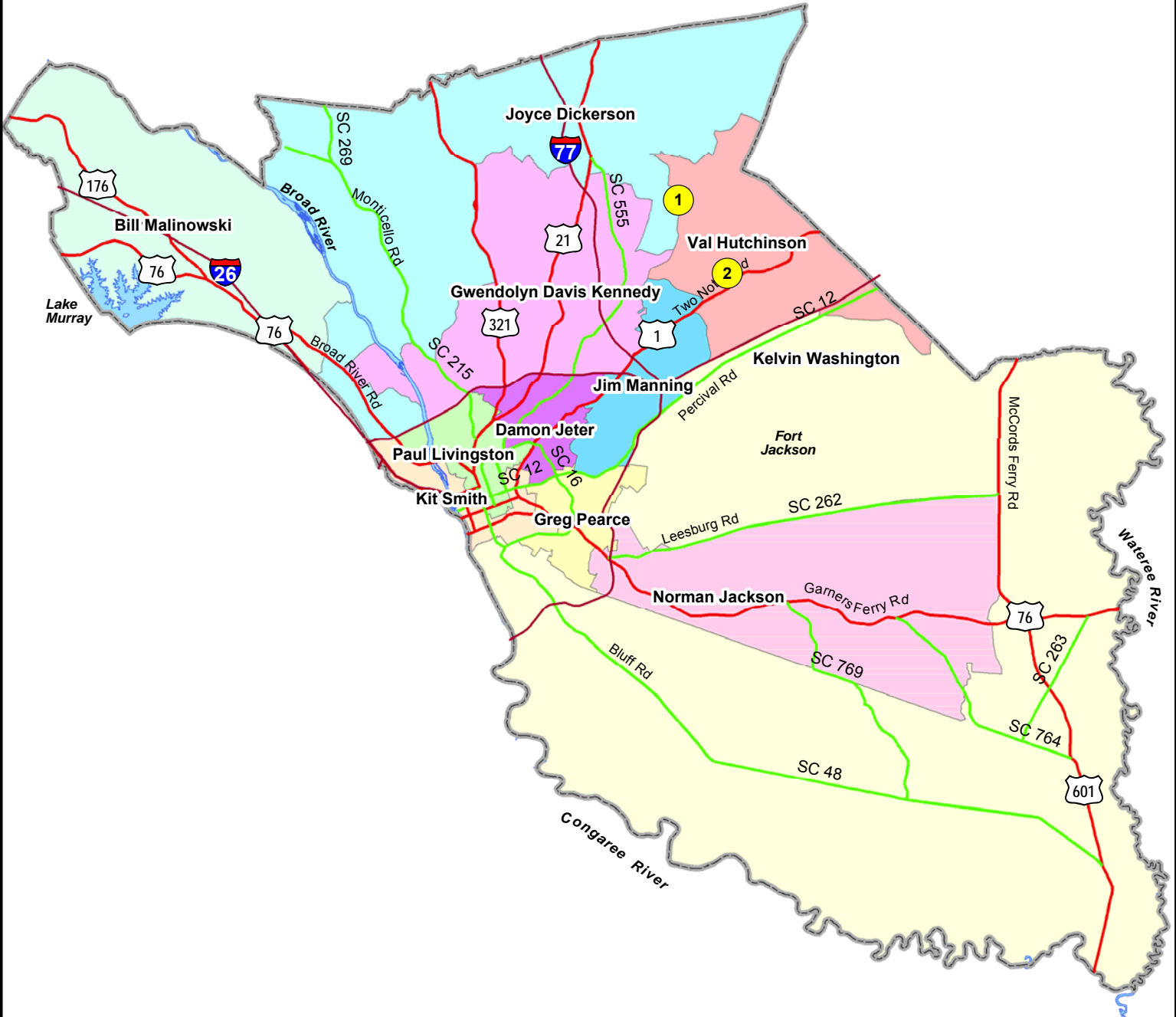


RICHLAND COUNTY
PLANNING COMMISSION



MARCH 1, 2010

RICHLAND COUNTY PLANNING COMMISSION MARCH 1, 2010



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 10-04 MA	Richland County School District II	20400-01-17	Hardscrabble Rd. & Marchbank Pkwy.	Dickerson
2. 10-05 MA	Village at Sandhill	22900-02-09	Forum Dr. & Fashion Dr.	Hutchinson

RICHLAND COUNTY PLANNING COMMISSION

Monday, March 1, 2010

Agenda

1:00 PM

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

STAFF Sparty Hammett, Asst. Co. Admin. Interim Planning Director
Anna Almeida, AICP Deputy Planning Director
Amelia R. Linder, Esq. Attorney

PUBLIC MEETING CALL TO ORDER Pat Palmer, Chairman

PUBLIC NOTICE ANNOUNCEMENT

PRESENTATION OF MINUTES FOR APPROVAL

a. February 2010 minutes

ROAD NAME APPROVALS

AGENDA AMENDMENTS

MAP AMENDMENTS

1. Case #10-04 MA
Robert Davis
Richland County School Dist. II
PDD to Amended PDD (6.93 acres)
TMS # 20400-01-17
Hardscrabble Rd. & Marchbank Pkwy.
Page 1
2. Case #10-05 MA
Craig Metts
Village at Sandhills
C-1 to C-3 & C-3 to C-1 (.56 acres)
TMS # 22900-02-09 (p)
Forum Dr. & Fashion Dr.
Page 7

TEXT AMENDMENTS

1. AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ESTABLISH A DISTRICT ENTITLED "CC CRANE CREEK NEIGHBORHOOD DISTRICT".
Page 13
2. AN ORDINANCE AMENDING CHAPTER 26, LAND DEVELOPMENT, REGARDING LIGHTING STANDARDS
Page 57

DISCUSSION

- 1. RECOMMENDATION AS TO WHETHER OR NOT THE CURRENT M-1 DISTRICTS SHOULD BE AMENDED TO LI ZONING DISTRICTS UNDER THE LAND DEVELOPMENT CODE (ADOPTED NOVEMBER 9, 2004) AND ANY AMENDMENTS THERETO, AND WHETHER OF NOT THE M-1 ZONING DISTRICT, AND ANY REFERENCE THERETO, SHOULD BE DELETED FROM CHAPTER 26 OF THE RICHLAND COUNTY CODE OF ORDINANCES.**
- 2. DEFINITIONS**

ADJOURNMENT



**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 1, 2010
RC PROJECT: 10-04 MA
APPLICANT: Bob Davis
PROPERTY OWNER: Richland County School District Two

LOCATION: Hardscrabble Rd and Marchbank Parkway

TAX MAP NUMBER: 20400-01-17
ACREAGE: 6.93
EXISTING ZONING: PDD
PROPOSED ZONING: PDD

PC SIGN POSTING: February 10, 2010

Staff Recommendation

Approval

Background /Zoning History

The current zoning, Planned Development District (PDD) reflects the zoning as originally approved under (85-60MA) and further amended under 97-48MA (Ord No. 082-97HR). The parcel contains four hundred and eighty four (484.6) feet of frontage along Marchbank Parkway and three hundred and twenty (320.59) feet of frontage along Hardscrabble Road.

Summary

The PDD District is intended to allow flexibility in development that will result in improved design, character, and quality of new mixed-use developments, and that will preserve natural and scenic features of open spaces. Planned Development Districts must involve innovation in site planning for residential, commercial, institutional, and/or industrial developments within the district. Such developments must be in accordance with the comprehensive plan for the county, and in doing so, may provide for variations from the regulations of the county's zoning districts concerning use, setbacks, lot size, density, bulk, and other such requirements.

Existing Zoning

<u>North:</u>	PDD	Highlands Amenity Center
<u>South:</u>	PDD	Ridgeview High School
<u>East:</u>	PDD	Residential, Avebury Subdivision
<u>West:</u>	PDD	Residential, The Highlands

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as **Suburban** in the **Northeast Planning Area**.

Objective: “Institutional uses such as schools, libraries, government facilities, police and fire stations should be located in appropriate locations along major roads and traffic junctions serving the community. Locations should be considered on a case by case basis. Public facilities such as schools, libraries, and recreation centers should be located where they reinforce neighborhoods and communities.”

Compliance: The proposed rezoning is adjacent to the existing Ridgeview High School and established residential neighborhoods.

The proposed Amendment is **in compliance** with the 2009 Richland County Comprehensive Plan.

