

CHAPTER 3 - SPECIAL DEVELOPMENT DISTRICTS

ARTICLE 3.1. - PURPOSE

This Article sets out the special standards and associated review processes that apply to the design of certain development for designated areas of the county. These standards are intended to provide mechanisms for the protection and enhancement of special areas or resources within Edgefield County, including designated special development districts and overlay districts.

ARTICLE 3.2. - SPECIAL DEVELOPMENT DISTRICTS AND OVERLAYS

For the purposes of the Edgefield County Land Management Ordinance regulations, Chapter 2 sets forth the special development districts and overlays established for the unincorporated areas of Edgefield County, South Carolina. The special development districts include the following special development districts and overlays:

Sec. 3.2.1. - Special Development Districts.

3.2.1.1 PUD – Planned Unit Development

3.2.1.2 CRD – Custom Residential Development

Sec. 3.2.2. - Overlays.

3.2.2.1 ACP – Airport Compatibility Protection Overlay

3.2.2.2 FHP – Flood Hazard Protection Overlay

3.2.2.3 CDP – Corridor and Area Design Protection Overlay

Commented [JF1]: Change to Special Development Districts

Commented [JF2]: Revise district name to Residential Cluster

Commented [JF3]: Pending decision from staff regarding including the FHP district going forward

ARTICLE 3.3. - SPECIAL DEVELOPMENT DISTRICT AND OVERLAY CONFORMITY WITH ZONING DISTRICT REGULATIONS.

Sec. 3.3.1. – The special development districts shall provide regulations in lieu of the basic zoning districts.

Sec. 3.3.2. – The overlays shall provide additional regulations that are cumulative to the basic zoning districts.

Sec. 3.3.3. – Chapter 6 provides additional dimensional requirements by basic zoning district that are cumulative to the regulations provided by the special development districts and overlays.

ARTICLE 3.4. - OFFICIAL ZONING MAP.

3.4.1.1 The boundaries of the basic zoning districts and the special development districts are established by Chapter 2 and as shown on the Official Zoning Map of Edgefield County, South Carolina adopted by reference and certified by the Chairperson of the County Council and attested by the Clerk to Council. The boundaries of the overlays may be provided by reference or a certified overlay of the Official Zoning Map of Edgefield County provided by Edgefield County government. The Official Zoning Map and Overlay may be amended from time to time pursuant to the provisions of this Ordinance. Interpretations of boundaries shall be consistent with the provisions in Chapter 2 of this ordinance.

ARTICLE 3.5. - PURPOSE OF SPECIAL DEVELOPMENT DISTRICTS.

The following purpose statements present objectives that are intended to advance the broader purpose of this Land Management Ordinance as presented in Chapter 1. In addition, these statements are intended to assist in interpretation of the district standards.

Sec. 3.5.1. - Planned Unit Development Zoning Districts.

3.5.1.1 Purpose. The PUD District is established to encourage flexibility in the development of land to promote the appropriate use of land; improve the design, character and quality of new development; facilitate the provision of streets and utilities; preserve the natural and scenic features of open space; and do so in a manner that will enhance public health, safety, morals, and general welfare, and allow residential, commercial, industrial, or institutional uses, or certain combinations thereof, to be developed as a unit.

3.5.1.2 Intent. The Planned Unit Development District provides a mechanism for the planning commission, county council and the applicant to agree on the scope of the proposed development for a specific location according to a specific development plan appropriate to that location. The unified planning and development regulations within the PUD are intended to accomplish the purpose of zoning and other applicable regulations to an equal or higher degree than where regulations are designed to control unscheduled development on individual lots or tracts, and to promote economical and efficient land use, provide an improved level of amenities, foster a harmonious variety of uses, encourage creative design, and produce an enhanced environment. The PUD should provide a district to accomplish the following:

3.5.1.2.1. Encourage flexibility in the larger scale development of land in order to promote its most appropriate use;

3.5.1.2.2. Improve the design, character and quality of new development;

3.5.1.2.3. Facilitate the provision of streets and utilities; and

3.5.1.2.4. Preserve the natural and scenic features of open areas.

3.5.1.3 Generally, an area may be eligible for Planned Unit Development District zoning if either of the following conditions exist:

3.5.1.3.1. 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.

3.5.1.3.2. Exceptions or variations to the existing regulations are essential for the project in terms of site, design or dimensional requirements.

3.5.1.3.3. Minimum parcel size: Five (5) acres.

3.5.1.3.4. Minimum parcel depth: 300 feet.

3.5.1.3.5. Minimum parcel width: 200 feet.

3.5.1.3.6. Application property site 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.

3.5.1.4 If the application property site consists of multiple ownerships, the application must be submitted by all property owners and/or agents for amendment to the zoning plan.

Sec. 3.5.2. - CRD – Custom Residential Development Districts.

3.5.2.1 Purpose. The CRD District is established to provide for a variety of planned residential uses including single family detached, single family attached, triplexes, quadraplexes and multi-family dwellings (apartments) with four or more units which are

Commented [JF4]: Currently this would allow up to 10% commercial in adjacent RR and RD Zones.

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served by a DHEC approved sanitary sewer systems. Limited institutional or commercial uses are permissible within the principal building.

3.5.2.2 Intent. The Custom Residential Development district provides a mechanism for the planning commission, county council and the applicant to agree on the scope of the proposed development for a grouping of residential uses within a subdivision or development site that allows a reduction in the otherwise applicable lot size, while preserving substantial open space on the remainder of the parcel. CRD zoning gives flexibility to design a variety of neighborhoods with consideration of aesthetics, economy in construction of streets and utilities, parks and recreational uses, and a pattern which does not comply with lot area, setback or yard restrictions in traditional zoning regulations. The CRD should provide a district to accomplish the following:

3.5.2.2.1. Encourage flexibility in the larger scale development of land in order to promote its most appropriate use;

3.5.2.2.2. Improve the design, character and quality of new development;

3.5.2.2.3. Facilitate the provision of streets and utilities; and

3.5.2.2.4. Preserve the natural and scenic features of open areas.

3.5.2.3 Generally, an area may be eligible for a Custom Residential Development District zoning if the following exists:

3.5.2.3.1. Exceptions or variations to the existing regulations are essential for the project in terms of site, design or dimensional requirements.

3.5.2.3.2. Minimum parcel size: Five (5) acres.

3.5.2.3.3. Minimum parcel depth: 300 feet.

3.5.2.3.4. Minimum parcel width: 200 feet.

3.5.2.3.5. Application property site 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.

3.5.2.4 If the application property site consists of multiple ownerships, the application must be submitted by all property owners and/or agents for amendment to the zoning plan.

ARTICLE 3.6. - REQUIREMENTS OF A SPECIAL DEVELOPMENT DISTRICT

The following uses are intended to advance the broader purpose of this Land Management Ordinance as presented in Chapter 1. In addition, these statements are intended to assist in interpretation of the district standards.

Sec. 3.6.1. - PUD – Planned Unit Development District

3.6.1.1 A planned unit development zoning district shall provide regulations regarding land use in lieu of the basic zoning districts identified in Chapter 2 – Zoning and Land Uses.

3.6.1.2 Parcels of land zoned PD prior to the effective date of this section and for which a General Development Plan has been approved may continue to be developed in accordance with the approved plan. A major modification to a previously approved PD General Development Plan will require compliance with the provisions of §3.5.1.

3.6.1.3 Area and Ownership – In order to qualify as a PUD District a project request shall meet the following requirements:

Commented [JF8]: Cluster zoning was considered but not supported by staff as a category or as a floating zone (A floating zone is described in the text, but it is not mapped). A property owner may petition for the zone to be applied to a particular parcel meeting the minimum zoning district area requirements and a floating zone could be used for a planned shopping center commercial district in an area where development has not proceeded to the point where a specific tract can be specified for commercial zoning. This is intended to make land regulations more flexible and is used to create cluster or planned developments. Standards for a floating zone must be set in the zoning ordinance or in the approved development plan when the map amendment ordinance is adopted.

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Commented [JF10]: Should this be the “application area proposed for CRD zoning”?

Commented [JF11]: Should we provide for a multi-lot CRD?

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3.6.1.3.1. The application site shall be in single ownership or control, or if in several ownerships, the application for amendment to this Chapter shall be filed jointly by all of the owners.

3.6.1.3.2. The site shall contain not less than five (5) acres.

3.6.1.3.3. The proposed development shall be consistent with the Comprehensive Plan.

3.6.1.3.4. The applicant shall demonstrate that the proposed development accomplishes the objectives of §3.5.1. of this Chapter to a greater extent than land developed under any other zoning district, including a base zoning district.

3.6.1.4. **Procedures** – The creation of a PUD district designation is a process involving both a rezoning and General Development Plan approval.

3.6.1.4.1. A PUD district may be established on the Official Zoning Map in the manner prescribed in §3.4. at the same time as ~~only after~~ a General Development Plan that complies with the provisions of §3.5.1. of the Chapter has been reviewed by the Planning Commission, submitted to the County Council with a recommendation by the Planning Commission, and approved by the County Council. Approval by the County Council must be in the form of an ordinance that approves the General Development Plan and applies the PUD zoning designation to the property.

