

# KERSHAW COUNTY SUBDIVISION AND LAND DEVELOPMENT DEFINITIONS



## EXEMPT SUBDIVISION DEVELOPMENT DEFINITION

Refer to sections 5:2.2-1 State Law Exemptions (under SC Code of Law 6-29-1110) and 5:2.2-2 Kershaw County Exemptions for detailed definition for exemptions.

## MINOR SUBDIVISION DEFINITION

A subdivision which DOES NOT involve any of the following:

The creation of more than ten (10) lots.

The creation of any new street.

The extension of public water or sewer lines.

The installation of drainage improvements through one (1) or more lots to serve one (1) or more other lots.

The extension of an existing minor or major subdivision or development under the same ownership or control which would in effect create more than ten contiguous lots.

The creation of lots that cannot meet the driveway maximum number and separation standards.

## MAJOR SUBDIVISION DEFINITION

Any subdivision other than an exempt subdivision or one which does not qualify as a minor subdivision, a large acreage residential development, or a planned development district. In general, a major subdivision is the creation of ten (10) or more lots that is not developed on a private road.

## LARGE ACREAGE SINGLE-FAMILY RESIDENTIAL DEVELOPMENT ON A PRIVATE ROAD DEFINITION

A development containing no lot less than ten (10) acres, developed on a private road, and meeting requirements of the ZLDR ordinance (Section 5:2.5).

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### GROUP DEVELOPMENT DEFINITION

A development of a single tract of land or adjacent tracts of land under the same ownership or control. To include commercial, retail, industrial, institutional, multi-family residential, and manufactured home parks.

### MINOR GROUP DEVELOPMENT DEFINITION

Commercial, industrial, or institutional developments that consist of multiple use or multiple occupant commercial, industrial, or institutional complex of a combined square footage of less than 25,000 square feet of gross floor area, or a single-use, single-occupant commercial or industrial building of less than 25,000 square feet of gross floor area.

Multi-family apartment buildings, duplexes, triplexes, quadruplexes, and townhouses on a single tract of land or adjacent tracts of land under the same ownership or control containing a combined total of more than two (2) or no more than ten (10) dwelling units.

### MAJOR GROUP DEVELOPMENT DEFINITION

A group commercial, industrial, or institutional development consists of a multiple use or multiple occupant commercial, industrial, or institutional complex of a combined 25,000 square feet or greater of gross floor area, or a single-use, single-occupant commercial or industrial building of 25,000 square feet or greater of gross floor area. Examples are shopping centers and malls; commercial business or industrial parks; and "big box" retail.

Multi-family apartment buildings, duplexes, triplexes, quadruplexes, and townhouses on a single tract of land or adjacent tracts of land under the same ownership or control containing a combined total of more than ten (10) dwelling units. All manufactured home parks are classified as major group developments.

### PLANNED DEVELOPMENT DISTRICT DEFINITION

A zoning district that designates an area for which an approved development plan constitutes the district regulations. It is intended to utilize the factors of efficiency, economy, flexibility, creative site design, improved appearance, compatibility of mixed uses, maximum benefits from open space and green space, safe and efficient vehicular and pedestrian access for a development characterized by a unified site design for mixed uses. A planned development district may be predominately residential, commercial, industrial, or any combination thereof.