

Sec. 5.15.8 Belvedere-Main Commercial (BMC) and Rural Commercial (RC) Districts

The BMC and RC Districts primarily consist of properties with frontage on, or within close proximity to, Main Road north of Herbert Road, as shown on the map titled “Main Road Corridor Overlay Zoning District.” All of these properties are within the Rural Area, defined by the Charleston County Comprehensive Plan as the area located outside of Charleston County’s Urban Growth Boundary. The Comprehensive Plan states that the Rural Area is characterized by low levels of infrastructure and services and low intensity development. Strategies in the Comprehensive Plan designed to foster the character of Rural Areas include encouraging the continuation of low-density development, and maintaining rural and agriculturally-oriented commercial uses in a dispersed pattern to support and contribute to the rural quality of life.

The BMC and RC Districts are intended to provide opportunities for rural economic development through the designation of limited areas of more intense development where infill development, expansion, or redevelopment of existing commercial and industrial uses may occur. New commercial businesses, or the expansion of existing commercial businesses, can occur within the BMC and RC Districts if the uses are compatible with the existing community, can be served by existing infrastructure, and are principally designed to serve the surrounding rural area. The following regulations apply in addition to the requirements of Sec. 5.15.7, General Development Standards and Requirements (All Areas), of this Article to unincorporated Parcels within the BMC and RC Districts as indicated on the map titled “Main Road Corridor Overlay Zoning District”:

A. Buffers.

- 1. Land Use Buffer. The land use buffer and landscape requirements of CHAPTER 9, Development Standards, shall apply.
- 2. Right-of-Way Buffer.
 - a. Main Road Right-of-Way Buffer.

- 1. Buffer Requirement. For properties with frontage on Main Road, the Right-of-Way buffer shown in Figure 1 shall be required when such properties are developed or redeveloped in accordance with Section 3.7.1 of this Ordinance.
- 2. Buffer Description. The Main Road right-of-way buffer shall be 75 feet in depth and include the following:
 - a. 0 – 25 feet from the property line at the Right-of-Way: A minimum 10-foot multi-use path meeting the requirements of Sec. 5.15.7.D.2. This area is also reserved for future road widening.
 - b. 25 – 75 feet from the property line at the Right-of-Way: Street Trees and additional required plantings per Table 5.15.8-1. All Required Trees and plantings shall be installed and inspected prior to the issuance of Certificate(s) of Occupancy.

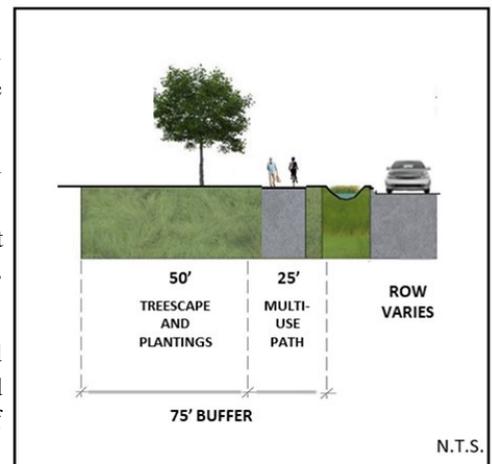


FIGURE 1
RIGHT-OF-WAY BUFFER, MAYBANK HIGHWAY

- 3. Property Owners shall be responsible for the long-term maintenance of all buffer requirements.
- 4. Right-of-Way Buffers shall be provided in accordance with the following minimums standards:

Table 5.15.8-1, Main Road ROW Buffer Depth and Planting Schedule [1]	
STANDARD	MAIN ROAD
MIN. BUFFER DEPTH [2]	75 feet [3]
MINIMUM BUFFER LANDSCAPING (Plants per 100 linear feet) [4]	
Canopy Trees [5][6]	6
Understory Trees (at least 50 percent evergreen)	9
Shrubs	50
Street Trees (may be counted toward canopy tree req.)	2

All trees with a diameter breast height (DBH) of 6 inches or greater within buffers shall be preserved.

[1] All landscape and plant material shall comply with the minimum standards of Section 9.5.6 of this Ordinance.

[2] Buffers may be traversed by permitted driveways and pedestrian ways.

[3] Consisting of a minimum ten-foot multi-use path as illustrated in Figure 1.

[4] The Zoning and Planning Director may waive/modify minimum buffer planting requirements when an undisturbed natural buffer exists that is the same depth and amount of plant material as that which is required.

[5] Bradford Pears cannot be used to fulfill any of the tree requirements of this Ordinance. Any exotic species which are proposed by the designer are subject to approval of the Planning Director.

[6] Only Live Oak trees may be used to fulfill the canopy tree requirements.

b. Right-of-Way buffer requirements for all roads in the BMC and RC Districts other than Main Road shall comply with the requirements of CHAPTER 9, Development Standards, of this Ordinance.

B. Density, Intensity, Dimensional, and Design Standards. The following Density/Intensity and Dimensional Standards shall apply to properties in the BMC and RC Districts:

Table 5.15.8-2 Density/Intensity and Dimensional Standards	
MAXIMUM RESIDENTIAL DENSITY	1 Dwelling Unit per acre [1]
MINIMUM LOT AREA	40,000 square feet
MINIMUM LOT WIDTH	125 feet
MINIMUM SETBACKS	Equivalent to required buffers [2]
OCRM CRITICAL LINE	50 feet
MAXIMUM BUILDING COVERAGE NONRESIDENTIAL AND OFFICE DEVELOPMENT [3]	30% [3]
MAXIMUM IMPERVIOUS SURFACE COVERAGE- RESIDENTIAL DEVELOPMENT [4][6]	40% of Lot or as allowed by the current edition of the Charleston County Stormwater Manual
MAXIMUM BUILDING HEIGHT	35 feet and 2-1/2 stories [5]

[1] To promote ownership or occupancy of affordable, quality housing, increased densities may be allowed pursuant to Sec. 5.15.6.F.

