

Sec. 24-29. - Establishment and purpose of zoning districts.

(a) For purposes of this chapter, the following zoning and special development districts are hereby established for portions of the county:

- (1) Zoning districts.
 - a. Residential-Agricultural Development (RD).
 - b. Rural-Residential Development (RR).
 - ~~c. General-Agricultural Development (GD).~~
 - c. General Residential Development (GR)
 - d. General Commercial Development (GC)
 - ~~d e.~~ Industrial Development (ID).
 - e f. Limited Commercial District (LC).

- (2) Special development districts.
 - a. Flood Hazard (FH).
 - b. Airport Compatibility (AC).
 - c. Planned Development (PD).
 - d. Highway Overlay District (HOD).

(b) Collectively, these districts are intended to advance the purposes of this chapter, as stated in the preamble. Individually, each district is designed and intended to accomplish the following more specific objectives.

(c) Zoning districts; objectives:

(1) *RD Residential-Agricultural Development District.*

- a. The purpose of this district is to foster, sustain, and protect areas in which the principal use of land is for single-family dwellings exclusive of residentially designed and standard designed manufactured housing, and related support uses.
- b. This district is also designed to allow greater use flexibility for large tracts, ten acres or more in size, as provided for in section 24-208, Ten acre rule.

(2) *RR Rural-Residential Development District.* This district seeks to preserve the rural nature of development within its boundaries, managing density and fostering growth that is relatively quiet, low-traffic, and otherwise use-compatible with existing development. Through regulations aimed at achieving these ends, the district is intended to maintain the quality of life that citizens, farmers, and business owners of the district have historically enjoyed.

~~(3) *GD General-Agricultural Development District.* This district is intended to accommodate most of the projected growth in the unincorporated area of the county during the time span of the county's comprehensive plan. It corresponds generally with the county comprehensive plan. This district is projected to have most public facilities and infrastructure in support of urban development such as schools, sewer, water, streets, and the like, and as such is intended to provide the regulations and capital improvements, which will attract development. It consists of areas where development logically should locate as a consequence of planned public facilities and associated capital expenditures. District regulations permit development of generally suburban character, providing for a full range of residential uses as well as commercial, institutional, and industrial uses.~~

(3) *GR General Residential Development District.* This district is projected to have the most public facilities and infrastructure in support of suburban/urban development such as schools, sewer, water, and streets. These are areas where development logically should be located as a consequence of planned public facilities. This district should include uses for single family, multi-

family, residentially designed manufactured housing, and low impact commercial designed to provide services to residents.

(4) GC General Commercial Development District. This district is to provide for a wide variety of retail and service uses to satisfy the common and frequent needs of residents in large sections of the county. This district supports most commercial uses including uses that require outdoor storage or dispensing systems. Proposed residential uses in this district are required to have larger lots and must meet the requirements of Sec. 24-107, Bufferyards.

(4 5) *ID Industrial Development District.* The intent of this district is to promote and accommodate industrial development in suitable environs, separated from potentially incompatible uses, including residential, social, and medical uses. This district also is intended to protect potential sites for industrial development.

(5 6) *LC Limited Commercial District.* The LC District is intended to meet the commercial and service needs generated by residential areas. Goods and services commonly available in this district are of the "convenience variety", and relatively compatible with and suitable to locations in proximity to residential subdivisions.

(d) Special development districts.

(1) *FH Flood Hazard Districts.*

- a. It is the intent of this district to protect human life and health, minimize property damage, encourage appropriate construction practices, and minimize public and private losses due to flood conditions by requiring that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.
- b. Additionally, this district is intended to help maintain a stable tax base by providing for the sound use and development of flood prone areas and to ensure that potential home buyers are notified that property is in a flood area. The provisions of this district are intended to minimize damage to public facilities and utilities such as water and gas mains, electric, telephone, and sewer lines, streets and bridges located in the floodplain, and prolonged business interruptions; and to minimize expenditures of public money for costly flood control projects and rescue and relief efforts associated with flooding.

(2) *AC Airport Compatibility District.* It is the intent of this district to protect the dual interests of airports and neighboring land uses, and to:

- a. Protect and promote the general health, safety, economy, and welfare of airport environs;
- b. Prevent the impairment and promote the utility and safety of airports;
- c. Promote land use compatibility between airports and surrounding development;
- d. Protect the character and stability of existing land uses; and
- e. Enhance environmental conditions in areas affected by airports and airport operations.

(3) *PD Planned Development District.* The Planned Development District provides a mechanism for the planning commission, the county council and the applicant to agree on the scope of the proposed development. Some concepts will be more appropriate than others will and the approval of an application in one location does not necessarily indicate the development will be acceptable in other locations.

a. Intent.

1. Encourage flexibility in the larger scale development of land in order to promote its most appropriate use;
2. Improve the design, character and quality of new development;

3. Facilitate the provision of streets and utilities; and
 4. Preserve the natural and scenic features of open areas.
- b. Generally.
1. An area may be eligible for Planned Development District zoning if either of the following conditions exist:
 - (i) Separate land uses not otherwise permitted to [be] locate[d] within the same zoning district are proposed for development on one or more adjacent parcels. This would allow up to ten percent commercial in RR and RD Zones.
 - (ii) Exceptions or variations to the existing regulations are essential for the project in terms of site, design or dimensional requirements.
 2. Minimum parcel size: five acres.
 3. Minimum parcel depth: 300 feet.
 4. Minimum parcel width: 200 feet.
 5. Lot shall adjoin or have direct access to at least one state or county approved paved road. Standards for interchanges and curb cuts on the paved road shall follow current county policy.
 6. If the site consists of multiple ownerships, each owner shall file an application for amendment to the zoning plan.
- c. Uses.
1. Permitted uses. The planning commission and the county council may permit any use proposed by the developer as being compatible to other nearby uses within and beyond the district. A listing of permitted uses within a Planned Development District shall become a part of the regulations applying to that district. Thereafter, the uses permitted in the district shall be restricted to those listed, approved and adopted.
 2. Prohibited uses:
 - (i) Sexually oriented businesses.
 - (ii) Mobile or manufactured housing.
- d. Design criteria and development standards.
1. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns and use relationships. Variety in building types, heights, facades, setbacks and size of open spaces shall be encouraged.
 2. There shall be a maximum of one detached residential unit per 2,500 square feet of land area including yard and other dimensional requirements.
 3. Buffer yards. As determined as needed by the planning commission and the county council.
 4. Open space. As determined as needed by the planning commission and the county council.
 5. All standards of the existing zoning district shall apply, if not specified otherwise in that particular Planned Development District.
- e. Administrative procedures with regard to Planned Development Zoning Districts.
1. Required zoning chapter amendment. The establishment of a Planned Development Zoning District shall be an amendment to this chapter and be administered in accordance with section 24-241. The applicant shall submit the request to the planning

commission for review, public hearing and recommendation to the county council for further public hearing and final action.

