



**Georgetown County
Planning and Development
Zoning Division**

129 Screven Street
Georgetown, SC 29440

Phone: (843) 545-3128
Or (843) 545-3602
Fax: (843) 545-3296

**APPLICATION FOR TEMPORARY CERTIFICATE
OF ZONING COMPLIANCE**
(Please keep the permit in your possession at the site)

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REQUIREMENTS:

*****You shall submit a signed, authorization letter from the property owner where the conditional/temporary use will take place.*****

*****If a tent over 120 square feet will be used for an event, a separate building permit will be required.*****

*****If you are having a special event you will need to provide a scaled site plan including parking plan or other approved drawing (GIS map). If off-site parking is needed, a letter from the affected property owner granting permission must be provided***

*****No special event shall begin operation before 9:00 am and must cease operations before 12:00am. (Races are excluded from the 9:00 am start time.)***

*****Real Estate Sales Offices and Contractor's Offices shall have no cooking or sleeping accommodations and shall not be occupied as a residence.*****

*****You shall sign a Hold Harmless Agreement stating that you release Georgetown County from any and all liability from your conditional/temporary use.*****

*****If the site is not cleared of all debris and temporary structures within three (3) calendar days after the permit has expired, the Zoning Administrator shall have the right to issue a citation to the sponsor of the event or use or the property owner in an amount not less than \$200.00.***



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CONDITIONAL AND TEMPORARY USES REGULATIONS

812. **Conditional and Temporary Uses.** Conditional uses, as set forth in Article VI of this Ordinance, and temporary uses, as set forth below, are declared to possess characteristics which require certain controls in order to insure compatibility with other uses in the District within which they are proposed for location.

812.1 **General Requirements.** Conditional uses shall be permitted subject to a determination by the Zoning Administrator that they conform to all regulations set forth herein and elsewhere in this Ordinance, with particular references to those requirements established for those districts in which they are proposed for location.

812.2 **Conditional Use Administration and Duration.** Application for permission to build, erect or locate a conditional use shall be submitted and processed in accordance with the regulations set forth in this Article prior to the issuance of any permits.

812.3 **Temporary Uses.** The Zoning Administrator is authorized to issue a Temporary Certificate of Zoning Compliance for temporary uses, as follows: Whereas, Georgetown County recognized the economic, social and cultural benefits of special events such as festivals, fairs, concerts and similar undertakings; with all of the positive benefits, regulations must exist that assure such events are conducted in an orderly fashion to minimize vehicular and pedestrian congestion and unsafe situations. Unregulated events can gridlock transportation systems, inhibit emergency vehicle access, disturb residential neighborhoods, impede access to nearby businesses and stress existing public safety agencies. Reasonable regulations will reduce the negative aspects of large gatherings and promote the quality of permitted special events. It is further recognized that public charities that provide a benefit to the public at large are often associated with special events and should be recognized for their endeavors. (*Amended Ord. 2012-28*)

812.301 **Special Events.** A special event is defined as “an infrequent activity that is wholly or partially outdoors involving the assembly or has the expectation of attracting more than four hundred (400) people at a time of social, fraternal, cultural, ceremonial or celebratory purposes regardless of whether the event generates profit or is intended to generate profit. Such events includes but not by way of limitation, festivals, fairs, rodeos, circuses, rallies and concerts. Bona fide weddings, funerals, music recitals, events sponsored by the Georgetown County Recreation Department, political demonstrations and private parties where nothing is sold or monies are generated in any fashion are excluded from this definition. A special event requires the issuance of a Temporary Certificate of Zoning Compliance and must submit the application at least fourteen (14) calendar days before the event. The following provisions must be met before issuance of such permit:

812.3011 Special events shall be permitted in commercial districts, industrial districts, forest and agricultural districts, commercially zoned planned developments and planned unit developments with amenities designed for such activities. A special event shall not be permitted in residentially zoned district unless the event is on the same parcel as a bona fide government facility. Events may also be allowed in residentially zoned

districts on property owned by a bona fide school, church or other religious entity that meets the qualifying standards of the Internal Revenue Service.

812.3012 A site plan including a parking plan must be submitted. If needed parking is off site, a letter from the affected property owner must be provided granting permission to use the site for parking. Parking is not allowed on public right-of-way unless the right-of-way is designated for parking by the public agency in control of the right-of-way.

812.3013 The permit for such an event shall not be for a period longer than fourteen (14) days and only two permits will be granted for any one parcel in a calendar year. Permits shall not be issued for consecutive weeks. However, special events held in residential districts are limited to no more than three (3) days.

812.3014 All events shall comply with the noise regulations of Georgetown County.

812.3015 One temporary on site sign specifically advertising the event shall be allowed. Such sign shall not include flashing or lighting that gives the appearance of movement. The sign shall not exceed twenty four (24) square feet in area, impede vision or exceed twelve (12) feet in height. Additionally, two off site directional signs, not located on public property, may be utilized that do not exceed sixteen (16) square feet per sign and twelve (12) feet in height. Any such off site may be lighted but shall not include flashing lights or lights that create the appearance of movement.

813.3016 Vendors located at the site of the special event are exempt from the provisions of Article VI, Section 611.214 of this ordinance except that each shall apply for a vendor permit and pay a fee of \$100.00. Vendors shall not impede the parking needs expected for the event. Parking spaces for any business existing on site cannot be utilized or impeded by any vendor. Each vendor shall be allowed one sign that may be lighted but not flashing or giving the appearance of movement. Such sign shall be limited to six (6) square feet and not exceed ten (10) feet in height.

