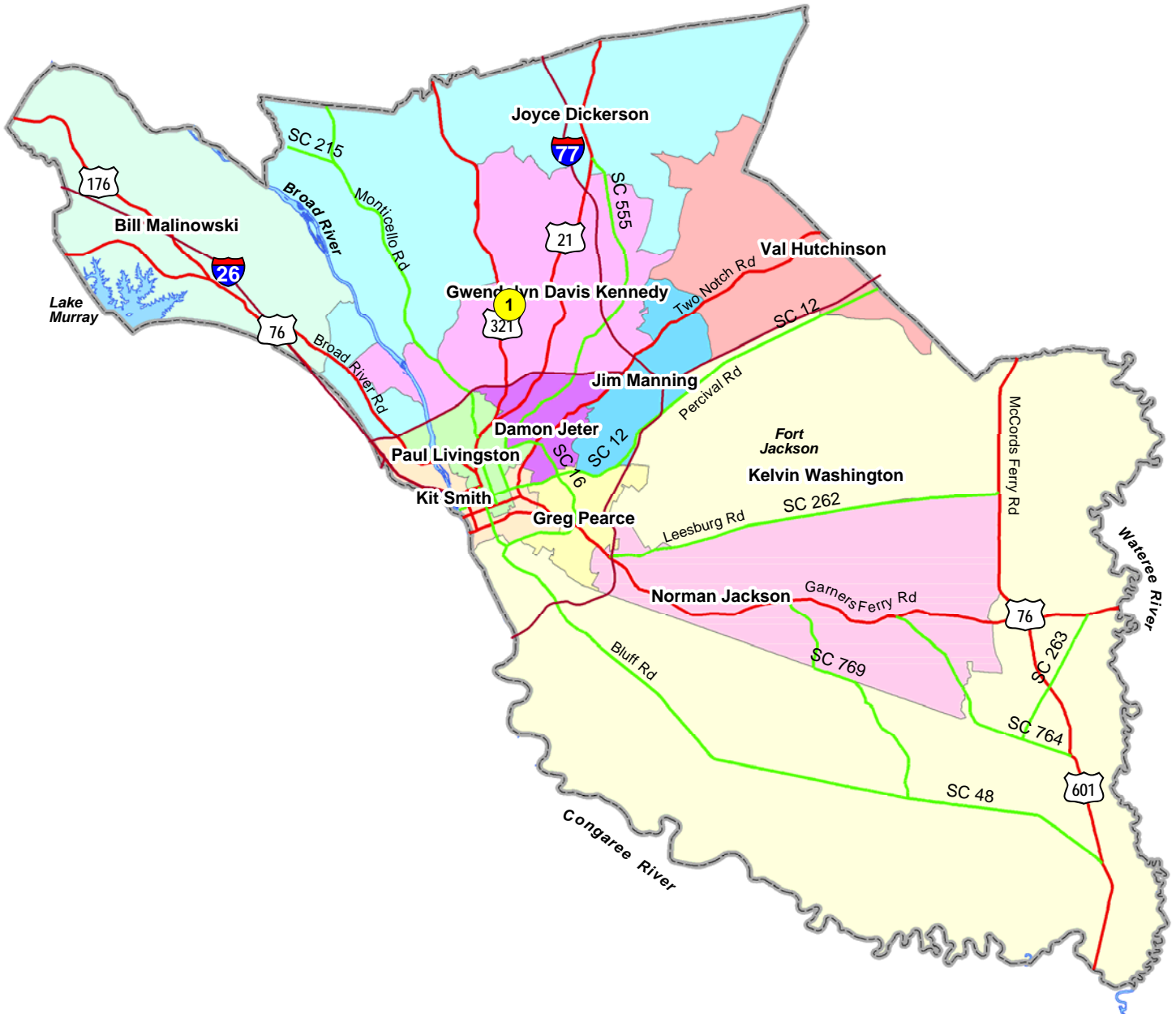


RICHLAND COUNTY
PLANNING COMMISSION



NOVEMBER 2, 2009

RICHLAND COUNTY PLANNING COMMISSION NOVEMBER 2, 2009



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 09-18 MA	A.L. Company, LLC	12000-03-02 & 03	Wessinger Rd. & Fairfield Rd.	Kennedy

RICHLAND COUNTY PLANNING COMMISSION

Monday, November 2, 2009

Agenda

1:00 PM

**2020 Hampton Street
2nd Floor, Council Chambers**

STAFF Joseph Kocy, AICP..... Planning Director
Anna Almeida, AICP Deputy Planning Director
Amelia R. Linder, Esq. Attorney

PUBLIC MEETING CALL TO ORDER Christopher Anderson, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

a. October minutes

ROAD NAME APPROVALSPage 1

AGENDA AMENDMENTS

MAP AMENDMENTS

1. Case #09-18 MA
A.L. Company, LLC
Stuart M. Lee
M-1 to RS-HD (30.43)
TMS # 12000-03-02 & 03
Wessinger Rd. & Fairfield Rd.Page 3

ADOPTION OF MASTER PLANS (disk)

1. Resolution for Trenholm Acres/Newcastle
2. Resolution for Crane Creek

TEXT AMENDMENTS

1. Form Based Neighborhood District (FBND).....Page 9

ROUNDTABLE RESULTS (disk)

1. 22 Better Site Design Principles

ADJOURNMENT

**RICHLAND COUNTY, SOUTH CAROLINA
PLANNING & DEVELOPMENT SERVICES DEPARTMENT**

TO: Planning Commission Members: Interested Parties
FROM: Alfreda W. Tindal, E9-1-1 Addressing Coordinator
DATE: October 14, 2009

Pursuant Section 6-29-1200 (A), SC Code of Laws requires the Planning Commission to approve street names. Specifically, states "...A local planning commission created under the provisions of this chapter shall, by proper certificate, approve and authorize the name of a street or road laid out within the territory over which the commission has jurisdiction..."

The proposed street/road/subdivision names listed below have been given preliminary approval as related to the Emergency 9-1-1 system requirements.

Action Requested

The Addressing Office recommends the Commission give **final** approval of the street/road names listed below. **Unless specifically stated, the street name suffixes are added after receipt of the subdivision lot layout.**

PROPOSED STREET NAMES	Centennial @ Lake Carolina, Ph 20-26
Abercorn	Moncrieff
Annfield	Parnell
Baileyfield	Pennywell
Bellfield	Plyler
Britwell	Rockwell
Burrell	Rosemary
Constance	Sturtevant
Hallowhill	Sydney
Keeler	Turnball
Leith	
Loganlea	



Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: November 2, 2009
RC PROJECT: 09-18 MA
APPLICANT: A.L. Company, LLC
PROPERTY OWNER: A.L. Company, LLC
LOCATION: Wessinger Road

TAX MAP NUMBER: 12000-03-02 & 03
ACREAGE: 30.73 acres (Parcel: 02 (17.24) & Parcel: 03 (13.48))
EXISTING ZONING: M-1
PROPOSED ZONING: RS-HD

PC SIGN POSTING: October 14, 2009

Staff Recommendation

Disapproval

Background /Zoning History

The current zoning, Light Industrial (M-1), reflects the original zoning as adopted September 7, 1977.

In 2002, a Special Exception was granted on this parcel (02-69SE) allowing a manufactured home in an M-1 zoning district. County Code mandates if a building permit or certificate of occupancy is not issued within 12 months, the special exception is null and void. Neither was ever issued for this parcel.

The site contains approximately 2,100 feet of frontage along Wessinger Road.

Summary

The Residential Single-Family High Density District (RS-HD) is intended as a predominately single-family, detached residential district, and the requirements for this district that has higher densities and smaller permitted lot sizes are designed to maintain a suitable environment for single-family living. In addition to detached single-family development, the RS-HD District also permits attached single-family dwellings and nonresidential development typically found in residential areas.

Minimum lot area: 5,000 square feet, or as determined by DHEC.

Maximum density: No more than one (1) principle dwelling unit may be placed on a lot except for permitted accessory dwellings. Zero lot line developments are permitted provided the side setback meets the special requirement set forth in Sec 26-1521 and Sec 26-152 of the Richland County Land Development Code.

- The gross density for this site is approximately: 267 dwelling units
- The net density for this site is approximately: 187 dwelling units

Existing Zoning		
North:	M-1/RU	Undeveloped
South:	HI	Whitaker Containers (Incinerator & Landfill)
East:	M-1/RU	Vacant structures
West:	M-1	Clyde Nettles Roofing and Painting

Plans & Policies Comprehensive Plan Revised through 1994

The Imagine Richland 2020 Comprehensive Plan/"**North Central Area Proposed Land Use Plan**" designates this area as Light Industrial in the Developing Urban Area.

Objective: "Buffer established communities from new, higher density uses through open areas and or compatible land uses."

Non-Compliance: The proposed medium density residential development is not compatible with the surrounding light and heavy industrial uses.

Principle: "Established low density residential neighborhoods should be protected against penetration or encroachment from higher or more intensive development."

Non-Compliance: The low density development north of the site would face encroachment from the proposed rezoning.

Traffic Impact

The proposed project will yield approximately 187 dwelling units; (30.73 acre site minus 30% (9.22 acres) for internal infrastructure multiplied 8.7 DU/acre). Single-family detached dwellings generate 9.57 average daily vehicle trips per dwelling unit. This project will generate an estimated 1,790 new daily vehicle trips along Wessinger Road.

The nearest SCDOT traffic count station #188 is located approximately 1 mile south of Wessinger Rd on Fairfield Rd (US 321). The current traffic volume is 13,700 average vehicle trips per day which is currently operating at a Level-Of-Service "B".

US 321 in this location is a four lane divided minor arterial road with a speed limit of 45 mph. Wessinger Road is maintained by SCDOT, but is neither classified nor part of the SCDOT traffic count network. A Traffic Impact Assessment is currently being prepared.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban. Residential areas are encouraged to contain a mix of residential and civic land uses. Existing single family developments may be adjacent to multifamily or a Planned Developments (PDD) requiring buffers from higher intensity uses. Residential developments should occur at medium densities of 4-8 dwelling units per acre.

The proposed Map Amendment rezones the subject parcels to Residential Single-Family High Density (RS-HD) allowing a maximum of 8.7 dwelling units per acre. Heavy industrial uses are operating nearby, surrounded by rural zoned property. The area is not compatible with a Residential Single-Family High Density (RS-HD) rezoning request.

The proposed Amendment **is not in compliance** with the Pending 2009 Comprehensive Plan. The Comprehensive Plan is a proposed plan for development of the County over the next 20 years. However, high density residential development has not yet reached this portion of Wessinger Road. While this site may have potential for future residential development of this nature, it is not currently compatible with surrounding land uses.

Conclusion

The surrounding parcels are zoned Rural (RU), Heavy Industrial (HI), and Light Industrial (M-1). Clyde Nettles Roofing and Painting (west of the site) is zoned Light Industrial (M-1) with several undeveloped light Industrial and rural (M-1/RU) parcels located to the north. South of the site (directly across Wessinger Road) is Whitaker Containers, a Heavy Industrial use on 99 acres which houses an incinerator used for burning land clearing debris. The existing vacant and occupied parcels along Wessinger Road are zoned rural (RU), light Industrial (M-1), and heavy Industrial (HI). While many of the surrounding parcels are zoned industrial they are not currently being used for industrial purposes. The Crane Creek subdivision located west of the site (across Fairfield Road) is a single-family neighborhood within the County's Neighborhood Planning Area and being reviewed for a master plan and zoning overlay district for redevelopment. The subject parcels are not within the Crane Creek master planning area, but are located approximately 700 feet (1/10 mile) away.

Approximately 1.6 miles southwest of the subject site is Forest Heights Elementary school, located on Blue Ridge Terrace. The closest fire station is the Crane Creek Station which is approximately 1 mile from the site at the intersection of Crane Church Road and Fairfield Road.

The City of Columbia is the water and sewer service provider for the area; a 12 inch water line exists on the western side of the intersection of Fairfield Road and Wessinger Road and a 12 inch gravity sewer line is located on the southwest side of the intersection of Fairfield Road and Wessinger Road. Information regarding capacity of those lines was not obtained or provided by the applicant and the site currently does not have water and sewer.

Historically this area has been plagued with inadequate infrastructure, transit and support services to adequately address the existing residential needs. The proposed rezoning request is not compatible with the surrounding heavy and light industrial uses.

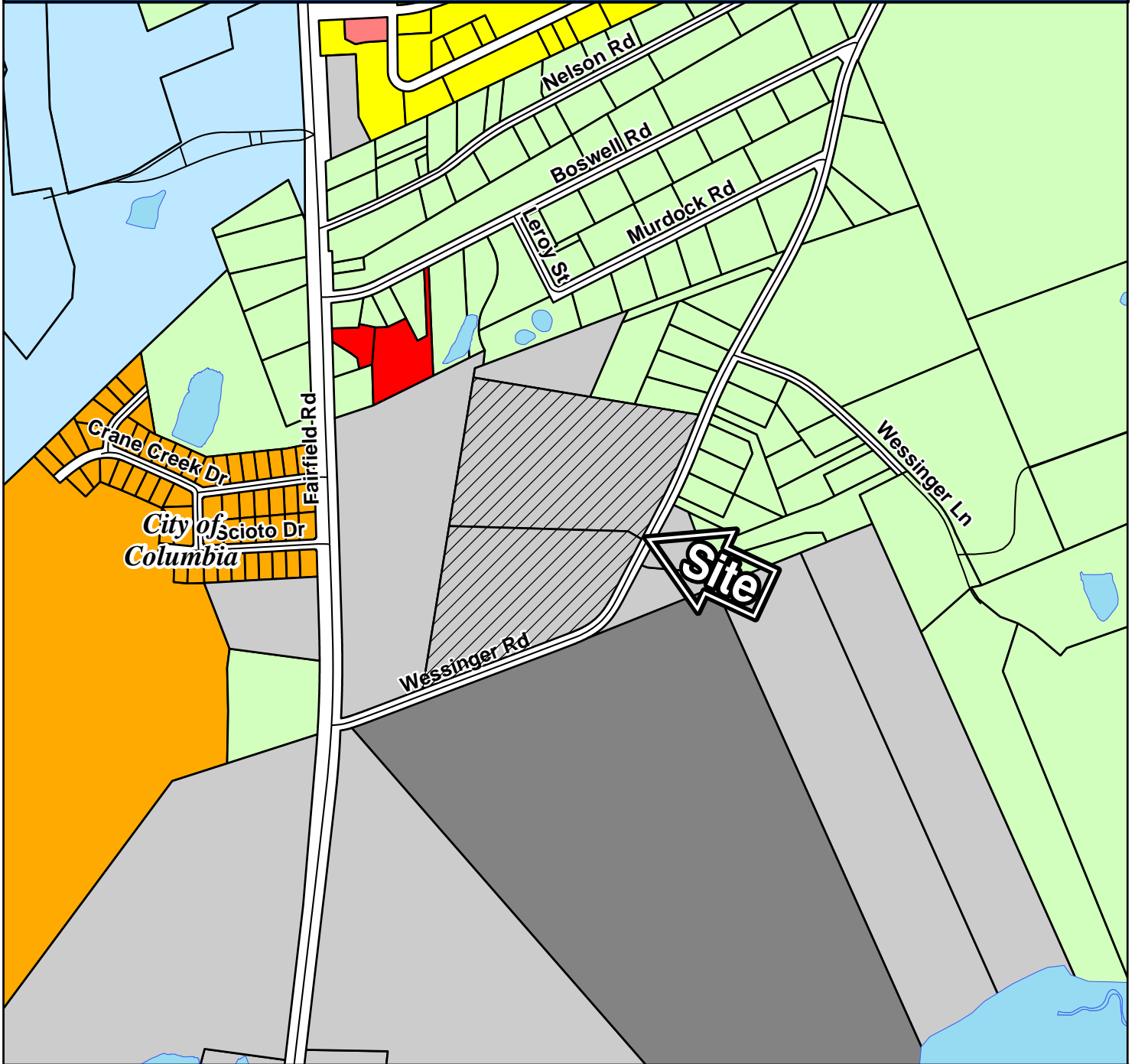
Planning Staff recommends **Disapproval** of this map amendment.