2. Time limitation. If the approved Planned Development District has not begun within two years of its approval date by the county council, the Planned Development District shall become invalid and the land classification shall revert to its previous zoning classification. The county council must receive an extension request at least six months before the end of the approval period. The county council shall grant only one extension per project.
- f. Submission materials required for development plan.
1. Purpose and effect. An application for rezoning to a Planned Development District shall include a development plan incorporating the information required in subsection f.2. of this section, and such additional information, as the planning commission may deem necessary to provide a detailed understanding of the proposed PD. Although it is unnecessary to submit engineering drawings at this stage, the development plan must sufficiently demonstrate its superiority to other forms of development or other zoning districts.
 2. Application contents. The following information and documentation together with such additional information as required by the planning commission shall constitute a rezoning application:
 - (i) The applicant's name, address and ownership interest in the subject property.
 - (ii) The name, address and signed written consent of those having an ownership interest, if different from the applicant filing the application.
 - (iii) The tax map identification number.
 - (iv) The existing and proposed zoning classifications and current uses of the subject and adjacent properties.
 - (v) A survey showing property boundary lines, metes and bounds, utility transmission lines and public rights-of-way crossing and adjacent to the subject property.
 - (vi) A vicinity map showing a five-mile radius.
 - (vii) A written statement describing the proposed development's compliance with the comprehensive plan.
 - (viii) One or more development plans at a scale approved by the zoning administrator depicting or describing the following features of the development:
 - A. A land use plan map with a description of the type, location and nature of land use (and building type and proposed architectural style) within each area of the development indicating the acreage and the proposed density and lot requirements of each subarea.
 - B. A proposed traffic circulation map, which illustrates internal traffic ways, related to the development, existing and proposed access points, and through roads accessing adjacent parcels.
 - C. A general description of the means of providing utilities, refuse collection, schools, fire protection, libraries, parks and similar services, where applicable.
 - D. A delineation and description of the open space areas and a generalized landscaping plan.
 - E. A statement identifying easements and restrictive covenants relating to the establishment of common open space or service facility within the planned development and the establishment and activation of any entity that is to be responsible for the management and maintenance of any public or private

common area. The county is not responsible for enforcing easements and restrictive covenants.

F. A project analysis done by a reputable, independent firm to include the following information at a minimum:

- Current and potential traffic counts.
- Population and income within the development's market area.
- An analysis of existing comparable developments and their impact on the surrounding neighborhoods.
- A review of alternative locations considered and why this one is the best option.
- A sales gap analysis for the market area showing the current sales figures for the products to be sold in the area vs. the potential market for these products.
- Any other relevant information as deemed necessary by the planning commission or the county council.
- An analysis of traffic impact on the surrounding area including approval of the proposed traffic plan by the state department of transportation.
- An analysis estimating the impact to the county-provided emergency services with comparisons showing current conditions and conditions at the time of stabilization. Include estimated project schedule from ground breaking to stabilization or sellout of units.

G. A tabulation of the following information:

- The maximum number of dwelling units proposed by type of structure including typical size or size restrictions.
- The maximum total square feet of building floor area proposed for nonresidential uses by type of use, or by subarea, if applicable.
- The total land area, expressed in acres and as a percent of the total development area, proposed to be devoted to residential and nonresidential uses.
- The minimum lot requirements for each proposed use if different from the minimum lot requirements specified in the current zoning district.

H. If the planned development is proposed for construction in phases, a proposed phasing plan shall be submitted stating the portion of each uses and public spaces to be provided during each stage.

I. A statement identifying each of the regulations or other applicable provisions of this chapter, which the applicant proposes to be modified as part of the development plan, the proposed modification and the justification thereof.

g. Fees.

1. Fees due at the time of formal application to the planning commission are \$100.00 per acre, with a maximum application fee of \$1,000.00. Paying the application fee does not guarantee approval of any feature of the application.
2. The developer must furnish a bond to cover the cost of infrastructure for each proposed phase. The bond must be from an insurer rated "A" or better by A.M. Best.

(4) *HOD Highway Overlay District.*

- a. Purpose. The intent of this district is to protect residents, enhance developments and improve the traffic flow on primary highway corridors in Edgefield County. The county council may establish additional Highway Overlay Districts by ordinance on other highways in various areas of Edgefield County.
- b. Delineation of Highway Overlay Districts. This applies to property parcels fronting on or within 400 feet of the right-of-way of the roads listed below, except for property zoned residential:
 1. Murrah Road Extension.
 2. Five Notch Road from the Aiken County Line to the intersection of Murrah Road Extension.
 3. Sweetwater Road from the intersection of Five Notch Road to the Aiken County Line.
 4. Highway 25 South from the Aiken County Line to the intersection of Greenhouse Road and Highway 25.
- c. Applicability. This applies to all new construction other than single family residential. The overlay district also applies to an entire site or development other than single family residential if the building official determines that any renovation or expansion of the site or development exceeds 50 percent of its appraised value as set by the Edgefield County Assessor, or by the building official for developments that are tax exempt. For a development composed of individual lots, the determination of whether the previously mentioned limit has been exceeded shall be based on the appraised value of the individual lot or lots on which the proposed improvement or improvements will be located and not on the appraised value of the entire development, including other lots.
- d. Open space. A minimum of 25 percent of the site must be devoted to open space not covered by building or pavement for a nonresidential use and 40 percent for multifamily residential use.
- e. Signs. This only applies to signs visible from any point on a street right-of-way in the overlay district.
 1. Design standards.
 - (i) All signs shall conform to the provisions for signs and outdoor displays of the International Building Code and of this section.
 - (ii) No sign or sign structure shall be erected, constructed, or maintained so as to obstruct any fire escape, window, door, opening, or any means of ingress and/or egress.
 - (iii) Illuminated signs shall be so placed and so shielded that glare from the sign does not adversely affect any residential area or use nor interfere with the operation of a vehicle on any public right-of-way.
 2. Sign measurement.
 - (i) The square footage of the sign area shall be the area enclosed within a perimeter consisting of a series of straight lines at right angles enclosing all parts of the sign face. The area of a freestanding sign includes the area of the sign face on one side only. The certification of measurements by a licensed professional engineer, the sign manufacturer, or other professional may be accepted for irregularly shaped or uniquely shaped [signs].
 - (ii) Signs are subject to review and approval by the zoning administrator.
 - (iii) The height of a sign shall be measured from the edge of the pavement of the street abutting or closest to the sign structure to the top of the sign or sign structure, whichever is higher.

