffering. Landscaping. Traffic impacts.
Publicly-owned building, facility, park, or land, including public/private utility structures	Landscaping and fencing for safety. Screening and buffering. Traffic impacts. Neighborhood compatibility. Hours of operation.

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Table 5.3.4 Development Standards

Minimum lot size	5,445 sq ft
Minimum lot width	60 ft
Front setback	25 ft
Side setback	10 ft
Corner side yard	20 ft
Rear yard setback	10 ft
Maximum building size (% of total Lot)	45%

Substandard Lots of Record. Where the owner of a lot at the time of the adoption of this chapter does not own sufficient land to enable him/her to conform to the dimensional requirements of this chapter, such lot may nonetheless be used as a building site, provided that the lot requirements are not reduced below the minimum specified in this chapter by more than twenty (20) percent. The use of substandard lots of record is encouraged, but the setbacks must be approved by the Zoning Board of Appeals. Any lot of record existing at the time of the adoption of this chapter, which has a lot area which is less than that required by this chapter, shall be subject to the following exceptions and modification:

- A. The maximum lot coverage by buildings on such lot, subject to all other requirements, shall not exceed sixty (60) percent.
- B. **Adjoining lots.** When two (2) or more adjoining lots with contiguous frontage are in one (1) ownership at any time after the adoption of this chapter and those lots, individually, are smaller in area than required in this chapter, then that group of lots shall be considered as a single lot or several lots of minimum permitted area for the district in which they are located. In no case of adjoining lots may more than one (1) combined lot be divided so as to result in lots containing less than the minimum permitted area for the zoning district in which the property is located. If, however, the owner of two (2) or more adjoining lots with insufficient land dimensions decides to build on or sell off these lots he must first combine the lots to comply with the requirements of this chapter. Any lot requiring waivers below the twenty (20) percent minimum set forth in this section may be approved by the Zoning Board of Appeals provided that further decreased dimensional requirements shall conform as closely as possible to the required dimensions.

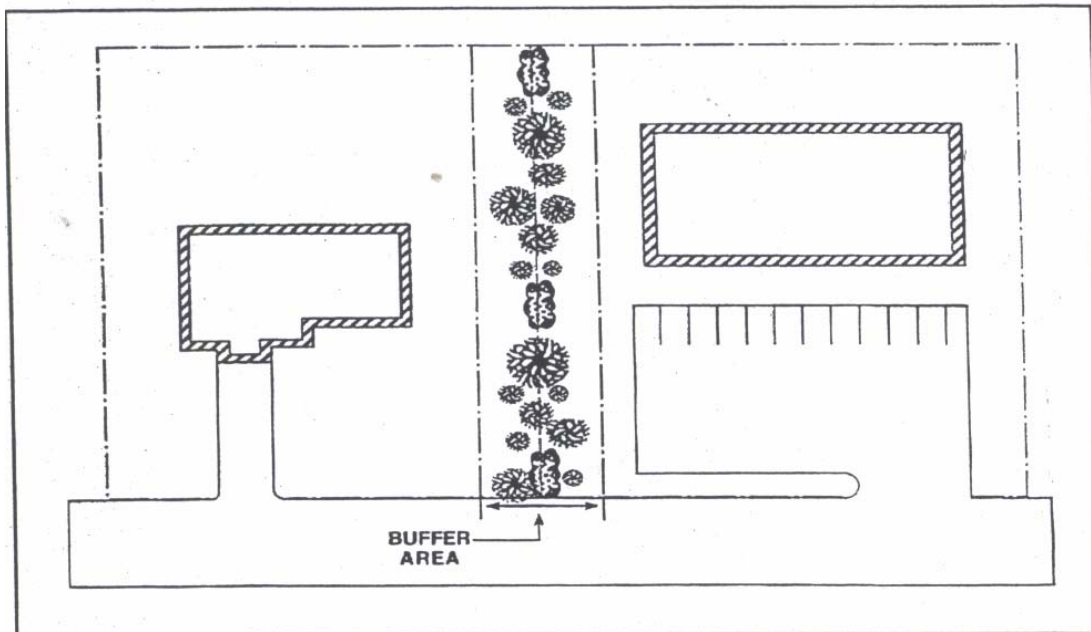
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5.3.5 Parking. All required parking facilities shall be located on the same lot as the building served. **For all single or two-family or multi-family dwellings erected after the adoption of this ordinance, two (2) off-street parking spaces shall be provided per dwelling unit. (August, 11, 2006, Ord. 2004-13, City Clerk.)**

5.3.6 Signage. The following signs shall be allowed in HDR districts and are exempt from permits:

- A. House numbers.
- B. Election signs.
- C. Home occupation signs. One (1) unlighted sign less than two (2) square feet in size mounted on a wall of the principal building.
- D. Directional signs.
- E. Parking and traffic signs.
- F. Temporary construction signs.
- G. Real estate marketing signs. One (1) sign per street frontage pertaining to the sale or lease of the premises. The sign shall have a maximum of six (6) square feet in surface area per side and be a maximum of three and one-half (3.5) feet high.
- H. Multi-family entry signs.
- I. Multi-family identification signs.