Zoning Public Hearing Date























November 24, 2009

Case 09-18 MA

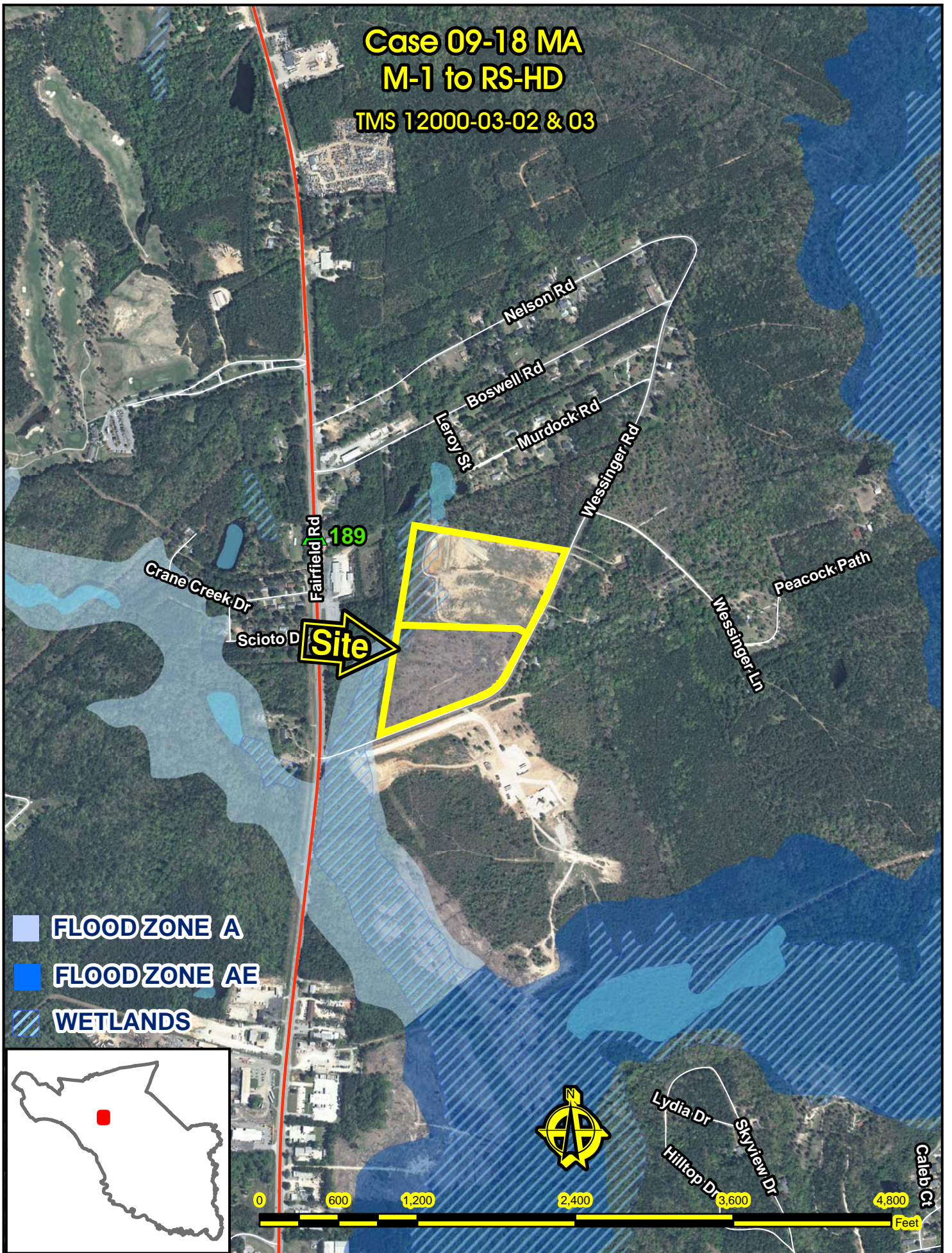
M-1 to RS-HD



ZONING CLASSIFICATIONS

 RR	 RS-E	 MH	 NC	 HI	
 C-1	 RS-LD	 RM-MD	 GC	 PDD	
 C-3	 RS-MD	 RM-HD	 M-1	 RU	
 RG-2	 RS-HD	 OI	 LI	 TROS	
					 Subject Property

Case 09-18 MA
M-1 to RS-HD
TMS 12000-03-02 & 03



CASE 09-05 MA

From M-1 to RS-HD

TMS#12000-03-02 & 03

Wessinger Rd



EXPLANATION OF ORDINANCE CREATING A FORMED-BASED NEIGHBORHOOD DISTRICT.

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ESTABLISH A FORMED-BASED NEIGHBORHOOD DISTRICT.

Background:

This ordinance is being initiated by the Neighborhood Improvement Program (Planning Director, Joseph Kocy) and is supported by planning staff as an appropriate amendment to the Land Development Code as a means for implementing the Crane Creek and Trenholm Acres/Newcastle Master Plans, and will also be applied to future master planning areas.

What this ordinance will do:

The ordinance will create four (4) new zoning classifications to include Green Residential (GR-1), Neighborhood Mixed-Use (NMU-1), Activity Center Mixed-Use (ACMU-1), and Industrial (I-1). These zoning classifications can be applied to properties inside master planning areas that have been designated by Richland County Council.

Requests for a change in zoning classification within a Form-based Neighborhood District shall be limited to one of the Form-based district classifications, i.e., GR-1, NMU-1, ACMU-1, or I-1.

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-09HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ESTABLISH A FORMED-BASED NEIGHBORHOOD DISTRICT.

Pursuant to the authority granted by the Constitution and General Assembly of the State of South Carolina, BE IT ENACTED BY THE RICHLAND COUNTY COUNCIL.

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Activity center. A relatively compact area that provides a variety of land uses and interconnectivity, allowing users to accomplish multiple tasks in one location often providing the ability to walk or use multi-modal transportation to access various site uses.

Civic/institutional buildings. Churches or places of worship; public or private schools; gymnasiums, assembly halls, community meeting rooms, and community service centers; post offices, fire stations, libraries, and museums; and other government or public service buildings and facilities except for those requiring outdoor storage or maintenance yards.

Commercial and service uses. An occupation, place of employment, or enterprise that is carried on for profit by the owner, lessee, or licensee including but not limited to business, professional, and personal services and retail trade and food services.

Compatible. Design of structures and landscapes that are consistent with structures and landscapes in the district of which they are a part, based on an objective comparison of identified physical elements such as architectural form, building mass, height, scale, land uses, and landscape architecture, as determined by the Planning Department.

Controlled access zone. The area of an intersection that requires controlled traffic movement to preserve the safety of pedestrians, drivers, and other intersection users.

Gross leasable area (GLA). The portion of GFA that is available for leasing to a tenant. GLA is equal to GFA less common area that are not leased to tenants, including spaces for circulation between tenant spaces (lobbies, elevator cores, stairs corridors, and atriums, for example), utility/mechanical spaces, and parking areas.

Impervious surface ratio. The ratio between the surface area of a lot that is covered by impervious surfaces compared to the total surface area of a lot.

Live-work unit. A hybrid dwelling unit that incorporates a ground level studio, workshop, or office that opens directly to the street, with a residential unit in the same structure that is upstairs.

Loft Dwelling. A dwelling unit established in an existing nonresidential building; the floor placed between the roof and the floor of the uppermost story within a single-family detached dwelling, the floor area of which is not more than one-third of the floor area of the story or room in which it is placed.

Music instruction. Providing musical training or guidance to three (3) or fewer individuals at one time such that there are no adverse effects on adjacent properties.

Outdoor room. A commercial area of a property that is not enclosed by traditional walls and a roof but provides a space that shall be used to provide services such as dining or other closely related activity and provides a linkage between public (building) and private sphere (sidewalk).

Professional office. Engineering, real estate, marketing, counseling, computer software, or similar office as determined appropriate by the Planning Director.

Professional studio. Art, architecture, antiques, furniture, jewelry, sculpture, painting, photography, pottery, stained glass, textiles, woodwork, or similar studio as determined appropriate by the Planning Director.

Sign, canopy. A sign attached to or applied to the exterior surface of an awning or canopy.

Sign, hanging canopy. A sign suspended below and supported from a canopy or awning and designed to be read by pedestrians passing below the canopy or awning. The lowest point of a hanging canopy sign shall be no less than seven (7) feet above the top elevation of the floor or pavement that is beneath it.

Sign, ground. A freestanding sign, other than a pole sign, that is located near the ground and attached to and supported by a masonry wall or pilasters.

Sign, marquee. A sign that is fabricated as a permanent roof-like structure at the entry to a building, which projects beyond the building or extends along and projects beyond the wall of the building, and which generally contains a commercial message.

Potable sign. Any sign not permanently attached to the ground or other permanent structure, including those signs which may be transported to the site on wheels or a truck; signs constructed as or converted to an A or T-frame sign; or umbrellas used for advertising purposes. Such sign, whether or not bolted to the ground, shall nonetheless be deemed to be a “portable sign.”

Sign, window. Any sign painted, drawn, or otherwise affixed to the inside of an exterior window or glass door of a commercial or office building.

Storefront. Display windows of a building housing a commercial use visible from a street, sidewalk, or other pedestrian way accessible to the public or adjacent public or private property.

Story. That portion of a building included between the upper surface of a floor and the upper surface of the floor or roof next above. It is measured as the vertical distance from top to top of two (2) successive tiers of beams of finished floor surfaces and, for the topmost story, from the top of the floor finish to the top of the ceiling joists or, where there is not a ceiling, to the top of the roof rafters.

Townhouse Dwelling Unit. A one-family dwelling unit, with a private entrance, which is part of a structure whose dwelling units are attached horizontally in a linear arrangement, having a totally exposed front and rear wall to be used for access, light and ventilation.

Tutoring. Providing instruction or guidance to three (3) or fewer individuals at one time in one or several subject areas.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article IV, Amendments and Procedures; Section 26-52, Amendments; Subsection (b); Paragraph (2), Zoning Map Amendments; is hereby amended to create a new sub-paragraph c. to read as follows:

- c. *Zoning map amendments for the Form-based Neighborhood District.* Requests for a change in zoning classification within a Form-based Neighborhood District shall be limited to one of the Form-based district classifications, i.e., GR-1, NMU-1, ACMU-1, or I-1.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-83, Establishment of Zoning Districts; Subsection (e), is hereby amended to read as follows:

(e) *Neighborhood Master Plan ~~overlay~~ Districts.* Neighborhood Master Plan ~~overlay~~ Districts are general use or overlay zoning districts that are intended to promote the revitalization of existing blighted commercial and residential areas, while encouraging reinvestment in and reuse of areas in the manner consistent with the specific master planning area and Comprehensive Plan for Richland County. Revitalization initiates housing and economic opportunities, which promotes socially vibrant centers of community life through the coordinated efforts of public, private, and community organizations. For the purpose of this chapter, the following Neighborhood Master Plan Districts and Master Plan overlay districts are established in the zoning jurisdiction of Richland County, South Carolina:

CRD Corridor Redevelopment Overlay District

DBWP Decker Boulevard/Woodfield Park Neighborhood Redevelopment Overlay District

FBND Form-based Neighborhood District, which includes:

GR-1 Green Residential-1

NMU-1 Neighborhood Mixed Use-1

ACMU-1 Activity Center Mixed Use-1

I-1 Industrial-1

SECTION IV. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article V, “Zoning Districts and District Standards”; Section number 26-111 - 130, “Reserved”; is hereby amended to read as Section number 26-111, “Reserved”.

SECTION V. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article V, “Zoning Districts and District Standards”; Section number 26-141, “Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions”; is hereby amended to read as Section number 26-141, “Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions for General Use Districts”.

SECTION VI. The Richland County Code of Ordinances, Chapter 26, Land Development Article V, Zoning Districts and District Standards; is hereby amended by the creation of a new Section, to read as follows:

Section 26-112. Form-based Neighborhood District.

- (a) *Purpose.* The purpose of the Form-based Neighborhood District (FBND) is to implement the policies and goals of the designated *Neighborhood Master Plan or respective community plan*, and to:
- (1) Improve the image of communities;
 - (2) Preserve existing single-family neighborhoods;
 - (3) Develop local retail services and limit industrial zone expansion;
 - (4) Create a walkable community with viable pedestrian and bike trails;
 - (5) Increase community recreational facilities; and
 - (6) Preserve existing wetlands and create a community open space network.
- (b) *Applicability/Establishment.* Form-based Neighborhood Districts may be approved and designated by County Council for that area of the county that is within Neighborhood Master Plans, such plans having been adopted by the County Council. The provisions of this Section shall apply to all parcels of land and rights of way, or portions thereof, within the boundaries of a Form-based Neighborhood District. No change in the boundary of Form-based Neighborhood Districts shall be authorized, except by the County Council, pursuant to procedures in Section 26-52.

(c) *Form-based Neighborhood Districts.* The Form-based Neighborhood District zoning district contains four (4) sub-district classifications designed to meet the development goals for unique zones within the district. These sub-districts are categorized by the mixture and intensity of uses allowed. Each of these sub-districts is subject to unique form-based design standards.

(1) *Requirements.* Development in the Form-based Neighborhood districts shall conform to the form-based standards in the subsections that follow and shall also conform to the “Design Guidelines” manual, which can be found in the Planning Department. Each district has detailed provisions for uses, building type and design, density, height, the design of public spaces, the mix of uses, and other aspects of the built environment. All major renovations (51% or more of base value) to existing property or infill development shall conform to the regulations of this chapter.

(2) *District classification.*

a. *Green Residential-1:* The GR-1 sub-district permits the development of residential communities that conserve the natural and environmentally sensitive features of a neighborhood.

b. *Neighborhood Mixed Use-1:* The NMU-1 sub-district permits a mixture of uses that create a land use transition between existing residential neighborhoods and potential commercial areas that abut this area. The zone allows a variety of building types including, Civic/Institutional, Townhouses, Detached Single Family Housing, Loft Dwelling Units, and Commercial/Office with encouragement of mixed-use buildings that meet a variety of daily needs of residents in surrounding neighborhoods.

c. *Activity Center Mixed Use-1:* The ACMU-1 sub-district permits higher density mixed-use buildings than NMU-1. The zone allows a variety of building types including, Civic/Institutional, Loft Dwelling Units, Townhouses, and Detached Single Family Housing, and Commercial/Office, with encouragement of mixed-use buildings that serve the larger community and are appropriate for an activity center.

d. *Industrial-1:* The I-1 sub-district accommodates the expansion of existing industrial areas and minimizes the potential negative impacts of existing and future industrial uses on adjacent land uses by encouraging additions or enhancements to site buffers, landscaping, open space, and other site elements.

	<i>GR-1 – Green Residential</i>	<i>NMU-1 – Neighborhood MixedUse</i>	<i>ACMU-1 Activity Center Mixed Use</i>	<i>I-1 Industrial</i>
	Single-Family,			As determined

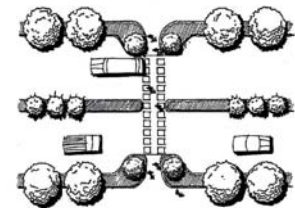
Building Type	Detached Dwelling			appropriate by the Planning Department
	Townhouse			
	Civic/Institutional			N/A
	N/A	Loft Dwelling Units		N/A
	N/A	Live-Work Units		
	N/A	Commercial/Office		
	N/A	Mixed-Use		
Minimum Open Space	As required in Section 26-112 (p)	10% of development acreage. Other requirements of Section 26-112 (p) apply.	10% of development acreage. Other requirements of Section 26-112 (p) apply.	10% of development acreage. Other requirements of Section 26-112 (p) apply.
Min. sidewalk width	5 ft	5 ft	5 ft	5 ft
Drainage	Open Swale or Closed	Closed and LID	Closed and LID	Closed and LID

(d) *Development Standard for Streets and Blocks.* The following roadway types shall provide the principal form for new development. Such roadway types shall maintain consistency with the purpose of the designated Neighborhood Planning District and respective community plan identified in Section 26-112 (a).

(1) *Streets and Blocks.*

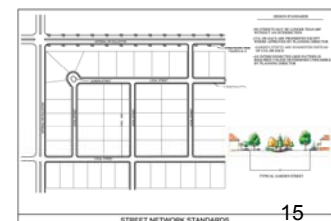
a. *Street System Block Size.* The local street system provided by the development shall provide an interconnected network of streets in a manner that results in blocks of developed land bounded by connecting streets no greater than twelve (12) acres in size.

b. *Mid-Block Pedestrian Connections.* If any block face is over seven hundred (700) feet long, then walkways connecting to other streets shall be provided at approximately mid-block or at intervals of at least every six hundred fifty (650) feet, whichever is less.



c. A proposed development shall provide multiple direct connections in its local street system to and between local destinations, such as parks, schools, and shopping, without requiring the use of arterial streets by providing interparcel access to all adjacent properties.

d. To ensure future street connections to adjacent developable parcels, a proposed development shall provide a local street connection spaced at intervals not to exceed six-hundred fifty (650) feet along



each boundary that abuts potentially developable or redevelop-able land.

- e. A proposed development shall provide a potentially signalized, full movement intersection of a collector or local street with an arterial street at an interval of at least every one thousand three-hundred twenty (1,320) feet (one quarter-mile) along arterial streets. A proposed development shall provide an additional non-signalized, potentially limited, movement intersection of a collector or local street with an arterial street at an interval not to exceed six-hundred fifty (650) feet between the full movement collector and the local street intersection.
- f. The Richland County Engineer may require any limited-movement collector or local street intersections to include an access-control median or other acceptable-control device.
- g. The requirements of paragraphs (c), (d), and (e), above, may be waived if, in the written opinion of the Richland County Engineer, they are infeasible due to unusual topographic features, existing development, or a natural area or feature.
- h. Gated street entryways into residential developments are prohibited on streets that will be deed to Richland County.