Traffic Impact

The 2008 SCDOT traffic count Station # 437, is south of the site on Hardscrabble Road. The Average Daily Traffic (ADT's) is 19,600. Hardscrabble Road is classified as a two lane undivided Minor Arterial road, maintained by SCDOT with a design capacity of 10,800 ADT's. Hardscrabble Road is currently functioning above the designed roadway capacity and operating at a Level of Service (LOS) “F”.

Conclusion

The subject property is contiguous to Ridgeview High school and would be compatible with the surrounding land uses.

The proposed rezoning request would decrease the amount of residential allowed while increasing the amount of open space in the original Rice Creek Plantation PDD. The amendment would allow Ridgeview High school the utilization of the property for additional parking and practice fields. The proposed amendment would decrease the gross acreage of residential from 1571.20 acres to 1564.27 acres. The proposed amendment would also increase the gross open space acreage from 280.50 acres to 287.43 acres. The amendment reduces the overall residential units from 8817 units to 8789 units.

The amendment to the residential acreage would specifically reduce the total dwelling units from under the SF-4 Single family land use designation. The SF-4 Single Family land use designation allows for 8,000 sq.ft lots (4 dwelling units and acre) and totals 1238 dwelling units. The proposed amendment would reduce the total dwelling units allowed by 28 units. This reduction would bring the overall SF-4 Single family dwelling units from 1238 units down to 1210 units. The reduction would also reduce the SF-4 single Family acreage from 314.6 to 307.67 acres.

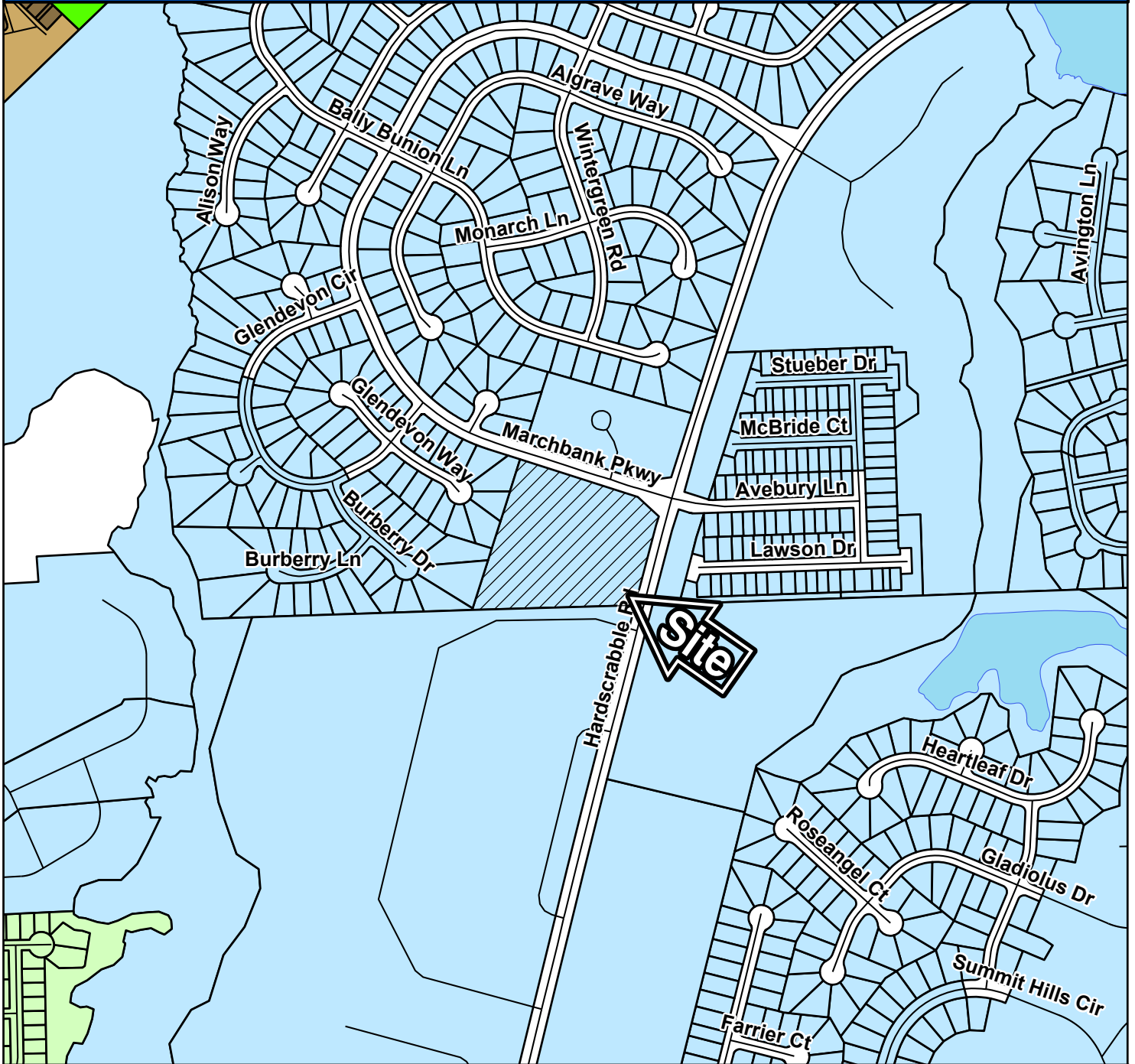
The proposed rezoning would not have a negative impact on public services and traffic. Water and sewer would be provided by the City of Columbia.

The proposed rezoning request **is compatible** with the surrounding land uses. Planning Staff recommends **Approval** of this map amendment.
















Zoning Public Hearing Date

March 23, 2010


Case 10-04 MA PDD to Amended PDD




ZONING CLASSIFICATIONS

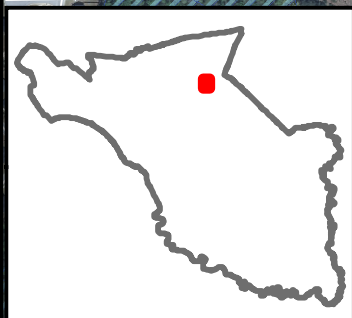
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 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS

N



 Subject Property

Case 10-04 MA
PDD to Amended PDD
TMS 20400-01-17



CASE 10-04 MA

From PDD to PDD

TMS# 20400-01-07 Intersection of Hardscrabble Rd and Marchbank Parkway





**Richland County
Planning & Development Services Department**

Map Amendment Staff Report

PC MEETING DATE: March 1, 2010
RC PROJECT: 10-05 MA
APPLICANT: Craig Metts
PROPERTY OWNER: Village at Sandhill, LLC

LOCATION: Forum Drive and Fashion Drive

TAX MAP NUMBER: 22900-02-09 (P)
ACREAGE: 0.56 acres
EXISTING ZONING: Lot 5 (C-1) & Lot 8 (C-3)
PROPOSED ZONING: Lot 5 (C-3) & Lot 8 (C-1)

PC SIGN POSTING: February 10, 2010

Staff Recommendation

Approval

Background /Zoning History

In 2001, the "Village at Sandhill" was developed with a "master plan" development agreement signed in March 2001. The development agreement states subsequent land development regulations of Richland County may not limit intensity, flexibility, completeness, practicality or increasing cost of such Development.

In January 2005 map amendment (05-34 MA) was submitted to the Planning Commission and recommended for approval to swap approximately 1.62 acres of C-1 to C-3 zoning. County Council approved the rezoning request January 25, 2005.

March 2006, map amendments (06-08 MA) & (06-11 MA), were submitted to the Planning Commission recommended for approval to swap 3.5 acres of C-3 to C-1 zoning. County Council approved the request in March 28, 2006.

May 2008, map amendment (08-13 MA) was submitted to the Planning Commission and recommended for approval to swap a total of 7.5 acres of RG-2 to C-3 (2.50 acres); C-3 to C-1 (2.50 acres); C-1 to RG-2 (2.50 acres). County Council approved the request on May 27, 2008.

July of 2008, map amendment (08-22 MA) was submitted to the Planning Commission and recommended for approval to swap a total of 0.25 acres of lot five (5) C-1 & lot seven (7) C-3 to lot five (5) C-3 & lot seven (7) C-1. County Council approved the request in September 16, 2008.

Existing Zoning		
North:	C-3	undeveloped
South:	C-1	Plex
East:	C-3	undeveloped
West	C-3	undeveloped

Plans & Policies

The 2009 Richland County Comprehensive Plan “Future Land Use Map” designates this area as an **Urban Village/Priority Investment Area** in the **Northeast Planning Area**.

