

Berkeley County Zoning District Guidance

****This is intended as a guide only. This does not supersede or supplant the standards established in the Berkeley County Zoning and Development Standards Ordinance****

	Zoning District	Intent	Dwelling Units Per Parcel	Min Lot Size	Examples of Permitted Uses
Rural Zoning Districts	Rural Single Family Residential District (R-1R)	Intended to implement the land use goals of the rural village areas and residential growth areas within rural areas in the unincorporated portions of Berkeley County. Rural village areas are areas that have an identity and represent the heritage of development patterns in Berkeley County's rural landscape.	1 principle dwelling per one acre (43,560 square feet) of platted land, lot, or parcel	2 Acres *1.25 Acre under Cluster Subdivision Allowance	Single Family Stick Built Homes, Home Occupation (CU), Home Horses (CU), Certain Agricultural/Institutional/Recreational Uses
	Rural Manufactured Residential District (R-2R)	Intended to implement the land use goals of the rural settlement areas, rural village areas and residential growth areas within rural areas in the unincorporated portions of Berkeley County. Rural settlement areas are residential areas that act as transition areas between agricultural lands and urbanizing portions of the county. Rural village areas are areas that have an identity and represent the heritage of development patterns in Berkeley County's rural landscape.	1 principle dwelling per one acre (43,560 square feet) of platted land, lot, or parcel	2 Acres	Single Family Stick Built Homes, Manufactured homes, Home Occupation (CU), Home Horses (CU), Certain Agricultural/Institutional/Recreational Uses
	Mobile Home Rural Farm Residential District (R-2R(F))	Intended to implement the land use goals of the rural settlement areas, rural village areas and residential growth areas within rural areas in the unincorporated portions of Berkeley County. Rural settlement areas are residential areas that act as transition areas between agricultural lands and urbanizing portions of the county. Rural village areas are areas that have an identity and represent the heritage of development patterns in Berkeley County's rural landscape.	1 principle dwelling per one acre (43,560 square feet) of platted land, lot, or parcel	1 Acre	Single Family Stick Built Homes, Manufactured Homes, Home Occupation (CU), Agriculture Home Animal Production (CU), Certain Agricultural/Institutional/Recreational uses
	Agricultural District (Flex-1)	A significant portion of the county's land area is used for agricultural, forestry, and agricultural/residential purposes. These areas represent the county's rural landscape and historic character of Berkeley County. The viability of agricultural operations and production is contingent upon their protection from incompatible land uses and development. Additionally, premature conversion of these lands to accommodate urban and suburban development increases the demand for costly public infrastructure.	When not subdividing, there shall be no more than two principal dwelling units per one acre (43,560 square feet) of platted land, lot, or parcel. For each additional half acre in land area, one (1) additional dwelling may be permitted, up to a maximum of four (4) dwellings. *In the situation whereby the parcel is legally designated to as "heirs" property, the density of principal dwelling units when not subdividing may be no more than three units per one acre (43,560 square feet) not to exceed 10 dwellings*	30,000 Square Feet	Single Family Stick Built Homes, Manufactured Homes, Home Occupation (CU), Agriculture, Institutional/Recreation Uses, Campgrounds (CU/SX), B & B (CU), Cell Towers (CU/SX), Cemetery (AC/CU) Commercial Event Venue (SX) Mining < 5 Acres and/or 20 in Depth (CU), Mining > 5 Acres and/or 20 in depth (SX)
	Preservation Residential District (R-15)	Intended to implement the land use goals of the resource conservation areas within rural areas in the unincorporated portions of Berkeley County	1 Per 15 acres/2 Accessory Dwelling Units Per Lot	15 Acres	Single Family Stick Built Homes, Preservation, Manufactured Homes, Agricultural/Institutional/Recreational Uses, Boarding Facility (CU), B&B (CU)