(2) Sidewalk and pedestrian amenities:

- a. Sidewalks: Sidewalks shall be constructed along both sides of all streets in the Form-based Neighborhood District.
 - 1. Sidewalks on local streets shall be a minimum of five (5) feet in width.
 - 2. Sidewalks on collectors or arterials shall be a minimum of six (6) feet in width. Sidewalks should be a minimum of eight (8) feet in front of retail uses within ten (10) feet of the right-of-way. Sidewalks located in a mixed-use area with sidewalk-fronting, ground-floor retail and on-street parking may extend from the back of curb to the buildings and/or plaza areas and shall be a minimum of twelve (12) feet wide. When outdoor, café-seating is

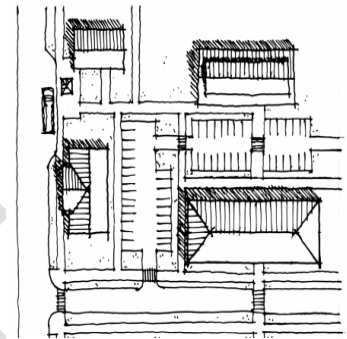


Typical sidewalks in mixed-use commercial areas should be 12-16 feet wide to encourage outdoor seating while providing adequate passing clearance

expected, the sidewalk shall be a minimum of sixteen (16) feet wide.

b. Pedestrian Network:

1. Developers shall provide a complete network of pedestrian paths that interconnect building entrances, parking, transit stops, public sidewalks and crosswalks, adjacent properties, adjoining off-street paths, and other key destinations on or adjacent to the site. If no immediate benefit can be derived from pedestrian links between adjoining properties, a future at-grade link shall be provided for through a construction easement to the adjoining property.
2. Pedestrian pathways shall be provided from buildings to the sidewalk and through parking areas to ensure safe, direct, and convenient pedestrian access to building entrances and off-street parking.



Provide a complete network of pathways and sidewalks to buildings

- (e) *Development Standards for Building Types.* The following building types shall provide the principal form for new development. The Planning Commission may approve other building types that are innovative in form and design and that deviate from the form described for the designated Neighborhood Planning District or respective community plan herein. Such building types shall maintain consistency with the purpose of the designated Neighborhood Planning District and respective community plan identified in Section 26-112 (a).

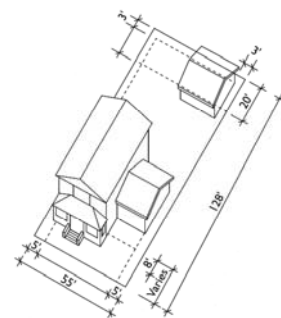
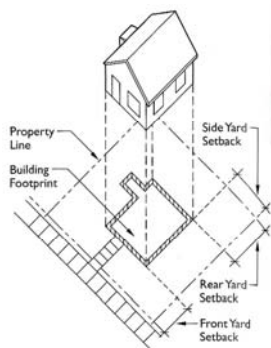
In this subsection, maximum base density is the maximum density allowed when no bonus density incentives are pursued. Bonus density refers to the maximum density allowed when bonus density incentive(s) are pursued.

- (1) *Single-family, detached residential.* The underlying zoning for single-family, detached residential shall apply to all such units in the designated Neighborhood Planning District or respective community plan, except as stipulated otherwise below:
 - a. Minimum setbacks:
 1. Front: 24 feet. Front porches, or houses with rear-loaded garages, may encroach up to 10 feet into front setback.
 2. Rear: 12 feet from principal structure.

3. Interior Side: 5 feet.
4. Corner Side: 24 feet.

Minimum setback requirements may be reduced provided that the proposed setbacks are no less than the setbacks of adjacent single-family dwellings on the same block face. Where zero lot line developments are permitted, the side setback shall meet the special requirements for such developments as set forth in Section 26-112 (s) (30).

- b. Lot width:
 1. Minimum 60 feet.
 2. Maximum: N/A
- c. Building height: Maximum height shall be two (2) stories in the Green Residential District (GR-1), except that no building shall have a height that is more than ten (10) feet greater or less than the buildings on abutting properties. Maximum height shall be three (3) stories in the Neighborhood Mixed Use District (NMU-1). Maximum height shall be five (5) stories or as approved by the Planning Department in the Activity Center Mixed Use District (ACMU-1).
- d. Maximum impervious surface ratio: 40% for single-family residential.
- e. Landscaping of lots for single-family, detached dwellings shall be consistent with all provisions of Section 26-176, except 26-176 (f) (buffer transition yards), and except as stated below:
 1. Tree preservation and replacement shall result in at least three (3) native trees of diverse species per unit (minimum 2-inch caliper dbh).
 2. All landscape materials required by this Section shall be maintained by the property owner or property owners' association. Such maintenance shall keep landscape materials healthy, neat, and orderly in appearance and free of litter and debris.



Depiction of Yards and Setbacks

Depiction of Single-Family Lot

(2) *Townhouse*, in accordance with Figure 1, below:



Figure 1

- a. Maximum density:
 - 1. Base: 6 du/ acre.
 - 2. With Bonus: 9 du/ acre.
- b. Minimum lot width: ~~25~~ 18 feet.
- c. Minimum lot depth: 100 feet.
- d. Maximum front setback: 24 feet.
- e. Minimum Setbacks:
 - 1. Front: 15 feet, except covered front porch or balcony may encroach up to 10 feet into front setback, provided it is not closer than 5 feet from street-right-of-way.
 - 2. Rear: 5 feet.
 - 3. Interior: 0 feet.
 - 4. Corner side yard: 15 feet.

- f. Minimum spacing between buildings is 15 feet.
- g. Building height: Maximum height shall be two (2) stories in the Green Residential District (GR-1), except that no building shall have a height that is more than ten (10) feet greater or less than the buildings on abutting properties. Maximum height shall be three (3) stories in the Neighborhood Mixed Use District (NMU-1). Maximum height shall be five (5) stories or as approved by the Planning Department in the Activity Center Mixed Use District (ACMU-1).
- h. Maximum impervious surface ratio: 65% of parcel.
- i. Garages must be accessed from an alley located behind the rear yard.
- j. Single-family attached dwellings shall have vehicular access from the rear along a common alley.

(3) *Live-Work Units*, in accordance with Figure 2, below:

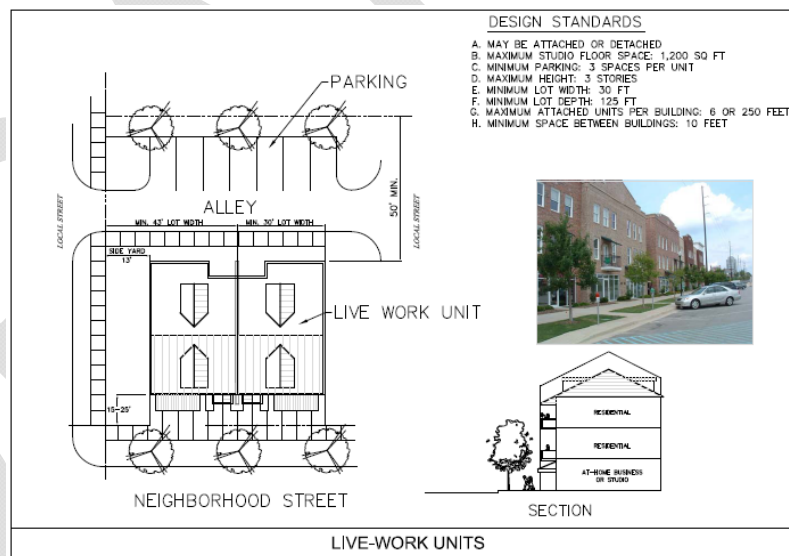


Figure 2

- a. Maximum density:
 - 1. Base: 6 du/acre.
 - 2. With Bonus: 9 du/acre.
- b. Minimum lot width: 30 feet.
- c. Minimum lot depth: 125 feet.

- d. Setbacks.
 - 1. Maximum front yard setback: 24 feet.
 - 2. Minimum front yard setback: 15 feet, except that a covered front porch or balcony may encroach up to 10 feet into front setback, provided that no portion of the porch is closer than 5 feet from right-of-way.
 - 3. Rear: 50 feet from principal structure.
 - 4. Corner side: 24 feet.
- e. Minimum spacing between buildings: 15 feet.
- f. Building height: Maximum height shall be three (3) stories in the Neighborhood Mixed Use District (NMU-1). Maximum height shall be five (5) stories or as approved by the Planning Department in the Activity Center Mixed Use District (ACMU-1)
- g. Maximum building length is six (6) dwelling units attached, or two-hundred fifty (250) feet, whichever is less.
- h. Maximum impervious surface ratio: 75%.
- i. Up to 1,500 square feet on the ground floor may be used for business purposes, such as a commercial office, studio, workshop, or business, as defined by Section 26-112 (q) (4). Examples of such uses include, but are not limited to:
 - 1. Barber Shops, Beauty Salons, and Related Services.
 - 2. Music instruction.
 - 3. Professional offices (engineering, real estate, marketing, counseling, computer software, or similar office).
 - 4. Professional studios (art, architecture, antiques, furniture, jewelry, sculpture, painting, photography, pottery, stained glass, textiles, woodwork, or similar studio).
 - 5. Tanning Salons.
 - 6. Tutoring.
- j. Hours during which customers are admitted shall be limited to 8:00 AM to 10:00 PM.

- k. Fumes, odors, and vibrations associated with any business use may not leave the premises.
- l. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
- m. The business activity shall not employ more than two persons other than the occupant-proprietor.
- n. The live-work unit is entitled to either one wall sign or one window sign pursuant the requirements of Section 26-112 (o) (9).
- o. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
- p. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
- q. Garages must be accessed from an alley located behind the rear yard.

Calculations for Determining Impervious Surface

1. Lot size (minimum length x minimum width)
2. Add front and rear setback together = (a)
3. Subtract (a) from depth of lot = Number of feet the building will be built into lot (b)
4. (b) x minimum width of lot = Square feet of building footprint
5. Determine the amount of minimum parking (300 sq. ft. per space)
6. Add minimum impervious parking to Square feet of building footprint = Major Impervious Surface
7. Divide Major Impervious Surface by Lot Size
8. Add 10% to account for sidewalk, patios, etc.

Example for Live Work Units in Form-based Neighborhood Code

1. $30 \times 125 = 3750$
2. $24 + 50 = 74$
3. $125 - 74 = 51$ ft.
4. $51 \times 30 = 1530$ sq. ft.
5. $3 \times 300 = 900$
6. $900 + 1530 = 2,430$ sq. ft. of Major Impervious Surface
7. $2,430 / 3750 = 0.648$ or 65%
8. $65\% + 10\% = 75\%$ Maximum Impervious Surface Ratio

- (4) *Loft Dwelling Units*, on upper stories of mixed-use residential buildings, in substantial conformity with Figure 3, below:

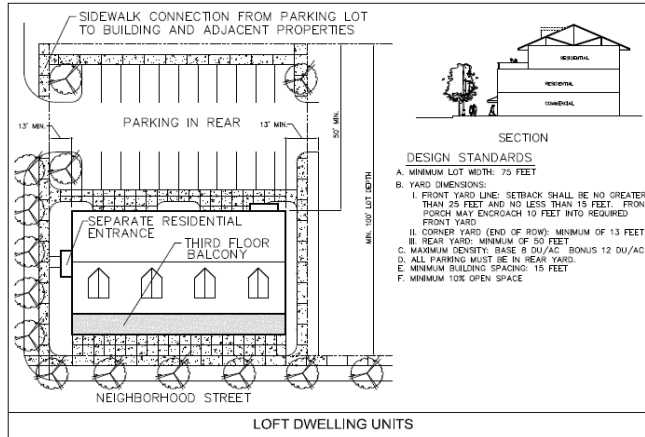


Figure 3

- a. Maximum density:
 1. Base: 8 du/acre.
 2. With Bonus: 12 du/acre.
- b. Minimum lot width: 75 feet.
- c. Minimum lot depth: 100 feet.
- d. Maximum front yard setback: 24 feet.
- e. Minimum setback:
 1. Front yard: 15 feet, except that a covered front porch or balcony may encroach up to 10 feet into front setback, provided that no portion of the porch is closer than 5 feet from right-of-way.
 2. Interior side: 0 feet.
 3. Corner side: 13 feet.
 4. Rear: 50 feet.
- f. Minimum building spacing: 15 feet.
- g. Building height: Maximum height shall be three (3) stories in the Neighborhood Mixed Use District (NMU-1). Maximum height shall be five (5) stories or as approved by the Planning Department in the Activity Center Mixed Use District (ACMU-1).
- h. Maximum building size: 25,000 square feet.
- i. Maximum impervious surface ratio: 80%.

- j. Loft dwelling units may be in buildings with a maximum of sixteen (16) dwelling units per building.
- k. Minimum number of dwelling units in a building is two (2).
- l. Residential units must be accessed from entrances that are separated from the entrance for commercial space.
- m. Open space requirement per those listed in Section 26-112 (p).
- n. Landscaping of site shall be consistent with requirements for Section 26-176, with the following additions:
 - 1. Front yards shall either consist of native landscaping or sod.
 - 2. Parking areas shall be screened from view from public streets by buildings or by an evergreen hedge, solid fence, or wall at least four (4) feet in height.
- o. Streets and circulation:
 - 1. Private streets must meet standards of public streets.
 - 2. All proposed structures shall include lighted pedestrian ingress and egress
- p. Parking shall be as required in Section 26-112 (i).

(5) *Commercial and Service Uses*, in substantial conformity with Figure 4, below:

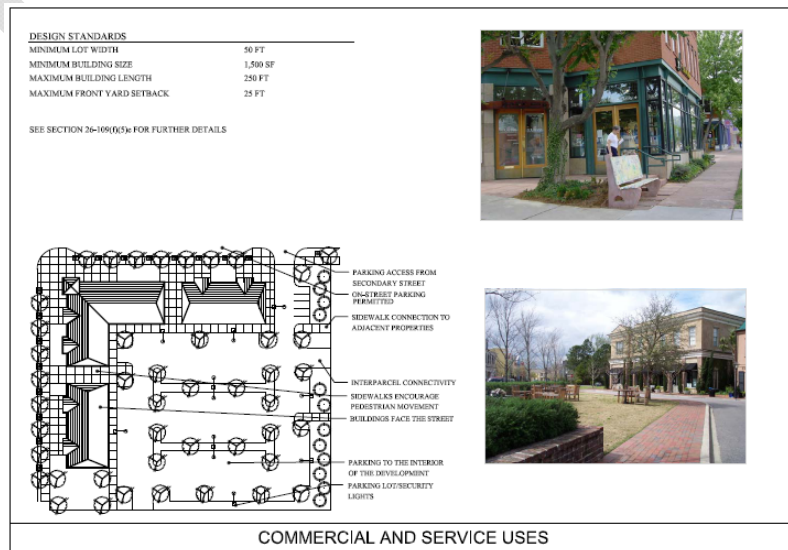


Figure 4

- a. Minimum lot width: 50 feet.
- b. Maximum front yard setback: 24 feet.
- c. Minimum setbacks:
 - 1. Front: 10 feet.
 - 2. Rear: 20 feet.
 - 3. Interior Side: 0 feet for structures attached at side lot lines; otherwise, a minimum spacing of 15 feet between structures.
 - 4. Corner Side: 10 feet if more than 50% of the area of the building face consists of storefronts and customer entrances; otherwise, 15 feet minimum side yard is required.
- d. Minimum commercial building size: 1,500 square feet.
- e. Maximum commercial building size:
 - 1. ACMU-1: 25,000 square feet.
 - 2. Buildings over 25,000 square feet may be permitted if approved by the Planning Department.
 - 3. NMU-1: 5,000 square feet on a ground floor; 15,000 square feet total.
- f. Maximum building length or width: 250 feet.
- g. Building height: Maximum height shall be three (3) stories in the Neighborhood Mixed Use District (NMU-1). Maximum height shall be five (5) stories or as approved by the Planning Department in the Activity Center Mixed Use District (ACMU-1).
- h. Maximum impervious surface ratio:
 - 1. 85% in ACMU-1.
 - 2. 75% in NMU-1.
- i. Minimum open space per Section 26-112 (p).
- j. Parking as required in Section 26-112 (i).

- (6) *Mixed-use Building*, in substantial conformity with Figure 5, below. Mixed-use buildings shall contain a combination of commercial retail, commercial services, civic, or office uses and residential uses on upper floors.