Objective: “Commercial/Office activities should be located at traffic junctions or in areas with existing commercial and office uses”.

Compliance: The proposed zoning is located in an area with existing commercial uses.

Traffic Impact

The 2008 SCDOT traffic count Station # 118, is south east of the site on Two Notch Road. The Average Daily Traffic (ADT’s) is 20,700. Two Notch Road is classified as a five lane Undivided Principal Arterial road, maintained by SCDOT with a design capacity of 38,600 ADT’s. Two Notch Road is currently functioning below the designed roadway capacity and operating at a Level of Service (LOS) “B”.

The site is located on several interior roads within the “Village at Sandhill”. The parcels are located near Forum Drive & Fashion Drive. All roads within the Village at Sandhill are privately maintained.

Conclusion

The Village at Sandhill consists of approximately 298 acres of mixed-use, incorporating elements of residential, retail, recreational, office, institutional, and general commercial uses. The approval of the Village included a Development Agreement, which is in effect for a period of ten years with an option to extend for an additional five years. On March 20, 2001 an ordinance authorizing the adoption of the agreement was issued. The agreement stipulates the following:

- 173.86 acres of property zoned for general commercial uses pursuant to C-3 zoning district classifications; and
- 31.02 acres of property zoned for general residential uses pursuant to RG-2 zoning district classifications; and
- 95.22 acres of property zoned for office and institutional and residential uses pursuant to C-1 zoning district classifications.

The provisions in the agreement permit the substitution of residential uses for commercial uses and vice-versa within the C-1 and C3 tracts; transfer among dwelling units, retirement units, office/institutional, other commercial, dwelling units and retirement units , retail shops and stores, restaurants, outparcels, family entertainment and lodging uses in the C-3 tract.

The substitutions must be swapped at an equivalent ratio; 700 square feet of residential or retirement units to any commercial use and/or 1: 1 square foot of net leasable area of commercial uses to any other type of commercial use.

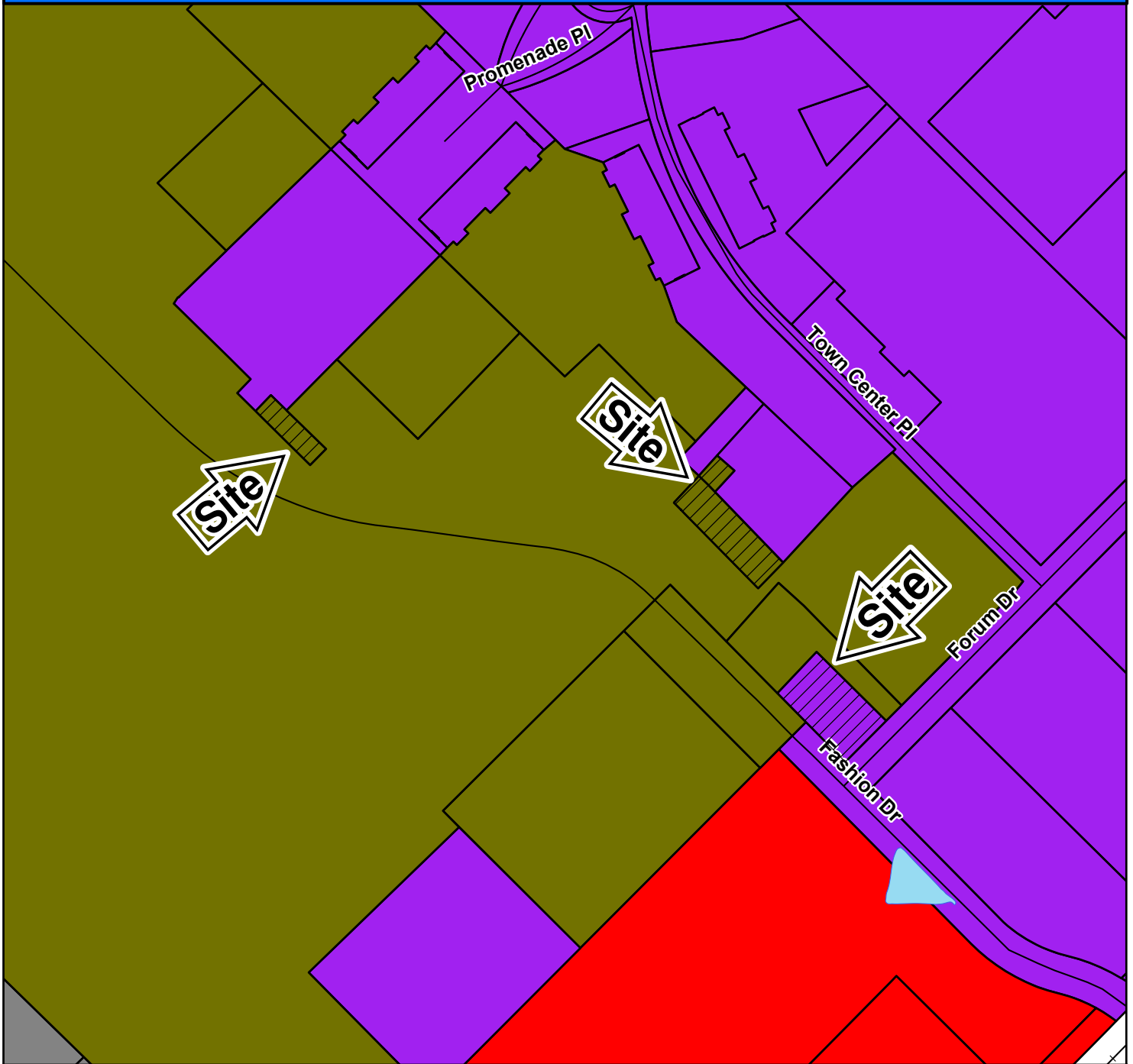
The map amendment involves two parcels within the existing Village at Sandhill, approximately 0.56 acres of (C-1 & C-3) zoned property. The ratios adhere to the requirements of the development agreement. Staff recommends approval.