- (iv) Federal-mandated or state-mandated requirements for signage based on federal or state law or regulations are exempt from the sign area limitations, but only to the extent of such minimum requirements.
3. Prohibited signs and exceptions in overlay district. The following signs are prohibited in "overlay districts".
- (i) No off-site signs identifying or advertising a business or use shall be permitted other than on the premises of such building or use.
 - (ii) No sign shall display intermittent lights resembling the flashing lights customarily used in traffic signals or in police, fire, ambulance, or rescue vehicles, nor shall any sign use the words "stop", "danger", or any other word, phrase, symbol or character in a manner that might mislead or confuse any vehicle driver, except for temporary construction signs and lights indicating a hazard.
 - (iii) Signs painted on or attached to trees, fence posts, and telephone or other utility poles; signs painted on or attached to rocks or other natural features; or signs painted on the roofs of buildings.
 - (iv) Signs which contain a high intensity illuminating device causing it to blink, flash, pulsate, fluctuate, or animate, except signs giving public service information such as time, temperature, date, weather, or similar information intermittently with low intensity lights.
 - (v) Changeable face signs and changeable-copy signs on which the message changes more than one time per minute.
 - (vi) Mobile or portable signs that are not attached to a permanent foundation.
 - (vii) Ribbons, streamers, and similar materials or devices whether moving or not are prohibited.
 - (viii) Signs within street or highway right-of-way are not allowed except:
 - A. One newspaper box per family.
 - B. Standard highway signs and markers that the SCDOT and Edgefield County may authorize.
 - C. Historical, commemorative and other monuments and memorials approved by staff.
 - D. Signs for public events located in the right-of-way.
 - E. Signs for the entrance or identification of subdivisions or Planned Development (PD) which are approved by the planning commission, so long as such signs are not located on right-of-way property owned by a government.
 - (ix) Abandoned signs.
 - (x) Signs placed with the primary purpose of providing a sign not otherwise allowed by this section.
4. Wall or projecting signs.
- (i) Wall signs on a building (including signs attached flat against the wall, painted wall signs, and projecting signs) shall meet the following requirements:
 - A. Signs on the front surface of a building shall not exceed 20 percent of that surface.
 - B. Signs on the side and rear surface of a building shall not exceed 25 percent of that surface.

- C. Depth of wall signs. Wall signs attached flat against a wall may extend not more than 18 inches from the wall. A wall sign which extends more than two inches from the wall shall be placed a minimum of eight feet above any sidewalk.
 - (ii) Projecting signs perpendicular to the wall of a building may be substituted for a wall sign. Projecting signs shall be placed a minimum of eight feet above any sidewalk and may project a maximum of six feet. Total area of projecting signs shall not exceed ten percent of front surface area of building.
5. Freestanding signs.
- (i) In general.
 - A. Any freestanding sign must be a monument sign complying with item (iii), monument signs, below.
 - B. A freestanding sign is a sign not attached to a building and containing a sign face on one or more sides.
 - C. Freestanding signs shall not project into any street or highway right-of-way.
 - D. All freestanding signs must be monument signs with a maximum height from four feet to 12 feet. All such signs shall have a consistent style or unifying theme.
 - (ii) There shall be no more than one freestanding sign permitted per lot, except where the lot fronts on two arterials as determined by the zoning administrator, in which case an additional freestanding sign may be permitted with no more than one such sign located along each arterial.
 - (iii) Monument signs that are freestanding shall not be included in calculating the area of the sign permitted by this section. The area of the supporting structure shall not exceed 50 percent of the total combined area of the sign and supporting structure. Any pedestal on which a sign rests shall be at least 67 percent of the width of the entire sign.
 - (iv) Reader boards are not permitted.
 - (v) Shopping center signs.
 - A. Signs identifying the name of the shopping center as well as the individual stores shall be consolidated on one monument sign standard.
 - B. Not more than one such sign standard shall be permitted per shopping center except where a shopping center fronts on two arterials as [determined] by the zoning administrator. If a shopping center fronts on two major arterials with more than 150 feet of frontage on each, one additional sign standard shall be permitted with no more than one such standard being placed on each such arterial.
 - C. Any shopping center with two or more businesses may have one freestanding sign not to exceed 60 square feet for the first two tenants and an additional ten square feet for each additional tenant over two, with a maximum of 120 square feet.
6. Miscellaneous sign types.
- (i) For institutional signs for such uses as schools and churches, one double-face sign or two single-face signs shall be permitted for each entrance to the project or use. If a double sign is proposed, the total area of the faces of both signs shall not exceed the maximum permitted sign area for a single sign. All such signs shall be ground-mounted, monument-type signs. No additional freestanding sign shall be

permitted. Where approved by the zoning administrator, such signs may be located in a landscaped median in the right-of way.