3.6.1.4.2. Parcels of land that were zoned PD prior to the effective date of this section and for which a General Development Plan has been approved may continue to be developed in accordance with the approved plan. A major modification to a previously approved PD General Development Plan will require compliance with the mixed-use provisions of §3.5.1.

3.6.1.4.3. The General Development Plan and administrative review requirements of this section are required at the same time as ~~after~~ a map amendment is approved. Such requirements and all additional requirements of this section and §3.5.1. shall be addressed prior to the issuance of a building or development permit. A properly approved detailed site plan or subdivision (preliminary and final) or both shall be required prior to a request for a building or development permit. The requirements are specified in Chapter 9, Procedures and Permits.

3.6.1.5. **Allowed Uses** – A PUD district is specifically intended for development projects of housing of different types and densities and of compatible commercial uses, or shopping centers, office parks, and mixed-use developments characterized by a unified site design for a mixed use development. **Uses** allowed within a PUD District are not subject to the restrictions of §2.7 or the Principal Use Table, Table 2-1. Any use included in the ordinance approving the General Development Plan and rezoning the site to the PUD District is allowed in such district.

3.6.1.5.1. A list of uses, hereinafter the “PUD Use List,” including the types of uses, type and number of residential dwelling units and planned square footage of nonresidential uses within a particular PUD District, shall be included in the ordinance approving the General Development Plan as part of the regulations applying to the district.

3.6.1.5.2. The definition of uses included in the Principal Use Table shall be used to interpret the PUD Use List unless a different definition is provided in the PUD Use List or application.

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Commented [JF21]: Pending update of Chapter 9

Commented [JF22]: Relocate above to Uses discussion

3.6.1.6 **Prohibited Uses.** The following uses shall not be allowed in a PUD district:

3.6.1.6.1. Sexually oriented businesses.

3.6.1.6.2. Mobile or manufactured housing.

3.6.1.7 Design criteria and development standards.

3.6.1.7.1. 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.

3.6.1.8 **Private Streets** – Private streets may be permitted in an approved PUD District provided such streets meet the design and construction standards of public streets (see Chapter 8, Article 8.1, Streets).

3.6.1.9 **Open Space** – Open space, parks, and recreation shall be identified in the general development plan for the PUD and shall comprise a minimum of twenty-five percent (25%) of the total site area, including portions of street rights of way that include street trees, sidewalks, and landscaped areas that may be counted toward meeting open space requirements.

3.6.1.10 **Dimensional Standards** – Standard dimensions for uses in the PUD shall not be subject to any of the dimensional or density provisions of § _____. Dimensional standards shall conform to the following, unless a different standard is included in the PUD District rezoning ordinance:

3.6.1.10.1.1. Maximum height is sixty (60) feet, except where otherwise restricted by Edgefield County.

3.6.1.10.1.2. Maximum gross density is determined by the general development plan.

3.6.1.10.1.3. The maximum floor area is determined by the general development plan.

3.6.1.10.1.4. The maximum Impervious Surface Ratio is determined by the general development plan or a maximum of sixty percent (60%) of the total site area, whichever is lesser.

3.6.1.10.2. PUD District zoning is intended to permit flexibility in the design, construction, and processing of mixed-use developments of a quality that could not be achieved by complying with the design and development standards of another zoning district.

3.6.1.11 In addition to the requirements of Chapter 8, Article 8.1, Parking, areas designated for parking shall be physically separated from public streets and shall be designed in a manner conducive to safe ingress and egress. Access points to internal public streets or internal circulation drives should be no more than three hundred (300) feet apart.

3.6.1.12 In addition to the requirements of Chapter 8, Article 8.1, Landscaping, buffer yards or landscaping may be required by the Planning Commission between uses within any PUD District or along the perimeter of a PUD district.

The design standards applicable to all of the structures to be developed in the PUD are required to be submitted by the applicant or developer in conjunction with the application for approval of a general development plan.

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Commented [JF30]: Alternative: Reference a Table to identify design elements that shall be adhered to in the design of a PUD and shall be used in the county's review of a proposed PUD.

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Commented [JF34]: The design elements specified in Table 3-1 shall be incorporated into the required urban design standards.

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Sec. 3.6.2. - CRD – Custom Residential Development Zoning District.

3.6.2.1 A custom residential development zoning district shall provide regulations regarding land use in lieu of the basic zoning districts identified in Chapter 2 – Zoning and Land Uses.

3.6.2.2 Modification of a previously approved PD General Development Plan to revise into a CRD will require compliance with the provisions of § 3.6.1.

3.6.2.3 Area and Ownership – In order to qualify as a CRD District a project request shall meet the following requirements:

3.6.2.3.1. The application site shall be in single ownership or control, or if in several ownerships, the application for amendment to this Chapter shall be filed jointly by all of the owners.

3.6.2.3.2. The site shall contain not less than five (5) acres.

3.6.2.3.3. The proposed development shall be consistent with the Comprehensive Plan.

3.6.2.3.4. A CRD district may be established on the Official Zoning Map in the manner prescribed in § 3.4, only after a General Development Plan that complies with the provisions of § 3.5.2, of the Chapter has been reviewed by the Planning Commission, submitted to the County Council with a Planning Commission recommendation, and approved by the County Council. Approval by the County Council must be in the form of an ordinance that approves the General Development Plan and applies the CRD zoning designation to the property.

3.6.2.4 Procedures – The creation of a CRD district designation is a process involving both a rezoning and General Development Plan approval.

3.6.2.4.1. A CRD district may be established on the Official Zoning Map in the manner prescribed in § 3.4 only after a General Development Plan that complies with the provisions of § 3.5.2 of the Chapter has been reviewed by the Planning Commission, submitted to the County Council with a Planning Commission recommendation and approved by the County Council. Approval by the County Council must be in the form of an ordinance that approves the General Development Plan and applies the CRD zoning designation to the property.

3.6.2.4.2. The General Development Plan and administrative review requirements of this section are required after a map amendment is approved. Such requirements and all additional requirements of this section and § 3.6.1, shall be addressed prior to the issuance of a building or development permit. A properly approved detailed site plan or subdivision (preliminary and final) or both shall be required prior to a request for a building or development permit. The requirements are specified in Chapter 9, Procedures and Permits.

3.6.2.5 Allowed Uses – A CRD district is specifically intended for development projects of housing of different types and densities characterized by a unified site design for a mixed-density development. Uses allowed within a CRD District are not subject to the restrictions of § 2.7 or the Principal Use Table, Table 2-1. Any use included in the ordinance approving the General Development Plan and rezoning the site to the CRD District is allowed in such district.

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Commented [JF37]: THE ORIGINALLY PROPOSED PRD FOR RESIDENTIAL ONLY APPEARS TO BE PROHIBITED DUE TO STATE LAW AND SC SUPREME COURT CASES. THEREFORE, WE PROPOSE CRD AS A MIXED DENSITY RESIDENTIAL ZONING DISTRICT BASED ON A MASTER PLAN AS AN ALTERNATIVE

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3.6.2.5.1. The types and number of residential dwelling units shall be included in the ordinance approving the General Development Plan as part of the regulations applying to the district.

3.6.2.5.2. A list of uses, hereinafter the "CRD Use List," including the types of uses, type and number of residential dwelling units and planned square footage of nonresidential uses within a particular CRD District, shall be included in the ordinance approving the General Development Plan as part of the regulations applying to the district.

3.6.2.5.3. The definition of uses included in the Principal Use Table shall be used to interpret the PUD Use List unless a different definition is provided in the CRD Use List or application.

3.6.2.6 Prohibited Uses. The following uses shall not be allowed in a CRD:

3.6.2.6.1. Mobile or manufactured housing.

3.6.2.6.2. Reserved

3.6.2.7 Design criteria and development standards

3.6.2.7.1. Overall site design shall be harmonious in terms of landscaping, enclosure of principal and accessory uses, sizes of structures, street patterns, and use relationships. A variety in building types, heights, facades, setbacks and size of open spaces shall be encouraged.

3.6.2.8 Private Streets - Private streets may be permitted in an approved CRD district provided such streets meet the design and construction standards of public streets (see Article, Streets).

3.6.2.9 Open Space - Open space, parks, and recreation shall comprise a minimum of twenty-five percent (25%) of the total site area. Portions of street rights of way that include street trees, sidewalks, and landscaped areas may be counted toward meeting open space requirements.

3.6.2.10 Dimensional Standards - Standard dimensions for uses in the CRD shall not be subject to any of the dimensional or density provisions of § _____. Dimensional standards shall conform to the following, unless a different standard is included in the CRD District rezoning ordinance:

3.6.2.11 Maximum height is sixty (60) feet, except where otherwise restricted by Edgefield County.

3.6.2.11.1.1. Maximum gross density is determined by the general development plan.

3.6.2.11.1.2. The maximum floor area is determined by the general development plan.

3.6.2.11.1.3. The maximum Impervious Surface Ratio is determined by the general development plan or a maximum of sixty percent (60%) of the total site area, whichever is lesser.

3.6.2.11.1.4. The CRD District zoning is intended to permit flexibility in the design, construction, and processing of mixed-use developments of a quality that could not be achieved by complying with the design and development standards of another zoning district.