Zoning Public Hearing Date





















March 23, 2010



Case 10-05 MA

C-1 to C-3 & C-3 to C-1

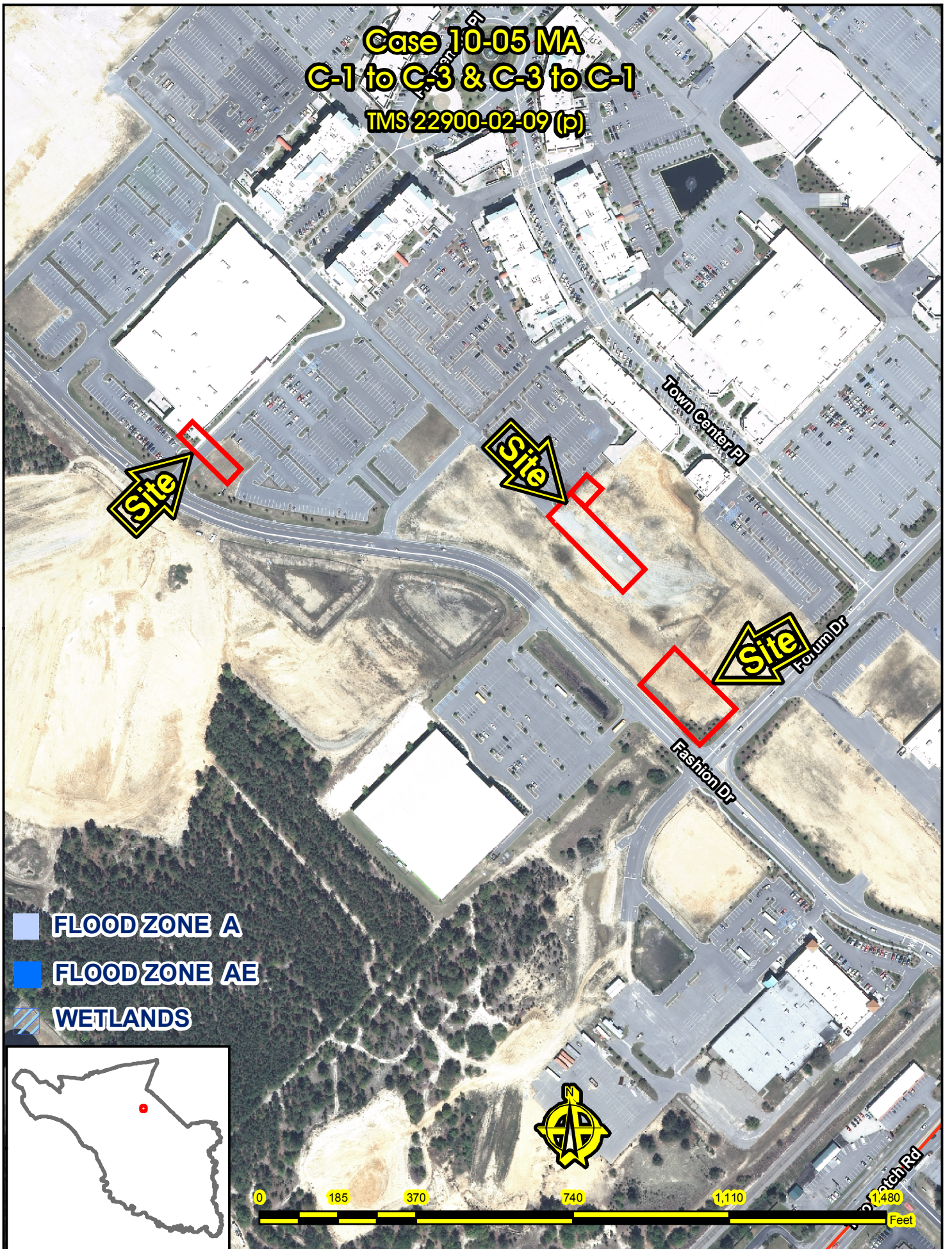


ZONING CLASSIFICATIONS

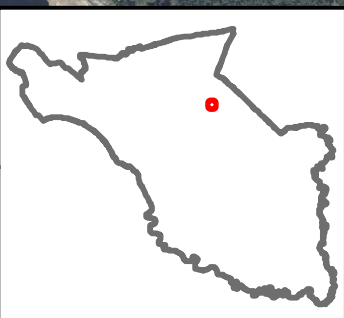
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 C-1	 RS-LD	 RM-MD	 GC	 PDD
 C-3	 RS-MD	 RM-HD	 M-1	 RU
 RG-2	 RS-HD	 OI	 LI	 TROS


 Subject Property

Case 10-05 MA
C-1 to C-3 & C-3 to C-1
TMS 22900-02-09 (p)



- FLOOD ZONE A
- FLOOD ZONE AE
- ▨ WETLANDS



CASE 10-05 MA

From C-3, C-1 to C-1, C-3

TMS# 22900-02-09 (P)

Village at Sandhills



STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ___-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO ESTABLISH A DISTRICT ENTITLED “CC CRANE CREEK 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.

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.

Multi-use trail. A path physically separated from motor vehicle traffic by an open space or barrier and either within a highway right-of-way or within an independent right-of-way. A multi-use path is used by bicyclists, pedestrians, joggers, skaters, and other non-motorized travelers.

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).

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

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, 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, 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.

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.

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.

SECTION II. 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
CC	<u>Crane Creek Neighborhood District, which includes:</u>
<u>CC-1</u>	<u>Residential</u>
<u>CC-2</u>	<u>Neighborhood Mixed Use</u>
<u>CC-3</u>	<u>Activity Center Mixed Use</u>
<u>CC-4</u>	<u>Industrial</u>

SECTION III. 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 26-111. CC Crane Creek Neighborhood District.

- (a) *Purpose.* The purpose of the Crane Creek Neighborhood District (CC) is to implement the policies and goals of the adopted *Crane Creek Master Plan*, and to:
- (1) Improve the image of the Crane Creek community;
 - (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.* The CC Crane Creek Neighborhood District, through the use of CC Neighborhood District sub-districts, may be approved and designated by County Council for that area of the county that is within the Crane Creek Neighborhood Master Plan, such plan 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 the CC Neighborhood District. No change in the boundary of the CC Neighborhood District shall be authorized, except by the County Council, pursuant to procedures in Section 26-52.
- (c) *CC districts.* The CC Neighborhood District contains four (4) additional 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 CC sub-districts shall conform to the standards in the subsections that follow. Each sub-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.
- (2) *Sub-district classification.*
 - a. *CC-1, Residential:* The CC-1 sub-district permits the development of residential communities that conserve the natural and environmentally sensitive features within the Crane Creek Master Plan area.
 - b. *CC-2, Neighborhood Mixed Use:* The CC-2 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. *CC-3, Activity Center Mixed Use:* The CC-3 sub-district permits higher density mixed-use buildings than CC-2. 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. *CC-4, Industrial:* The CC-4 sub-district 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. This sub-district is intended to accommodate wholesaling, distribution, storage, processing, and light manufacturing which are controlled operations that are relatively clean, quiet, and free of objectionable or hazardous elements, such as smoke, noise, odor or dust. In addition, such uses operate and/or have storage within open or enclosed structures, and generate no nuisances.
 - e. *Site Plan Review.* All site development plan applications shall be accompanied with materials required by the Zoning Administrator in Section 26-53 for major land development, as well as these additional items:
 1. *A Shared Parking Analysis* for use of shared parking, if applicable. See Section 26-111 (d) (9) b. 1. of this document for requirements.
 2. *A Signage Master Plan.* For all multi-tenant or multi-owner commercial or mixed use developments greater than twenty-five thousand (25,000) gross square feet, a signage master plan shall be submitted, reviewed and approved at the time of review of the site development plan. See Section 26-111 (d) (10) a. of this document for

specific standards. The signage master plan shall include the following information:

- [a] The location of each proposed sign and existing sign that is to remain, and a table indicating the location, type, height, and sign area of each sign.
- [b] A computation of the maximum permitted number of signs, maximum permitted total sign area, and maximum permitted area for individual signs permitted under this Section.
- [c] A computation, excluding window signs and incidental signs, of the total proposed number of signs and the total sign area of such signs.

- f. *Site Plan Review.* Review of the site plan shall be consistent with the procedures for major land development review as provided in Section 26-53.
- g. *Appeals and Variances.* Appeals of decisions by the Development Review Team and requests for variances shall follow the procedures identified in Sections 26-57 and 26-58.

(d) *Property Development Standards.*

(1) *Mixed-use developments.* The CC-2 and CC-3 sub-districts authorize and encourage mixing of complementary uses. Mixed-use developments shall consist of two or more types of uses as permitted in this Section.

- a. Uses in a mixed-use development shall be combined either vertically within the same building, or placed side by side on the same parcel.
- b. Examples of a mixture of complementary uses include, but are not limited to, the following specifically permitted uses:
 - 1. Loft dwelling units located over office, retail, and service uses.
 - 2. Live-work unit.
 - 3. Office uses located over or beside compatible retail and service uses.

(2) *Supplemental Use Standards.* The following supplemental use standards apply to all uses listed below when developed within any of the CC sub-districts:

- a. *Parking structures.*
 - 1. At a minimum, the primary façade of the first floor of above-ground parking structures shall be occupied by retail/office space or designed with similar design elements of upper floors of neighboring buildings.

2. All levels of a parking structure shall be designed to minimize visibility of parked cars from surrounding streets.
 3. Pedestrian entries and exits shall be clearly visible from the street and interior of the parking deck.
- b. *Multi-use trails.* Multi-use trails that meet these standards shall be eligible for a density bonus provided in Section 26-111 (d) (12).
1. The location of multi-use trails shall be compatible with the Proposed Circulation Plan of the Crane Creek Master Plan and shall be approved by the Zoning Administrator and Development Review Team.
 2. The multi-use trail shall not be gated or otherwise restricted for access by the public.

(3) *Crane Creek Standards Summary Table.*

	CC-1 – Residential	CC-2 – Neighborhood Mixed Use	CC-3 – Activity Center Mixed Use	CC-4 – Industrial
Building Type	Single-Family, Detached Dwelling			
	Townhouse			
	Civic/Institutional			
		Loft Dwelling Units		
		Live-Work Units		
		Commercial/Office		
		Mixed-use, nonresidential		
Minimum Open Space	As required in Section 26-186. The requirements of Section 26-111 (d) (11) do not apply.	10% of development acreage. The requirements of Section 26-111 (d) (11) apply.		
Sidewalk	5 feet			
Drainage	Open Swale or Closed	Closed and LID		
Minimum Height	None	30 feet for mixed use buildings.		None
Maximum Height	45 feet	45 feet	75 feet (only applies to Loft Dwelling, Commercial/Office, and Mixed Use, non-residential)	75 feet

LID – Low Impact Development Techniques

(4) *General Building Design Standards.*

- a. All lots shall face or be oriented towards street, square, or open spaces.

b. Principal building entrances shall be oriented to public streets.