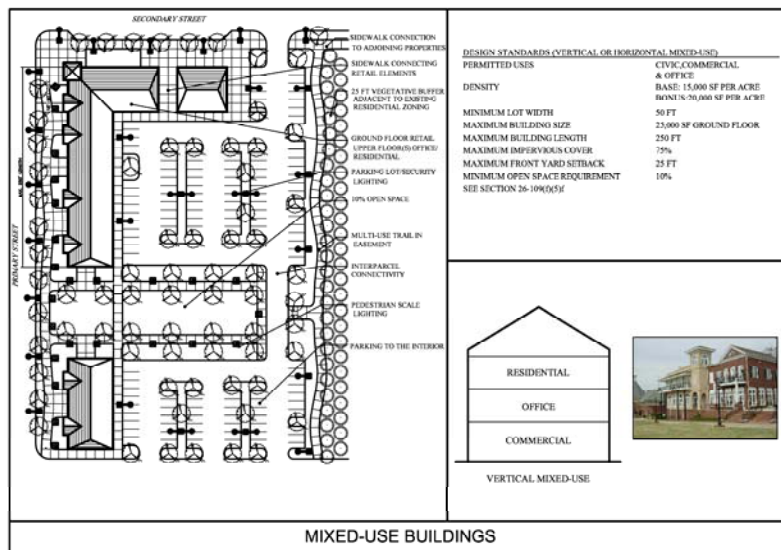


Figure 5

- a. Minimum lot width: 50 feet.
- b. Maximum front yard setback: 24 feet.
- c. Minimum setbacks for principal structure:
 1. Front: 15 feet, except that balconies on upper floors may encroach 10 feet into the front setback.
 2. Rear: 50 feet from principal structure.
 3. Interior Side: 0 feet for structures attached at side lot lines; otherwise a minimum spacing of 5 feet between structures that share a side property line.
 4. Corner Side: 15 feet if more than 50% of the area of the building face consists of storefronts and customer entrances; otherwise, 24 feet minimum side yard is required.
- d. Maximum building size: 25,000 square feet.
- e. Maximum building length: 250 feet.
- f. Building height: Maximum height shall be three (3) stories in the Neighborhood Mixed Use District (NMU-1). Maximum height

shall be five (5) stories or as approved by the Planning Department in the Activity Center Mixed Use District (ACMU-1).

- g. Maximum impervious surface ratio: 75%.
- h. Minimum open space: 10% of development or phase.
- i. Parking as required in Section 26-112 (i).

(7) *Civic/Institutional Uses*, in substantial conformity with Figure 6, below:

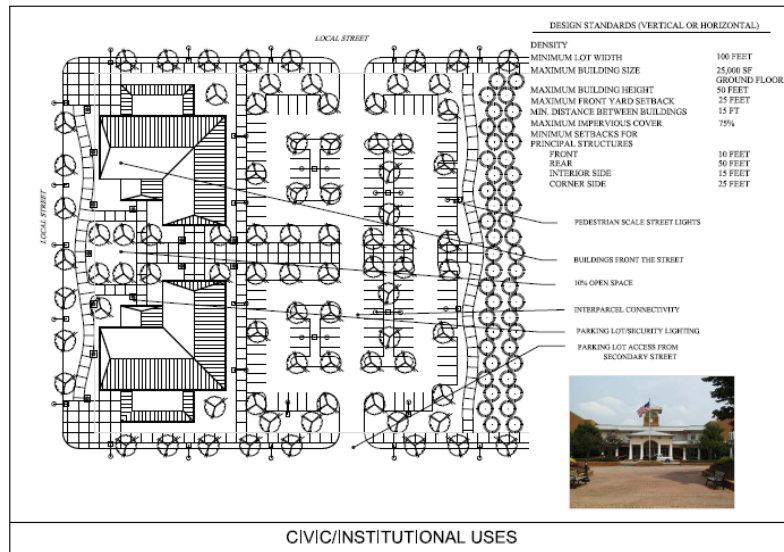


Figure 6

- a. Minimum lot width: 100 feet.
- b. Maximum front yard setback: 24 feet.
- c. Minimum setbacks for principal structures:
 - 1. Front: 10 feet.
 - 2. Rear: 15 feet.
 - 3. Interior Side: 15 feet.
 - 4. Corner side: 10 feet.
- d. Minimum spacing between buildings: 10 feet.
- e. Maximum building size: 25,000 square feet.
- f. Maximum impervious surface ratio: 75% of parcel.

- g. Building height: Maximum height shall be two (2) stories in the Green Residential District (GR-1), except that no building shall have a height that is more than ten (10) feet greater or less than the buildings on abutting properties. Maximum height shall be three (3) stories in the Neighborhood Mixed Use District (NMU-1). Maximum height shall be five (5) stories or as approved by the Planning Department in the Activity Center Mixed Use District (ACMU-1).
 - h. Open Space shall meet the requirements of Section 26-112 (p).
 - i. Signs for civic/institutional uses shall follow the standards for commercial signs in Section 26-180 and other requirements as stipulated in Section 26-112 (o).
 - j. Parking as required in Section 26-112 (i).
- (f) *Access Management Standards.* It is the intent of this subsection to improve traffic flow and help create a walkable community with viable pedestrian and bike trails. To achieve these goals, developments shall provide inter-parcel access, joint driveways, cross access drives and access easements, and minimize curb cuts (driveways), as stipulated below:
- (1) *Driveways.* Establishments of driveways shall be consistent with the regulations of Section 26-175, unless otherwise stated below.
 - a. *Intersection Access Control.* Driveways are not permitted in the controlled access zones of intersections. See Figure 7, below, for greater clarification.

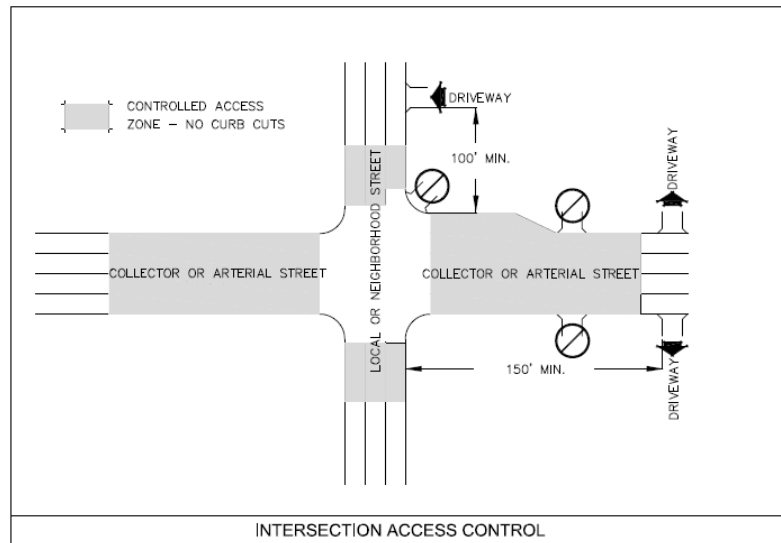


Figure 7

- b. Abutting non-residential developments on collectors and arterials shall provide a cross-access drive and sidewalk access to allow circulation between sites.
- (2) No residentially developed property may have a curb cut greater than thirty (30) feet in width, and no non-residential property may have a curb cut in excess of forty (40) feet.
 - (3) Driveways that enter a collector or arterial road shall have a single entrance and two exit lanes.
 - (4) Driveways on collector streets or local streets shall align with driveways (if any) on the opposite side of the street.
- (g) *Interparcel Easements and Inter-parcel Access.*
- (1) Abutting non-residential developments within NMU-1 and ACMU-1 subareas shall provide a cross-access drive and sidewalk access to facilitate the flow of pedestrian and other traffic.
 - (2) Joint driveways and cross access easements shall be established for multi-parcel, non-residential development wherever feasible along boulevards. The building site shall incorporate the following:
 - a. Continuous cross-access drives connecting adjacent parcels along the thoroughfare.
 - b. A design speed of fifteen (15) mph and a two-way travel aisle with a minimum of twenty (20) feet to accommodate automobiles, loading vehicles and service vehicles.
 - c. Driveway aprons, stub-outs and other design features that indicate abutting properties may be connected to provide cross access via a service drive.
- (h) *Transition Yards.* Land use transitions are required as outlined previously in this Section and shall be in conformity with Section 26-176. The following additional requirements shall apply:
- (1) A landscaped transition buffer must be provided at the outer perimeter of property comprising a NMU-1 and ACMU-1 as per the requirements of this Section and Section 26-176.
 - (2) Property within the I-1 district shall meet the following additional requirements:
 - a. No building shall be constructed closer than the building height from a single-family, detached residence. Parcels that abut single-

family residential uses shall provide a twenty-five (25) foot transitional buffer that is designed pursuant to a buffer plan approved by the Planning Department that meets the standards of a planted buffer in Section 26-176.

- b. Mechanical and utility equipment shall be screened from view of nearby street.
 - c. Open space requirements shall be designed such to provide additional separation between the buildings and abutting property.
- (i) *Parking Standards.* Standards for parking shall be consistent with Richland County Parking Standards outlined in Section 26-173, except as otherwise stipulated in this section. Shared parking, on-street parking, off-street parking, clearly designated and protected pedestrian linkages, and bicycle facilities are encouraged to support the development of a built environment that accommodates motorized vehicles as well as pedestrian and bicycle traffic.
- (1) *On-Street parking.* On-street parking is encouraged on all streets. On-street parking shall count toward any maximum parking requirements. The provision of on-street parking on thoroughfare or collector streets within the respective designated Neighborhood Planning District and respective community plan will require the coordination with SCDOT and appropriate County agencies and may require modification of the existing curbline at the expense of the property owner or developer.
 - (2) *Off-Street Parking.* The maximum number of parking spaces required for each use in the Richland County designated Neighborhood Planning Districts and respective community plans shall be as follows, except where modified by on-street parking or shared parking standards as stipulated in this sub-section. Parking provided beyond the maximum number of spaces for Impervious Surfaces shall be required to be provided on Pervious Surface.

<i>Use</i>	<i>Maximum Spaces Required for Impervious Surfaces</i>	<i>Maximum Spaces Required for Pervious Surfaces</i>
Residential – single family detached and attached (townhouses)	1 per dwelling unit	2 per dwelling unit
Live-Work Unit Mixed-Use	1 per dwelling unit	3 per dwelling unit
Lodging	1 per room or suite; 1 per 1000 gross square feet of meeting space	
Office/Service Uses Mixed-Use	1.5 per 1000 gross leasable area	3 per 1000 gross leasable area
Retail Uses Mixed-Use	1.5 per 1000 gross leasable area	3 per 1000 gross leasable area

Restaurants	1 per 4 seats	1 per 2 seats
Entertainment/Recreation Uses	1 per 1000 gross square feet	6 per 1000 gross square feet
Theaters	1 per 4 seats	
Civic/Institutional Uses	1 per 500 gross square feet	1 per 500 gross square feet

(j) *Shared Parking Standards.*

- (1) Applicants for a zoning permit for any change of use may evaluate the feasibility of shared parking arrangements as part of their application where:
 - a. The proposed use is in an area identified in the designated Neighborhood Planning District or respective community plan as characterized by concentrated or mixed use development, including land located in the following zoning districts:
 1. Green Residential (GR-1)
 2. Neighborhood Mixed Use (NMU-1)
 3. Activity Center Mixed Use (ACMU-1)
 4. Industrial (I-1)
 - b. The number of parking spaces proposed by the applicant is more than ten percent (10%) of, or at least ten (10) spaces more than, the minimum number of parking spaces required by the parking standards within the Parking Standards.
- (2) Two (2) or more owners or operators of buildings or uses requiring off-street parking may share an impervious surface parking facility if the total minimum number of required spaces conforms to the parking requirements when computed separately for each use or building type.
- (3) Two (2) or more owners or operators of buildings or uses requiring off-street parking that share an impervious surface parking facility may reduce the total amount of required parking spaces in accordance with the following methodology:
 - a. Determine the number of originally required parking spaces for different facilities sharing the same parking lot;
 - b. Determine percentages of maximum parking needed for different uses at different days and times;

- c. Apply the percentages from step b. to the numbers from step a., above;
- d. Add up the totals from each column; and
- e. Select the total with the highest value.

Shared Parking Ratios (Numbers Are Listed As Percent)					
Use	Weekday		Over Night	Weekend	
	Day 9:00 am – 4:00 pm	Evening 6:00 pm – 12:00am	Weekday/Weekend 12:00 am – 6:00 am	Day 9:00 am – 4:00 pm	Evening 6:00 pm – 12:00 am
Commercial/Office	100 %	10 %	5.0 %	10 %	5.0 %
Mixed-Use/Retail	60 %	90 %	5.0 %	100 %	70 %
Restaurant	50 %	100 %	10 %	100 %	100 %
Entertainment	40 %	100 %	10 %	80 %	100 %
Hotel	75 %	100 %	75 %	75 %	100 %
Live/Work Units	100 %	100 %	100 %	100 %	100 %

Source: Urban Land Institute Shared Parking Standards modified for local use

Sample Procedure for Determining a Shared Parking Benefit

The step described in the following hypothetical example can be used to illustrate the potential benefit of a shared parking opportunity and is not based on actual Richland County figures. The methodology shown here is a simplified version of a full shared parking analysis. Factors such as modal splits, captive markets, and temporal factors like time of day, month of the year, and critical parking periods must be taken into account when conducting a shared parking analysis.

1. Determine the number of originally required parking spaces for different facilities sharing the same parking lot. For example:

Use	Number of Parking Spaces
Office	300
Retail	280
Entertainment	100
Total	680

2. Determine percentages of maximum parking needed for different uses at different days and times. For example:

USE	Weekday		Weekend		Overnight (12 a.m.-6 a.m.)
	Daytime	Evening	Daytime	Evening	
Office	100%	10%	10%	5%	5%
Retail	60%	90%	100%	70%	5%
Entertainment	40%	100%	80%	100%	10%

3. Apply the percentages from step 2 to the numbers from step 1.
4. Add up the totals for each column

Use	Weekday		Weekend		Overnight (12 a.m.-6 a.m.)
	Daytime	Evening	Daytime	Evening	
Office	300	30	30	15	15
Retail	168	252	280	196	14
Entertainment	40	100	80	100	10
Total	508	382	390	311	39

5. Select the total with the highest value.

For this example, the shared parking requirement is 508 spaces, a reduction of 172 spaces from the required sum of parking spaces for each separate use (608 spaces).

Source: American Planning Association: Planning and Urban Design Standards, New Jersey, John Wiley and Sons, 2006

(4) A use for which an application is being made for shared parking shall be located within seven hundred (700) feet of the parking facility.

(5) *Written Agreement between Property Owners to Share Parking.*

a. Where an application for a zoning permit for which shared parking is proposed includes two or more separately owned properties and the Zoning Administrator has made a determination of the minimum number of required parking spaces for each of the applicable properties and uses, the Zoning Administrator shall require that the owners of the properties enter into a legal agreement guaranteeing access to, use of, and management of designated shared parking spaces. The agreement shall be in a form approved by the Planning Director, included as a condition of the zoning permit, and enforceable by Richland County.

b. Where an application for a zoning permit for which shared parking is proposed includes two or more properties owned by the same property owner and the Zoning Administrator has made a determination of the minimum number of required parking spaces for the applicable properties and uses, the Zoning Administrator shall require that the owner of the properties shall enter into a legal agreement with Richland County guaranteeing access to, use of, and management of designated shared parking spaces. The agreement shall be in a form approved by the Planning Director, included as a condition of the zoning permit, and enforceable by Richland County.

c. The Zoning Administrator may require an applicant for a zoning permit that incorporates shared parking to submit a shared parking plan. Such a plan shall be included as an addendum to a site plan and shall be drawn to the same scale. A shared parking plan includes one or more of the following:

1. A site plan showing parking spaces intended for shared parking and their proximity to the uses they will serve;

2. A signage plan that directs drivers to the most convenient parking areas for each particular use or group of uses, if such distinctions can be made;

3. A pedestrian circulation plan that shows connections and walkways between parking areas and land uses.
- d. The shared parking plan shall satisfy the following standards, as applicable:
1. Shared spaces for residential units must be located within three hundred (300) feet of dwelling unit entrances they serve;
 2. Shared spaces at nonresidential uses must be located within five hundred (500) feet of the principal building entrances of all sharing uses. However, up to twenty percent (20%) of the spaces may be located greater than five hundred (500) feet but less than one thousand (1,000) feet from the principal entrances;
 3. Clearly delineated and direct pedestrian connections must be provided from the shared parking area(s) to the building entrances;
 4. Pedestrian shall not be required to cross an arterial street to access shared parking facilities, except at a signalized intersection along a clearly delineated pedestrian pathway.
- e. An agreement providing for the shared use of parking, executed by the parties involved, shall be filed with the Zoning Administrator. Shared parking privileges shall continue in effect only as long as the agreement, binding on all parties, remains in force. If the agreement is no longer in force, parking shall be provided as otherwise required by this sub-section, (i).
- (k) *Vehicular surface area landscaping.* Interior parking lot landscaping and screening shall meet the guidelines established in Section 26-176 (g), except as directed below:
- (1) Vehicle Surface Area Interior Landscaping: Vehicle parking areas are to be planted with one (1) large shade tree for every five (5) parking spaces.
 - (2) Bioretention: The required vehicle surface area interior landscaping requirements of Section 26-176 (g) (3) may be substituted with one or more consolidated bioretention areas with minimum side dimensions measuring at least 38' x 12' each. Bioretention areas shall be designed and landscaped to trap and mitigate runoff from paved surfaces consistent with the description and intent of EPA Storm Water Technology Fact

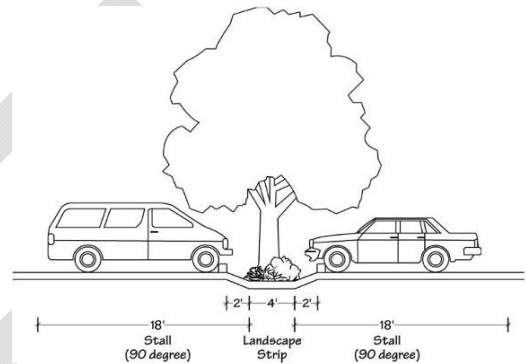
Sheet - Bioretention (EPA 832-F-99-012, September 1999), or equivalent. Bioretention areas may be sited anywhere in the parking lot that is convenient to capture storm water and manage parking lot traffic and facilitate pedestrian use, including adjacent to and connecting with vegetated areas on the perimeter of a parking lot. Bioretention areas shall be considered part of the minimum required open space.