3.6.2.12 In addition to the requirements of Chapter 8, Article 8, Parking, areas designated for parking shall be physically separated from public streets and shall be designed in a manner conducive to safe ingress and egress. Access points to internal public streets or internal circulation drives should be no more than three hundred (300) feet apart.

Commented [JF44]: Non-residential uses that are not allowed in an corresponding RA, RC, RE, RL, RS, or RV district.

Commented [JF45]: Is there need to identify max density allowed here?his density appear too high

Commented [JF46]: Is there a need for set max. FAR number here?

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Commented [JF48]: Revise as needed after discussion with county staff

Commented [JF49]: Please address guideline.

Commented [JF50]: Alternative: Reference a Table to identify design elements that shall be adhered to in the design of a PUD and shall be used in the county's review of a proposed PUD.

3.6.2.13 In addition to the requirements of **Chapter 8, Article 8. __, Landscaping**, buffer yards or landscaping may be required by the Planning Commission within common areas ~~between uses~~ within any CRD District or along the perimeter of a CRD district.

The design standards applicable to all of the structures to be developed in the PUD are required to be submitted by the applicant or developer in conjunction with the application for approval of a general development plan.

ARTICLE 3.7. - OVERLAY DISTRICTS

For the purposes of the Land Management Ordinance regulations, Chapter 2 sets forth the zoning districts and overlays including the special development districts and overlays established for the unincorporated areas of Edgefield County, South Carolina. The special development districts include the following overlays:

Sec. 3.7.1. - Zoning Overlay.

3.7.1.1 ACP – Airport Compatibility Protection Overlay

3.7.1.2 FHP – Flood Hazard Protection Overlay

3.7.1.3 CDP – Corridor Design Protection Overlay

Sec. 3.7.2. - ACP – Airport Compatibility Protection Overlay.

3.7.2.1 The purpose of the ACP Overlay District is to protect the dual interests of airports and neighboring land uses, and to:

3.7.2.1.1. Protect and promote the general health, safety, economy, and welfare of airport environs;

3.7.2.1.2. Prevent the impairment and promote the utility and safety of airports;

3.7.2.1.3. Promote land use compatibility between airports and surrounding development;

3.7.2.1.4. Protect the character and stability of existing land uses; and

3.7.2.1.5. Enhance environmental conditions in areas affected by airports and airport operations.

Sec. 3.7.3. - FHP – Flood Hazard Protection Overlay.

3.7.3.1 The purpose of the FHP Overlay District is 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.

Sec. 3.7.4. - CDP – Corridor and Area Design Protection Overlay.

3.7.4.1 The purpose of the CDP Overlay District is to protect residents, enhance the appearance of developments, and improve the traffic and circulation in areas adjacent to the primary highway corridors in the unincorporated areas and along the main entrance roads into the municipalities of Edgefield County by identifying additional requirements for design and development. The requirements of the overlay zoning district are considered additional to the requirements of the underlying zoning district and are to be considered cumulative.

3.7.4.2 Additionally, the FHP Overlay 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

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Commented [JF53]: **ADDITIONAL DEFINING TEXT COULD BE ADDED HERE OR ABOVE! SEE THE ATTACHED EXAMPLE TEXT FROM NORTH AUGUSTA FOR A PUD TO ENSURE APPROPRIATE ELEMENTS ARE INCLUDED.**

Commented [JF54]: Pending decision to include the FHP District to be determined by Staff after consults wit COG and State

gas mains, electric, telephone, and sewer lines, street 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.

ARTICLE 3.8. - USES ALLOWED IN AN OVERLAY.

Overlay districts provide additional requirements or restrictions on the portions of the zoning districts over which they are established. These additional requirements or restrictions generally address design and development but may identify uses that are incompatible with the overlay district.

Sec. 3.8.1. - Effect on Basic Uses by an Overlay – The overlay shall provide additional regulations that are cumulative to the basic zoning districts.

3.8.1.1 A use allowed by a base underlying zoning district may be affected by limits imposed by the requirements of the overlay that may modify or restrict the size, setbacks or unfettered use to meet the requirements established by the overlay to protect the public health, welfare, economy or safety of the public.

3.8.1.2 Reserved pending review.

Sec. 3.8.2. - Airport Compatibility Protection Overlay, Uses

3.8.2.1 This section applies to any lot or parcel within the Airport Compatibility Protection Overlay(s) that are designated on the Official Zoning Map, an Official Zoning Overlay Map, or by text reference in an adopted resolution to amend the Land Management Ordinance.

3.8.2.2 Allowed Uses. This overlay allows any or all uses allowed by the underlying basic zoning district or special development district with the specific exception of uses that may endanger the general health, safety, economy, and welfare of airport environs. These may include the following uses:

- a. Uses that impair or negatively affect the utility and safety of airports;
- c. Uses that negatively affect the compatibility between airports and surrounding development;
- d. Uses that do not protect the character and stability of existing land uses; and
- e. Uses that negatively affect environmental conditions in the airport environs.

3.8.2.3 Prohibited uses. This overlay prohibits any or all uses prohibited by the underlying basic zoning district or special development district

3.8.2.4 Reserved.

Sec. 3.8.3. - Flood Hazard Protection Overlay, Uses

3.8.3.1 This section applies to any lot or parcel within the Flood Hazard Protection Overlay(s) that are designated on the Official Zoning Map, an Official Zoning Overlay Map, or by text reference in an adopted resolution to amend the Land Management Ordinance.

3.8.3.2 Allowed Uses. This overlay allows any or all uses allowed by the underlying basic zoning district or special development district with the specific exception of uses that may endanger the general health, safety, economy, and welfare of floodways and floodplain environs. These may include the following uses:

- a. Uses that impair or negatively affect the utility and safety of floodways;
- c. Uses that negatively affect the compatibility between floodways and surrounding development;
- d. Uses that do not protect the character and stability of existing land uses; and
- e. Uses that negatively affect environmental conditions in the floodway environs.

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Commented [JF56]: This section is needed to insert how the overlay may modify the uses allowed in the underlying basic zoning district through conditions of the specific overlay if predicated by the protective nature of the overlay.

3.8.3.3 Prohibited uses. This overlay prohibits any or all uses prohibited by the underlying basic zoning district or special development district

3.8.3.4 Reserved ***pending staff review with State of SC.***

Sec. 3.8.4. - Highway Corridor and Area Overlay, Uses

3.8.4.1 This section applies to any lot or parcel within the following Highway Corridor and Area Overlay district(s) that are designated on the Official Zoning Map and Overlays.

Sec. 3.8.5. - Establishment and Applicability of Highway Corridor and Area Overlays

3.8.5.1 In the event that the definite boundaries of the district cannot be ascertained, the Highway Corridor and Area Overlay district shall be deemed to encompass the depth of the lots fronting on both sides of the corridor street up to **three hundred (300) feet and all property within three hundred (300) feet of the edge of the right of way which utilizes the corridor street for direct access**, unless otherwise specified, along specific sections of the corridor streets designated in **§3.8.6**, Establishment of Corridor and Area Overlay Districts. Figure 3-3 identifies the Highway Corridors and Overlay Areas defined in the Comprehensive Plan

3.8.5.2 The streets designated in §3.8.2, Table 3-4, Column B, are referred to as Highway Corridor Streets (see Figure 3-3).

3.8.5.3 A street that intersects a designated Corridor Street is referred to as an Intersecting Street (see Figure 3-3).

FIGURE 3-1 HIGHWAY 25 CORRIDOR AND OVERLAY AREAS

Commented [JF57]: Assumes that the new overlays will affect all properties including residential unless some uses are specifically excluded.

INSERT MAP FIGURE 3-1 to illustrate the area affected by

3.8.5.4 Establishment of Highway Corridor and Area Overlays - The following overlay districts are hereby established:

TABLE 3-3 HIGHWAY CORRIDOR OVERLAYS ESTABLISHED (Reference to Council actions)

	A	B
	Overlay District	Corridor Streets Generally
1.	Highway 25 Corridor Overlay	<p>1. US Highway 25 north of the North Augusta City Limits to the intersection with SC Highway 19.</p> <p>2. US Highway 25 northwest of the intersection with SC Highway 19 to Edgefield Town Limits</p> <p>3. Sweetwater Road (SC S-19-34) from the North Augusta city limits to the intersection with Five Notch Road <i>[Alternatives: to Ten Governors Trail (RR corridor) or a point 200 feet south of te intersection with Big Oak Drive.</i></p> <p>4. Five Notch Road from the North Augusta city limits to Sweetwater Road.</p>

Commented [JF58]: Say unincorporated areas north of Aiken County line

		5. Murrah Road Extension from Five Notch Road to Sweetwater Road
2.	Martintown Road Corridor Overlay	<ol style="list-style-type: none"> 1. Martintown Road (SC 230) north of North Augusta City Limits to SC 23 Highway 2. Murrah Road from Martintown Road to Mealing Road 3. Murrah Road Extension from Mealing Road to Five Notch Road 4. Springhaven Drive from Martintown Road to Murrah Road
3.	Sweetwater Road Corridor Overlay	<ol style="list-style-type: none"> 1. Sweetwater Road (SC S-19-34) north of intersection with Five Notch Road to Edgefield Town Limits <i>(Alternatives: North of Ten Governors Trail (RR corridor) or north of Currytown Road (SC S-19-174))</i> 2. Mealing Road from Murrah Road to Sweetwater Road 3. Currytown Road (SC S-19-174) from Mealing Road to Sweetwater Road
4.	Edgefield Compatibility Area Overlay	1. Reserved. Not applicable until the county adopts design standards for unincorporated areas adjacent to the Town of Edgefield.
5.	Johnston Compatibility Area Overlay	1. Reserved. Not applicable until the county adopts design standards for unincorporated areas adjacent to the Town of Johnston.