- (ii) Banners for governmental or civic organizations are allowed at the entity's main location or at the location of the activity promoted on the banner. No banners shall be erected in a street right-of-way except as approved by the zoning administrator.
- (iii) A maximum of three flags may be displayed on each lot of record zoned any category other than single-family residential use.
- (iv) Canopy or awning signs in place of wall or projecting signs are allowed in accordance with the following provisions:
 - A. Canopies or awnings extending over the sidewalk or walkway may display one business identification sign at each building entrance with a combined area not to exceed 20 percent of the surface of the awning or canopy.
 - B. Canopy or awning signs shall not project beyond the curb line of the adjacent street or alley.
 - C. One business identification sign not exceeding one and one-half square feet is permitted to hang underneath the awning or canopy, in addition to the sign displayed on the canopy.

7. Temporary signs.

- (i) Signs on new projects under construction. One non-illuminated sign, not exceeding 32 square feet in nonresidential areas and 16 square feet in residential areas, displaying the [name] of the building, the contractors, the architects, the engineers, the owners, and the financial, selling and development agencies, is permitted upon the premises of any project under construction, alteration or relocation. Such sign shall be removed from the site if the project is abandoned for six months or within 30 days after substantial completion of the project as determined by the zoning administrator.
- (ii) Construction, remodeling and other signs. Signs not exceeding five square feet in size identifying the contractor involved in remodeling, re-roofing, landscaping or other similar service are permitted provided they are removed within ten days after substantial completion of the project, as determined by the zoning administrator.
- (iii) Real estate signs are permitted for advertising a property for sale or lease provided it conforms to all of the following standards:
 - A. Size shall not exceed five square feet in any residential district or for a single-family residential unit in a PD and 32 square feet in any other district, including all peripheral attachments.
 - B. Copy shall be limited to: (1) the name of the owner or the listing agent, (2) the real estate company, (3) the type of offering, and (4) telephone numbers.
 - C. The quantity shall be limited to one per street frontage of the affected premises.
 - D. A freestanding sign shall be mounted so that its top edge is no higher than four feet above grade, and the top of a façade-mounted sign shall be mounted no higher than eight feet above grade and it doesn't block the sight distance.
 - E. The sign shall not be illuminated.
 - F. A second sign announcing an open house that is no larger than the primary sign or a smaller sign attached to the primary sign may be erected for a period not to exceed 48 hours on the subject property.

- G. Signs offering tenant space shall not be freestanding, but may be placed as a tenant panel on a permitted directory sign or in the window of the tenant space being offered.
 - (iv) A banner is permitted for the grand opening of a retail establishment for a period not to exceed 21 days. One banner not to exceed 75 [square] feet in size may be allowed on the façade of the building. This regulation shall not be construed to regulate the use of small balloons.
 - (v) The maximum size of a sign for a multifamily project or a project with attached single-family units shall be 32 square feet in area and six feet in height on any arterial and 20 square feet in area and four feet in height on any street other than an arterial. Any such sign may be illuminated only by exterior lighting.
 - (vi) Any individual nonresidential use on an individual lot may have one freestanding sign not to exceed 50 square feet in area and 12 feet in height on any major thoroughfare and one sign not to exceed 30 square feet and four feet in height on any street that is not a major thoroughfare.
- f. Parking spaces to be provided.
- 1. Spaces required for off-street parking for all structures and uses of land shall conform to the requirements shown in section 24-31, Schedule of permitted and conditional uses, and off-street parking requirements by zoning districts. The zoning administrator may accept a different number of spaces in accordance with subsection 4.(i) below.
 - 2. Calculation of off-street parking requirements:
 - (i) When calculating the minimum number of off-street parking spaces in accordance with the section above, calculations shall be rounded to the nearest whole number.
 - (ii) Calculation of required off-street parking for any eating establishment shall include all seating areas located outdoors.
 - 3. Parking for uses not in section 24-31 shall be governed by the provisions in those paragraphs most suitable for that use as determined by the zoning administrator.
 - 4. Developer submitted parking data.
 - (i) The planning commission at their discretion may accept a higher or lower number of parking spaces than required in section 24-31, or a specific number of spaces for a use not listed based on developer submitted parking data such as a shared parking analysis or appropriate standards from another accepted source.
 - (ii) If the planning commission accepts a lower number of parking spaces than is required in section 24-31, the site shall be required to accommodate the higher number of spaces in case of future need. The design and location of these additional parking spaces shall meet the site design standards in f.1. above and the following:
 - A. The area necessary to accommodate these spaces shall not be included as part of the site's minimum open space requirement.
 - B. The area necessary to accommodate these spaces shall be included in the impervious coverage for the site and accounted for in the drainage design.
 - C. Until or unless such spaces are needed, as determined by the zoning administrator, the area shall be maintained as open space.
 - 5. Off street parking design standards.
 - (i) General design standards for new or changed parking areas shall be developed in accordance with the following design standards.

