

612. **Resort Service District (RS).**

Intent. The intent of the Resort Service District is to provide areas for resort related services and industries which are not significantly objectionable in terms of noise, odor, fumes, etc., and each operation is completely confined within an enclosed building. The resort-related services should not have a negative effect on the existing lifestyle of the area. The regulations which apply within this district are designed to encourage the formation and continuance of a compatible environment for uses generally classified to be supportive of resort areas; protect and reserve undeveloped areas in Georgetown County which are suitable for such purposes, and discourage encroachment by those industrial uses or other uses capable of adversely affecting the basic resort character of this district.

612.1 **Permitted Uses:** The following uses shall be permitted in any Resort Service District:

- 612.101 Cabinet making shop;
- 612.102 Carpenter shop;
- 612.103 Ice plant;
- 612.104 Printing establishment; and,
- 612.105 Tinsmith shop;
- 612.106 Business service;
- 612.107 Repair service;
- 612.108 Public building, facility or land;
- 612.109 Agricultural farm;
- 612.110 Resort related service or industry; and,
- 612.111 Accessory uses, including telephone booths.
- 612.112 Educational facilities.

612.2 **Conditional Uses.** The following uses shall be allowed on a conditional basis in any Resort Service District, subject to the conditions set forth:

- 612.201 Manufacturing of resort-related items, provided that the storage of all supplies, material or equipment is enclosed and that no junk or

salvage is located on the site; and provided that any noise, vibration, smoke, gas, fumes, odor, dust, fire hazard or other injurious or obnoxious conditions related to the operation are not sufficient to create a nuisance or destroy the character of the area;

612.202 Warehouse or other storage facility, provided that there is no open storage of junk or salvage materials of any type in conjunction with the operation, or self- service storage facility, provided that:

612.2021 Such use is located on a tract not less than one acre in area;

612.2022 A site plan which shows landscaping, interior driveway, density, structure size, compatible architectural design and environmental considerations such as drainage shall be submitted for review and approval;

612.2023 The facility is used for dead storage only and the following activities are specifically prohibited: the storage of toxic or explosive substances; auctions, commercial, wholesale or retail sales or miscellaneous or garage sales; the servicing, repair or fabrication of motor vehicles, boats, trailers, lawn mowers, appliances or other similar equipment; the operation of power tools, spray painting equipment, table saws, lathes, compressors, welding equipment, kilns or other similar equipment; the establishment of a transfer and storage business; and, any use that is noxious or offensive because of odors, dust, noise, fumes or vibrations;

612.2024 All storage on the property shall be kept within an enclosed building; and,

612.2025 Parking shall be provided by parking/driving lanes adjacent to the building and that these lanes shall be at least twenty-six (26) feet wide when cubicles open onto one side of the lane only and at least thirty (30) feet wide when cubicles open onto both sides of the lane.

ARTICLE VI

REQUIREMENTS BY DISTRICT

- 612.203 Wholesale business outlet, provided that there is no open storage of junk or salvage materials.
- 612.204 Animal hospital and/or boarding facility provided that all boarding arrangements are maintained within a building and no noise connected with the operation of the facility is discernible beyond the premises.
- 612.205 Trade Service Complex, provided that:
 - 612.2051 Such use shall be located on a tract not less than one acre in area;
 - 612.2052 Site plan showing landscaping, interior access, compatible architectural design, and environmental considerations such as drainage shall be submitted for approval;
 - 612.2053 Uses shall be limited to those permitted in the Resort Services District;
 - 612.2054 All storage on property shall be kept within an enclosed building; and
 - 612.2055 Such development shall maintain a minimum 40/60 pervious/impervious surface ratio. *(Amended Ord. 2006-14)*
- 612.3 Other Requirements.
 - 612.301 All uses allowed in Resort Service Districts shall conform to the area, yard, and height requirements as set forth in Article VII.
 - 612.302 Uses allowed in this District shall meet all standards set forth in Article XI, pertaining to off-street parking, loading, and other requirements.
 - 612.303 Signs permitted in this District, including the conditions under which they may be located, are set forth in Article X.