Sec. 3.8.6. - Overlay Purposes and Standards

The purposes, zoning standards, site design and access standards, and building form standards for each corridor and area design district are described in §3.8.5 for the Highway Corridor and Area Overlay, 3.8.5 for the Highway 25 Corridor and Area Overlay, 3.8.6 for the Martintown Road Corridor and Area Overlay, 3.8.7 for the Sweetwater Road Corridor and Area Overlay, 3.8.8 for the Edgefield Area Overlay, and §3.8.9 for the Johnston Area Overlay.

Sec. 3.8.7. - Highway 25 Corridor Overlay District

3.8.7.1 Purpose and Findings – The Highway 25 Corridor Overlay District is designed to support economic growth and development along the US 25 Highway corridor through integrated design recommendations to enhance the quality and aesthetics of development along the corridor and support the economic well-being on property owners, residents, neighbors, and visitors.

3.8.7.1.1. This overlay is created with an emphasis on maintaining the integrity of the corridor to facilitate a mixture of uses, including residential, coordinating parking design and access, and encouraging greater pedestrian activity and use. However, the corridor is considered to be a major element in supporting economic development and access requiring a community design is required in order to preserve and to provide a unique, signature gateway into the County, facilitate the creation of a convenient, attractive and harmonious community, and encourage economic development activity.

3.8.7.1.2. The basic zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements will continue to be applied except when specifically addressed and modified by this overlay.

3.8.7.1.3. **FIGURE 3-2 Highway 25 Corridor**

INSERT HIGHWAY 25 CORRIDOR IMAGE PICTURE



3.8.7.2. Applicability – This section applies to any lot or parcel within the Highway 25 Corridor Overlay as designated on the Official Zoning Maps and Overlays. No building permit shall be issued for development on a lot or parcel within the Highway 25 Corridor Overlay area unless the proposed use, establishment or building complies with the standards described in this section.

3.8.7.3. Permitted Uses – All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section. This section supplements any other requirements of this Chapter.

3.8.7.3.1. Limits on Permitted Uses – Reserved

3.8.7.4. Development Standards – Reserved

3.8.7.5. Setbacks – Building facades shall comply with the following setback standards:

- 3.8.7.5.1. Front Setback – Reserved.
- 3.8.7.5.2. Side Setbacks – Reserved.
- 3.8.7.5.3. Rear Setbacks – Reserved. Frontage – Reserved.
- 3.8.7.5.4. Maximum and Minimum Height – Reserved.

3.8.7.6 Dimensional Standards Table – The dimensional standards for the Highway Corridor Overlay District are established in Table 3-1: DIMENSIONAL STANDARDS FOR THE HIGHWAY 25 CORRIDOR OVERLAY

3.8.7.7 TABLE 3-4: DIMENSIONAL STANDARDS FOR THE HIGHWAY 25 CORRIDOR OVERLAY

	A	B
1.	Maximum Height	70 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	5 feet or 30 feet
4.	Maximum Front Setback	90 feet
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30%

3.8.7.7.1. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length and is set back from the street the minimum setback, either 5 (five) feet or 30 (thirty) feet, but not more than the maximum set back of 90 (ninety) feet.)

3.8.7.7.2. Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, the existing setback may be provided. The front setback landscaping requirements specified in this section shall be applied for the provision that most closely matches the existing setback.

3.8.7.7.3. Where a parcel in the corridor overlay is a through lot that fronts on two Highway Corridor streets, the maximum front setback and minimum frontage buildout shall be applicable to only one frontage. Both the maximum front setback and minimum frontage build out criteria shall be applied to the same frontage.

3.8.7.8 Building Design –

3.8.7.8.1. Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

- 3.8.7.8.1.1. The setback standards established in §3.1.2.5. are met.
- 3.8.7.8.1.2. Entrances to buildings face a street or open to a square, plaza, or sidewalk.
- 3.8.7.8.1.3. At least one entrance shall be provided to each street frontage.

3.8.7.8.1.4. All street level uses with sidewalk frontage are furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.

3.8.7.8.1.5. Off-street parking does not lie between the building's principal entrance and the street.

3.8.7.8.1.6. Pedestrian access from the public sidewalk, street right of way, or driveway to the principal structure is provided on a hard surface.

3.8.7.8.1.7. Grade – Buildings shall be aligned with the finished grade of the street except as otherwise provided herein. The principal entry for a civic use or a civic building may include a stoop, portico, colonnade or a portal.

3.8.7.8.1.8. Fenestration, Openings, and Storefronts – This section applies to all storefronts and any use other than those described in §3.1.2.6. This section does not apply to the conversion of a residential building to a commercial use. Fenestration is defined as the design, proportioning and disposition of windows and other exterior openings of a building.

3.8.7.8.1.9. Facades – Facades facing or visible from the US 25 Highway shall include at least four (4) of the following elements:

3.8.7.8.1.10. A pediment.

3.8.7.8.1.11. A cornice adjoining the top of the roof or top of the facade.

3.8.7.8.1.12. Windows in each story above the ground level. Rectangular, circular, semicircular and octagonal windows are permitted.

3.8.7.8.1.13. A recessed entryway consistent with the requirements of §3.8.4.4.4.3.4.

3.8.7.8.1.14. Transom windows

3.8.7.8.1.15. Moldings

3.8.7.8.1.16. Canopy

3.8.7.8.1.17. Sign Lighting and Sign Banding - See Chapter 7. Signs.

3.8.7.8.1.18. FIGURE 3-3 HIGHWAY 25 CORRIDOR FACADES

FAÇADE IMAGE(S) PICTURE

FACADE IMAGE PICTURE

3.8.7.8.2. Windows – Windows shall be required on all stories in keeping with the design and use of the building but not less than thirty percent (30%) of the front facade.

3.8.7.8.3. Building Modulation – Building frontages that face public streets and exceed a width of twenty (20) feet must include modulation to break the plane of the building frontage. Such modulation must be spaced at uniform or near uniform intervals along the entire building frontage. Vertical visual elements may include entryways, windows, columns, colonnades, or other form of modular fenestration.

3.8.7.8.3.1. FIGURE 3-4 BUILDING MODULATION

PICTURE

FIGURE 3-4 BUILDING MODULATION

PICTURE

- 3.8.7.8.4. Entryways – Reserved.
- 3.8.7.8.5. Canopies – Reserved.
- 3.8.7.8.6. Roof Drainage – – Reserved.
- 3.8.7.8.7. Roofs – – Reserved.
- 3.8.7.8.8. Equipment – – Reserved.
- 3.8.7.8.9. Wall Materials – Reserved.
- 3.8.7.8.10. Window Frames – Reserved.
- 3.8.7.8.11. Doors – Reserved.
- 3.8.7.8.12. Canopies, Arcades and Awnings for Civic Buildings and Uses – Reserved.
- 3.8.7.8.13. Sign Design and Placement – See Chapter 7. Signs for general requirements.
- 3.8.7.8.13.1. Applicability – Reserved.
- 3.8.7.8.13.2. Freestanding Signs – Reserved.
- 3.8.7.8.13.3. Monument Signs – Reserved.
- 3.8.7.8.13.4. Wall Signs – Reserved.
- 3.8.7.8.13.5. Reserved.
- 3.8.7.8.13.6. Illumination – Reserved.
- 3.8.7.8.13.7. Plastic Signs – Reserved.
- 3.8.7.8.13.8. Window Signs – Reserved.
- 3.8.7.8.14. Outdoor Display and Sale – Reserved.
- 3.8.7.8.15. Utilities and Trash Receptacles –
- 3.8.7.8.15.1. Utility Structures – Reserved.
- 3.8.7.8.15.2. Dumpsters and Roll Carts Reserved.
- 3.8.7.8.16. Off-Street Parking –
- 3.8.7.8.16.1. Principal Use – Parking is not permitted as a principal use.
- 3.8.7.8.16.2. Amount Required – Reserved.
- 3.8.7.8.16.3. Location – Reserved.
- 3.8.7.8.16.4. Landscaping – Reserved.
- 3.8.7.8.16.5. Screening – Reserved.
- 3.8.7.8.16.6. Setbacks – Reserved.
- 3.8.7.8.16.7. Loading – Reserved.
- 3.8.7.8.16.8. Surface Treatment – Reserved.
- 3.8.7.8.16.9. Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:
 - 3.8.7.8.16.9.1. The Building Official must approve all driveways, access points and curb cuts from any public right of way.

3.8.7.8.16.9.2. Driveway ingress and egress onto side streets - Reserved.

3.8.7.8.16.9.3. Driveway width - Reserved.

3.8.7.8.16.9.4. Separation of driveways or access points - Reserved.

3.8.7.8.16.9.5. No driveway or access point from any public right of way that reduces on-street parking shall be permitted except for parking areas that are available for use by the general public.