- A. Any parking facilities containing ten or more parking spaces shall be paved with concrete or asphalt. If parking facilities containing fewer than ten parking spaces are not paved with concrete or asphalt, the parking spaces reserved for handicapped parking and the pathway leading from the handicapped parking spaces to the entrance to the building shall be paved with concrete or asphalt.
 - B. No more than one bay of parking shall be allowed between a structure and the right-of-way of the primary street fronting the site.
 - C. Driveways and parking areas shall be designed to limit the removal of significant and grand trees to the maximum extent feasible.
 - D. Landscaped buffers for parking areas adjacent to any property zoned or used residentially shall be provided for in accordance with the open space and landscaping section. No parking shall be permitted in required side yards adjacent to any residential district or use. Any light used to illuminate said parking area shall be directed away from any property zoned or used residentially.
 - E. All off-street parking facilities shall be designed with appropriate means of access to street, alley or maneuvering area.
 - F. Each required parking space shall be at least nine feet by 19 feet.
- (ii) Off-street parking for a development in front of an arterial street shall be designed so that vehicles can turn around within the parking facility without backing into the street.
 - (iii) Parallel parking stalls shall be not less than nine feet by 24 feet. The minimum isle widths for 90 degree parking shall be 24 feet, for 60 degree parking, 20 feet, 45 degree parking, 15 feet. Only one-way traffic shall be permitted in driving aisles serving single-row parking spaces placed at an angle other than 90 degrees.
 - (iv) Wheel-stops are required in all parking facilities without perimeter curbing. The vehicle side of the wheel-stop shall be no less than 18 inches from the end of the parking space. Where sidewalks or other walkways occur in parking facilities, parked vehicles shall not overhang or extend over the sidewalk. Where sidewalks are six feet or more in width, wheel-stops shall not be required. Wheel-stops are not required for interior parking spaces.
- g. Driveway standards.
- 1. Driveways shall comply with South Carolina Department of Transportation standards for separation. No more than one driveway shall be allowed for every 300 feet of street frontage.
 - 2. No driveway or curb cut into a public parking area shall exceed 30 feet in width for two-lane driveways and 15 feet in width for single-lane driveways. For the purposes of this paragraph, the width of any landscaped median shall not be included in determining driveway width.
 - 3. No driveway serving a nonresidential use shall be permitted through a residential area, and no driveway serving a multifamily use shall be permitted through a single-family area.
 - 4. Detailed plans shall be submitted to the zoning administrator for approval of all driveway openings or curb cuts before a permit may be obtained.
 - 5. Interconnecting driveways. Where a parking area is within 50 feet of a property line which is not on a street right-of-way, an easement shall be provided to allow for a future driveway connection to the adjacent property. A cross-access easement and hold-harmless agreement shall be required for interconnecting drives.

h. Off-street loading space.

1. Whenever the normal operation of any development requires that goods, merchandise, or equipment be routinely delivered to or shipped from that development, a sufficient off-street loading and unloading area must be provided in accordance with this section to accommodate the delivery or shipment operations in a safe and convenient manner. Determination of the applicability of this section shall be made by the zoning administrator.
2. Typical loading area requirements are shown below and indicates the number and size of spaces that normally shall satisfy the standard set forth in this subsection. However, the zoning administrator may require more or fewer spaces if necessary to satisfy the intent of this standard, upon evaluation of adequate data submitted by the applicant.

Gross Floor Area in Structure	Number of Loading Spaces
0 to 25,000 SF	1
25,001 to 40,000 SF	2
40,001 to 100,000 SF	3
100,001 to 160,000 SF	4
Over 160,000 SF	4 plus 1 space/+ 80,000 SF

3. Design standards.

- (i) Minimum dimensions for space shall be 12 by 40 feet. The zoning administrator if deemed necessary for a given expected type of vehicle use may require additional length or width. An overhead clearance of 14 feet from pavement grade shall be required.
 - (ii) Loading areas shall be so located and designed that the vehicles intended to use them can maneuver safely and conveniently to and from a street right-of-way and complete loading and unloading operations without obstructing or interfering with any public right-of-way, parking space, or parking lot aisle. No backing into the street shall be permitted.
 - (iii) No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any off-street parking area be used to satisfy the area requirements for loading and unloading facilities. Detached single-family dwellings are not subject to this requirement.
4. Exceptions apply whenever there exists a lot that meets all of the requirements below. If so, the developer need only comply with this section to the extent reasonably possible.
- (i) One or more structures on the lot were constructed before the effective date of this chapter; and
 - (ii) A change in use is proposed that does not involve any enlargement of a structure; and

- (iii) The loading area requirements of this section cannot be satisfied because there is insufficient area available on the lot that can practically be used for loading and unloading.

i. Large retail projects.

1. A large retail project is defined as any new, predominantly retail development or collection of retail uses with a gross indoor floor in excess of 40,000 square feet or any enlargement or alteration to an existing predominantly retail project that would result in a gross indoor floor area in excess of 40,000 square feet.
2. Any new large retail project or one for which the cost of alterations, renovation, expansion in any one-year period exceeds 50 percent of the appraised value of the development as set by the Edgefield County Tax Assessor shall comply with the following.
 - (i) These projects can be located in Planned Development (PD) or General-Agricultural District (GD) within the overlay district. Site/landscape plan approval shall be required prior to issuance of a building permit.
 - (ii) The buildings will be designed in a way that will reduce massive scale, provide visual interest, and avoid overwhelming surrounding development. The buildings shall be configured in a manner harmonious with topography and vegetation.
 - (iii) Architectural controls.
 - A. Predominant exterior building materials may include brick, wood, stone, tile, split concrete block, or stucco. Smooth-faced concrete block are not permitted.
 - B. Exterior façade colors must be low-reflecting, low-intensity, subtle, and neutral or earth-toned. Building trim may feature brighter, complementary colors that do not overwhelm the primary colors. Neon tubing is not allowed as accent material.
 - C. Rooflines shall be varied to add interest, minimize massive scale, and complement the character of nearby neighborhoods by using parapets, gables, eaves, or other similar designs.
 - D. No large expanse of exterior walls will be allowed. Variation may be achieved by using recesses, projections, windows, columns, horizontal and vertical offsets, awnings, canopies, and other features.
 - E. Screening of rooftop or other mechanical or electrical equipment shall be screened to minimize noise and view from all directions except overhead. If the equipment is roof-mounted, the screening shall be designed to conform architecturally to the design of the building. Walls or evergreen shrubbery must screen ground mounted mechanical or electrical equipment; shrubbery must be large enough at the time of planting to screen the equipment.
 - F. The building design shall clearly indicate to visitors where entrances are located. Walkways shall be well lighted and marked, easily accessible to parking areas, and in the safest areas.
 - G. Outdoor sales areas shall be incorporated into the overall design of the building and shall be screened with walls and/or fences not to exceed 15 feet in height. Materials, colors, and design of such walls and fences shall conform to those used predominantly on the principal building. To prevent unsightly clutter outdoor storage of products in an area where customers are not permitted is prohibited.
 - H. Outdoor lighting shall comply with subsection j. below.