(5) *Development Standards for Building Types.* The following building types shall provide the principal form for new development. These requirements do not mandate particular architectural or design features. Such building types shall maintain consistency with the purpose of the CC District identified in Section 26-111 (a). In this paragraph (5), 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.

a. *Single-family, detached residential.*

1. Maximum density:

[a] Base: 3 du/acre.

[b] Bonus: 4.5 du/acre.

2. Minimum setbacks:

[a] Front: 25 feet.

[b] Rear: 20 feet (from principal structure).

[c] Side: 6.5 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 26-151.

3. Maximum building height shall be 45 feet.

4. Maximum impervious surface ratio: 40% for single-family residential, mid-size lot.

5. Landscaping of lots for single-family, detached dwellings shall be consistent with Section 26-176, except as stated below:

[a] Tree preservation and replacement shall result in at least six (6) hardwood trees per acre (minimum 2-inch caliper dbh).

[b] All landscape materials required by this ordinance shall be maintained by the property owner or property owners' association.

b. *Townhouse.*

1. Maximum density:
 - [a] Base: 6 du/ acre.
 - [b] Bonus: 9 du/ acre.
2. Minimum Setbacks:
 - [a] Front: 15 feet
 - [b] Rear: 5 feet.
 - [c] Side: 0 feet.
3. Minimum spacing between buildings is 15 feet.
4. Maximum building height shall be 45 feet.
5. Maximum impervious surface ratio: 65% of the parcel.
6. Dwellings shall have vehicular access from the rear along a common alley.

c. *Live-Work Units.*

1. Maximum density:
 - [a] Base: 6 du/acre.
 - [b] Bonus: 9 du/acre.
2. Minimum Setbacks.
 - [a] Front yard setback: 15 feet
 - [b] Rear: 20 feet.
 - [c] Detached side: 6.5 feet.
 - [d] Attached side: 0 feet
3. Minimum spacing between buildings: 15 feet.
4. The minimum building height shall be 30 feet and the maximum 45 feet.
5. Maximum impervious surface ratio: 75% of the parcel.

6. Dwellings shall have vehicular access from the rear along a common alley.
- d. *Loft Dwelling Units*, on upper stories of mixed-use residential buildings.
1. Maximum density:
 - [a] Base: 8 du/acre.
 - [b] Bonus: 12 du/acre.
 2. Minimum setback:
 - [a] Front yard: 15 feet
 - [b] Side: 0 feet.
 - [c] Rear: 50 feet.
 3. Minimum building spacing: 15 feet.
 4. The minimum building height minimum shall be 30 feet.
 5. The maximum building height shall be 45 feet in CC-2 and 75 feet in CC-3.
 6. Maximum building size: 25,000 square feet.
 7. Maximum impervious surface ratio: 80% of the parcel.
 8. Minimum number of dwelling units in a building is two (2).
 9. Residential units must be accessed from entrances that are separated from the entrance for commercial space.
 10. Open space requirements as listed in Section 26-111 (d) (11).
 11. Landscaping of the site shall be consistent with the requirements of Section 26-176, with the following additions:
 - [a] Front yards shall consist of landscaped areas or sod.
 - [b] Parking areas shall be screened from view from public streets by buildings, evergreen hedge, fence or wall not less than four (4) feet in height.
 12. Streets and circulation:
 - [a] Private streets must meet the standards of public streets.

[b] All proposed structures shall include safe, lighted pedestrian ingress and egress facilities.

13. Parking shall be as required in Section 26-111 (d) (9).

e. *Commercial and Office Uses.*

1. Minimum setbacks:

[a] Front yard: 25 feet.

[b] Rear: 20 feet.

[c] Side: 0 feet for structures attached at side lot lines; otherwise, a minimum spacing of 15 feet between structures.

2. Land Use Transition: Commercial buildings that are more than 45 feet in height shall not be closer than the building height from a single-family detached residence, and shall provide a 20-foot transitional buffer adjacent to single-family residential that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.

3. The maximum building height shall be 45 feet in CC-2 and 75 feet in CC-3.

4. Minimum commercial building size: 1,500 square feet.

5. Maximum commercial building size:

[a] CC-3: 25,000 square feet on a ground floor.

[b] CC-2: 5,000 square feet on a ground floor; 15,000 square feet total.

6. Maximum impervious surface ratio:

[a] Eighty-five percent (85%) in CC-3.

[b] Seventy-five percent (75%) in CC-2.

7. Minimum open space per Section 26-111 (d) (11).

8. Commercial density:

[a] CC-2: 5,000 square feet per acre.

[b] CC-3, as follows:

	<u>Base density</u>	<u>Bonus</u>
	(square feet/gross acre)	
i. Retail uses	15,000	20,000
ii. Office/ service uses	20,000	25,000

9. Parking as required in Section 26-111 (d) (9).
- f. *Mixed-use Buildings, Non Residential.* Mixed-use buildings shall contain a combination of commercial retail, commercial services, civic, or office uses. No residential uses shall be included.
1. Minimum setbacks:
 - [a] Front yard: 25 feet.
 - [b] Rear: 50 feet.
 - [c] 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.
 2. Land Use Transition. Mixed-use buildings that are more than 45 feet in height shall not be closer than the building height from a single-family, detached residence and shall provide a 20-foot transitional buffer adjacent to single-family residential that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.
 3. Maximum building size: 25,000 square feet on ground floor.
 4. The maximum building height shall be 45 feet in CC-2 and 75 feet in CC-3.
 5. Maximum building length: 250 feet.
 6. Maximum impervious surface ratio: 75% of the parcel.
 7. Minimum open space: 10% of the development or phase.
 8. Parking as required in Section 26-111 (d) (9).
- g. *Civic/Institutional Uses:*
1. Minimum setbacks:
 - [a] Front yard: 25 feet.
 - [b] Rear: 15 feet.

- [c] Side: 15 feet.
 - 2. Minimum spacing between buildings: 15 feet.
 - 3. Maximum building size: 25,000 square feet on ground floor.
 - 4. Maximum impervious surface ratio: 75% of the parcel.
 - 5. The maximum building height shall be 45 feet in CC-2 and 75 feet in CC-3.
 - 6. Land Use Transition. Civic uses that are more than 45 feet in height shall not be closer than the building height from a single-family, detached residence and shall provide a 25-foot transitional buffer adjacent to single family residential that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.
 - 7. Open Space shall meet the requirements of Section 26-111 (d) (11).
 - 8. *Signs.* Signs for civic/institutional uses shall follow the standards for commercial signs found in Section 26-180 and other requirements as stipulated in Section 26-111 (d) (10).
 - 9. Parking as required in Section 26-111 (d) (9).
- h. *Industrial Uses:*
- 1. Minimum setbacks:
 - [a] Front yard: 15 feet.
 - [b]. Rear: 15 feet.
 - [c] Side: 15 feet.
 - 2. Minimum spacing between buildings: 15 feet.
 - 3. Maximum building size: 100,000 square feet with maximum 50,000 square feet on ground floor.
 - 4. Maximum impervious surface ratio: 75% of the parcel.
 - 5. Land Use Transition. 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 25-foot transitional buffer that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.

6. Open Space shall meet the requirements of Section 26-111 (d) (11).
 7. *Signs.* Signs for civic/institutional uses shall follow the standards for commercial signs found in Section 26-180 and other requirements as stipulated in Section 26-111 (d) (10).
 8. All uses shall be completely screened from adjacent roads and residentially zoned or used properties.
 9. Parking as required in Section 26-111 (d) (9).
- (6) *Access Management Standards.* It is the intent of this paragraph (6) 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), all as stipulated below:
- a. *Driveways.* Establishments of driveways shall be consistent the regulations of Section 26-175, unless otherwise stated below.
 1. *Intersection Access Control.* Driveways are not permitted in the controlled access zones of intersections. See Figure 7, below, for greater clarification.