(3) A portion of a parking space may be landscaped instead of paved, as follows:

a. The landscaped area may include up to two (2) feet of the front of the parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown at right;

b. Landscaping must be ground cover plants; and

c. The landscaping may count towards any parking lot interior landscaping requirements and toward any overall site landscaping requirements. However, the landscaped area does not count toward perimeter landscaping requirements.



Required parking landscaped areas may include up to 2 feet of the front of a parking space as measured from a line parallel to the direction of the bumper of a vehicle using the space, as shown.

(l) *On-Street Parking.* On Street Parking is encouraged where appropriate in the NMU-1 and ACMU-1 sub-areas. Provisions for on-street parking within the designated Neighborhood Planning District or respective community plans shall be coordinated with SCDOT and appropriate County agencies and may require alterations to existing curb line at the cost to the property owner or developer. On-street parking may count towards parking requirements of a parcel when it is located along the street frontage of that parcel.

(m) *Environmental Controls – Best Management Practices (BMP’s).* Storm water management design shall incorporate BMP’s designed to protect water quality as provided in Section 26-64.

(n) *Bicycle Parking.* Bicycle parking for all non-residential uses and for residential uses of more than four (4) units per building is required. Bicycle parking shall be provided based on the use of the building and the number of motor vehicle parking spaces. Where fewer than two (2) bicycle spaces are required, at least two (2) spaces or one (1) rack must be provided.

<i>Use Type</i>	<i>Required Bicycle Parking Spaces per 50</i>	<i>Maximum Number of</i>
-----------------	---	--------------------------

	<i>Auto Spaces</i>	<i>Bicycle Spaces</i>
Townhouse (4 or more units/building only)	5	20
Loft Dwelling Units Commercial/Office Live-Work Units Civic/Institutional	10	No max.

- (1) Required Racks: “Inverted U” type racks or other racks that support the bicycle at two points on the bicycle frame are required. A single inverted U rack shall count as two bicycle parking spaces. Long term bicycle parking, which protects the entire bicycle and its components from theft, vandalism, and weather (such as bike lockers, locked rooms) may be provided for use by employees, residents, and students and may count toward fulfillment of the bicycle parking requirements.



*Example of an “Inverted U” bicycle rack.
This rack will hold two bikes.*

- (2) Bicycle Rack Siting and Dimensions:
- a. Racks shall be secured to the ground on a hard surface such as concrete, asphalt, or unit pavers.
 - b. Each bicycle parking space shall provide six (6) feet by two (2) feet in area per bicycle plus the area needed for access.
 - c. Bicycle racks shall be located no closer than five (5) feet from any wall or three (3) feet from face of curb to provide adequate space for access and maneuvering.
 - d. At least four (4) feet between parallel racks shall be provided for access.
 - e. Bicycle racks installed on sidewalks shall provide for a clear, unobstructed width of at least five (5) feet for pedestrians and shall be installed parallel to the curb.
 - f. Racks shall be placed along a major building approach line and clearly visible from the approach and no more than fifty (50) feet from building entrances or no further than the closest motor vehicle parking space, whichever is less. Rack placement shall allow for visual monitoring by persons within the building and/or persons entering the building.

- g. If required bicycle parking is not visible from the street or main building entrance, a sign shall be posted at the main entrance indicating the location of the parking.
 - h. Uses with several major, actively used entrances shall locate a portion of the required bicycle parking at each entrance.
- (o) *Neighborhood Planning District Signage.* Signs in the Neighborhood Planning District shall be authorized in accordance with Section 26-180, with the following exceptions and additions. See Figure 8, below:

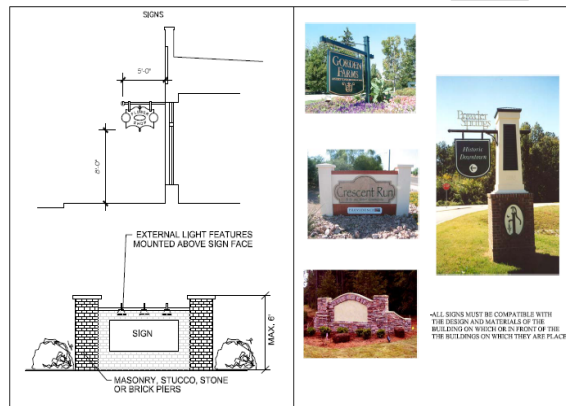


Figure 8

(1) *Purpose of the Sign Plan.*

- a. The Sign Plan is the device employed by the Planning Department to ensure an appropriate balance between architecture, signage and neighborhood aesthetics. As projects grow in size, opportunities for effective signage, other than as specified in Section 26-180, increase. Larger setbacks and multi-tenant conditions offer opportunities for better regulation of the number, size, proportion, and balance of signs.
- b. An effective Sign Plan should reduce visual screening of neighbor's signs and buildings
- c. An effective Sign Plan should avoid clutter by providing a hierarchy of signage and will utilize central identification signage rather than multiple free-standing signs along roadsides.
- d. Sign Plans offer schematic design opportunities. By reducing clutter effective Sign Plans allow businesses to more readily offer goods and services. Sign Plans address the community's need for attractive unobtrusive architecture and commercial graphics.

- (2) *A Sign Plan is required for each of the following uses:*
 - a. Neighborhood Mixed Use district (NMU-1);
 - b. Activity Center Mixed Use districts (ACMU-1); and
 - c. Industrial districts (I-1).
- (3) *Sign Plans require approval from the Planning Department. The Sign Plan shall be approved if:*
 - a. Implementation shall provide signage consistent with the architecture and site plan characteristics of the proposed development;
 - b. Implementation of the Sign Plan shall result in a substantial reduction in the number and area of free standing signs associated with the project, as compared to strict compliance with the sign ordinance. Sign Plans require approval from Planning Department.
- (4) *Area Calculations of Signage.* A sign painted on or attached to a building shall be measured by the smallest regular geometric shape not exceeding eight (8) sides encompassing all words and/or symbols composing the sign, including any frame background or trim. The total allowable sign area may be made up from a combination of sign types.
- (5) Each use or tenant in the NMU-1 and ACMU-1 Districts shall be permitted window sign(s) not to exceed ten percent (10%) of the total window area of the façade containing the window sign(s). Sign copy shall not exceed eight (8) inches in height. Window sign copy shall be applied directly to glazed area. Window signs should be created from high quality materials such as paint, gold-leaf, or neon. Appropriate techniques for window signs include sandblasting or etched glass. Window signs should be applied directly to the interior face of the glazing or hung inside the window thereby concealing all mounting hardware and equipment. Well-designed window graphics shall be used in the construction of the sign to attract attention but still allow pedestrians to view store interiors.
- (6) *Temporary Signs.* A grand opening sign permit may be obtained upon opening a new business. This one time permit is valid for a period not to exceed thirty (30) days.
- (7) Illuminated signs shall be consistent with current land use regulations as stated in Section 26-180 and the following: Externally illuminated signs are permitted, provided that their light source is fully shielded so as not to cast glare towards adjacent properties.

- (8) In addition to the prohibited signs listed in Section 26-180 (e), the following signs are prohibited:
- a. Portable signs.
 - b. Beacons.
 - c. Spot lights which hamper the vision of motorists or bicyclists.
 - e. Digital and/or LED signage or Electronic Message Centers.
 - f. Free-standing signs.
- (9) In addition to the allowed signs listed in Section 26-180 (c) and (d), the following signs are allowed – see Figure 9, below:

Sign Type	Placement	Max. Number	Max. Area	Max. Length	Max. Height
Wall Sign	On wall or sign band	3 maximum.	180 sq. ft. *	60% of wall area length, with 36 ft. max. length	5 ft.; 4 ft. max within 50 ft of street
Marquee Sign	Mounted to Wall	1 per business, in place of wall sign	160 sq. ft. *	30% of wall area length 20 ft. Max Length	8 ft.
Awning Sign	Mounted to face of building	1 per storefront	Graphic area limited to 30% of awning surface		
Roof Sign	Mounted to roof of building	1 per storefront	100 sq. ft.		Not above high point of roof
Projecting Sign	Mounted to face of building	1 per storefront	100 sq. ft.		
Window Sign					
Multi-Tenant Sign	40 ft. from any neighboring sign, and not closer than 100 ft. from another Free Standing Sign on same property, when approved by Master Sign Plan	1 per street frontage, or 1 per 250 ft. of street frontage, when approved by a Sign Plan, with a maximum of 2 total per street frontage	250 sq. ft.		50 ft. on Expressway; 35ft. on Arterial Street; 25 ft on Collector Street

* For Wall signs and Marquee signs, the maximum total signage for each tenant shall not exceed 1.5 square feet per linear foot for each store front.

Figure 9

(p) *Open Space Standards.*

(1) *Categories of open space.* Open Space is required in the designated Neighborhood Planning District or respective community plan and may consist of any of the following categories of land:

- a. *Primary Conservation Areas.* Primary Conservation Areas include streams, required stream buffers, wetlands designated by the National Wetlands Inventory, 100-year floodplain, slopes greater than forty percent (40%) areas of exposed rock, and private cemeteries and burial grounds consisting of a contiguous area of at least five thousand (5,000) square feet, wetlands, endangered or threatened species or their habitat, archeological sites, or cemeteries. These areas shall be left in a natural and undisturbed state, except for the fewest perpendicular crossings of essential access roads, pedestrian pathways, multi-use trails, and utility lines.
- b. *Secondary Conservation Areas.* Secondary Conservation Areas include land in water supply watersheds; aquifer recharge areas identified in the Richland County Comprehensive Plan, riparian and wetland buffers exceeding the minimum required width, slopes exceeding fifteen percent (15%), significant habitat areas as identified in the Richland County Comprehensive Plan, soils unsuitable for septic tanks, prime agricultural soils, mature hardwood forest, meadows, farm fields, pastures, and other areas of scenic value. These include important historic sites, existing healthy, native forests of at least one (1) contiguous acre, scenic view sheds, peaks and rock outcroppings, prime agriculture lands consisting of at least five (5) contiguous acres, and existing trails that connect the tract to neighboring areas.
- c. Proposed permanent lakes that will be used for wet detention shall be credited at fifty percent (50%) of the land area.
- d. Existing lakes that are used for stormwater detention shall be credited at one hundred percent (100%), and no more than fifty percent (50%) of land area located within a proposed permanent wet stormwater basin may be credited.
- e. *Active Recreation Area.* Active recreation areas include greenways, trails, bikeways, paths, ball fields and courts, tracks, golf courses, swimming pools, clubhouses, toilets, dressing rooms, lockers, bicycle facilities, equestrian facilities, beaches, docks, amphitheaters, stages, band shells, fountains, plazas, walkways, greens, squares, public lawns, picnic shelters, picnic areas,

landscaping, and other land containing outdoor recreation features and facilities as determined by the Planning Department.

(2) *Open space design standards.*

- a. All primary conservation areas of a site shall be set aside as open space and shall meet the requirements of the Richland County Conservation Overlay District (Section 26-104 (d)).
- b. A density bonus shall be provided for multi-use trail development as provided in paragraph (7), below.
- c. Secondary conservation areas shall be set aside as open space to the maximum degree possible.
- d. Space must be environmentally sensitive or valuable natural resource land.
- e. A minimum of twenty-five percent (25%) of required open space shall be used for passive parks, greenways, trails, squares, or greens, and shall be open to the general public.
- f. No more than ten percent (10%) of required open space may be areas of impervious surface.
- g. *Contiguous Open Space.* At least fifty percent (50%) of required open space within a single development shall be located in a contiguous tract.
- h. *Interconnected Open Space Network.* It is the intent of this subsection that the protected conservation areas, open spaces, greenways, bikeways, trails, sidewalks and outdoor recreation areas within a development that provide open space be continuous with compatible areas containing similar features on abutting property. The design of developments shall provide for maximum connections, providing pedestrian and bike access to off-site and on-site attractions such as public trails, paths, parks, wildlife refuges, public facilities; such as community centers, schools, libraries, fire and police stations, senior centers, utility easements, and institutions; such as churches, museums, and other cultural facilities.
- i. Each open space area must comprise an area of at least five hundred (500) square feet with a minimum dimension of twenty (20) feet of width or depth.

j. Best Management Practices (BMP's). Active recreation areas shall employ applicable BMP's and shall not be permitted in Primary Conservation Areas.

(3) *Public seating.* It is the intent of this subsection to provide open space areas that promote a walkable environment and interaction among community members. The provision of both formal and informal public seating amenities is encouraged. Park benches, movable chairs and tables, and seating in the form of garden walls and monumental stairs are encouraged in open spaces subject to approval by the Planning Department.

(4) *Ownership, Maintenance and Control of Open Space.* Open space within a development shall be held in unitary ownership or control and be perpetually administered and maintained by one or a combination of the methods below:

a. *Fee simple dedication.* Open space within developments may be offered for dedication to the public at the time of application. The County may, but shall not be required to, accept undivided open space.

b. *Property Owners' Association.* The undivided open space and associated facilities may be held in common ownership by an association of property owners. Membership in the association shall be mandatory for all purchasers of property and their successors. The association shall be responsible for administration of common facilities and property and shall permanently maintain the undivided open space.

c. *Private Conservation Organization.* The owner of open space may transfer easements to a land trust or other conservation-oriented, nonprofit organization with legal authority to accept such easements subject to approval of the Planning Director.

(5) *Maintenance of Open Space.* Open space areas shall be maintained in a manner that prevents them from being nuisances to health or safety:

a. Open spaces should be free from the accumulation of litter and debris.

b. Landscaped areas shall be kept free from dead or diseased trees and other vegetation.

c. Hardscaped areas and appliances, such as recreational equipment and fountains, shall be maintained deeming them suitable for their intended uses and so as to be free of hazards.

- (6) *Liens by Richland County.* In the event that the party responsible for maintenance of the open space fails to maintain all or any portion of such area as enumerated, upon ninety (90) days notice served to the owner, Richland County may assume responsibility for the maintenance and may enter the premises and take corrective action, including the provision of extended maintenance. The costs of said corrective action and maintenance by Richland County may be charged to the owner, property owners' association, or to the individual property owners that make up the property owners' association and may include administrative costs and penalties. Such costs shall become a lien on the owners' properties until paid in full.
- (7) *Bonus Density Incentives.* It is the intention of this Section to promote superior performance in the conservation of open space and natural resources, creation of mixed use development, and the provision of public services including but not limited to the dedication of public land and construction of multi-use trails consistent with the designated Neighborhood Master Plan or respective community plan. As such, the developer shall be entitled to additional density of use, in addition to that otherwise allowed, as provided in the table that follows:

Site Feature*	Authorized Bonus Density**
a. Multi-use trail is provided that is consistent with the Proposed Circulation Plan of the designated Neighborhood Master Plan or respective community plan	One dwelling unit or 1,000 square feet of commercial space per 100 yards of trail.
b. Preservation of Open Space above and beyond that which is required.	One dwelling unit for each acre of dedicated open space that exceeds 10 percent of gross acreage of tract that is not in a primary conservation area.
c. Dedication of land for public facilities other than roads and required open spaces, such as a school, fire station, library, senior center, park, or other use approved by the Planning Commission.	Additional four dwelling units or 5,000 square feet of commercial space per acre of dedicated land.

*Developments qualifying for a multi-use trail density bonus under both a and b shall only be awarded a bonus for trail space under either a or b but not both.