5.3.7 Landscape and Buffers. The landscaping and buffering requirements in the High Density Residential district (HDR) are intended to protect and preserve the appearance, character, general health, safety and welfare of the residential neighborhoods. The arrangement of trees and shrubs shall be done in a manner that provides separation between multi-family residences and lower density housing (note drawing below). Front yards and side yards of all dwellings that front on public streets shall be landscaped, except for the area that is devoted to driveways and off-street parking space.



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Landscaping of on-site parking. The landscaping of the off-street parking facilities shall meet the following criteria:

- A. A landscaping plan shall be submitted with the required site plan.
- B. Landscaping shall be located so it does not obscure traffic signs or fire hydrants, or obstruct driver's sight distance within the parking areas and at driveways entrances and exits.
- C. All plant material shall be installed to not alter the drainage patterns in the HDR districts.
- D. Landscaping shall be disbursed throughout the parking lot in order to break up large expanses of pavement.
- E. Minimum landscaping shall be one (1) canopy tree per every ten (10) spaces and one hundred (100) square feet of landscaping area per ten (10) spaces.
- F. Permeable areas are required to reduce the impacts of storm-water run-off created by development. Paving with impervious surfaces such as asphalt or concrete shall be limited to eighty (80) percent of the parking area surface.

Buffer Areas. Buffer areas are required in HDRs to screen high density residential development from adjacent lower density residential uses, thereby preventing land use incompatibilities. Buffer areas in the HDR shall be medium-density screen landscaping located on the outer perimeter of a lot or parcel, extending to the lot or parcel boundary line; the following diagram illustrates this approach. They shall not be located on any portion of an existing street or right-of-way; however, they may occupy part or all of any front, side, rear yard or setback required to separate nearby single-family residential areas from multi-family residential development.

5.3.8 Home Occupations. A home occupation, or home-based business, is that accessory use of a dwelling that shall constitute either entirely or partly the livelihood of a person living in the dwelling.

Requirements. A home occupation shall be allowed by the Codes Enforcement Officer in the HDR district, subject to the following:

- A. The primary use of the structure must remain as a single-family residence. No more than twenty-five (25) percent, to a maximum of seven hundred fifty (750) square feet, whichever is less, shall be used for the purpose of a home occupation.

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- B. A home occupation shall be conducted solely by resident occupants plus no more than one (1) additional full-time equivalent employee.
- C. There shall be no outside storage or processing. All activity must be conducted within a pre-existing structure.
- D. The activity produces no alteration or change in the residential character or outside appearance of the primary structure.
- E. No goods are located on site except for samples or designs produced on site.
- F. The activity shall be subject to all business licenses, revenue collection ordinance and other codes of the City of Walterboro and State of South Carolina.
- G. Activities specifically prohibited include repair or service of motor vehicles and other large equipment; service or manufacturing processes which would normally require industrial zoning; any activity which may become a nuisance due to noise, unsightly appearance, heat, glare, vibration, smoke, dust, electrical interference, unhealthy conditions or odor; and any activity which may affect surrounding property.
- H. There shall be no exterior display or signage allowed except for one (1), unlighted sign less than two square feet in size mounted on a wall of the principal building.
- I. There is no outside storage of goods or materials.
- J. No traffic or parking activity, sewerage or water use shall be generated by the activity in greater volumes than would normally be expected in a residential neighborhood; any need for parking generated by such home occupation shall be met off the street and other than in a required front yard.

5.3.9 Heavy Vehicles Prohibited

- A. It shall be unlawful for any person to park or leave unattended any truck, tractor, trailer unit, or other such vehicle, with over a two-ton load capacity or which weighs more than 10,000 pounds (Tare Weight), on or within any area of the City, including streets or other public right-of-ways, that are zoned single family residential (SFR), medium density residential (MDR) or high density residential (HDR); provided, however, the Board of Zoning Appeals may grant a resident of such an area a special exception to this prohibition, if in its opinion the hardship to the resident caused by the strict application of this Ordinance outweighs the public interest served by this prohibition. In making this determination, the Board of Zoning Appeals may consider the following factors:

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1. The vehicle is parked entirely on private property which is occupied by the owner of the vehicle.
 2. The vehicle is not visible from a neighbor's house.
 3. The vehicle does not detract from the appearance of the neighborhood.
 4. The private property is of sufficient size to accommodate the vehicle without encroaching upon the various front, rear and side yard setbacks set forth in the Zoning Ordinance.
 5. There are no substantive objections from the vehicle owner's neighbors relative to excessive noise, hours of operation, or appearance.
 6. All vehicles must be operative at all times with only minor maintenance procedures permitted.
- B. For the purpose of this Section, "Tractor Trailer Unit" shall encompass the entire unit or the tractor alone or the trailer alone.
- C. Nothing in this Section shall be construed to prohibit or otherwise limit the temporary loading and unloading of vehicles, nor shall the prohibitions herein pertain to emergency stops and parking.
- D. Nothing in this Section shall be construed to prohibit or otherwise limit the parking of recreational vehicles or school buses upon private property in residential zoning districts.