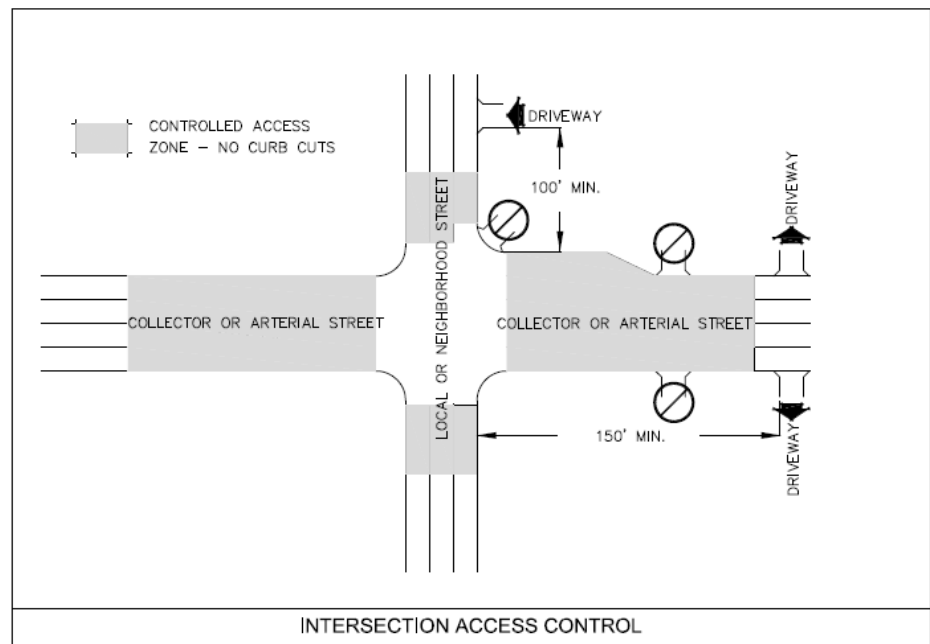


Figure 7

2. Abutting non-residential developments on collectors and arterials shall provide a cross-access drive and sidewalk access to allow circulation between sites.

- b. Driveways that enter a collector or arterial road must have a single entrance and two (2) exit lanes.
 - c. Driveways on collector streets or local streets should align with driveways (if any) on the opposite side of the street.
- (7) *Interparcel Easements and Inter-parcel Access.*
- a. Abutting non-residential developments within CC-2 and CC-3 sub-districts shall provide a cross-access drive and sidewalk access to facilitate the flow of pedestrian and other traffic.
 - b. 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:
 - 1. A continuous cross-access drive connecting adjacent parcels along the thoroughfare.
 - 2. Joint driveways and cross-access easements shall be constructed in accordance with the 2003, or later, version of the *Manual of Uniform Traffic Control Devices (MUTCD)*.
- (8) *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:
- a. Each CC-1 development that abuts property zoned for single-family residential use shall provide a 30-foot opaque transitional buffer adjacent to residentially zoned property.
 - b. Property within the CC-4 sub-district shall meet the following additional requirements:
 - 1. 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 25-foot transitional buffer that is designed pursuant to a buffer plan approved by the Zoning Administrator that meets the standards of a planted buffer in Section 26-176.
 - 2. Mechanical and utility equipment shall be screened.
 - 3. Open space requirements shall be designed so as to provide additional separation between the buildings and abutting property.
- (9) *Parking Standards.* Standards for parking shall be consistent with Section 26-173, except as otherwise stipulated in this paragraph (9). Shared parking, off-street

parking, and bicycle facilities are encouraged to support the development of a built environment that accommodates motorized vehicles as well as pedestrian and bicycle traffic.

- a. *Off-Street Parking.* The minimum number of parking spaces required for each use in each of the CC sub-districts shall be as follows, except where modified by on-street parking [see Section 26-111 (d) (9) d.] or shared parking standards as stipulated in subparagraph b., below.
- b. *Shared Parking.* Shared parking is encouraged where feasible, particularly in sub-districts CC-2 and CC-3, and should meet the following requirements:
 1. A shared parking analysis is required and shall be determined as follows:
 - [a] Determine the minimum amount of parking required for each separate use described in the below “Table of Parking Standards”.
 - [b] Multiply the parking requirement for each use by the corresponding percentage for each of the time periods described in the below “Table of Parking Ratios by Use and Time of Day for Shared Parking Arrangements”.
 - [c] Sum the total parking requirements for all uses for each of the five (5) time periods described in the below “Table of Parking Ratios by Use and Time of Day for Shared Parking Arrangements”.
 - [d] The parking requirement for the time period having the largest required total number of parking spaces based on the use as described in the below “Table of Parking Ratios by Use and Time of Day for Shared Parking Arrangements” shall be the minimum required number of parking spaces for the mixed-use development.

Table of Parking Standards		
Use	Minimum Spaces Required	Maximum Spaces Allowed
Residential – single family detached and attached (townhouses) and mixed use	1.0 per dwelling unit	N/A
Live-Work Unit	2.0 per dwelling unit	4.0 per 1000 gross square feet
Lodging	1.0 per room or suite	N/A
Office/Service Uses	1.0 per 1000 gross square feet	4.0 per 1000 gross square feet
Retail Uses	2.0 per 1000 gross square feet	4.0 per 1000 gross square feet
Industrial		
Restaurants	1.0 per 4 seats	1.0 per 2 seats
Mixed-Use Development	1.5 per 1000 gross square feet	3.0 per 1000 gross square feet
Entertainment/Recreation Uses	As required in Section 26-173.	
Theaters	1.0 per 4 seats	
Civic/Institutional (Schools)	As required in Section 26-173.	
Civic/Institutional (non-assembly Uses)	1.0 per 350 gross floor area	1 per 250 gross floor area
Civic/Institutional Uses (assembly uses only)	1.0 per 4 seats	1.0 per 3 seats

Table of Parking Ratios by Use and by Time of Day for Shared Parking Arrangements					
Uses	Weekdays		Weekends		Night Time
	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	1 a.m. to 6 a.m.
Office	100%	10%	10%	5%	5%
Retail/Commercial/Mixed-Use	60%	90%	100%	70%	5%
Hotel/Motel	75%	100%	75%	100%	75%
Restaurant	50%	100%	100%	100%	10%
Entertainment/Recreational	40%	100%	80%	100%	10%
Place of Worship	50%	50%	100%	100%	10%

Examples of Shared Parking Calculations:							
A building with 2,500 sq. ft. of retail space and a building with 5,000 sq. ft of office space / or a 3 story building with 2,500 of retail on the ground floor with 2 floors of office above	Minimum Number of Spaces Required by Each Use Separately		Weekdays		Weekends		Night Time
			6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	6 a.m. to 5 p.m.	5 p.m. to 1 a.m.	1 a.m. to 6 a.m.
5,000 sq. ft. of office	3 per 1,000 sq. ft of GFA	15	15	2	2	1	1
2,500 sq. ft. of retail	4.5 per 1,000 sq. ft GFA	11	7	10	11	8	1
Total		26	22	12	13	9	1
Required Shared Parking		22					

Any subsequent change in land uses within the participating developments shall require proof that adequate parking will be available. Prior to any change in ownership or use, the owner must apply to the Zoning Administrator for an evaluation and confirmation of the reduction. If the Zoning Administrator finds that the parking reduction is no longer justified, the Zoning Administrator shall notify the owner to construct the number of parking spaces necessary to meet the required level.

- c. *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. Where a parking lot of five (5) or more spaces is adjacent to a street or a parcel developed with single-family residences, the perimeter of the parking lot shall be screened by a minimum four (4) foot high, dense evergreen hedge in a ten (10) foot wide landscape strip lined with trees, or screened by a wall or fence not less than four (4) feet high. Such buffer shall provide adequate space for pedestrian crossing, meeting the requirements of Section 26-176.
 2. Parking lots shall incorporate landscaped areas covering a minimum of fifteen percent (15%) of the surface area in compliance with Section 26-176.
 3. Landscaped areas in parking lots shall be depressed below paved surfaces and designed with flush curbs or curb inlets to absorb stormwater runoff. Each parking space shall provide a wheel stop and depressed areas shall be surrounded by painted lines or flush curbing to separate landscaping from driving aisles.