813.3017 No special event shall begin operation before 9:00 AM and must cease operations by 12:00 AM. Races which need to begin before 9:00 AM due to weather and the health and safety of the participants are excluded from the 9:00 AM start restriction.

812.3018 The special event organizer or sponsor shall pay a fee of \$50.00 to off-set some of the costs associated with administering the provisions of this ordinance.

813.3019 The sponsor of the special event or property owner is responsible for clearing all debris including but not limited to litter, signs or structures within three (3) calendar days of the end of the event. Failure to clean the property will result in issuance of a citation in the amount not less than \$200.00.

812.302 Religious meeting in a tent or other temporary structure in any District for a period not to exceed sixty (60) days.

812.303 Open lot sale of Christmas trees for a period not to exceed forty-five (45) days.

- 812.304 Real estate sales office relating to a development, in any district, for a period not to exceed one (1) year, provided that no cooking or sleeping accommodations are maintained in the structure. *(Amended Ord 2009-77)*
- 812.305 Contractor's office and equipment shed, in any district, for a period of one (1) year provided that such use be placed on, or within 400 feet of, the property to which it is appurtenant. Such unit shall not be occupied as a residence. *(Amended Ord. 2009-77)*
- 812.306 Firework stands are only permitted in General Commercial (GC), Limited Industrial (LI), and Heavy Industrial (HI) zoning districts for a period not to exceed thirty (30) days and three (3) times per year. *(Amended Ord. 2009-77)*
- 812.3061 Only one fireworks stand shall be allowed on a parcel.
- 812.3062 Any stand shall be at least 25 feet from the front property line.
- 812.3063 A minimum of three (3) parking spaces are required for each fireworks stand.
- 812.307 The placement of tractor trailer boxes and cargo boxes used for the purpose of the storage of goods, equipment or debris in the One Acre Residential District (R-1 AC), One Half-Acre Residential District (R-1/2 AC), 10,000 Square Feet Residential District (R-10), 10,000 Square Feet Village Residential (VR-10), General Residential (GR), General Resort Residential District (GRR), Planned Development District (PD), and Three Quarter Acre Residential District (R-3/4 AC) shall be permitted for new construction, renovations or remodeling only. These containers shall meet all setback requirements as outlined in Section 411 Accessory Structures. Construction dumpsters and portable rental storage units shall also be allowed, but are exempt from all setback requirements. There will be a limit of twelve (12) months from the time of issuance of the building permit with one six (6) month extension permitted when requested in writing from the property owner, after which, such container must be removed from the site. *(Amended Ord. 2009-27)*
- 812.308 All Temporary Certificates of Zoning Compliance may be renewed provided that it is determined that said use is clearly of a temporary nature, will cause no traffic congestion and would not create a nuisance to surrounding uses.

HOLD HARMLESS AGREEMENT

Permittee/property owner hereby shall assume all risks incident to or in connection with the permitted activity and shall be solely responsible for damage or injury, of whatever kind or nature, to person or property, directly or indirectly arising out of or in connection with the permittee activity or the conduct of the permittee's operation. Permittee hereby expressly agrees to defend and save Georgetown County harmless for any penalties for violation of law, ordinance, or regulation affecting its activity and from any and all claims, suits, losses, damages, or injuries directly or indirectly arising out of or in connection with the permitted activity or conduct of its operation or resulting from the negligence or internal acts of omissions of permittee of its officers, agents, and employees.

Applicant's Signature/Date: _____



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(Please keep the permit in your possession at the site)

<p>Date Received: _____ Permit # _____</p> <p>Tax Map# _____</p> <p><u>Property Information:</u></p> <p>Proposed Address: _____</p> <p>_____</p> <p><u>Event Information:</u></p> <p>Dates of Event or Use: _____</p> <p>Amount of expected attendance? _____</p> <p>Will a tent be used? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>If yes, how big is the tent? _____ (If tent is over 120 sq ft, a separate building permit is required)</p> <p>Will there be any vendors on site? <input type="checkbox"/> yes <input type="checkbox"/> no</p> <p>If yes, how many? _____ (A separate application and fee are required for each vendor)</p> <p>Will signs be used for this event or use? <input type="checkbox"/> yes <input type="checkbox"/> no (If yes, a separate sign permit is required)</p> <p>Proposed Use or Event: <u>(Please Check One of the Following)</u></p> <p><input type="checkbox"/> Special Event (<14 days) (unless in Residential District, then <3 days)</p> <p><input type="checkbox"/> Religious Meeting (<60 days)</p> <p><input type="checkbox"/> Christmas Tree Sales Lot (<45 days)</p> <p><input type="checkbox"/> Real Estate Sales Office (<1 year)</p> <p><input type="checkbox"/> Contractor's Office and Equipment Shed (<1 year)</p> <p><input type="checkbox"/> Fireworks Stand (<30 days)</p>	<p><u>Applicant's Information:</u></p> <p>Name: _____</p> <p>Phone # _____ Cell # _____</p> <p>Home Address: _____</p> <p>_____</p> <p>E-mail Address: _____</p> <p>Signature/Date: _____</p> <hr/> <p><u>Property Owner's Information:</u></p> <p>Name: _____</p> <p>Phone # _____ Cell # _____</p> <p>Home Address: _____</p> <p>_____</p> <p>E-mail Address: _____</p> <p>Signature/Date: _____</p> <hr/> <p><u>For Official Use Only:</u></p> <p>Zoning District: _____ Flood Zone: _____</p> <p>Exceptions/Conditions: _____</p> <p>_____</p> <p>_____</p> <p>Zoning Department Approval/Date: _____</p> <p>_____</p>
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Fire Department Notification: yes no If yes, list contact: _____