3.8.7.8.17. Landscaping - Reserved.

3.8.7.8.17.1. Setbacks - Reserved.

3.8.7.8.17.2. Street Trees and Plantings - Reserved.

3.8.7.8.17.3. Parking Lot Landscaping - Reserved.

3.8.7.8.18. Lighting - Reserved.

DRAFT

Sec. 3.8.8. - Martintown Road Corridor Overlay District

3.8.8.1 Purpose – The purpose of the Martintown Road Corridor Overlay District is to promote development that is compatible with the function, capacity and design of major arterial roadways and remains sensitive to abutting properties. Another purpose of the Highway Corridor Overlay District is to augment dimensional and access management standards and establish design standards for commercial and mixed use development within corridors that are predominantly classified as arterial. The permitted uses, dimensional standards and site development standards for the Highway Corridor Overlay District are the same as the underlying base district unless a different standard is established in this section.

3.8.8.2 Purpose and Findings – The Martintown Corridor Overlay District is designed to promote development that is compatible with the function, capacity and design of major arterial roadways and remain sensitive to abutting properties. Another purpose of the Martintown Corridor Overlay District is to augment dimensional and access management standards and establish design standards for residential, commercial and mixed-use development within corridors that are primarily classified as arterial, but have an unique rural character that is desirable per the recommendations of the Comprehensive Plan.

3.8.8.3 Permitted Uses – The permitted uses, dimensional standards and site development standards for the Martintown Road Corridor Overlay District are the same as the underlying base zoning district unless a different standard is established in this section.

3.8.8.3.1. This overlay is created with an emphasis on maintaining the integrity of the corridor to facilitate a mixture of uses, including residential and non-residential uses through coordinated design and encouraging design to support the economic and aesthetic quality of life to preserve the unique, signature qualities of the corridor, facilitate the creation of a convenient, attractive and harmonious community, and encourage appropriate economic development activity.

3.8.8.3.2. The basic underlying zoning districts and corresponding permitted uses that exist along the corridor are maintained and all requirements will continue to be applied except when specifically addressed and modified by this overlay.

3.8.8.4 Permitted Uses – All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section. This section supplements any other requirements of this Chapter.

3.8.8.4.1. Limits on Permitted Uses – Reserved

3.8.8.5 Development Standards – Reserved

3.8.8.6 Setbacks – Building facades shall comply with the following setback standards:

3.8.8.6.1. Front Setback – Reserved.

3.8.8.6.2. Side Setbacks – Reserved.

3.8.8.6.3. Rear Setbacks – Reserved. Frontage – Reserved.

3.8.8.6.4. Maximum and Minimum Height – Reserved.

3.8.8.6.5. Dimensional Standards Table – The dimensional standards for the Martintown Road Overlay are established in Table 3-2: DIMENSIONAL STANDARDS FOR THE MARTINTOWN ROAD CORRIDOR OVERLAY

3.8.8.6.6. TABLE 3-5: DIMENSIONAL STANDARDS FOR THE MARTINTOWN ROAD CORRIDOR OVERLAY

	A	B
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1.	Maximum Height	70 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	5 feet or 30 feet
4.	Maximum Front Setback	90 feet
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30%

3.8.8.6.7. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length and is set back from the street the minimum setback, either 5 (five) feet or 30 (thirty) feet, but not more than the maximum set back of 90 (ninety) feet.)

3.8.8.6.8. Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, the existing setback may be provided. The front setback landscaping requirements specified in this section shall be applied for the provision that most closely matches the existing setback.

3.8.8.6.9. Where a parcel in the corridor overlay is a through lot that fronts on two Highway Corridor streets, the maximum front setback and minimum frontage buildout shall be applicable to only one frontage. Both the maximum front setback and minimum frontage build out criteria shall be applied to the same frontage.

3.8.8.6.10. **FIGURE 3-5 Martintown Road Corridor**

INSERT MARTINTOWN ROAD CORRIDOR IMAGE PICTURE



3.8.8.7 Applicability – This section applies to any lot or parcel within the Highway 25 Corridor Overlay as designated on the Official Zoning Maps and Overlays. No building permit shall be issued for development on a lot or parcel within the Highway 25 Corridor Overlay area unless the proposed use, establishment or building complies with the standards described in this section.

3.8.8.8 Permitted Uses – All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section. This section supplements any other requirements of this Chapter.

3.8.8.8.1. Limits on Permitted Uses – Reserved

3.8.8.9 Development Standards – Reserved

3.8.8.10 Setbacks – Building facades shall comply with the following setback standards:

3.8.8.10.1. Front Setback – Reserved.

3.8.8.10.2. Side Setbacks – Reserved.

3.8.8.10.3. Rear Setbacks – Reserved. Frontage – Reserved.

3.8.8.10.4. Maximum and Minimum Height – Reserved.

3.8.8.11 Building Design –

3.8.8.11.1. Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

3.8.8.11.1.1. The setback standards established in §3.1.2.5. are met.

3.8.8.11.2. Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

3.8.8.11.2.1. The setback standards established in § 3.1.2.5. are met.

3.8.8.11.2.2. Entrances to buildings face a street or open to a square, plaza, or sidewalk.

3.8.8.11.2.3. At least one entrance shall be provided to each street frontage.

3.8.8.11.2.4. All street level uses with sidewalk frontage are furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.

3.8.8.11.2.5. Off-street parking does not lie between the building's principal entrance and the street.

3.8.8.11.2.6. Pedestrian access from the public sidewalk, street right of way, or driveway to the principal structure is provided on a hard surface.

3.8.8.11.2.7. Grade – Buildings shall be aligned with the finished grade of the street except as otherwise provided herein. The principal entry for a civic use or a civic building may include a stoop, portico, colonnade or a portal.

3.8.8.11.2.8. Fenestration, Openings, and Storefronts – This section applies to all storefronts and any use other than those described in § 3.1.2.6. This section does not apply to the conversion of a residential building to a commercial use. Fenestration is defined as the design, proportioning and disposition of windows and other exterior openings of a building.

3.8.8.11.2.9. Facades – Reserved.

3.8.8.11.2.10. FIGURE 3-6 MARTINTOWN ROAD FACADES

FAÇADE IMAGE(S) PICTURE

FACADE IMAGE PICTURE

3.8.8.11.3. Windows – Windows shall be required on all stories in keeping with the design and use of the building but not less than thirty percent (30%) of the front facade.

3.8.8.11.4. Building Modulation – Building frontages that face public streets and exceed a width of twenty (20) feet must include modulation to break the plane of the building frontage. Such modulation must be spaced at uniform or near uniform intervals along the entire building frontage. Vertical visual elements may include entryways, windows, columns, colonnades, or other form of modular fenestration.

3.8.8.11.4.1. FIGURE 3-7 MARTINTOWN ROAD BUILDING MODULATION

PICTURE

windows and storefronts.

FIGURE 3-4 BUILDING MODULATION

PICTURE

3.8.8.11.5. Entryways – Reserved.

3.8.8.11.6. Canopies – Reserved.

3.8.8.11.7. Roof Drainage – – Reserved.

3.8.8.11.8. Roofs – – Reserved.

3.8.8.11.9. Equipment – – Reserved.

3.8.8.11.10. Wall Materials – Reserved.

3.8.8.11.11. Window Frames – Reserved.

3.8.8.11.12. Doors – Reserved.

3.8.8.11.13. Canopies, Arcades and Awnings for Civic Buildings and Uses – Reserved.

3.8.8.11.14. Sign Design and Placement – See Chapter 7. Signs for general requirements.

3.8.8.11.14.1. Applicability – Reserved.

3.8.8.11.14.2. Freestanding Signs – Reserved.

3.8.8.11.14.3. Monument Signs – Reserved.

3.8.8.11.14.4. Wall Signs – Reserved.

3.8.8.11.14.5. Illumination – Reserved.

3.8.8.11.14.6. Plastic Signs – Reserved.

3.8.8.11.14.7. Window Signs – Reserved.

3.8.8.11.15. Outdoor Display and Sales – Reserved.

3.8.8.11.16. Utilities and Trash Receptacles –

3.8.8.11.16.1. Utility Structures – Reserved.

3.8.8.11.16.2. Dumpsters and Roll Carts Reserved.

3.8.8.11.17. Off-Street Parking –

3.8.8.11.17.1. Principal Use – Parking is not permitted as a principal use.

3.8.8.11.17.2. Amount Required – Reserved.

3.8.8.11.17.3. Location – Reserved.

3.8.8.11.17.4. Landscaping – Reserved.

3.8.8.11.17.5. Screening – Reserved.

3.8.8.11.17.6. Setbacks – Reserved.

3.8.8.11.17.7. Loading – Reserved.

3.8.8.11.17.8. Surface Treatment – Reserved.

3.8.8.11.17.9. Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:

3.8.8.11.17.9.1. The Building Official must approve all driveways, access points and curb cuts from any public right of way.

3.8.8.11.17.9.2. Driveway ingress and egress onto side streets - Reserved.

3.8.8.11.17.9.3. Driveway width - Reserved.

3.8.8.11.17.9.4. Separation of driveways or access points - Reserved.

3.8.8.11.17.9.5. No driveway or access point from any public right of way that reduces on-street parking shall be permitted except for parking areas that are available for use by the general public.