- d. *On-Street Parking.* On Street Parking is encouraged where appropriate in the CC-2 and CC-3 sub-districts. Provisions for on-street parking within the CC district 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 minimum parking requirements of a parcel when it is located along the street frontage of that parcel.
 - e. *Bicycle Parking.* Bicycle parking shall be provided for all multi-family residential buildings with more than four (4) units as well as all non-residential and mixed-use buildings.
 - 1. *Required Spaces.* Uses that require up to fifty (50) off-street parking spaces for motorized vehicles shall provide at least two (2) bicycle spaces, plus a minimum of one (1) additional bicycle space for each additional fifty (50) parking spaces required for motorized vehicles. A maximum of ten (10) bicycle spaces shall be provided per building.
 - 2. Bicycle racks shall be installed along a major building approach line and be clearly visible from the street at least fifty (50) feet prior to the building entrance.
 - 3. Bicycle racks installed on sidewalks shall be installed parallel to the curb and allow for a ten (10) foot clearance for pedestrians utilizing the sidewalk.
 - 4. The design of bicycle parking fixtures shall be approved by the Zoning Administrator.
 - f. *Environmental Controls - BMPs.* Stormwater management design shall incorporate BMPs designed to protect water quality as provided in Section 26-64.
- (10) *Signage.* Signs in all CC sub-districts shall be authorized in accordance with Section 26-180
- a. Multi-tenant developments shall prepare a Master Signage Plan that identifies the signage allocation among the tenants in accordance with the following standards.
 - 1. The maximum aggregate sign area allowed for a multi-tenant development shall be consistent with the limitations provided as follows:

Gross square feet of tenant space	Total sign area, not including window signs
0-10,000	150 square feet
10,001-50,000	250 square feet
50,001-100,000	400 square feet
100,001 – 200,000	600 square feet
Over 200,000	1,000 square feet

2. Each use or tenant in a CC-2 or CC-3 sub-district shall be permitted one (1) wall sign per street frontage, not to exceed one (1) square foot in area for each linear foot of street frontage. Wall signs may not be located on a building wall that has no public entrance, except for corner buildings facing roadways.
 3. Each use or tenant in a CC-2 or CC-3 sub-district shall be permitted marquee signs, canopy signs, or hanging canopy signs not to exceed twelve (12) square feet in area per sign. The lowest point of a marquee sign, canopy sign, or hanging sign must be a minimum of eight (8) feet above the adjacent ground or sidewalk elevation.
- b. *Ground-mounted and freestanding signs.*
1. Ground signs in all CC sub-districts shall consist of no more than two (2) sign faces, limited to thirty-two (32) square feet per side and six (6) feet in height.
 2. Supporting structures for ground signs shall be constructed of material compatible with the primary building material used on the façade of the principal building.
 3. No more than one (1) ground sign is permitted for each principal driveway entrance. Such ground sign shall be placed within twenty-five (25) feet from the edge of the principal driveway entrance, but not within the sight visibility triangle formed by the intersection for the driveway and the public street.
 4. Each freestanding commercial, mixed-use, or civic development is permitted one (1) ground sign per frontage abutting on a public street.
- c. Illuminated signs shall be consistent with the regulations as stated in Section 26-176 and the following:
1. Digital signs are prohibited.
 2. Externally illuminated signs are permitted, provided that their light source shall be directed downward so as not to cast glare upwards or towards adjacent properties.

(11) *Open Space Standards.*

a. *Categories of open space.* Open space is required in all CC sub-districts and shall consist of any of the following categories of land:

1. *Primary Conservation Areas.* Primary Conservation Areas include streams, required stream buffers, wetlands designated by the National Wetlands Inventory, 100-year floodplain, slopes exceeding twenty-five percent (25%), areas of exposed rock, and private cemeteries and burial grounds. 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.
2. *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.
3. *Active Recreation Area.* Active recreation areas include greenways, trails, bikeways, paths, tennis, volleyball, handball, squash, bocce and basketball courts, ball fields, tracks, golf courses, swimming pools, clubhouses, equestrian facilities, beaches, docks, amphitheaters, stages, band shells, walkways, public squares, public lawns, picnic shelters and areas, open landscaped areas, and other land containing outdoor recreation features and facilities as determined by the Zoning Administrator. Lakes and ponds are allowed in outdoor recreation areas, but shall not be counted as open space.

b. *Open space design standards.*

1. 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 26-105).
2. A density bonus shall be provided for multi-use trail development as provided in Section 26-111 (d) (12).
3. Secondary conservation areas shall be set aside as open space to the maximum degree possible.
4. No more than fifty percent (50%) of required open space may consist of primary conservation areas.

5. 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.
 6. No more than ten percent (10%) of required open space may be areas of impervious surface.
 7. At least fifty percent (50%) of required open space within a single development shall be located in a contiguous tract.
 8. *Interconnected Open Space Network.* It is the intent of this subparagraph b. 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, and utility easements), and institutions (such as churches, museums, and other cultural facilities).
 9. 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.
 10. Best Management Practices (BMPs). Active recreation areas, such as golf courses, playing fields, swimming pools and tennis courts, shall employ applicable BMPs and shall not be permitted in primary conservation areas.
- c. *Public seating.* It is the intent of this Subsection (11) 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 Zoning Administrator.
 - d. *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 (1) or a combination of the methods below:
 1. *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.

2. *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.
 3. *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 Zoning Administrator.
- e. *Maintenance of Open Space.* Open space areas shall be maintained in a manner that prevents them from being nuisances to health or safety.
1. Open spaces shall be kept free from the accumulation of litter and debris.
 2. Landscaped areas shall be kept free from dead or diseased trees and other vegetation.
 3. 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.
- f. *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 included administrative costs and penalties. Such costs shall become a lien on the owners' properties until paid in full.
- (12) *Bonus Density Incentives.* It is the intention of this subsection 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 Crane Creek Master 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 in the Crane Creek Master 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 26-111(d)(5) shall apply.

(e) Permitted Uses and Permitted Uses with Special Requirements for the CC Neighborhood District.

- (1) *General.* The Table of Permitted Uses and Permitted Uses with Special Requirements for the CC Neighborhood District that follows, contains a listing of uses that may be permitted in one or more of the various sub-districts. Uses are listed 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, then the use is NOT permitted.
- (2) *Symbols used.* The districts in which a particular use is permitted (with or without special requirements), are indicated by a “P” or “SR” in the sub-district column(s) opposite the listed use.
- (3) *Meaning of symbols.* The meaning of the symbols in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions for the CC Neighborhood District are as follows:
 - a. *P.* Means the indicated use is permitted in the indicated sub-district.
 - b. *SR.* Means the indicated use is permitted provided special additional standards set forth in this Section are met. These standards are contained in Section 26-111 (e) (7).
- (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, Permitted Uses with Special Requirements, and Special Exceptions for the CC Neighborhood District. 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 the CC Neighborhood District 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 the CC Neighborhood District.* See Table below:

TABLE OF PERMITTED USES AND PERMITTED USES WITH SPECIAL REQUIREMENTS FOR THE CC NEIGHBORHOOD DISTRICT

USE TYPES	CC-1	CC-2	CC-3	CC-4
<u>Residential Uses</u>				
Accessory Dwellings	P	P	P	
Common Area Recreation and Service Facilities	P	P	P	
Continued Care Retirement Communities	P	P	P	
Dwellings, Conventional or Modular			P	
Multi-Family, Not Otherwise Listed		P	P	
Single-Family, Detached	P	P	P	
Single-Family, Zero Lot Line, Common	P	P	P	
Single-Family, Zero Lot Line, Parallel	P	P	P	
Two-Family		P	P	
Group Homes (9 or Less)	P	P	P	
Group Homes (10 or More)			P	
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	P	P	P	
Swimming Pools	P	P	P	
Yard Sales	P	P	P	
<u>Recreational Uses</u>				
Athletic Fields		P	P	

USE TYPES	CC-1	CC-2	CC-3	CC-4
Batting Cages			P	
Billiard Parlors			P	
Bowling Centers			P	
Clubs or Lodges			P	
Country Clubs with Golf Courses	P	P	P	
Dance Studios and Schools		P	P	
Go-Cart, Motorcycle and Similar Small Vehicle Tracks				
Golf Courses		SR	SR	SR
Golf Courses, Miniature			P	
Golf Driving Ranges (Freestanding)			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
Shooting Ranges, Indoor				P
Shooting Ranges, Outdoor				
Skating Rinks		P	P	
Swim and Tennis Clubs		P	P	
Swimming Pools		P	P	
<u>Institutional, Educational and Civic Uses</u>				
Ambulance Services, Emergency			P	
Animal Shelters				P
Auditoriums, Coliseums, Stadiums			P	P
Bus Shelters	SR	SR	SR	SR
Cemeteries, Mausoleums				SR
Colleges and Universities			P	
Community Food Services		P	P	P
Day Care, Adult, Home Occupation (5 or Fewer)	SR	SR	SR	
Day Care Centers, Adult		P	P	
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)	SR	SR	SR	
Day Care, Child, Licensed Center		P	P	
Fire Stations	P	P	P	P
Government Offices		P	P	P
Hospitals			P	P
Individual and Family Services, Not Otherwise Listed			P	
Libraries	P	P	P	
Museums and Galleries			P	

