

## M. Sea Pines Circle (SPC) District

<h1 style="margin: 0;">SPC</h1> <h2 style="margin: 0;">Sea Pines Circle District</h2>				
<b>1. Purpose</b>				
<p>The purpose of the Sea Pines Circle (SPC) District is to provide <b>lands</b> for commercial and <b>mixed-use development</b> at moderate to relatively high intensities in the area around Sea Pines Circle. District regulations emphasize moderate-scale <b>buildings</b> and <b>shopping centers</b> that balance the needs of the driving public and pedestrian activity and circulation among the district's retail, dining, and entertainment activities. The district is also intended to accommodate nighttime activities.</p>				
<b>2. Allowable Principal Uses</b>				
USE CLASSIFICATION/TYPE		USE-SPECIFIC CONDITIONS	MINIMUM NUMBER OF OFF-STREET PARKING SPACES	
<b>Residential Uses</b>				
<i>Mixed-Use</i>	PC	Sec. 16-4-102.B.1.a	Residential	1.5 per du
			Nonresidential	1 per 500 GFA
<i>Multifamily</i>	P		1 bedroom	1.4 per du
			2 bedroom	1.7 per du
			3 or more bedrooms	2 per du
<b>Public, Civic, Institutional, and Educational Uses</b>				
<i>Community Service Uses</i>	P		1 per 400 GFA	
<i>Education Uses</i>	P		Colleges and High Schools	10 per classroom
			Elementary and Junior High/Middle Schools	4 per classroom
			Other <b>Education Uses</b>	See Sec. 16-5-107.D.2
<i>Government Uses</i>	P		Fire Stations	4 per bay + 1 per 200 GFA of office area
			Other	1 per 200 GFA of office area
<i>Major Utilities</i>	SE		1 per 1,500 GFA	
<i>Minor Utilities</i>	P		n/a	
<i>Public Parks</i>	P		See Sec. 16-5-107.D.2	
<i>Religious Institutions</i>	P		1 per 3 seats in main assembly area	
Telecommunication Antenna, Collocated or Building Mounted	PC	Sec. 16-4-102.B.2.e	n/a	
<b>Telecommunication Towers, Monopole</b>	PC	Sec. 16-4-102.B.2.e	1	
<b>Health Services</b>				
<i>Other Health Services</i>	P		1 per 225 GFA	
<b>Commercial Recreation</b>				
<i>Indoor Commercial Recreation Uses</i>	P		1 per 3 <b>persons</b> + 1 per 200 GFA of office or similarly used area	
<b>Office Uses</b>				
<i>Contactors' Offices</i>	PC	Sec. 16-4-102.B.6.a	1 per 350 GFA of office/administrative area	
<i>Other Office Uses</i>	P		1 per 350 GFA	
<b>Commercial Services</b>				
<i>Adult entertainment use</i>	SE	Sec. 16-4-102.B.7.a	1 per 100 GFA	

**Chapter 16-3: Zoning Districts**  
**Sec. 16-3-105. Mixed-Use and Business Districts**

<b>Animal Services</b>	PC	Sec. 16-4-102.B.7.b	1 per 225 GFA
<b>Bicycle Shops</b>	PC	Sec. 16-4-102.B.7.c	1 per 200 GFA
<b>Convenience Stores</b>	PC	Sec. 16-4-102.B.7.d	1 per 200 GFA
<b>Eating Establishments</b>	P		1 per 100 sf of <b>gross floor area</b> and outdoor eating area
<b>Grocery Stores</b>	P		1 per 200 GFA
<b>Liquor Stores</b>	SE	Sec. 16-4-102.B.7.g	1 per 200 GFA
<b>Nightclubs or Bars</b>	PC	Sec. 16-4-102.B.7.h	1 per 70 GFA
<b>Open Air Sales</b>	PC	Sec. 16-4-102.B.7.i	1 per 200 sf of sales/display area
<b>Shopping Centers</b>	PC	Sec. 16-4-102.B.7.j	1 per 335 GFA
<b>Other Commercial Services</b>	P		See Sec. 16-5-107.D.2
<b>Vehicle Sales and Services</b>			
<b>Auto Rentals</b>	PC	Sec. 16-4-102.B.8.a	See Sec. 16-5-107.D.2
<b>Car Washes</b>	P		10 per wash unit for automatic wash + 5 per bay for manual wash
<b>Gas Sales</b>	PC	Sec. 16-4-102.B.8.d	
<b>Industrial Uses</b>			
<b>Self-Service Storage</b>	PC	Sec. 16-4-102.B.9.c	1 per 15,000 GFA of storage and office area

<b>3. Development Form Standards</b>			
<b>MAX. DENSITY (PER NET ACRE)</b>		<b>LOT COVERAGE</b>	
Residential	12 du	Max. <b>Impervious Cover</b>	60%
Nonresidential	10,000 GFA	Min. <b>Open Space</b> for Major Residential <b>Subdivisions</b>	16%

<b>MAX. BUILDING HEIGHT</b>	
All <b>Development</b>	45 ft <sup>1</sup>

**USE AND OTHER DEVELOPMENT STANDARDS**

See Chapter 16-4: Use Standards, Chapter 16-5: Development and Design Standards, and Chapter 16-6: Natural Resource Protection.

**TABLE NOTES:**  
P = Permitted by Right; PC = Permitted Subject to Use-Specific Conditions; SE = Allowed as a Special Exception; du = **dwelling units**; sf = square feet; GFA = **gross floor area** in square feet; ft = feet; n/a = not applicable

1. May be increased by up to ten percent on demonstration to the **Official** that:

- a. The increase is consistent with the character of **development** on surrounding **land**;
- b. **Development** resulting from the increase is consistent with the purpose and intent of the **building height** standards;
- c. The increase either (a) is required to compensate for some unusual aspect of the site or the proposed **development**, or (b) results in improved site conditions for a **development** with **nonconforming site features**;
- d. The increase will not pose a danger to the public health or safety;
- e. Any adverse impacts directly attributable to the increase are mitigated; and
- f. The increase, when combined with all previous increases allowed under this provision, does not result in a cumulative increase greater than ten percent.