**Maximum densities listed in Section 26-112 (e) shall apply.

- (q) *Table of Permitted Uses and Permitted Uses with Special Requirements for Neighborhood Planning Districts.*
- (1) *General.* The Table of Permitted Uses and Permitted Uses with Special Requirements for Neighborhood Planning Districts that follows, contains a listing of uses that may be permitted in one or more of the various

neighborhood zoning sub-districts. Uses are listed in alphabetical order in ten (10) functional categories. The categories in order of their listing are: residential uses; accessory uses and structures; recreational uses; institutional, educational and civic uses; business, professional and personal services; retail trade and food services; wholesale trade; transportation, information, warehousing, waste management, and utilities; manufacturing, mining, and industrial uses; and, other uses. If a use is not listed in the Table, then the use is NOT permitted in any of the Form Based districts.

- (2) *Symbols used.* The sub-districts in which a particular use is permitted (with or without special requirements), are indicated by a “P” or “SR” in the district column(s) opposite the listed use. Blank spaces in the sub-district column under any proposed use indicates that the use is NOT permitted in that particular zoning sub-district.
- (3) *Meaning of symbols.* The meaning of the symbols in the Table of Permitted Uses and Permitted Uses with Special Requirements for Neighborhood Planning Districts are as follows:
 - a. *P.* Means the indicated use is permitted in the indicated district.
 - b. *SR.* Means the indicated use is permitted provided special additional standards set forth in this chapter are met. These standards are contained in Article VI., Supplemental Use Standards.
- (4) *North American Industry Classification System (NAICS).* The North American Industry Classification System, United States Manual – 2002 Edition (NAICS) was utilized in the preparation of the Table of Permitted Uses and Permitted Uses with Special Requirements for Neighborhood Planning Districts. The listing of the numerical references (in the NAICS) utilized is found in Appendix I. This listing and the 2002 NAICS manual shall be consulted as a guide for the purpose of interpretation by the zoning administrator when necessary. The NAICS number in the appendix refers to the corresponding NAICS classification for that particular use. Listings with a “000000” in the NAICS column do not correspond to any classification manual, but rather are identified uses of local significance.
- (5) *Relationship to other laws.* The listing of a use in the Table of Permitted Uses and Permitted Uses with Special Requirements for Neighborhood Planning Districts in no way relieves that use of having to meet all local, state, and federal laws pertaining to the establishment and operation of that use.

- (6) *Table of Permitted Uses and Permitted Uses with Special Requirements for Neighborhood Planning Districts. See Table 26-V-2a.*

**TABLE 26-V-2A
TABLE OF PERMITTED USES AND PERMITTED USES WITH
SPECIAL REQUIREMENTS FOR NEIGHBORHOOD DISTRICTS**

USE TYPES	GR-1	NMU-1	ACMU-1	I-1
<u>Residential Uses</u>				
Accessory Dwellings	SR	SR	SR	
Common Area Recreation and Service Facilities	P	P	P	
Continued Care Retirement Communities	SR	SR	SR	
<u>USE TYPES</u>				
Dwellings, Loft		SR	SR	
Dwellings, Single-Family, Detached	SR	SR	SR	
Dwellings, Single-Family, Zero Lot Line, Common	SR	SR	SR	
Dwellings, Single-Family, Zero Lot Line, Parallel	SR	SR	SR	
Dwellings, Townhouse	SR	SR	SR	
Fraternity and Sorority Houses		P	P	
Group Homes (9 or Less)			P	
Group Homes (10 or More)			P	
Live-Work Unit		SR	SR	
Rooming and Boarding Houses		P	P	
<u>Accessory Uses and Structures</u>				
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P	P	P	
Home Occupations	SR	SR	SR	
Swimming Pools	SR	SR	SR	
Yard Sales	SR	SR	SR	
<u>Recreational Uses</u>				
Amusement or Water Parks, Fairgrounds				SR
Amusement Arcades		P	P	
Athletic Fields	SR	SR	SR	
Batting Cages		SR	SR	
Billiard Parlors			P	
Bowling Centers			P	
Clubs or Lodges			P	
Country Clubs with Golf Courses	P	P	P	P
Dance Studios and Schools		P	P	

Go-Cart, Motorcycle and Similar Small Vehicle Tracks				P
Golf Courses	P	P	P	P
Golf Courses, Miniature			P	P
Golf Driving Ranges (Freestanding)	SR	SR	SR	SR
Martial Arts Instructional Schools		P	P	
Physical Fitness Centers		P	P	
Public or Private Parks	SR	SR	SR	SR
Public Recreation Facilities	SR	SR	SR	SR
Riding Stables		P	P	P
Shooting Ranges, Indoor		P	P	P
Shooting Ranges, Outdoor				P
Skating Rinks		P	P	
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Swim and Tennis Clubs	SR	SR	SR	
Swimming Pools	SR	SR	SR	
<u>Institutional, Educational and Civic Uses</u>				
Ambulance Services, Emergency			P	
Animal Shelters				SR
Auditoriums, Coliseums, Stadiums			P	P
Bus Shelters	SR	SR	SR	SR
Cemeteries, Mausoleums		SR	SR	SR
Colleges and Universities	P	P	P	
Community Food Services		P		P
Correctional Institutions				P
Day Care, Adult, Home Occupation (5 or Fewer)	SR	SR	SR	
Day Care Centers, Adult		SR	SR	
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)	SR	SR	SR	
Day Care, Child, Licensed Center		SR	SR	
Fire Stations	P	P	P	P
Government Offices	P	P	P	P
Hospitals			P	P
Individual and Family Services, Not Otherwise Listed		P	P	
Libraries	P	P	P	
Museums and Galleries			P	
Nursing and Convalescent Homes	P	P	P	
Places of Worship	SR	SR	SR	
Police Stations, Neighborhood	P	P	P	
Post Offices		P	P	

Postal Service Processing & Distribution		P	P	P
Schools, Administrative Facilities		P	P	P
Schools, Business, Computer and Management Training		P	P	
Schools, Fine Arts Instruction			P	
Schools, Junior Colleges			P	
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR	SR	SR	
Schools, Technical and Trade (Except Truck Driving)		P	P	
Schools, Truck Driving				P
Zoos and Botanical Gardens	P	P	P	P
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
<u>Business, Professional and Personal Services</u>				
Accounting, Tax Preparation, Bookkeeping, and Payroll Services		SR	SR	
Advertising, Public Relations, and Related Agencies		SR	SR	
Automatic Teller Machines		P	P	
Automobile Parking (Commercial)				P
Automobile Rental or Leasing			P	
Automobile Towing, Not Including Storage				P
Automobile Towing, Including Storage Services				P
Banks, Finance, and Insurance Offices		SR	SR	
Barber Shops, Beauty Salons, and Related Services		SR	SR	
Bed and Breakfast Homes/Inns	SR	P	P	
Building Maintenance Services, Not Otherwise Listed			P	P
Car and Light Truck Washes (See also Truck Washes)				P
Carpet and Upholstery Cleaning Services			P	P
Clothing Alterations/Repairs; Footwear Repairs		SR	SR	
Computer Systems Design and Related Services		SR	SR	
Construction, Building, General Contracting, with Outside Storage				SR
Construction, Building, General Contracting, without Outside Storage		SR	SR	SR
Construction, Heavy, with Outside				SR

Storage				
Construction, Special Trades, with Outside Storage				SR
Construction, Special Trades, without Outside Storage			P	P
Engineering, Architectural, and Related Services		SR	SR	P
Exterminating and Pest Control Services				P
Funeral Homes and Services		P	P	P
Furniture Repair Shops and Upholstery		SR	SR	P
Hotels and Motels			P	P
Janitorial Services				P
Kennels				SR
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Landscape and Horticultural Services				P
Laundromats, Coin Operated		P	P	P
Laundry and Dry Cleaning Services, Non-Coin Operated		P	P	P
Legal Services (Law Offices, Etc.)		SR	SR	
Linen and Uniform Supply				P
Locksmith Shops		P	P	P
Management, Scientific, and Technical Consulting Services		SR	SR	
Massage Therapists			P	
Medical/Health Care Offices		P	P	
Medical, Dental, or Related Laboratories			P	P
Motion Picture Production/Sound Recording				P
Office Administrative and Support Services, Not Otherwise Listed		P	P	P
Packaging and Labeling Services				P
Pet Care Services (Excluding Veterinary Offices and Kennels)		SR	SR	
Photocopying and Duplicating Services		P	P	P
Photofinishing Laboratories				P
Photography Studios		P	P	P
Picture Framing Shops		P	P	P
Professional, Scientific, and Technical Services, Not Otherwise Listed		P	P	P
Publishing Industries				P
Real Estate and Leasing Offices		SR	SR	
Recreational Vehicle Parks and Recreation Camps				P
Rental Centers, without Outside Storage			SR	P
Repair and Maintenance Services,		SR	SR	SR

Appliance and Electronics				
Repair and Maintenance Services, Automobile, Major				P
Repair and Maintenance Services, Automobile, Minor			P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large				P
Repair and Maintenance Services, Boat and Commercial Trucks, Small				P
Repair and Maintenance Services, Commercial and Industrial Equipment				P
Repair and Maintenance Services, Home and Garden Equipment			P	P
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Repair and Maintenance Services, Personal and Household Goods			P	P
Repair and Maintenance Services, Television Radio, or Other Consumer Electronics			P	P
Research and Development Services		SR	SR	P
Security and Related Services		P	P	P
Septic Tank Services				P
Tanning Salons			P	
Tattoo Facilities			P	
Taxidermists			P	
Theaters, Live Performances			P	P
Theaters, Motion Picture, Other Than Drive-Ins			P	P
Tire Recapping				P
Travel Agencies (without Tour Buses or Other Vehicles)			P	
Traveler Accommodations, Not Otherwise Listed			P	
Truck (Medium and Heavy) Washes				P
Vending Machine Operators		P	P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)		SR	SR	SR
Watch and Jewelry Repair Shops		P	P	
Weight Reducing Centers		P	P	
Retail Trade and Food Services				
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)		P	P	

Appliance Stores		P	P	
Art Dealers		P	P	
Arts and Crafts Supply Stores		P	P	
Auction Houses			P	
Automotive Parts and Accessories Stores		P	P	
Bakeries, Retail		P	P	
Bars and Other Drinking Places			P	
Bicycle Sales and Repair		P	P	
Book, Periodical, and Music Stores		P	P	
Building Supply Sales without Outside Storage		P	P	
Camera and Photographic Sales and Service		P	P	
Candle Shops		P	P	
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Candy Stores (Confectionery, Nuts, Etc.)		P	P	
Caterers, No On Site Consumption		P	P	P
Clothing, Shoe, and Accessories Stores		P	P	
Coin, Stamp, or Similar Collectibles Shops		P	P	
Computer and Software Stores		P	P	P
Convenience Stores (with Gasoline Pumps)			P	P
Convenience Stores (without Gasoline Pumps)		P	P	P
Cosmetics, Beauty Supplies, and Perfume Stores		P	P	P
Department, Variety or General Merchandise Stores		P	P	
Direct Selling Establishments, Not Otherwise Listed		P	P	P
Drugstores, Pharmacies, with Drive-Thru			P	
Drugstores, Pharmacies, without Drive-Thru		P	P	
Electronic Shopping and Mail Order Houses				P
Fabric and Piece Goods Stores			P	P
Flea Markets, Indoor				P
Floor Covering Stores			P	P
Florists		P	P	
Food Service Contractors				P
Food Stores, Specialty, Not Otherwise Listed		P	P	P
Formal Wear and Costume Rental		P	P	P
Fruit and Vegetable Markets		P	P	P
Furniture and Home Furnishings		P	P	P
Garden Centers, Farm Supplies, or Retail Nurseries		P	P	P
Gift, Novelty, Souvenir, or Card Shops		P	P	P

Grocery/Food Stores (Not Including Convenience Stores)		P	P	P
Hardware Stores		P	P	P
Health and Personal Care Stores, Not Otherwise Listed		P	P	P
Hobby, Toy, and Game Stores		P	P	P
Home Centers		P	P	P
Home Furnishing Stores, Not Otherwise Listed			P	P
Jewelry, Luggage, and Leather Goods (May Include Repair)		P	P	
Liquor Stores			P	
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Meat Markets		P	P	
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building			P	P
Musical Instrument and Supplies Stores (May Include Instrument Repair)			P	P
News Dealers and Newsstands		P	P	P
Office Supplies and Stationery Stores		P	P	P
Optical Goods Stores		P	P	P
Outdoor Power Equipment Stores			P	P
Paint, Wallpaper, and Window Treatment Sales			P	P
Pet and Pet Supplies Stores			P	P
Record, Video Tape, and Disc Stores			P	
Restaurants, Cafeterias		P	P	P
Restaurants, Full Service (Dine-In Only)		P	P	
Restaurants, Limited Service (Delivery, Carry Out)		P	P	P
Restaurants, Limited Service (Drive-Thru)			P	P
Restaurants, Snack and Nonalcoholic Beverage Stores		P	P	
Service Stations, Gasoline			P	P
Sporting Goods Stores		P	P	P
Television, Radio or Electronic Sales		P	P	P
Tire Sales			P	P
Tobacco Stores			P	P
Truck Stops				P
Used Merchandise Stores				P

Video Tape and Disc Rental		P	P	
Warehouse Clubs and Superstores				P
Wholesale Trade				
Apparel, Piece Goods, and Notions				P
Beer/Wine/Distilled Alcoholic Beverages				P
Books, Periodicals, and Newspapers				P
Chemicals and Allied Products				P
Drugs and Druggists' Sundries				SR
Durable Goods, Not Otherwise Listed				SR
Electrical Goods				SR
Farm Products, Raw Materials				P
Farm Supplies				P
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Flowers, Nursery Stock, and Florist Supplies				P
Furniture and Home Furnishings				P
Groceries and Related Products				P
Hardware				P
Jewelry, Watches, Precious Stones				P
Lumber and Other Construction Materials				SR
Machinery, Equipment and Supplies				SR
Market Showrooms (Furniture, Apparel, Etc.)		SR	SR	P
Metal and Minerals				P
Motor Vehicles				P
Motor Vehicles, New Parts and Supplies		SR	SR	SR
Motor Vehicles, Tires and Tubes				SR
Motor Vehicles, Used Parts and Supplies		SR	SR	SR
Nondurable Goods, Not Otherwise Listed				SR
Paints and Varnishes				SR
Paper and Paper Products				P
Petroleum and Petroleum Products				
Plumbing & Heating Equipment and Supplies				P
Professional and Commercial Equipment and Supplies				P
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)			P	P
Sporting Firearms and Ammunition				SR
Timber and Timber Products				P
Tobacco and Tobacco Products				P
Toys and Hobby Goods and Supplies				P

<u>Transportation, Information, Warehousing, Waste Management, and Utilities</u>				
Antennas	SR	SR	SR	P
Bus Facilities, Urban				P
Charter Bus Industry				P
Courier Services, Central Facility				P
Courier Services, Substations				P
Limousine Services		P	P	P
Power Generation, Natural Gas Plants, and Similar Production Facilities				P
Radio and Television Broadcasting Facilities (Except Towers)				P
Radio, Television, and Other Similar Transmitting Towers				SR
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Rail Transportation and Support Facilities				P
Remediation Services				P
Taxi Service Terminals				P
Truck Transportation Facilities				P
Utility Company Offices				P
Utility Lines and Related Appurtenances	P	P	P	P
Utility Service Facilities (No Outside Storage)				P
Utility Substations	SR	SR	SR	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State or Local Government)			SR	SR
Warehouses, Self-Storage				SR
Waste Treatment and Disposal, Non- Hazardous				P
Water Treatment Plants, Non-Governmental, Public				P
<u>Manufacturing, Mining, and Industrial Uses</u>				
Apparel				P
Bakeries, Manufacturing				P
Beverage, Other Than Soft Drink and Water, and Tobacco				P
Beverage, Soft Drink and Water				P
Cement and Concrete Products				P
Chemicals, Basic				P

Chemical Products, Not Otherwise Listed				P
Clay Products				P
Computer, Appliance, and Electronic Products				P
Dairy Products				P
Dolls, Toys, and Games				P
Fabricated Metal Products				P
Food Manufacturing, Not Otherwise Listed				P
Furniture and Related Products				P
Glass and Glass Products				P
Jewelry and Silverware				P
Leather and Allied Products (No Tanning)				P
Leather and Hide Tanning and Finishing				P
Lime and Gypsum Products				P
Machinery				P
Manufacturing, Not Otherwise Listed				P
USE TYPES	GR-1	NMU-1	ACMU-1	I-1
Medical Equipment and Supplies				P
Mining/Extraction Industries				P
Office Supplies (Not Paper)				P
Paint, Coating, and Adhesives				P
Paper Products (Coating and Laminating)				P
Paper Products (No Coating and Laminating)				P
Petroleum and Coal Products Manufacturing				P
Primary Metal Manufacturing				P
Printing and Publishing				P
Pulp, Paper, and Paperboard Mills				P
Rubber and Plastic Products				P
Seafood Product Preparation and Packaging				P
Signs				P
Soap, Cleaning Compounds, and Toilet Preparations				P
Sporting and Athletic Goods				P
Textile Mills				P
Textile Product Mills				P
Transportation Equipment				P
Other Uses				
Buildings, High Rise, 4 or 5 Stories			P	P
Buildings, High Rise, 6 or More Stories				P
Commercial and Service Structures		P	P	
Mixed-Use Structures		SR	SR	