3.8.8.11.18. Landscaping – Reserved.

3.8.8.11.18.1. Setbacks – Reserved.

3.8.8.11.18.2. Street Trees and Plantings – Reserved.

3.8.8.11.18.3. Parking Lot Landscaping – Reserved.

3.8.8.11.19. Lighting – Reserved.

Sec. 3.8.9. - Sweetwater Road Corridor Overlay District

3.8.9.1 Purpose – The purpose of the Sweetwater Road Corridor Overlay District is to promote development that is compatible with the function, capacity and design of major arterial roadways and remains sensitive to abutting properties. Another purpose of the Sweetwater Road Corridor Overlay is to augment dimensional and access management standards and establish design standards for commercial and mixed-use development within corridors that are predominantly classified as arterial. The permitted uses, dimensional standards and site development standards for the Sweetwater Road Corridor Overlay are the same as the underlying base district unless a different standard is established in this section.

3.8.8.12 Purpose and Findings – The Sweetwater Road Corridor Overlay District is designed to promote development that is compatible with the function, capacity and design of major arterial roadways and remain sensitive to abutting properties. Another purpose of the Sweetwater Road Corridor Overlay District is to augment dimensional and access management standards and establish design standards for residential, commercial and mixed-use development within corridors that are primarily classified as arterial, but have an unique rural character that is desirable per the recommendations of the Comprehensive Plan.

3.8.8.13 Permitted Uses – All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section. This section supplements any other requirements of this Chapter.

3.8.8.13.1. Limits on Permitted Uses – Reserved

3.8.8.14 Development Standards – Reserved

Sec. 3.8.9. - Setbacks – Building facades shall comply with the following setback standards:

3.8.9.1.1. Front Setback – Reserved.

3.8.9.1.2. Side Setbacks – Reserved.

3.8.9.1.3. Rear Setbacks – Reserved. Frontage – Reserved.

3.8.9.1.4. Maximum and Minimum Height – Reserved.

3.8.9.2 Dimensional Standards Table – The dimensional standards for the Highway Corridor Overlay District are established in Table 3-2: DIMENSIONAL STANDARDS FOR THE HIGHWAY 25 CORRIDOR OVERLAY

3.8.9.2.1. TABLE 3-6: DIMENSIONAL STANDARDS FOR THE HIGHWAY 25 CORRIDOR OVERLAY

	A	B
1.	Maximum Height	70 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	5 feet or 30 feet
4.	Maximum Front Setback	90 feet
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30%

3.8.9.2.2. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length and is set back from the street the minimum setback, either 5 (five) feet or 30 (thirty) feet, but not more than the maximum set back of 90 (ninety) feet.)

3.8.9.2.3. Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, the existing setback may be provided. The front setback landscaping requirements specified in this section shall be applied for the provision that most closely matches the existing setback.

3.8.9.2.4. Where a parcel in the corridor overlay is a through lot that fronts on two Highway Corridor streets, the maximum front setback and minimum frontage buildout shall be applicable to only one frontage. Both the maximum front setback and minimum frontage build out criteria shall be applied to the same frontage.

3.8.9.3 Building Design –

3.8.9.3.1. Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

3.8.9.3.1.1. The setback standards established in §3.1.2.5. are met.

3.8.9.3.1.2. Entrances to buildings face a street or open to a square, plaza, or sidewalk.

3.8.9.3.1.3. At least one entrance shall be provided to each street frontage.

3.8.9.3.1.4. All street level uses with sidewalk frontage are furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.

3.8.9.3.1.5. Off-street parking does not lie between the building's principal entrance and the street.

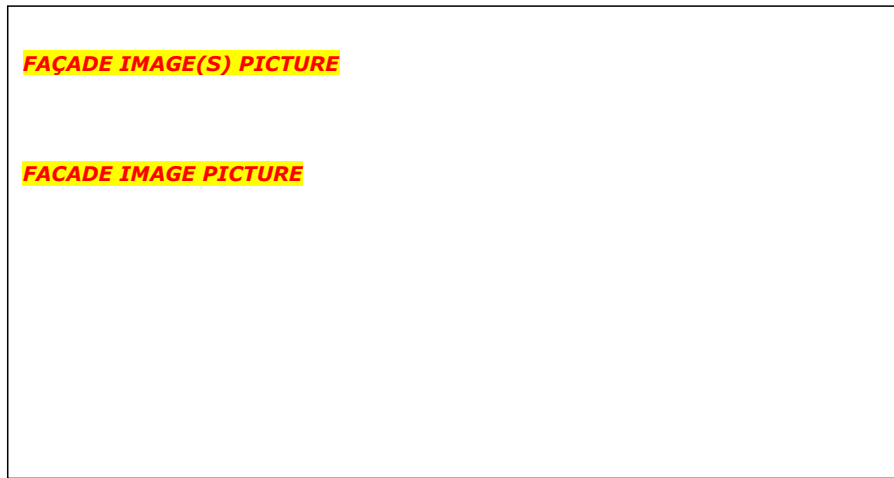
3.8.9.3.1.6. Pedestrian access from the public sidewalk, street right of way, or driveway to the principal structure is provided on a hard surface.

3.8.9.3.1.7. Grade – Buildings shall be aligned with the finished grade of the street except as otherwise provided herein. The principal entry for a civic use or a civic building may include a stoop, portico, colonnade or a portal.

3.8.9.3.1.8. Fenestration, Openings, and Storefronts – This section applies to all storefronts and any use other than those described in §3.1.2.6. This section does not apply to the conversion of a residential building to a commercial use. Fenestration is defined as the design, proportioning and disposition of windows and other exterior openings of a building.

3.8.9.3.1.9. Facades – Reserved.

3.8.9.3.1.10. FIGURE 3-8 SWEETWATER ROAD FACADES



3.8.9.3.2. Windows – Windows shall be required on all stories in keeping with the design and use of the building but not less than thirty percent (30%) of the front facade.

3.8.9.3.3. Building Modulation – Building frontages that face public streets and exceed a width of twenty (20) feet must include modulation to break the plane of the building frontage. Such modulation must be spaced at uniform or near uniform intervals along the entire building frontage. Vertical visual elements may include entryways, windows, columns, colonnades, or other form of modular fenestration.

3.8.9.3.3.1. FIGURE 3-9 SWEETWATER ROAD CORRIDOR BUILDING MODULATION

PICTURE

FIGURE 3-4 BUILDING MODULATION

PICTURE

- 3.8.9.3.4. Entryways – Reserved.
- 3.8.9.3.5. Canopies – Reserved.
- 3.8.9.3.6. Roof Drainage – – Reserved.
- 3.8.9.3.7. Roofs – – Reserved.
- 3.8.9.3.8. Equipment – – Reserved.
- 3.8.9.3.9. Wall Materials – Reserved.
- 3.8.9.3.10. Window Frames – Reserved.
- 3.8.9.3.11. Doors – Reserved.
- 3.8.9.3.12. Canopies, Arcades and Awnings for Civic Buildings and Uses – Reserved.
- 3.8.9.3.13. Sign Design and Placement – See Chapter 7. Signs for general requirements.
- 3.8.9.3.13.1. Applicability – Reserved.
- 3.8.9.3.13.2. Freestanding Signs – Reserved.
- 3.8.9.3.13.3. Monument Signs – Reserved.
- 3.8.9.3.13.4. Wall Signs – Reserved.
- 3.8.9.3.13.5. Reserved.
- 3.8.9.3.13.6. Illumination – Reserved.
- 3.8.9.3.13.7. Plastic Signs – Reserved.

3.8.9.3.13.8. Window Signs – Reserved.

3.8.9.3.14. Outdoor Display and Sale – Reserved.

3.8.9.3.15. Utilities and Trash Receptacles –

3.8.9.3.15.1. Utility Structures – Reserved.

3.8.9.3.15.2. Dumpsters and Roll Carts Reserved.

3.8.9.3.16. Off-Street Parking –

3.8.9.3.16.1. Principal Use – Parking is not permitted as a principal use.

3.8.9.3.16.2. Amount Required – Reserved.

3.8.9.3.16.3. Location – Reserved.

3.8.9.3.16.4. Landscaping – Reserved.

3.8.9.3.16.5. Screening – Reserved.

3.8.9.3.16.6. Setbacks – Reserved.

3.8.9.3.16.7. Loading – Reserved.

3.8.9.3.16.8. Surface Treatment – Reserved.

3.8.9.3.16.9. Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:

3.8.9.3.16.9.1. The Building Official must approve all driveways, access points and curb cuts from any public right of way.

3.8.9.3.16.9.2. Driveway ingress and egress onto side streets - Reserved.

3.8.9.3.16.9.3. Driveway width - Reserved.

3.8.9.3.16.9.4. Separation of driveways or access points - Reserved.

3.8.9.3.16.9.5. No driveway or access point from any public right of way that reduces on-street parking shall be permitted except for parking areas that are available for use by the general public.

