

	<p>Regional Commercial District (RCD) Zoning District</p> <p>The Regional Commercial District is designed to reserve land for business purposes of a regional scope; encouraging the formation and continuance of a compatible and economically healthy environment for business, financial and professional uses which benefit from being located in close proximity to each other.</p> <p>Section 5.12, Town of Yemassee Zoning Ordinance</p>
<p>Standards for the RCD District 5.12.14</p>	
<ul style="list-style-type: none"> • Minimum Lot Width: One Hundred Fifty (150) feet, measured at the building line. • Maximum Building Size: 10,000sqft per acre. • Front, Side & Rear Yard Setbacks: 50 feet from residential uses, 15 feet from commercial or industrial uses and 50 feet from major thoroughfares. • Maximum Building Height: Thirty-five (35) feet above base flood elevation to a maximum of fifty (50) feet above base flood elevation with approval from the Fire Marshall's Office. • Equipment and Materials must be stored completely within enclosed buildings. • All trash, garbage or waste must be retained in containers located inside the building or within a screening enclosure at least fifty (50) feet from the property line of any residential zoning district. • All loading berths shall be located at the side or rear of building. 	
<p>Permitted Uses for the RCD District 5.12.2</p>	
<ul style="list-style-type: none"> • Retail, Wholesale, or Storage Business (excluding open yard storage) • Club, Lodge, Union Hall, or Social Center • Church or Religious Institution • Off-Street Commercial Parking or Garage • Hotel, Bed and Breakfast Inns, and Motels • Commercial Recreation Facility & Vocational Schools • Eating or Drinking Establishments with Drive-Through Windows • Public Utility Installation or Sub-Installation including Water Towers • Office Buildings for Government, Professional or Business Purposes • Horse Riding / Training Facility provided site is a minimum of three acres and a minimum of one acre per horse. • Temporary Office or Storage building for construction project. • Motion Picture Studio and/or Video Commercial Preparation • Mini-Warehouse or Self-Service Storage Facility 	
<p>Conditional Uses for the RCD District</p>	
<ul style="list-style-type: none"> • Automobile Service Station or Garage • Newspaper Publishing Plant • Car Wash • Animal Hospital • Solid Waste Transfer Facility • Campgrounds and Recreational Vehicle Parks with conditions. 	