- I. Fences shall not exceed eight feet in height except those for outdoor sales and storage areas. Chain link fencing is not permitted.
- (iv) Landscaping.
 - A. A landscape plan for a large retail project shall be incorporated as part of site plan approval. Prior to issuance of a building permit or a development permit (site permit), a detailed landscape plan conforming to the tree preservation and landscaping provisions in subsections j. and k. below and conforming to the provision of article IV, Appearance, buffering, screening, and landscaping. Screenings must be approved except where such provisions would conflict with the following provisions.
 - B. Buffers along a street right-of way, (including out-parcels), shall be a landscaped bufferyard at least 30 feet in depth.
 - C. In the bufferyard, in addition to the required trees there shall be a continuous screen consisting of either evergreen shrubbery and/or a berm with plantings.
 - (1) The shrubbery shall be at least three feet high after pruning at the time of the planting and shall be planted no more than five feet on center in at least two staggered rows.
 - (2) Any berm must be at least three feet high. Any berm less than five feet high must be planted with evergreen shrubbery at least two feet high after pruning at the time of planting and shall be planted no more than five feet on center in at least two staggered rows.
 - (3) The screen shall be maintained at a minimum of five feet in height after plantings have matured.
 - D. The bufferyard may include a sidewalk or pathway parallel to the street and/or sidewalks or pathways perpendicular to the street to provide a pedestrian connection to parking areas.
 - E. Garbage and trash collection areas and delivery and loading areas shall be screened from view of adjacent property and street rights-of-way with a masonry wall or wooden fence and/or evergreen shrubbery and shall be located away from pedestrian and vehicular traffic, and shall be out of sight to the maximum feasible extent.
 - (v) Delivery and loading.
 - A. Delivery and loading areas shall be designed and located to minimize visual and noise impacts to residential areas.
 - B. Each delivery and loading dock shall be set back at least 75 feet from adjacent land zoned or used residentially including a landscaped buffer at least 30 feet in depth along the property line conforming to the provisions in the bufferyard section.
 - C. Delivery trucks shall not be parked during non-delivery hours with any motor, compressor, refrigerator or similar device running unless it is at least 100 feet from property zoned or used residentially.
 - (vi) In addition to the sign provisions in section (d)(4)e. above, all signs within a new or altered large retail project shall be compatible and use similar design elements.
 - (vii) A "traffic impact study" by a licensed traffic engineer shall be submitted for the proposed project. The analysis and guidelines for needed improvements should include but not be limited to the South Carolina Highway Capacity Manual, 2003, and any subsequent addendums. The developer/owner shall be responsible for

any new or additional roads or improvements, turn lanes, traffic signals, or other improvements made necessary by the project.

j. Outdoor lighting.

1. All lighting shall be designed to minimize the amount of ambient light perceptible from adjacent properties or that would impair the vision of a motorist.
2. Fixture design:
 - (i) Each fixture shall be a full cut off, down directional lighting fixture whose source is recessed with an opaque housing.
 - (ii) Each fixture under a building canopy shall be flush mount with a flat lens.
 - (iii) Maximum electricity levels per fixture on a pole shall be 420 watts, on a wall 250 watts, and under a canopy 400 watts.
 - (iv) The cone of light from any fixture shall not be directed at a property line.
 - (v) Only incandescent, fluorescent, metal halide, mercury vapor, or high pressure sodium sources may be used generating either white or off white light.
3. No pole height may exceed 42 feet including the base except that no pole within 100 feet of any property zoned or used residentially shall exceed 25 feet.
4. The maximum lighting levels in footcandles shall not exceed the following:

Location of Type of Lighting	Minimum	Average	Maximum
Parking lots	0.6	2.4	10
Outdoor display of merchandise	0.5	1.0	15
Landscape and decorative	0.0	0.5	5
Walkways and driveways	0.2	1.0	10
Canopies	20	25	30

5. The maximum light spillover shall not exceed two footcandles at the property line adjacent to a street right-of-way or property zoned to allow commercial use and one-half footcandle at the property adjacent to any property zoned or used residentially.
6. All wiring and connections must be underground.
7. A site lighting plan should be submitted in conjunction with the site plan at a minimum scale of 1" = 20' and include the following:
 - (i) The location, design, type of lamp, distribution, manufacturer's photometric data (including lumens and wattage), and mounting information for each light fixture including those under the canopy.
 - (ii) The location and height of each light standard.

- (iii) Light intensity levels in footcandles at points on a ten-foot grid and the minimum average and maximum footcandle calculations excluding the areas of any building.
 - (iv) A notation that all requirements of the lighting provisions will be met.
 - 8. The zoning administrator after issuance of a certificate of occupancy has the discretion of requiring changes to fixtures to bring the lighting levels into compliance with these provisions or to alleviate particular impacts on residential areas or motorists.
 - 9. Any existing large retail project shall come into compliance with these provisions if the cost of any renovation or expansion in any one year period exceeds 50 percent of the appraised value of the development as set by the Edgefield County Tax Assessor or by the building official if the property is taxed exempt.
 - 10. Lights from vehicles should not affect adjacent property that is zoned or used residentially; parking areas and driveways shall be screened from such property by evergreen shrubbery planted at least five feet on center and three feet high at the time of planting after pruning or by a berm at least three feet high. The zoning administrator may waive this provision if it is not necessary because of topography or other reasons.
 - 11. Lights intended to attract attention such as searchlights, flashing lights, or other such lights are prohibited.
 - 12. Lighting used during construction must be full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light is substantially confined to the object intended to be illuminated. A building is no longer considered under construction once exterior walls and windows are installed and permanent lighting replaces temporary lighting as the primary source of lighting for the building.
 - 13. Holiday lighting displays and neon lighting used to outline a structure are exempt from these standards though such lighting may not extend above the roofline.
 - 14. Any variance request from the developer or their engineer for relief from any of the lighting requirements described above must be accompanied by a detailed explanation of the additional impact the granting of the variance would have on surrounding properties.
- k. Tree preservation.
 - 1. Significant trees are oaks, pine, magnolia, or other trees that grow to have a diameter breast height (DBH) of eight to 24 inches, or a dogwood, redbud, or other smaller tree that does not grow as large with a DBH of four to six inches. A grand tree is an oak, pine, magnolia, or other trees over 24 inches DBH or a dogwood, rosebud, or other smaller tree over eight inches DBH.
 - 2. Removal of existing trees.
 - (i) The natural landscape, including existing trees, shall be preserved wherever possible. On all non-residential and multifamily developments within the overlay district, no significant or grand tree may be removed in the setback, bufferyard, or open space areas (tree protection areas) of a development site unless one or more of the following can be demonstrated to the satisfaction of the zoning administrator, at their discretion.
 - A. It is in the interest of good forestry management.
 - B. The tree is diseased, dying, or dead.
 - C. The tree causes a safety hazard to nearby buildings or pedestrians or vehicular traffic.
 - D. The tree is a pine, pecan, or magnolia that is dropping debris or sap that is significantly affecting vehicles in a parking lot.