(r) *Permitted uses with special requirements listed by neighborhood district.*

- (1) Accessory Dwellings – (GR-1, NMU-1, ACMU-1)
- (2) Accounting, Tax Preparation, Bookkeeping, and Payroll Services – (NMU-1, ACMU-1)
- (3) Advertising, Public Relations, and Related Agencies – (NMU-1, ACMU-1)
- (4) Amusement or Water Parks, Fairgrounds – (I-1)
- (5) Animal Shelters – (I-1)
- (6) Antennas – (All Sub-Districts)
- (7) Athletic Fields – (GR-1, NMU-1, ACMU-1)
- (8) Banks, Finance, and Insurance Offices – (NMU-1, ACMU-1)
- (9) Barber Shops, Beauty Salons, and Related Services – (NMU-1, ACMU-1)
- (10) Batting Cages – (NMU-1, ACMU-1)
- (11) Bed and Breakfast Homes/Inns – (GR-1)
- (12) Bus Shelters – (All Sub-Districts)
- (13) Cemeteries and Mausoleums – (NMU-1, ACMU-1, I-1)
- (14) Clothing Alterations/Repairs; Footwear Repairs – (NMU-1, ACMU-1)
- (15) Commercial and Service Structures – (NMU-1, ACMU-1)
- (16) Computer Systems Design and Related Services – (NMU-1, ACMU-1)
- (17) Continued Care Retirement Communities – (GR-1, NMU-1, ACMU-1)
- (18) Construction, Building, General Contracting, with Outside Storage – (I-1)
- (19) Construction, Building, General Contracting, without Outside Storage – (NMU-1, ACMU-1, I-1)
- (20) Construction, Building, Heavy, with Outside Storage – (I-1)
- (21) Construction, Special Trades, with Outside Storage – (I-1)

- (22) Day Care, Adult, Home Occupation (5 or fewer) – (GR-1, NMU-1, ACMU-1)
- (23) Day Care Centers, Adult – (NMU-1, ACMU-1)
- (24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) – (GR-1, NMU-1, ACMU-1)
- (25) Day Care, Child, Licensed Center – (NMU-1, ACMU-1)
- (26) Drugs and Druggists' Sundries – (I-1)
- (27) Durable Goods, Not Otherwise Listed – (I-1)
- (28) Dwellings, Loft – (NMU-1, ACMU-1)
- (29) Dwellings, Single-Family, Detached – (GR-1, NMU-1, ACMU-1)
- (30) Dwellings, Single-Family, Zero Lot Line, Common and Parallel – (GR-1, NMU-1, ACMU-1)
- (31) Dwellings, Townhouse – (GR-1, NMU-1, ACMU-1)
- (32) Electrical Goods – (I-1)
- (33) Engineering, Architectural, and Related Services – (NMU-1, ACMU-1)
- (34) Furniture Repair Shops and Upholstery – (NMU-1, ACMU-1)
- (35) Golf Driving Ranges (Freestanding) – (All Sub-Districts)
- (36) Home Occupations – (GR-1, NMU-1, ACMU-1)
- (37) Kennels – (I-1)
- (38) Legal Services (Law Offices, Etc.) – (NMU-1, ACMU-1)
- (39) Live-Work Unit – (NMU-1, ACMU-1)
- (40) Lumber and Other Construction Materials – (I-1)
- (41) Machinery, Equipment and Supplies – (I-1)
- (42) Management, Scientific, and Technical Consulting Services – (NMU-1, ACMU-1)

- (43) Market Showrooms (Furniture, Apparel, Etc.) – (NMU-1, ACMU-1)
- (44) Mixed-Use Structures – (NMU-1, ACMU-1)
- (45) Motor Vehicles, New Parts, and Supplies (NMU-1, ACMU-1, I-1)
- (46) Motor Vehicles, Tires and Tubes – (I-1)
- (47) Motor Vehicles, Used Parts, and Supplies – (NMU-1; ACMU-1; I-1)
- (48) Nondurable Goods, Not Otherwise Listed – (I-1)
- (49) Paints and Varnishes – (I-1)
- (50) Pet Care Services (Excluding Veterinary Offices and Kennels) – (NMU-1, ACMU-1)
- (51) Places of Worship – (GR-1, NMU-1, ACMU-1)
- (52) Public or Private Parks – (All Sub-Districts)
- (53) Public Recreation Facilities – (All Sub-Districts)
- (54) Radio, Television, and Other Similar Transmitting Towers – (I-1)
- (55) Real Estate and Leasing Offices – (NMU-1, ACMU-1)
- (56) Rental Centers, Without Outside Storage – (ACMU-1)
- (57) Repair and Maintenance Services, Appliance and Electronics – (NMU-1, ACMU-1, I-1)
- (58) Research and Development Services – (NMU-1, ACMU-1)
- (59) Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools – (GR-1, NMU-1, ACMU-1)
- (60) Sporting Firearms and Ammunition – (I-1)
- (61) Swim and Tennis Clubs – (GR-1, NMU-1, ACMU-1)
- (62) Swimming Pools – (GR-1, NMU-1, ACMU-1)
- (63) Utility Substations – (All Sub-Districts)

- (64) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) – (NMU-1, ACMU-1, I-1)
- (65) Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as Determined by Any Agency of the Federal, State, or Local Government) – (ACMU-1, I-1)
- (66) Warehouses (Self Storage) – (ACMU-1, I-1)
- (67) Yard Sales – (GR-1, NMU-1, ACMU-1)
- (s) *Standards for permitted uses with special requirements.* The development standards listed herein are additional to other requirements of this section. These development standards are use-specific and apply to those uses designated with an “SR” in the Table of Permitted Uses and Permitted Uses with Special Requirements for Neighborhood Planning Districts (Table 26-V-2a).
 - (1) *Accessory dwellings.*
 - a. Neighborhood districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
 - b. Accessory dwellings shall be located only on lots containing one single-family detached structure. (However, other conforming accessory structures may also be located on the lot).
 - c. Only one accessory dwelling shall be permitted per single-family dwelling.
 - d. If the accessory dwelling is located within the same structure as the principal dwelling, the principal dwelling shall not be altered in any way so as to appear from a public or private road to be multi-family housing.
 - e. A manufactured home may not be used as an accessory dwelling.
 - f. The gross floor area of the accessory dwelling shall not exceed five hundred (500) square feet or contain more than one-fourth of the heated floor area of the principal single-family dwelling, whichever is greater.
 - (2) *Accounting, tax preparation, bookkeeping, and payroll services.*
 - a. Neighborhood districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.

- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two (2) persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 - 6. Garages must be accessed from an alley located behind the rear yard.

(3) *Advertising, public relations, and related agencies.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:

1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
6. Garages must be accessed from an alley located behind the rear yard.

(4) *Amusement or water parks, fairgrounds.*

- a. Use districts: Industrial-1.
- b. The minimum lot size for an amusement park, water park, or fairground shall be five (5) acres.
- c. No principal building or structure shall be located within fifty (50) feet of any property line.
- d. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the park activities.
- e. No amusement equipment, machinery, or mechanical device of any kind may be operated within two hundred (200) feet of any residentially zoned property.

(5) *Animal shelters.*

- a. Use districts: Industrial-1.
- b. Any building (which is part of an animal shelter) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or developed property.

- c. Fenced outdoor runs are allowed for use during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface water.

(6) *Antennas.*

- a. Use districts: All Sub-Districts.
- b. In the GR-1, NMU-1, and ACMU-1 sub-districts, no antenna shall be permitted between the front of a principal structure and any adjacent public road. In the case of corner lots, no antenna shall be permitted between the side of a principal structure and the road. No dish type antenna more than eighteen (18) inches in diameter shall be placed on the roof or other portion of a building so as to be visible from any adjacent property.
- c. In the I-1 sub-district, antennas may be placed at any location that is not visible from any adjacent public road. Antennas may be placed on top of a principal structure less than thirty (30) feet in height, provided that screening is provided with materials compatible with the principal structure at least equal in height to the antenna. Antennas may be placed on top of a flat roofed structure that exceeds thirty (30) feet in height. Antennas erected on any pitched roof structure, regardless of height of the structure, must be screened with materials compatible with the principal structure. The screening shall not be less than the height of the antenna. In these districts, dish type antennas measuring less than three (3) feet in diameter may be placed at any location on a principal structure, except for the building façade or any road oriented side wall.

(7) *Athletic fields.*

- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. All athletic fields shall have primary access to collector or thoroughfare roads.

- c. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- d. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(8) *Banks, finance, and insurance offices.*

- a. Use districts: Neighborhood Mixed Use -1, Activity Center Mixed Use-1.
- b. No drive-thru service permitted.

(9) *Barber shops, beauty salons, and related services.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.

6. Garages must be accessed from an alley located behind the rear yard.

(10) *Batting cages.*

- a. Use districts. Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
- c. Fencing, netting or other control measures shall be provided around the perimeter of the batting area to prevent balls from leaving the designated area.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(11) *Bed and breakfast homes/inns.*

- a. Use districts: Green Residential1-1.
- b. Bed and breakfast homes/inns shall be located a minimum of one thousand five hundred (1,500) feet from any other bed and breakfast home/inn.
- c. The owner or manager of the home/inn shall reside on the property.
- d. The maximum number of guest rooms provided by the bed and breakfast home/inn shall be five (5).
- e. Activities and functions designed to accommodate the guests shall take place within the principal structure.
- f. Off-street parking for bed and breakfast homes/inns shall be provided as required in Section 26-112 (i) (2) of this chapter. In addition, parking shall be provided on the same lot on which the bed and breakfast inn is located, at the rear of the lot, and screened (with vegetation) from adjacent properties and from the road.

- g. Signage shall be limited to a single sign, not to exceed three (3) square feet and not containing internal lighting. Such signage shall be attached to the building.
- h. Exterior lighting shall be residential in nature and shall not be directed toward adjacent properties.
- i. No meals may be served to anyone other than staff and guests registered at the inn.
- j. No exterior alterations, other than those necessary to ensure the safety and accessibility of the structure, shall be made to any building for the purpose of providing a bed and breakfast home/inn.

(12) *Bus shelters.*

- a. Use districts: All Sub-Districts.
- b. Any person wishing to erect and maintain a bus shelter shall obtain a permit for each shelter from the Planning Department. Each permit shall cost fifty (\$50.00) dollars and shall be valid for one (1) year. The permit may be renewed upon payment of the fifty (\$50.00) dollar renewal fee.
- c. A shelters may only be located at a designated bus stop that is presently being served by a public transit authority, and only one (1) bus shelter shall be allowed per bus stop location.
- d. If the shelter is proposed to be located within a SCDOT right-of-way, the location of the shelter must be approved by SCDOT prior to obtaining a permit from the Richland County Planning Department.
- e. Design plans for the bus shelter shall be submitted for review and a building permit obtained. The bus shelter must be built to the current and future editions of the International Building Code for commercial structures, except that plumbing and mechanical elements are not required, and the bus shelter must be able to withstand sustained three (3) second wind gusts of up to 95 MPH. All normal review and permit fees apply, along with normal inspections.
- f. The shelter shall be designed so that it will present an attractive appearance and not detract from the adjacent surroundings. It shall be illuminated and provide protection from weather elements. The shelter design shall include the following:

1. Each shelter shall consist of an aluminum or steel framework suitable for supporting transparent wall panels and opaque roof panels. The shelter must have a rear wall section, two (2) side panels, and a roof. The transparent wall section must be of tempered glass.
2. At a minimum, each shelter must have a six (6) foot bench, a bus route and schedule holder, a trash receptacle, and be illuminated during hours of darkness. The shelter must be installed on and attached to a concrete foundation.
3. Each bus shelter must be erected in accordance with ADA specifications and requirements. The permittee is responsible to meet the ADA standards and any complaints of nonconformance must be rectified by permittee at his/her expense within thirty (30) days of notification by the Planning department. Under this subsection, ADA compliance includes, but is not limited to, sidewalk on ramps, tactile warnings, and signage or directional arrows indicating handicap accessibility.
4. Advertising on the shelter shall be limited to the outward side of the side wall panels, and may provide a lighting source contained within the panel cabinet. Only two (2) advertisements will be allowed per shelter, and each advertisement will be limited to a maximum poster dimension of 4' wide by 6' high.
5. The general dimensions of a typical shelter will be at a minimum 9' long by 6' wide by 8' high.
 - g. The route number shall be displayed prominently on the bus shelter.
 - h. Each bus shelter shall make available printed bus schedules, and shall display a large regional map that includes the bus route.
 - i. Bus shelters shall be maintained in good repair and the person whose name is on the permit application shall be responsible for the cleaning, repairing or replacement of any part thereof, including advertising materials, sidewalks, walkways, curbs or foundations encompassed by the bus shelter. Such work as is necessary to relocate, alter or maintain the bus shelter will be done in such a manner that it will not in any way interfere with or endanger the safety of the general public in their use of the roads.

(13) *Cemeteries and mausoleums.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1, Industrial-1.
- b. A minimum of three (3) contiguous acres shall be required to establish a cemetery or a mausoleum not located on the same tract of land as a place of worship.
- c. Primary access to the facility shall be from a collector or thoroughfare road.

(14) *Clothing alterations/repairs; footwear repairs.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 - 6. Garages must be accessed from an alley located behind the rear yard.

(15) *Commercial and service structures.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. All structures shall meet the requirements of section 26-112 (e) (5).

(16) *Computer systems design and related services.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 - 6. Garages must be accessed from an alley located behind the rear yard.

(17) *Continued care retirement communities.*

- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.

- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
- c. No parking space or driveway shall be located closer than twenty (20) feet to any other residence not a part of the community.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be twenty (25) feet.
- e. All facilities shall be solely for the use of the residents and their guests.

(18) *Construction, building, general contracting, with outside storage.*

- a. Use districts: Industrial-1.
- b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

(19) *Construction, building, general contracting, without outside storage.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1, Industrial-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).

4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 6. Garages must be accessed from an alley located behind the rear yard.
- (20) *Construction, building, heavy, with outside storage.*
- a. Use districts: Industrial-1.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (21) *Construction, special trades, with outside storage.*
- a. Use districts: Industrial-1.
 - b. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.
- (22) *Day care, adult, home occupation (five or fewer).*
- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
 - b. An adult day care, home occupation, with five (5) or fewer attendees must be operated in an occupied residence.
 - c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
 - d. All other state and federal regulations shall be met.
- (23) *Day care centers, adult.*
- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
 - b. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- (24) *Day care, child, family day care, home occupation (five or fewer).*

- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. A child family day care home occupation must be operated in an occupied residence.
- c. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- d. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- e. All other state and federal regulations shall be met.

(25) *Day care centers, child, licensed centers.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Any outdoor play area shall be fenced or otherwise enclosed on all sides and shall not include driveways, parking areas, or land otherwise unsuited for children's play space.
- c. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
- d. All other state and federal regulations shall be met.

(26) *Drugs and Druggists' Sundries.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.

- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(27) *Durable Goods, Not Otherwise Listed.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(28) *Dwellings, loft.*

- a. Use districts: Neighborhood Mixed-Use-1, Activity Center Mixed Use-1.
- b. Loft dwellings shall meet the requirements of section 26-112 (e) (4).

(29) *Dwellings, single-family, detached.*

- a. Use districts: Green Residential-1, Neighborhood Mixed-Use-1, Activity Center Mixed Use-1.
- b. All structures shall meet the requirements of section 26-112 (e) (1).

(30) *Dwellings, single-family, zero lot line, common and parallel.*

- a. Use districts: Green Residential-1, Neighborhood Mixed-Use-1, Activity Center Mixed Use-1.
- b. The lot proposed for zero lot line development must be under the same ownership as the adjacent lot at the time of initial construction, or the owner of adjacent properties must record an agreement or deed restriction, in writing, consenting to the

development of zero setback. The maintenance and drainage easement required in subsection e. below must be provided as part of this agreement and deed restriction.

- c. For parallel lot line dwellings, the dwelling unit shall be placed on one interior side property line with a zero setback, and the dwelling unit setback on the other interior side property line shall be a minimum of twelve (12) feet. Patios, pools, garden features, and other similar elements shall be permitted within the twelve (12) foot setback area; provided, however, no structure shall be placed within easements required by subsection e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other type of openings. An atrium or court shall be permitted on the zero lot line side when such court or atrium is enclosed by two (2) walls of the dwelling unit, and a solid wall of at least six (6) feet in height is provided on the zero lot line extending to the front and/or rear of the dwelling unit. Said wall shall be constructed of the same materials as exterior walls of the unit.
- e. A perpetual five (5) foot maintenance easement shall be provided on the lot adjacent to the zero lot line property, which shall be kept clear of structures. This easement shall be shown on the plat and incorporated into each deed transferring title to the property. Roof overhangs and footings may not penetrate the easement on the adjacent lot, and the roof shall be so designed that water runoff from the dwelling placed on the lot line is controlled by gutters or other approved methods.