3.8.9.3.17. Landscaping – Reserved.

3.8.9.3.17.1. Setbacks – Reserved.

3.8.9.3.17.2. Street Trees and Plantings – Reserved.

3.8.9.3.17.3. Parking Lot Landscaping – Reserved.

3.8.9.3.18. Lighting – Reserved.

Sec. 3.8.10. - Edgefield Unincorporated Area Overlay

3.8.9.2 Purpose – The purpose of the Edgefield Unincorporated Area Overlay is to promote development in the unincorporated area in the proximity of the incorporated limits for the Town of Edgefield that is compatible with the function, capacity and design of arterial roadways providing access to the Town and remains sensitive to abutting properties. Another purpose of the Edgefield Area Overlay is to augment dimensional and access management standards and establish design standards for commercial and mixed-use development within corridors that are predominantly classified as arterial. The permitted uses, dimensional standards and site development standards for the Sweetwater Road Corridor Overlay are the same as the underlying base district unless a different standard is established in this section.

3.8.10.1 Findings – The Edgefield Area Overlay is designed to promote development that is compatible with the function, capacity and design of major arterial roadways and remain sensitive to abutting properties. Another purpose of the Edgefield Area Overlay is to augment dimensional and access management standards and establish design standards for residential, commercial and mixed-use development within corridors that are primarily classified as arterial, but have an unique rural character that is desirable per the recommendations of the Comprehensive Plan.

3.8.10.2 Permitted Uses – All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section. This section supplements any other requirements of this Chapter.

3.8.10.2.1. Limits on Permitted Uses – Reserved

3.8.10.3 Development Standards – Reserved

3.8.10.4 Setbacks – Building facades shall comply with the following setback standards:

3.8.10.4.1. Front Setback – Reserved.

3.8.10.4.2. Side Setbacks – Reserved.

3.8.10.4.3. Rear Setbacks – Reserved. Frontage – Reserved.

3.8.10.4.4. Maximum and Minimum Height – Reserved.

3.8.10.5 Dimensional Standards Table – The dimensional standards for the Highway Corridor Overlay District are established in Table 3-1: DIMENSIONAL STANDARDS FOR THE HIGHWAY 25 CORRIDOR OVERLAY

3.8.10.5.1. TABLE 3-8: DIMENSIONAL STANDARDS FOR THE HIGHWAY 25 CORRIDOR OVERLAY

	A	B
1.	Maximum Height	70 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	5 feet or 30 feet
4.	Maximum Front Setback	90 feet
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30%

3.8.10.5.2. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length and is set back from the street the minimum setback, either 5 (five) feet or 30 (thirty) feet, but not more than the maximum set back of 90 (ninety) feet.)

3.8.10.5.3. Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, the existing setback may be provided. The front setback landscaping requirements specified in this section shall be applied for the provision that most closely matches the existing setback.

3.8.10.5.4. Where a parcel in the corridor overlay is a through lot that fronts on two Highway Corridor streets, the maximum front setback and minimum frontage buildout shall be applicable to only one frontage. Both the maximum front setback and minimum frontage build out criteria shall be applied to the same frontage.

3.8.10.6 Building Design –

3.8.10.6.1. Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

3.8.10.6.1.1. The setback standards established in §3.1.2.5. are met.

3.8.10.6.1.2. Entrances to buildings face a street or open to a square, plaza, or sidewalk.

3.8.10.6.1.3. At least one entrance shall be provided to each street frontage.

3.8.10.6.1.4. All street level uses with sidewalk frontage are furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.

3.8.10.6.1.5. Off-street parking does not lie between the building's principal entrance and the street.

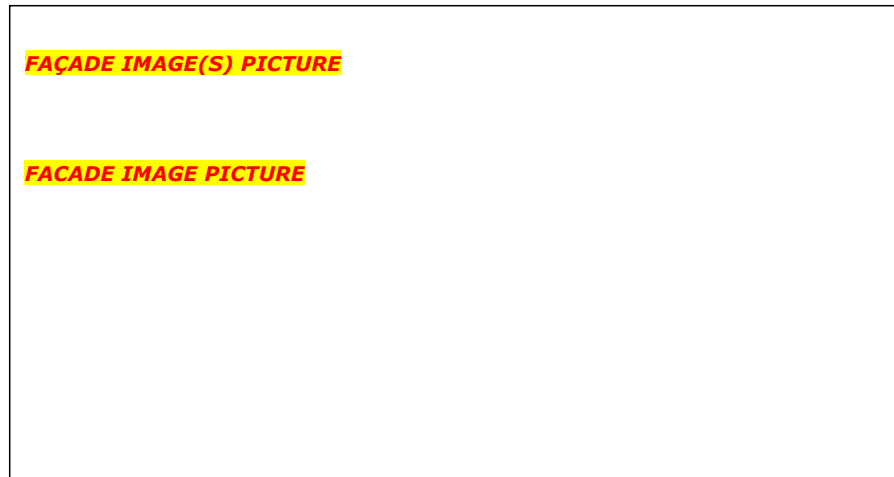
3.8.10.6.1.6. Pedestrian access from the public sidewalk, street right of way, or driveway to the principal structure is provided on a hard surface.

3.8.10.6.1.7. Grade – Buildings shall be aligned with the finished grade of the street except as otherwise provided herein. The principal entry for a civic use or a civic building may include a stoop, portico, colonnade or a portal.

3.8.10.6.1.8. Fenestration, Openings, and Storefronts – This section applies to all storefronts and any use other than those described in §3.1.2.6. This section does not apply to the conversion of a residential building to a commercial use. Fenestration is defined as the design, proportioning and disposition of windows and other exterior openings of a building.

3.8.10.6.1.9. Facades – Reserved.

3.8.10.6.1.10. FIGURE 3-10 SWEETWATER ROAD FACADES



3.8.10.6.2. Windows – Windows shall be required on all stories in keeping with the design and use of the building but not less than thirty percent (30%) of the front facade.

3.8.10.6.3. Building Modulation – Building frontages that face public streets and exceed a width of twenty (20) feet must include modulation to break the plane of the building frontage. Such modulation must be spaced at uniform or near uniform intervals along the entire building frontage. Vertical visual elements may include entryways, windows, columns, colonnades, or other form of modular fenestration.

3.8.10.6.3.1. FIGURE 3-11 SWEETWATER ROAD CORRIDOR BUILDING MODULATION

PICTURE

FIGURE 3-4 BUILDING MODULATION

PICTURE

3.8.10.6.4. Entryways – Reserved.

3.8.10.6.5. Canopies – Reserved.

3.8.10.6.6. Roof Drainage – – Reserved.

3.8.10.6.7. Roofs – – Reserved.

3.8.10.6.8. Equipment – – Reserved.

3.8.10.6.9. Wall Materials – Reserved.

3.8.10.6.10. Window Frames – Reserved.

3.8.10.6.11. Doors – Reserved.

3.8.10.6.12. Canopies, Arcades and Awnings for Civic Buildings and Uses – Reserved.

3.8.10.6.13. Sign Design and Placement – See Chapter 7. Signs for general requirements.

3.8.10.6.13.1. Applicability – Reserved.

3.8.10.6.13.2. Freestanding Signs – Reserved.

3.8.10.6.13.3. Monument Signs – Reserved.

3.8.10.6.13.4. Wall Signs – Reserved.

3.8.10.6.13.5. Reserved.

3.8.10.6.13.6. Illumination – Reserved.

3.8.10.6.13.7. Plastic Signs – Reserved.

3.8.10.6.13.8. Window Signs – Reserved.

3.8.10.6.14. Outdoor Display and Sale – Reserved.

3.8.10.6.15. Utilities and Trash Receptacles –

3.8.10.6.15.1. Utility Structures – Reserved.

3.8.10.6.15.2. Dumpsters and Roll Carts Reserved.

3.8.10.6.16. Off-Street Parking –

3.8.10.6.16.1. Principal Use – Parking is not permitted as a principal use.

3.8.10.6.16.2. Amount Required – Reserved.

3.8.10.6.16.3. Location – Reserved.

3.8.10.6.16.4. Landscaping – Reserved.

3.8.10.6.16.5. Screening – Reserved.

3.8.10.6.16.6. Setbacks – Reserved.

3.8.10.6.16.7. Loading – Reserved.

3.8.10.6.16.8. Surface Treatment – Reserved.

3.8.10.6.16.9. Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:

3.8.10.6.16.9.1. The Building Official must approve all driveways, access points and curb cuts from any public right of way.

3.8.10.6.16.9.2. Driveway ingress and egress onto side streets - Reserved.

3.8.10.6.16.9.3. Driveway width - Reserved.

3.8.10.6.16.9.4. Separation of driveways or access points - Reserved.

3.8.10.6.16.9.5. No driveway or access point from any public right of way that reduces on-street parking shall be permitted except for parking areas that are available for use by the general public.

3.8.10.6.17. Landscaping – Reserved.

3.8.10.6.17.1. Setbacks – Reserved.

3.8.10.6.17.2. Street Trees and Plantings – Reserved.

3.8.10.6.17.3. Parking Lot Landscaping – Reserved.

3.8.10.6.18. Lighting – Reserved.

Sec. 3.8.11. - Johnston Unincorporated Area Overlay

3.8.11.1 Purpose – The purpose of the Johnston Area Overlay District is to promote development in the unincorporated area in the proximity of the incorporated limits for the Town of Johnston that is compatible with the function, capacity and design of arterial roadways providing access to the Town and remains sensitive to abutting properties. Another purpose of the Johnston Area Overlay is to augment dimensional and access management standards and establish design standards for commercial and mixed-use development within corridors that are predominantly classified as arterial. The permitted uses, dimensional standards and site development standards for the Johnston Area Overlay are the same as the underlying base district unless a different standard is established in this section.