- E. The tree is causing significant structural damage to a building or other structure that reasonable maintenance cannot prevent.
 - F. The tree is interfering with an existing underground utility line.
 - G. It is necessary to allow construction of a road or driveway essential for access to the site, subject to the requirement that the inches of grand and significant trees removed therefore shall be replaced when the site is developed.
- (ii) If significant or grand trees are removed on land zoned to permit single family residential, no application for rezoning to a commercial or multi-family residential zoning classification will be considered for two years after staff determines that such removal has occurred.
3. Removal of trees associated with development must first obtain a site permit for a nonresidential or multifamily project, a site/landscape plan must be approved in accordance with the following provisions.
- (i) A detailed tree survey shall be submitted for every non-residential and multi-family project within the overlay district showing the tree protection areas or the entire development site depicting the DBH, variety, and location of all significant and grand trees at the same scale as the site plan; this information shall be prepared by a licensed engineer, surveyor, landscape architect, forester, arborist or other person with demonstrated experience in preparing accurate tree surveys as determined by the zoning administrator. The information submitted shall not be more than two years old on the date of the application submission.
 - (ii) Tree protection areas (setback, bufferyard, and open space).
 - A. All significant and grand trees shall remain unless their preservation would prevent the installation of a necessary driveway, sidewalk, permitted sign, or essential utility. All such driveways, sidewalks, signs, and utilities shall be located so as to preserve the maximum number of grand and significant trees as determined by the zoning administrator.
 - B. No grand tree shall be removed from the tree protection areas unless the zoning administrator determines there is absolutely no alternative because of unavoidable grading or because of the required configuration of paving, essential utilities, or buildings. No more than 80 percent of the DBH inches of significant trees may be removed from the tree protection areas unless the zoning administrator determines there is absolutely no alternative because of unavoidable grading or because of the required configuration of paving, essential utilities or buildings.
 - C. Grand and significant DBH inches removed from the tree protection areas shall be replaced somewhere within the tree protection areas, or elsewhere on the development site as approved by the zoning administrator, except for trees removed: (1) pursuant to the requirements of county ordinances and regulations; (2) after determination by the county staff to be diseased, dying, or dead; or (3) in conjunction with construction of athletic fields at a public or private school required by the SC State Department of Education or other licensing or accreditation organizations for such schools.
 - D. The cumulative DBH of replacement trees shall at least equal the cumulative caliper of the grand and significant trees removed except that the DBH of any grand or significant tree on the approved tree list saved or newly planted may count double as replacement trees under this provision.
 - E. Trees planted to meet other requirements of this section may be counted as replacement trees. The minimum caliper for a replacement tree shall be two inches and the tree must be from the approved tree list.

- F. The zoning administrator shall approve the type, size and location of each replacement tree.
 - G. When the zoning administrator determines that planting the required number of trees on the site will result in an unacceptable density of trees based upon good forestry management, the zoning administrator may reduce that number; provided, however, in such event, that off-street parking shall be limited to no more than ten percent over the minimum number of spaces required.
 - 4. Tree protection during and after construction.
 - (i) During construction and grading a circular protected area with a radius equal to one foot for every inch of DBH of each tree shall be provided within which paving, grading, or the storage of dirt, building materials, debris, or any other materials or other equipment shall not be allowed. Each protected area shall be enclosed by a barrier constructed in a manner required and approved by the zoning administrator prior to commencement of clearing and grubbing and grading of the site and prior to issuance of the development permit or building permit. Failure to maintain barriers may result in revocation of the building permit and/or development permit. Protective barriers shall be maintained until issuance of a certificate of occupancy. The protected areas shall be permanent and maintained by the property owner. No pavement shall be installed in the protected areas.
 - (ii) Tree maintenance provisions shall apply to all permanent trees on the subject site. No matter what pruning methods are used, no more than one-third of the crown shall be removed in any one growing season.
 - A. When necessary to improve visibility for public safety purposes, suckers of limbs below seven feet in height may be removed through proper crown raising.
 - B. Maintenance of trees shall take their natural shape and growth patterns into account. Trees that are intended to grow full to the ground, such as magnolias, shall not be limbed up.
 - C. No topping or heading back shall be permitted which involves the cutting of limbs back to a stub, bud, or lateral branch not large enough to assume the terminal role. Crown reduction shall be used to reduce the size of a tree and is best accomplished by cutting limbs back to laterals that are at least one-third the diameter of the parent limb.
 - 5. During construction approved site/landscaped plans must be kept on site.
 - 6. Removal of trees after issuance of a certificate of occupancy for a commercial or multi-family residential project in the overlay district is prohibited without the approval of the zoning administrator.
- I. Open space, landscaping and buffering requirements.
- 1. The minimum area required for open space shall be 25 percent of the site for commercial uses and 40 percent of the site for multifamily residential uses. The bufferyards, setbacks, and retention/detention pond areas may be included in calculating the required open landscaped area. Where a portion of a larger undeveloped tract is being developed, only landscaped areas reasonably associated with the project as determined by the zoning administrator shall be counted in meeting the requirements of this provision.
 - 2. Application requirements.