(31) *Dwellings, townhouse.*

- a. Use districts: Green Residential-1, Neighborhood Mixed-Use-1, Activity Center Mixed Use-1.
- b. All townhouses shall meet the requirements of section 26-112 (e) (2).

(32) *Electrical Goods.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(33) *Engineering, architectural, and related services.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 - 6. Garages must be accessed from an alley located behind the rear yard.

(34) *Furniture repair shops and upholstery.*

Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.

- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 - 6. Garages must be accessed from an alley located behind the rear yard.

(35) *Golf driving ranges (freestanding).*

- a. Use districts: All Sub-Districts.
- b. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
- c. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.

- d. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.

(36) *Home Occupations.*

- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Home occupations shall be conducted entirely within the principal dwelling or an accessory structure, if such accessory structure meets all setback requirements for a principal structure in the district in which it is located. Home occupations shall be clearly incidental and secondary to the use of the dwelling unit for residential purposes, and shall not change the outward appearance of the structure.
- c. An area equal to not more than twenty-five percent (25%) of the floor area of the principal dwelling may be utilized for the home occupation. If the home occupation is housed in an accessory structure, the accessory structure can be no larger than twenty-five percent (25%) the gross floor area of the principal dwelling.
- d. Only persons residing on the premises may be employed by the home occupation.
- e. The home occupation shall not involve the retail sale of merchandise manufactured off the premises. No display of goods, products, services, merchandise, or any form of advertising shall be visible from outside the dwelling.
- f. No outside storage shall be allowed in connection with any home occupation.
- g. Instruction in music, dance, art or similar subjects shall be limited to four (4) students at a time.
- h. No traffic shall be generated by the home occupation in greater volumes than would normally be expected in a residential neighborhood, and any parking need generated by the home occupation shall be provided for off street and other than in the front yard.
- i. Signage for the home occupation shall be regulated in accordance with Section 26-180 of this chapter.

(37) *Kennels.*

- a. Use districts: Industrial-1.
- b. Any building (which is part of a kennel) housing animals shall be located a minimum of one hundred and fifty (150) feet from any residentially zoned or used property.
- c. Fenced outdoor runs are allowed for use only during the hours of 6:00 a.m. to 10:00 p.m.; however, no animal may be kept in the run for boarding purposes, and pens for the animals must be located indoors. Feeding of animals must be conducted indoors and is prohibited in the runs.
- d. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis. Animal wastes shall not be stored any closer than fifty (50) feet from any property line or surface waters.

(38) *Legal services (law offices, etc.).*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.

5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
6. Garages must be accessed from an alley located behind the rear yard.

(39) *Live-work unit.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. The standards found in section 26-112 (e) (3) must be met.

(40) *Lumber and other construction materials.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(41) *Machinery, equipment and supplies.*

- a. Use districts Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(42) *Management, scientific, and technical consulting services.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 - 6. Garages must be accessed from an alley located behind the rear yard.

(43) *Market showrooms (furniture, apparel, etc.).*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Display areas shall exist within permanent buildings only.

(44) *Mixed-use structures.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. All structures shall meet the requirements of section 26-112 (e) (6).

(45) *Motor vehicles, new parts, and supplies.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1, Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(46) *Motor vehicles, tires and tubes.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.

- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(47) *Motor vehicles, used parts and supplies.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1, Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(48) *Nondurable goods, not otherwise listed.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.

- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(49) *Paints and varnishes.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(50) *Pet care services (excluding veterinary offices and kennels).*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. All pet care services shall be conducted inside an enclosed structure.
- e. If the use is located in a live-work unit, the following additional requirements must be met:

1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
6. Garages must be accessed from an alley located behind the rear yard.

(51) *Places of worship.*

- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Facilities for a place of worship located on a site of three (3) acres or more shall have primary access to the facility from a collector or thoroughfare road.
- c. No parking space or drive shall be located closer than twenty (20) feet to a residence not associated with the place of worship. No parking area may be located in the front setback.
- d. The front setback shall be the same as permitted in the respective district, but shall not be less than the lesser setback of any existing homes on adjacent lots. The side and rear setbacks shall be thirty (30) feet.

(52) *Public or private parks.*

- a. Use districts: All Sub-Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.

- c. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

(53) *Public recreation facilities.*

- a. Use districts: All Sub-Districts.
- b. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
- c. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- d. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
- e. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.

(54) *Radio, Television, and Other Similar Transmitting Towers.*

- a. Use districts: Industrial-1.
- b. Communication towers shall have a maximum height of three hundred (300) feet. For towers on buildings, the maximum height shall be twenty (20) feet above the roofline of buildings forty (40) feet or four stories in height or less. For buildings greater than four stories or forty-one (41) feet in height, the maximum height of communication towers shall be forty feet above the roofline.
- c. The minimum setbacks for communication towers from certain uses shall be as follows:
 - 1. In no case shall a communication tower be located within fifty (50) feet of a residential zoning district or an inhabited residential dwelling.
 - 2. For towers in excess of fifty (50) feet, the setback shall increase one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required separation being two hundred and fifty (250) feet.
- d. The proposed user must show proof of an attempt to collocate on existing communication towers, and must be willing to allow other users to collocate on the proposed tower in the future subject to engineering capabilities of the structure. Evidence of an attempt to

collocate must show that alternative towers, buildings, or other structures are not available for use within the applicant's tower site search area that are structurally capable of supporting the intended antenna or meeting the applicant's necessary height criteria, or provide a location free of interference from other communication towers.

- e. Towers shall be illuminated as required by the Federal Communications Commission, Federal Aviation Administration, or other regulatory agencies. However, no nighttime strobe lighting shall be incorporated unless required by the Federal Communications Commission, the Federal Aviation Administration, or other regulatory agency.
- f. Each communication tower and associated buildings shall be enclosed within a fence at least seven (7) feet in height.
- g. Each communication tower site shall be landscaped in accordance with the requirements of Section 26-176 of this chapter.
- h. No signage may be attached to any portion of a communications tower. Signs for the purpose of identification, warning, emergency function or contact or other as required by applicable state or federal rule, law, or regulation may be placed as required by standard industry practice.
- i. A communications tower which is no longer used for communications purposes must be dismantled and removed within one hundred twenty (120) days of the date the tower is taken out of service.

(55) *Real estate and leasing offices.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. If the use is located in a live-work unit, the following additional requirements must be met:

1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
6. Garages must be accessed from an alley located behind the rear yard.

(56) *Rental centers, without outside storage.*

- a. Use districts: Activity Center Mixed Use-1.
- b. All storage areas shall be screened from adjacent residentially zoned or used properties.
- c. Lighting shall be directed and shielded so as not to shine across to adjacent properties.

(57) *Repair and maintenance services, appliance and electronics.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1, Industrial-1.
- b. No outside storage of appliances, equipment, or parts shall be permitted.

(58) *Research and development services.*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1.

- b. Hours during which customers are admitted shall be limited to 8:00 a.m. to 10:00 p.m.
- c. Any fumes, odors, and vibrations associated with any business use may not leave the premises.
- d. Research using dangerous hazardous materials is prohibited.
- e. All research and development operations must be conducted indoors.
- f. If the use is located in a live-work unit, the following additional requirements must be met:
 - 1. The occupant of the live-work unit shall be both the resident of the live-work unit and the owner/proprietor of the business activity within the live-work unit.
 - 2. The business activity shall not employ more than two persons other than the occupant-proprietor of the live-work unit.
 - 3. The live-work unit is entitled to either one wall sign or one window sign pursuant to the requirements of Section 26-112 (o).
 - 4. All live-work units shall include a minimum of one (1) parking space per dwelling unit.
 - 5. Additional pervious-surface parking may be provided (on street or off street) within three hundred (300) feet of the dwelling unit to encourage shared parking.
 - 6. Garages must be accessed from an alley located behind the rear yard.

(59) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. The minimum lot size for a school shall be two (2) acres.
- c. Parking and active recreation areas shall not be located within any required setback.

- d. Primary access shall be provided from a collector or a thoroughfare road.

(60) *Sporting firearms and ammunition.*

- a. Use districts: Industrial-1.
- b. The aggregate gross floor area shall be limited to no more than 12,000 square feet per parcel or per building, whichever is more restrictive.
- c. Materials and/or products shall not be displayed outside the building.
- d. Materials, products, and/or equipment shall not be stored outside the building.
- e. Materials and/or products shall not be processed outside the building.
- f. Lighting shall comply with the requirements of Section 26-177.
- g. Landscaping buffers shall comply with the requirements of Section 26-176.

(61) *Swim and tennis clubs.*

- a. Use Districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. There shall be a minimum fifty (50) foot setback between clubhouses, swimming pools, lighted tennis courts, or athletic fields and adjacent residentially zoned or used property.
- c. Lights shall be positioned so as not to shine onto adjacent properties.

(62) *Swimming pools.*

- a. Use districts: Green Residential1-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Swimming pools shall be protected by a fence or equal enclosure, a minimum of four (4) feet in height, and equipped with a self-closing gate provided with hardware for permanent locking.

- c. No private residential swimming pool that is located in a residential district shall be operated as, or in conjunction with, a business, day care operation, bed and breakfast, or a home occupation.
- d. Pools shall be located so as to comply with the minimum setback requirements for accessory buildings.

(63) *Utility substations.*

- a. Use districts: All Sub-Districts.
- b. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
- c. Equipment that produces noise or sound in excess of seventy (70) decibels shall be located no closer than one hundred (100) feet to the nearest residence.
- d. Transformer stations shall be screened from adjacent properties and from roads with a vegetative screen that, at a minimum, meets the standards listed in Section 26-176(h).

(64) *Veterinary services (non-livestock, may include totally enclosed kennels operated in connection with veterinary services).*

- a. Use districts: Neighborhood Mixed Use-1, Activity Center Mixed Use-1, Industrial-1.
- b. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
- c. All buildings used in the operation shall be soundproofed and air-conditioned.
- d. Outside activity shall be limited to six (6) hours per day or fewer.
- e. Where the lot is adjacent to a residential zoning district or residential use, a side yard of not less than ten (10) feet shall be maintained.
- f. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

(65) *Warehouses (general storage, enclosed, not including storage of any hazardous materials or waste as determined by any agency of the federal, state, or local government).*

- a. Use districts: Activity Center Mixed Use-1, Industrial-1.
- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:
 1. In the Activity Center Mixed Use-1 sub-districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
 2. In the Industrial-1 sub-districts, warehousing is permitted as an accessory use not involving over twelve thousand (12,000) square feet of gross floor area.

(66) *Warehouses (self-storage).*

- a. Use districts: Activity Center Mixed Use-1, Industrial-1.
- b. Any side of the building providing doorways to storage areas shall be set back from the property line not less than an additional twenty-five (25) feet of the required setback.
- c. Off-street parking shall be as follows:
 1. One space for each ten (10) storage cubicles. This parking requirement may be satisfied with parking lanes as established below.
 2. Two parking spaces for any manager's quarters.
 3. In addition to subsection 1. above, one (1) space for every fifty (50) storage cubicles, to be located adjacent to the project office for the use of prospective clients.
- d. On-site driveway widths shall be required as follows:
 1. All one-way driveways shall provide for one ten (10) feet parking lane and one fifteen (15) feet travel lane. Traffic direction and parking shall be designated by signage or painting.
 2. All two-way driveways shall provide for one ten (10) feet parking lane and two twelve (12) feet travel lanes.

3. The parking lanes may be eliminated when the driveway does not directly serve any storage cubicles.
- e. Retail and wholesale uses, and the storage of hazardous materials, shall be prohibited in self storage warehouses. Notice of such prohibition shall be given to customers by a conspicuous sign posted at the entrance to the property, or by provisions in the lease agreement, or both.
- f. Any outside storage area for vehicles, trailers, campers, boats, or the like shall be separate from any structures and located to one side or to the rear of the development. Spaces shall be located a minimum of twenty-five (25) feet from any adjacent property line, and in no case shall these spaces be counted towards meeting the parking requirements of this subsection c. above.
- g. All lights shall be shielded so as to direct light onto the uses established, and away from adjacent property; but lighting may be of sufficient intensity to discourage vandalism and theft.

(67) *Yard Sales.*

- a. Use districts: Green Residential-1, Neighborhood Mixed Use-1, Activity Center Mixed Use-1.
- b. Yard sales shall be limited to two (2) occurrences within a twelve (12) month period.
- c. Each occurrence shall be no longer than two (2) days and only during the daylight hours.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, Land Development Article V, Zoning Districts and District Standards; is hereby amended by the creation of a new Section, to read as follows:

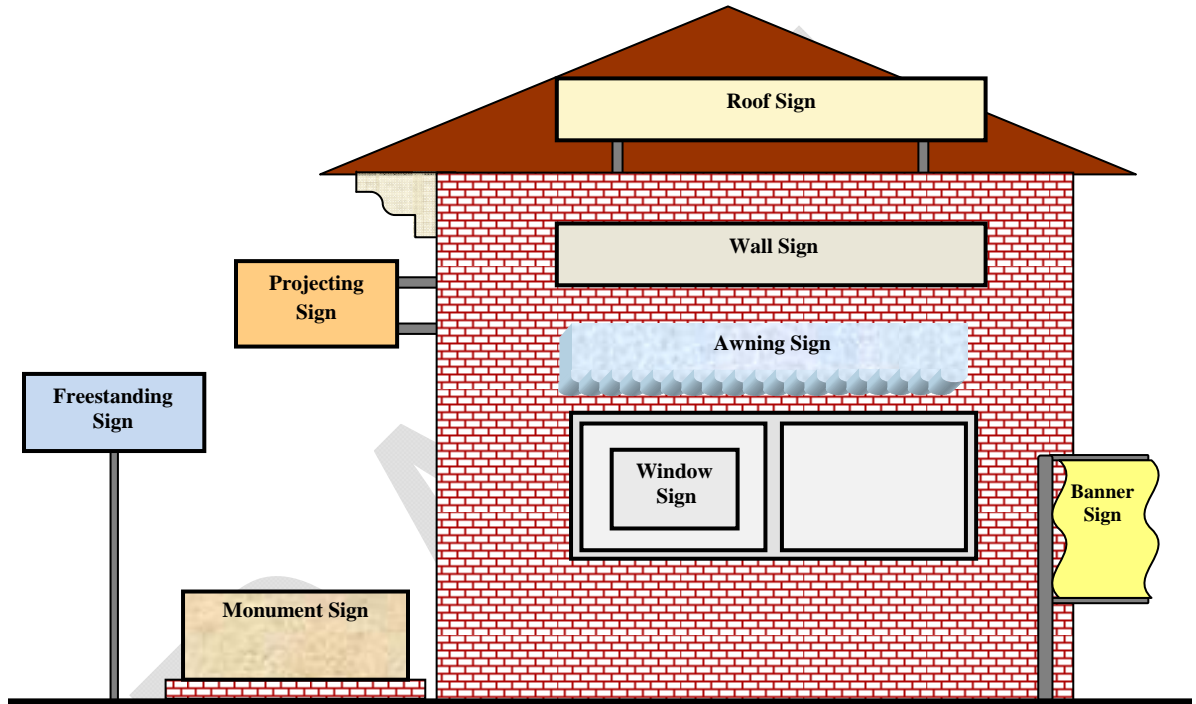
Section 26-113 – 130. Reserved.

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-186, Green Code Standards; Subsection (b), is hereby amended to read as follows:

- (b) *Applicability/Establishment.* The owner of property within an RU, RS-E, RS-LD, RS-MD, ~~or~~ RS-HD, or FBND zoning district may apply the development standards found within this section, in lieu of the development standards set forth for the applicable zoning district, subject to meeting the requirements of this section.

SECTION IX. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-180, Signs; Subsection (a), is hereby amended to add a new paragraph to read as follows:

- (3) *Examples of Common Sign Types.* Below are some examples of common sign types, such as banner signs, freestanding signs, monumental signs, projecting signs, roof signs, wall signs, and window signs:



SECTION X. Severability. If any section, subsection, or clause of this ordinance shall be deemed to be unconstitutional or otherwise invalid, the validity of the remaining sections, subsections, and clauses shall not be affected thereby.

SECTION XI. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XII. Effective Date. This ordinance shall be enforced from and after _____, 2009.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2009

Michielle R. Cannon-Finch
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

Approved As To LEGAL Form Only
No Opinion Rendered As To Content

Public Hearing:
First Reading:
Second Reading:
Third Reading:

DRAFT