[2] No Building Setback shall be less than eight feet.

[3] Parcels involved in a shared access agreement are allowed a maximum Building Coverage of 40 percent.

[4] Parcels involved in a shared access agreement are allowed a maximum Impervious Surface Coverage of 60 percent or as allowed by the current edition of the Charleston County Stormwater Manual.

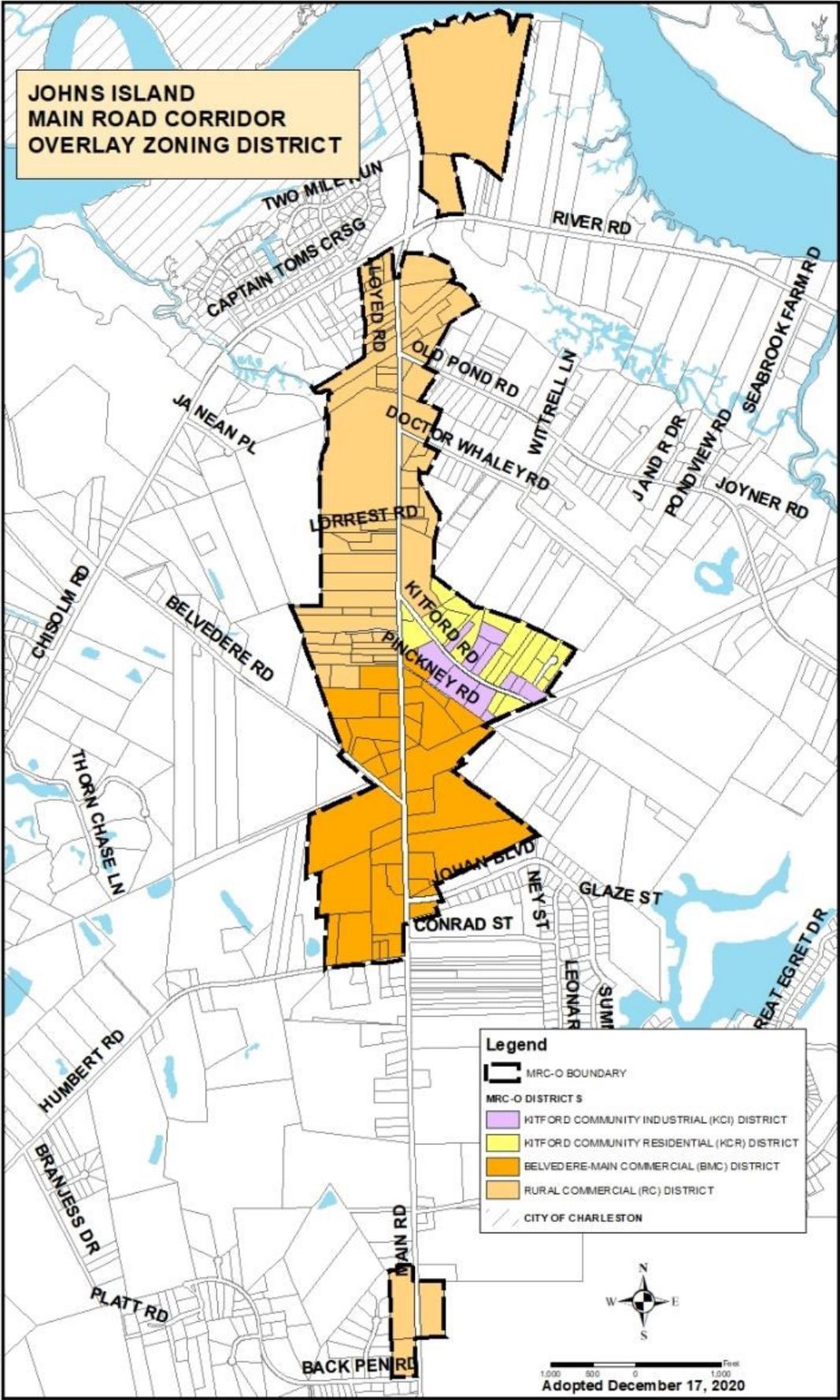
[5] Building height may be a maximum of 50 feet and 3 stories when the Building meets all applicable Setback and buffer requirements, and the following conditions:

- a. The entire Building, or the portion of the Building exceeding 35 feet in height, is set back at least 300 feet from the Main Road Right-of-Way; and
- b. The entire Building, or the portion of the Building exceeding 35 feet in height is set back at least 50 feet from any adjacent Parcel which contains or is zoned for Single-Family Detached Dwelling Units.

[6] Maximum Impervious Surface Coverage applies only to Residential Development on Parcels less than 30,000 square feet in size. When the Maximum Impervious Surface Coverage requirement applies, the Maximum Building Coverage requirement shall not apply.

Map 5.15

**JOHNS ISLAND
MAIN ROAD CORRIDOR
OVERLAY ZONING DISTRICT**



Legend

-  MRC-O BOUNDARY
- MRC-O DISTRICTS**
-  KITFORD COMMUNITY INDUSTRIAL (KCI) DISTRICT
-  KITFORD COMMUNITY RESIDENTIAL (KCR) DISTRICT
-  BELVEDERE-MAIN COMMERCIAL (BMC) DISTRICT
-  RURAL COMMERCIAL (RC) DISTRICT
-  CITY OF CHARLESTON



1,000 500 0 500 1,000 Feet
Adopted December 17, 2020