- (i) An application for approval of the site plan, including the landscape plan, shall be submitted to the zoning administrator, with the number of copies set by them, along with the appropriate fee.
 - (ii) The site/landscape plan shall include the following (unless waived by the development official):
 - A. Name of the project.
 - B. Tax parcel number.
 - C. Acreage or square footage of the lot/parcel.
 - D. Acreage or square footage being disturbed.
 - E. Dimension of the lot/parcel on which the project is situated.
 - F. Graphic scale and north arrow.
 - G. Name, address and phone number of the property owner.
 - H. Name, address and phone number of the preparer.
 - I. Zoning of the site.
 - J. Location map at a scale sufficient to depict the exact location of the site.
 - K. Calculation of the area of the total site required to be landscaped as open space and that's actually provided.
 - L. In the tree protection area the location, type, and caliper of all grand and significant trees, indicating those to be removed and existing trees to be counted in meeting the requirements for bufferyards.
 - M. The total DBH of significant trees in the tree protection areas and the total DBH of such significant trees being removed.
 - N. The protected area required around each grand and significant tree based on the one foot radius for each inch DBH.
 - O. A statement of the total caliper of the replacement inches required and the total caliper of those provided.
 - P. Clear delineation of the limits of clearing.
 - Q. The number, location, and botanical and common names of plants to be installed along with the caliper of the required trees, a clear indication of the areas to be seeded or sodded and a drawing of all the shrubbery, berms and fences.
 - R. A notation that protective measures for trees, installation methods for new plant material, maintenance of landscaped areas, and maintenance and pruning of trees and shrubs will comply with the standards established by this section and the county staff.
 - S. Other information as required by county staff to facilitate review.
3. Landscaping in vehicular use areas.
- (i) Each parking area should be defined by linear landscaped areas to delineate driveways and control traffic flow. Such linear landscaped areas should be at least eight feet in width and include canopy trees as determined by the zoning administrator unless such trees would interfere with traffic movement in which case other types of trees may be used.
 - (ii) Islands between parking spaces should be provided when more than one double bay of parking spaces, no more than ten spaces are allowed in a row without a

landscaped island of at least 300 square feet excluding curbing and having a minimum width of eight feet. Each such island shall have at least one canopy tree allowed in parking lots as set forth in the approved tree list. Such islands must be offset so that they are evenly distributed in the parking area and are not in straight lines.

- (iii) At the end of each row of parking spaces a landscaped island of at least 100 square feet in area shall be provided closest to a building; each such island shall have a berm two feet high planted with ground cover or where there are two such islands together totaling at least 200 square feet, a small tree planted as set forth in the approved tree list. A landscaped island of at least 150 square feet shall be provided at the ends of each single row of parking spaces nearest the street frontage; where there are two such islands together totaling at least 300 square feet, there shall be one canopy tree. The islands shall be designed and maintained so as not to obstruct visibility for motorists. The zoning administrator may modify or waive this provision if compliance would not be practical.
 - (iv) Islands shall be located to preserve the maximum number of existing trees. The maximum number of trees must be planted as determined by the zoning administrator taking into account the size of the trees at maturity. The zoning administrator shall approve the size, type and location of the trees. Any combination of large and small trees may be planted to meet the minimum number required by this provision with the approval of the zoning administrator.
 - (v) Dumpsters, utility boxes and similar structures must be screened.
4. A detention pond may be counted as open landscaped area unless it is unable to support healthy trees, as determined by the county. Each detention pond shall be screened for aesthetic purposes. A lake shall be counted as landscaped area if approved by the zoning administrator as affecting the purpose of this section.
 5. Landscaping installed during the development should meet the following design standards.
 - (i) Landscaping should be designed for the long term; the size of plants at maturity should be considered when selecting plant material and designing its installation.
 - (ii) Landscaping should continue thematic elements, if any, found in the surrounding area, including plant types and planting patterns.
 - (iii) Landscaping should be designed to be functional (reducing heat, controlling runoff, etc.).
 6. Irrigation systems must be installed to water all new landscaped areas. The system must remain operational and have a timer set to water plantings to keep them alive.
 7. All landscaping shall be installed in accordance with the approved landscape plan unless substitutions are approved by the zoning administrator and noted in writing on the plan. A certificate of occupancy for any business or use on a site with such an approved plan shall not be issued until the required landscaping is installed by the property owner and approved by the zoning administrator or a cash equivalent performance guarantee is posted with the zoning administrator in the minimum amount of 110 percent of the total cost of the required uncompleted landscaping, including the labor, as determined by the zoning administrator. A site not requiring a certificate of occupancy may not be used until the required landscaping is installed or a guarantee posted. The guarantee and accompanying surety shall be in a form approved by the zoning administrator and shall be released and returned to the party posting the guarantee upon installation by the property owner of all required landscaping and acceptance by the zoning administrator of such installation. The landscaping shall be installed within three months of the posting of the performance guarantee with the county. However, the zoning administrator may extend the time for installation of

landscaping for a maximum of an additional three months if weather conditions are not suitable for such installation or trees are not available during the initial three-month period. If the landscaping is not installed within the required period, the guarantee shall be forfeited to and used by the county to complete the approved landscaping with any remaining funds being returned to the party who posted the guarantee. For a project in an unincorporated area receiving city services and for which a landscape plan has been approved, the use of those services may not commence until the requirements of this section are met.

8. The property owners, occupants, and tenants or their agents shall be jointly and severally responsible for the maintenance of all landscaping. All landscaping required by or installed pursuant to landscaping plans approved under this section or prior ordinances shall be maintained in good condition so as to present a healthy, neat and orderly appearance; shall be kept free of refuse, debris, and dead, diseased, or severely damaged plants or vegetation; and shall contain at all times the number, variety, and location of plants and trees required thereby.
- m. If the Highway Overlay conflicts with any other regulations, including the permitted uses of the zoning districts, the more restrictive and stringent regulations shall prevail.
- n. Non-residential and multifamily projects within the overlay districts must comply with all other applicable provisions of the land management regulations.

(Code 1999, § 152.020; Ord. No. 99-00-380, § 2.1, 4-4-2000; Ord. No. 05-06-577, 6-14-2006; Ord. No. 09-10-624, §§ 1, 2, 8-10-2010; Ord. No. 12-13-658, §§ 1, 2, 3-5-2013; Ord. No. 12-13-660, § 2, 4-2-2013; Ord. No. 12-13-667, § 1, 7-2-2013; Ord. No. 19-20-764, § 1, 11-5-2019)