Urban / Residential Zoning Districts	Single Family Residential District (R-1)	Intended to implement the land use goals of the residential growth areas within urbanizing areas in the unincorporated portions of Berkeley County.	1 Principle Dwelling Per Lot	30,000 Square Feet/14,000 Square feet with Water or Sewer; *5,500 SF with an Average of 7,000 SF under Cluster Subdivision	Single Family Stick Built Homes, Home Occupation (CU), Recreational and Institutional Uses, B&B (SX)
	Multisection Manufactured Residential District, Single Family Homes (R-1MM)	Intended to implement the land use goals of the residential growth areas within urbanizing areas in the unincorporated portions of Berkeley County.	1 Principle Dwelling Per Lot	30,000 Square Feet/14,000 Square feet with Water or Sewer; *5,500 SF with an Average of 7,000 SF under Cluster Subdivision	Single Family Stick Built Homes, Single Family Multisectional Manufactured Homes (CU), Home Occupation (CU), Institutional/Recreational Uses
	Manufactured Residential District (R-2)	Intended to implement the land use goals of the residential growth areas and rural villages within urbanizing areas in the unincorporated portions of Berkeley County.	1 Principle Dwelling Per Lot	30,000 Square Feet/14,000 Square feet with Water or Sewer; *5,500 SF with an Average of 7,000 SF under Cluster Subdivision	Single-Family Stick Built Homes, Manufactured Homes, Home Occupation (CU), Institutional/Recreational Uses
	Mobile Home Park District (R-3)	Intended to implement the land use goals of the residential growth areas within urbanizing areas in the unincorporated portions of Berkeley County.	1 Per 4,000 Square Feet	2 Acres	Manufactured Homes/Manufactured Home Parks, Home Occupation (CU), Institutional/Recreational Uses
	Multifamily Residential District Small Scale (R-4)	Intended to implement the land use goals of the residential growth areas within urbanizing areas in the unincorporated portions of Berkeley County by allowing higher density residential development in areas where public facilities and services are available.	7 Per Acre	15 Acres	Townhomes, Patio Homes, Duplexes, Triplexes, Quadraplexes, Home Occupation (CU), Recreational/Institutional Uses
	Multifamily Residential District Large Scale (R-5)	intended to implement the land use goals of the residential growth areas within urbanizing areas in the unincorporated portions of Berkeley County, by supporting multifamily apartment complexes in areas where needed and public water and sewer are available.	10 Per Acre	30 Acres	Apartment Complexes, Townhomes, Patio Homes, Duplexes, Triplexes, Quadraplexes, Home Occupation (CU), Recreational/Institutional Uses
Commercial Zoning Districts	Rural Neighborhood Commercial (RNC)	To provide for the development of commercial uses in the county's rural areas and urban areas for the development of small-scale commercial uses designed to serve adjacent residential neighborhoods.	When not subdividing, there shall be no more than two principal dwelling units per one acre (43,560 square feet) of platted land, lot, or parcel. For each additional half acre in land area, one (1) additional dwelling may be permitted, up to a maximum of four (4) dwellings. In no case shall there be more than four units placed on one parcel. (Ordinance Pending 5.24)	30,000 Square Feet/14,000 Square Feet with Water or Sewer with a Maximum of 5 Acres	Retail, Personal and Professional Services, Office, Mixed Use, Restaurants, Bar (AC), Recreational/Institutional Uses, B&B (AC), Single Family Residential Uses, Duplex Residential
	General Commercial (GC)	To provide for the development of community commercial centers that serve the retail shopping needs of the surrounding community within a ten-minute drive.	10 Dwelling Units/Acre	0.5 Acres with a max of 10 acres	Retail, Personal, General, and Professional Services, Office, Mixed Use, Restaurants, Hotels, Indoor Storage (CU), Outdoor Storage (AC; SX), Gas Stations, Commercial Truckstops, Wholesale Sales, Mixed Use, Recreational/Institutional Uses, Multi-Family Residential Uses, Townhomes/SF Attached, B&B (AC), Bar (CU), Domestic or Commercial Boarding Facility (CU)
	Office Institutional (OI)	Encourage the development of office and institutional complexes in the residential growth areas and office and light industry areas mapped on the future land use map in the comprehensive plan.	10 Dwelling Units/Acre (Pending Amendment 5.24)	0.5 Acres	Hotels, Office Parks, Schools, Assisted Living Facilities, Recreation, Cemeteries

Industrial Zoning Districts	Light Industrial (LI)	To provide for areas within the county where commerce and/or light industrial uses and compatible uses may take place, including, but not limited to, product assemblage and repair, research and development, office/service facilities, and indoor storage/warehousing/manufacturing or finished parts or products, or other similar uses	N/A	2 Acres	Warehousing/Assembly Uses, Transportation, Light Manufacturing, Manufacturing Services (Construction), Manufacturing Services (Other), Commercial Personal, Professional, and General Services, Hotels, Office, Retail, Wholesale Sales, Recreation/Institutional Uses, Cell Towers (CU/SX), Mining (CU), Outdoor Storage (CU), Some Agricultural Uses
	Heavy Industrial (HI)	To provide for areas within the county where heavy industrial uses and compatible uses may take place, including, but not limited to, the mechanical or chemical transformation of organic or inorganic substances into new products.	N/A	5 Acres	Intense Agricultural Production, Transportation, Light/Heavy Manufacturing, Manufacturing Services (Construction and Other), Mining (CU), Cell Towers (CU/SX), Wholesale Sales, Commercial General Services, Commercial Truckstop, Outdoor Storage (CU), Waste Disposal Facilities (CU), Sexually-Oriented Business (SX)
Planned Development Districts	Regional commercial (PD-RC)	This district is established to permit the development of large-scale commercial centers that provide a wide range of retail, office, and service uses, with one or more anchor stores, to the regional market. Transportation facilities, public services, and site design should be carefully planned so as to ensure regional centers promote and reinforce the identity of the community and commercial facilities in the surrounding area.	Varies by PD		Provide for the proper sizing and location of new regional commercial centers.
	Office or industrial park (PD-OP/IP)	This district is established for office, light and heavy industrial uses, and necessary supporting accessory uses and facilities, designed with a park-like atmosphere to complement surrounding land uses by means of appropriate siting of buildings and service areas, attractive architecture, and effective landscape buffering. A mixing of residential and corporate uses may be permitted if the developer shows how the uses will be compatibly blended into the overall development.	Varies by PD		Encourage the development of administrative, business, professional office complexes, and light and heavy industrial park facilities, along with necessary supporting accessory uses and facilities, in a campus-style or park-like environment.
	Mixed use development (PD-MU)	This district is established to provide flexible development options for developers within the residential growth areas of the county. Mixtures of uses may include a combination of commercial and residential uses, various types of residential uses, or mixtures of commercial and light industrial uses, as approved by Berkeley County Council. Required allowances for non-residential use types.	3 DU/Acre *3.5 DU/Acre Under Cluster Allowance	Minimum Lot Size for PD-MU is 100 Acres; Specific Dimensional Standards Vary by PD	Mixed Use Residential, Commercial, Civic, and Other Contextually-Appropriate Uses
* CU = Conditional Use; SX = Special Exception Use; AC = Accessory Use					
This Matrix Serves as a Guide Only; Please Reference the Zoning Ordinance for Additional Detail. Last Updated MARCH 2021 https://library.municode.com/sc/berkeley_county/codes/code_of_ordinances?nodeId=COOR_APXAZO					