3.8.11.2 Findings – The Johnston Area Overlay is designed to promote development that is compatible with the function, capacity and design of major arterial roadways and remain sensitive to abutting properties. Another purpose of the Johnston Area Overlay is to augment dimensional and access management standards and establish design standards for residential, commercial and mixed-use development within corridors that are primarily classified as arterial, but have an unique rural character that is desirable per the recommendations of the Comprehensive Plan.

3.8.11.3 Permitted Uses – All uses permitted in the underlying zoning districts are permitted subject to the standards established in this section. This section supplements any other requirements of this Chapter.

3.8.11.3.1. Limits on Permitted Uses – Reserved

3.8.11.4 Development Standards – Reserved

Sec. 3.8.12. - Setbacks – Building facades shall comply with the following setback standards:

3.8.12.1.1. Front Setback – Reserved.

3.8.12.1.2. Side Setbacks – Reserved.

3.8.12.1.3. Rear Setbacks – Reserved. Frontage – Reserved.

3.8.12.1.4. Maximum and Minimum Height – Reserved.

3.8.12.2 Dimensional Standards Table – The dimensional standards for the Highway Corridor Overlay District are established in Table 3-1: DIMENSIONAL STANDARDS FOR THE HIGHWAY 25 CORRIDOR OVERLAY

3.8.12.2.1. TABLE 3-9: DIMENSIONAL STANDARDS FOR THE JOHNSTON AREA OVERLAY

	A	B
1.	Maximum Height	70 feet
2.	Minimum Height	14 feet
3.	Minimum Front Setback	5 feet or 30 feet
4.	Maximum Front Setback	90 feet
5.	Minimum Side Setback	Required buffer, 0 feet or 10 feet
6.	Minimum Rear Setback	Required buffer, 20 feet or 10 feet from an alley
7.	Maximum Floor Area Ratio	3.0
8.	Minimum Frontage Buildout	30%

3.8.12.2.2. Minimum frontage buildout means the portion of the corridor street frontage of the parcel or parcels included in the development that is occupied by a principal structure at the front setback line. (Example: A parcel that is 200 feet in length requires a building or combination of buildings that total no less than 60 (sixty) feet in length and is set back from the street the minimum setback, either 5 (five) feet or 30 (thirty) feet, but not more than the maximum set back of 90 (ninety) feet.)

3.8.12.2.3. Where an existing building is located on a parcel and the site development plan includes the utilization of the existing building as a principal structure, the existing setback may be provided. The front setback landscaping requirements specified in this section shall be applied for the provision that most closely matches the existing setback.

3.8.12.2.4. Where a parcel in the corridor overlay is a through lot that fronts on two Highway Corridor streets, the maximum front setback and minimum frontage buildout shall be applicable to only one frontage. Both the maximum front setback and minimum frontage build out criteria shall be applied to the same frontage.

3.8.12.3 Building Design –

3.8.12.3.1. Orientation – Buildings shall be oriented to the street. A building is oriented to the street where:

3.8.12.3.1.1. The setback standards established in §3.1.2.5. are met.

3.8.12.3.1.2. Entrances to buildings face a street or open to a square, plaza, or sidewalk.

3.8.12.3.1.3. At least one entrance shall be provided to each street frontage.

3.8.12.3.1.4. All street level uses with sidewalk frontage are furnished with an individual entrance and direct access to the sidewalk in addition to any other access that may be provided.

3.8.12.3.1.5. Off-street parking does not lie between the building's principal entrance and the street.

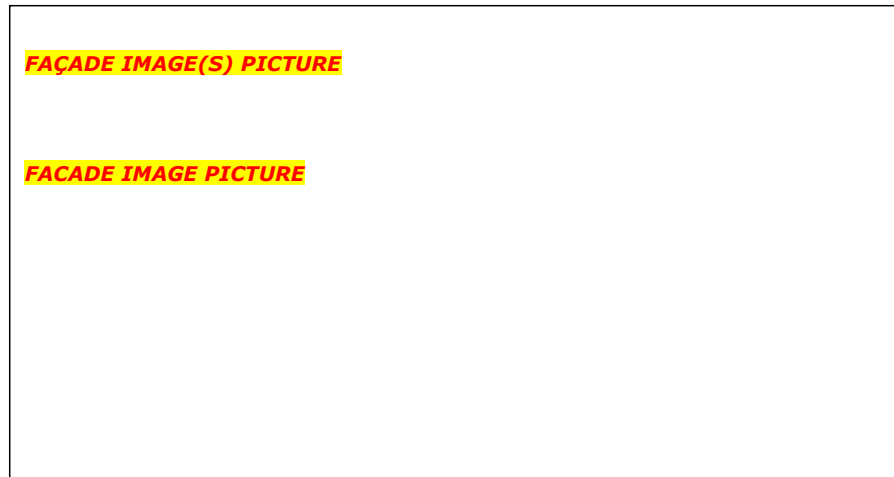
3.8.12.3.1.6. Pedestrian access from the public sidewalk, street right of way, or driveway to the principal structure is provided on a hard surface.

3.8.12.3.1.7. Grade – Buildings shall be aligned with the finished grade of the street except as otherwise provided herein. The principal entry for a civic use or a civic building may include a stoop, portico, colonnade or a portal.

3.8.12.3.1.8. Fenestration, Openings, and Storefronts – This section applies to all storefronts and any use other than those described in §3.1.2.6. This section does not apply to the conversion of a residential building to a commercial use. Fenestration is defined as the design, proportioning and disposition of windows and other exterior openings of a building.

3.8.12.3.1.9. Facades – Reserved.

3.8.12.3.1.10. FIGURE 3-12 JOHNSTON AREA FACADES



3.8.12.3.2. Windows – Windows shall be required on all stories in keeping with the design and use of the building but not less than thirty percent (30%) of the front facade.

3.8.12.3.3. Building Modulation – Building frontages that face public streets and exceed a width of twenty (20) feet must include modulation to break the plane of the building frontage. Such modulation must be spaced at uniform or near uniform intervals along the entire building frontage. Vertical visual elements may include entryways, windows, columns, colonnades, or other form of modular fenestration.

3.8.12.3.3.1. FIGURE 3-13 JOHNSTON AREA BUILDING MODULATION

PICTURE

FIGURE 3-4 BUILDING MODULATION

PICTURE

3.8.12.3.4. Entryways – Reserved.

3.8.12.3.5. Canopies – Reserved.

3.8.12.3.6. Roof Drainage – – Reserved.

3.8.12.3.7. Roofs – – Reserved.

3.8.12.3.8. Equipment – – Reserved.

3.8.12.3.9. Wall Materials – Reserved.

3.8.12.3.10. Window Frames – Reserved.

3.8.12.3.11. Doors – Reserved.

3.8.12.3.12. Canopies, Arcades and Awnings for Civic Buildings and Uses – Reserved.

3.8.12.3.13. Sign Design and Placement – See Chapter 7. Signs for general requirements.

3.8.12.3.13.1. Applicability – Reserved.

3.8.12.3.13.2. Freestanding Signs – Reserved.

3.8.12.3.13.3. Monument Signs – Reserved.

3.8.12.3.13.4. Wall Signs – Reserved.

3.8.12.3.13.5. Reserved.

3.8.12.3.13.6. Illumination – Reserved.

3.8.12.3.13.7. Plastic Signs – Reserved.

3.8.12.3.13.8. Window Signs – Reserved.

3.8.12.3.14. Outdoor Display and Sale – Reserved.

3.8.12.3.15. Utilities and Trash Receptacles –

3.8.12.3.15.1. Utility Structures – Reserved.

3.8.12.3.15.2. Dumpsters and Roll Carts Reserved.

3.8.12.3.16. Off-Street Parking –

3.8.12.3.16.1. Principal Use – Parking is not permitted as a principal use.

3.8.12.3.16.2. Amount Required – Reserved.

3.8.12.3.16.3. Location – Reserved.

3.8.12.3.16.4. Landscaping – Reserved.

3.8.12.3.16.5. Screening – Reserved.

3.8.12.3.16.6. Setbacks – Reserved.

3.8.12.3.16.7. Loading – Reserved.

3.8.12.3.16.8. Surface Treatment – Reserved.

3.8.12.3.16.9. Access – Driveways and access points to public and private parking lots, loading areas and service areas shall adhere to the following:

3.8.12.3.16.9.1. The Building Official must approve all driveways, access points and curb cuts from any public right of way.

3.8.12.3.16.9.2. Driveway ingress and egress onto side streets - Reserved.

3.8.12.3.16.9.3. Driveway width - Reserved.

3.8.12.3.16.9.4. Separation of driveways or access points - Reserved.

3.8.12.3.16.9.5. No driveway or access point from any public right of way that reduces on-street parking shall be permitted except for parking areas that are available for use by the general public.

3.8.12.3.17. Landscaping – Reserved.

3.8.12.3.17.1. Setbacks – Reserved.

3.8.12.3.17.2. Street Trees and Plantings – Reserved.

3.8.12.3.17.3. Parking Lot Landscaping – Reserved.

3.8.12.3.18. Lighting – Reserved.