

**EXHIBIT B**

**Table 3b – Commercial & All Other Uses - Setbacks and Other Requirements (Amended 08/28/2009)**

\*\*In any case where this table does not match the text in the chapters, use the requirements in the text\*\*

Uses	Section Reference	Minimum Lot (Project Area-Square feet)	Minimum Lot Frontage (feet)	Minimum Setback (feet from)									Maximum Height (feet)
				Arterial Street	Front Lot Line See Footnote (Z) Collector Street	Minor Street	Rear Lot Line	Side Lot	Residential Units				
									One	25 or more (I)	Other Uses (A)	Spacing between buildings on same lot	
Auction House/Barn	3.07	(87,120)	60(K)	50(L)/83(M)	40(L)/65(M)	X	20(Z)	15(Z)	500(W)	500(W)	NA(W)	20 +5 per story over first (DD)	(Y)
Commercial Kennels/ Certain Agricultural Uses	3.08	(20,000)	60(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	25(Z)	500(W)	1000 (W)	1000 (W)	20(DD)	(Y)
Mining Operations	3.09	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	NONE	NONE	(B)	(B)	NA	20(DD)	NONE
Motor Speedways and Testing Tracks	3.10	NONE	60(K)	100(L)/133 (M)	100(L)/125(M)	X	100(Z)	100(Z)	1000 (W)	2000 (W)	2000 (W)	20(DD)	NONE
Outdoor Gun or Skeet Range	3.11	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	(P)	50(Z)	25(Z)	1000 (W)	1000 (W)	1000 (W)	20(DD)	NONE
Sexually Oriented Businesses	3.12	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	20(Z)	15(Z)	200(W)	1000 (W)	(F)	NONE	NONE
Camps & RV Parks	3.13	(217,800)	100(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	NA	NA	NA	10	(Y)
Petroleum Products	3.14	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	1000 (W)	1000 (W)	1000 (W)	20	NONE
Off-Site Hazardous Chemicals	3.15	(87,120)	60(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	500(W)	1000 (W)	NA	20 + 5 per story over first	(Y)
Coin-Operated Amusement, Cash Payouts	3.16	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	20(Z)	15(Z)	NA	500(W)	500(W)	NONE	(Y)
Refuse Facilities/Sites	3.17	NONE	60(K)	50(L)/83(M)	40(L)/65(M)	X	100(Z)	100(Z)	(C)	(C)	(C)	20(DD)	(Y)
Communication Towers/Antennas	3.18	NONE	(V)	(D)(E)	(D)(E)	(D)(E)	(D)(E)(Z)	(D)(E)(Z)	(D)	(E)	Section 3.18	NONE	NONE
Junk/Salvage Yards	3.19	(217,800)	100(K)	50(L)/83(M)	40(L)/65(M)	X	50(Z)	50(Z)	500(W)	1000 (W)	1000(W)	NONE	Sec. 3.19-4(3)
Signs/Billboards	3.20	NONE	NONE	20(L)/83(M)	20(L)/45(M)	X	5(Z)	5(Z)	NA	NA	NA	NONE	(CC)
Accessory Uses	3.21	NA	NA	50(L)/83(M)	40(L)/65(M)	30(L)/55(M)	5(Z)	5(Z)	NA	NA	NA	NONE	(Y)
Temporary Uses	3.22	-	-	-	-	-	-	-	-	-	-	-	Sec 3.22
Nuclear & Hazardous Waste Disposal	3.23	NOT PERMITTED	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX	XX
Certain Public Service Uses	3.24	See Sec. 3.24	-	-	-	-	-	-	-	-	-	-	Sec. 3.24
<b>All Other Commercial &amp; Industrial Uses</b>	<b>3.25</b>	<b>NONE</b>	<b>60(K)</b>	<b>50(L)/83(M)</b>	<b>40(L)/65(M)</b>	<b>30(L)55(M)(BB)</b>	<b>20(Z)</b>	<b>15(Z)</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>20(DD)</b>	<b>(Y)</b>
<b>ALL OTHER USES</b>		<b>NONE</b>	<b>60(K)</b>	<b>50(L)/83(M)</b>	<b>40(L)/65(M)</b>	<b>30(L)55(M)</b>	<b>20(Z)</b>	<b>15(Z)</b>	<b>NA</b>	<b>NA</b>	<b>NA</b>	<b>20(DD)</b>	<b>(Y)</b>

(A) Other Uses include public parks, schools, religious institutions, hospitals, day care facilities, nursing homes.	(P) Upon a case-by-case review by Commission, a 25-foot or more easement may be substituted.
(B) 1,000 feet for mining involving explosives. 300 feet for mining not involving explosives.	(Q) Without Community Sewer, as determined by SC DHEC.
(C) 200 feet from any surface water body. 100 feet from any well. Sites 15 acres or larger: 1,000 feet from any residence, school, day care, hospital or park.	(R) For Patio Homes designated deeded Common Areas may be substituted to fulfill the minimum requirements for setback, bufferyard and Open Space. A 10-ft. setback required between the unit and the Common Areas. In such cases, lot size may be reduced by up to 10%.
(D) Height of tower minus 20 feet.	(S) 25 feet for approvable flag lots, see Section 2.05-4.
(E) Setbacks from platted subdivisions with 25 lots or more or at least 50 dwelling units within 1,000 feet of a proposed tower shall be 2 times the height of the tower (if the tower is less than 200 ft.) or 3 times the height of the tower if tower is taller than 200 ft.	(T) Required frontage on residential private roads built in accordance with Section 2.05-3.
(F) 1,000 feet from another sexually oriented use and other uses listed in (A).	(U) For cul-de-sac lots, see Section 2.05-4.
(G) No side yard required between townhouses; 7.5 feet required between building and property line.	(V) Minimum of a 25-foot recorded access easement to a publicly maintained road.
(H) If a zero lot line development, one side of lot shall provide a five-foot (5') side yard setback. If not a zero lot line development, each side shall have a three & 1/2 foot (3.5') side yard setback.	(W) Setbacks shall be measured from the proposed structure to the nearest property line.
(I) 25 or more units in a platted subdivision.	(Y) Each additional foot above 35' add 1' to each side and rear yard setback OR IF DESIGN STANDARDS ARE APPLICABLE, SEE SECTION 2.02-9(4F)
(J) 8,000 sq. ft. with community sewer.	X= Denied Access to Minor Street.
(K) Commercial/Industrial Developments must take access of a paved public or privately maintained road built to at least the County standards other than Section 2.05-3-Private Road Developments. Other Uses require frontage on all weather or paved public or privately maintained road built to at least the County Standards other than Section 2.05-3 - Private Road Developments.	XX= Not Permitted.
(L) Setbacks shall be measured from the right-of-way line where dedicated. Setbacks may be modified by Section 2.02-2, Bufferyards.	(Z) All setbacks on roads are front setbacks as required by the road classification except as in footnote (N)
(M) Where there is no right-of-way, measure from the centerline of the road	(AA) Family Property-minimum of a 20'-foot recorded access easement to a publicly maintained road.
(N) 10-ft side yard setback for corner lots within Residential Subdivisions on Minor and Major Residential Streets shall be measured from right-of-way.	(BB) As allowed in Section 3.25
	(CC) 35 on non-interstate road; 50 on interstate.
	(DD) Spacing between non-residential buildings may be reduced if the requirements of the International Building Code are met.