USE TYPES	CC-1	CC-2	CC-3	CC-4
Nursing and Convalescent Homes		P	P	
Orphanages				
Places of Worship	SR	P	P	
Police Stations, Neighborhood	P	P	P	P
Post Offices		P	P	
Postal Service Processing & Distribution				P
Schools, Administrative Facilities		P	P	
Schools, Business, Computer and Management Training			P	
Schools, Fine Arts Instruction		P	P	
Schools, Junior Colleges			P	
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)	SR	P	P	
Schools, Technical and Trade (Except Truck Driving)			P	
Schools, Truck Driving				P
Zoos and Botanical Gardens	SR	SR	SR	P
<u>Business, Professional and Personal Services</u>				
Accounting, Tax Preparation, Bookkeeping, and Payroll Services		P	P	
Advertising, Public Relations, and Related Agencies		P	P	
Automatic Teller Machines			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		P	P	
Barber Shops, Beauty Salons, and Related Services		P	P	
Bed and Breakfast Homes/Inns		P	P	
Building Maintenance Services, Not Otherwise Listed			P	P
Car and Light Truck Washes (See also Truck Washes)			P	P
Carpet and Upholstery Cleaning Services			P	P
Computer Systems Design and Related Services		P	P	P

USE TYPES	CC-1	CC-2	CC-3	CC-4
Clothing Alterations/Repairs; Footwear Repairs		P	P	
Construction, Building, General Contracting, with Outside Storage				P
Construction, Building, General Contracting, without Outside Storage				P
Construction, Heavy, without Outside Storage				
Construction, Special Trades, with Outside Storage				SR
Construction, Special Trades, without Outside Storage		P	P	P
Engineering, Architectural, and Related Services		P	P	P
Exterminating and Pest Control Services				P
Funeral Homes and Services		P	P	
Furniture Repair Shops and Upholstery		P	P	P
Hotels and Motels			P	
Janitorial Services				P
Kennels				SR
Landscape and Horticultural Services				P
Laundromats, Coin Operated		P	P	
Laundry and Dry Cleaning Services, Non-Coin Operated		P	P	
Legal Services (Law Offices, Etc.)		P	P	
Linen and Uniform Supply			P	P
Locksmith Shops		P	P	
Management, Scientific, and Technical Consulting Services		P	P	
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	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)		SR	P	
Photocopying and Duplicating Services		P	P	
Photofinishing Laboratories		P	P	
Photography Studios		P	P	
Picture Framing Shops		P	P	

USE TYPES	CC-1	CC-2	CC-3	CC-4
Professional, Scientific, and Technical Services, Not Otherwise Listed		P	P	
Publishing Industries				P
Real Estate and Leasing Offices		P	P	
Rental Centers, with Outside Storage				P
Rental Centers, without Outside Storage			P	P
Repair and Maintenance Services, Appliance and Electronics			SR	P
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
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			P	P
Security and Related Services				P
Septic Tank Services				P
Tanning Salons			P	
Tattoo Facilities			P	
Taxidermists				P
Theaters, Live Performances			P	
Theaters, Motion Picture, Other Than Drive-Ins			P	
Tire Recapping				P
Travel Agencies (without Tour Buses or Other Vehicles)		P	P	
Truck (Medium and Heavy) Washes				P
Vending Machine Operators				P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)		SR	SR	
Watch and Jewelry Repair Shops		P	P	

USE TYPES	CC-1	CC-2	CC-3	CC-4
Weight Reducing Centers		P	P	
<u>Retail Trade and Food Services</u>				
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)		P	P	
Appliance Stores			P	
Art Dealers		P	P	
Arts and Crafts Supply Stores		P	P	
Auction Houses			P	P
Automotive Parts and Accessories Stores			P	
Bakeries, Retail			P	
Bars and Other Drinking Places		SR	SR	
Bicycle Sales and Repair		P	P	
Book, Periodical, and Music Stores		P	P	
Building Supply Sales with Outside Storage				P
Building Supply Sales without Outside Storage			P	P
Camera and Photographic Sales and Service		P	P	
Candle Shops		P	P	
Candy Stores (Confectionery, Nuts, Etc.)		P	P	
Caterers, No On Site Consumption		P	P	
Clothing, Shoe, and Accessories Stores		P	P	
Coin, Stamp, or Similar Collectibles Shops		P	P	
Computer and Software Stores		P	P	
Convenience Stores (with Gasoline Pumps)			P	P
Convenience Stores (without Gasoline Pumps)		P	P	
Cosmetics, Beauty Supplies, and Perfume Stores		P	P	
Department, Variety or General Merchandise Stores		P	P	
Direct Selling Establishments, Not Otherwise Listed			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	

USE TYPES	CC-1	CC-2	CC-3	CC-4
Florists		P	P	
Food Service Contractors				
Food Stores, Specialty, Not Otherwise Listed		P	P	
Formal Wear and Costume Rental		P	P	
Fruit and Vegetable Markets		P	P	
Furniture and Home Furnishings		P	P	
Garden Centers, Farm Supplies, or Retail Nurseries		P	P	P
Gift, Novelty, Souvenir, or Card Shops		P	P	
Grocery/Food Stores (Not Including Convenience Stores)		P	P	
Hardware Stores		P	P	
Health and Personal Care Stores, Not Otherwise Listed		P	P	
Hobby, Toy, and Game Stores		P	P	
Home Centers		P	P	
Home Furnishing Stores, Not Otherwise Listed			P	
Jewelry, Luggage, and Leather Goods (May Include Repair)		P	P	
Liquor Stores			P	
Meat Markets		P	P	
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building			P	
Musical Instrument and Supplies Stores (May Include Instrument Repair)		P	P	
News Dealers and Newsstands		P	P	
Office Supplies and Stationery Stores		P	P	
Optical Goods Stores		P	P	
Outdoor Power Equipment Stores				P
Paint, Wallpaper, and Window Treatment Sales			P	
Pet and Pet Supplies Stores		P	P	
Record, Video Tape, and Disc Stores		P	P	
Restaurants, Cafeterias		P	P	
Restaurants, Full Service (Dine-In Only)		P	P	
Restaurants, Limited Service (Delivery, Carry Out)		P	P	
Restaurants, Limited Service (Drive-Thru)			P	
Restaurants, Snack and Nonalcoholic Beverage Stores			P	

USE TYPES	CC-1	CC-2	CC-3	CC-4
Service Stations, Gasoline			P	P
Sporting Goods Stores		P	P	
Television, Radio or Electronic Sales		P	P	
Tire Sales			P	
Tobacco Stores		P	P	
Truck Stops				P
Used Merchandise Stores				
Video Tape and Disc Rental		P	P	
Warehouse Clubs and Superstores			P	
<u>Wholesale Trade</u>				
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				P
Durable Goods, Not Otherwise Listed				P
Electrical Goods				P
Farm Products, Raw Materials				P
Farm Supplies				P
Flowers, Nursery Stock, and Florist Supplies				P
Furniture and Home Furnishings				P
Groceries and Related Products				P
Hardware				P
Jewelry, Watches, Precious Stones				P
Machinery, Equipment and Supplies				P
Market Showrooms (Furniture, Apparel, Etc.)				P
Metal and Minerals				P
Motor Vehicles				P
Motor Vehicles, New Parts and Supplies				P
Motor Vehicles, Tires and Tubes				P
Motor Vehicles, Used Parts and Supplies				P
Nondurable Goods, Not Otherwise Listed				P
Paints and Varnishes				P
Paper and Paper Products				P
Plumbing & Heating Equipment and Supplies				P
Professional and Commercial Equipment and Supplies				P

USE TYPES	CC-1	CC-2	CC-3	CC-4
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)			P	P
Sporting Firearms and Ammunition			P	P
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	SR
Bus Facilities, Urban				P
Charter Bus Industry				P
Courier Services, Central Facility				P
Courier Services, Substations				P
Limousine Services				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				P
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)				P
Warehouses, Self-Storage				P
Warehouses, Self-Storage				P
Waste Treatment and Disposal, Non-Hazardous				P
Water Treatment Plants, Non-Governmental, Public				P

USE TYPES	CC-1	CC-2	CC-3	CC-4
<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
Medical Equipment and Supplies				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

USE TYPES	CC-1	CC-2	CC-3	CC-4
Transportation Equipment				P
<u>Other Uses</u>				
Buildings, High Rise, 4 or 5 Stories			P	P
Buildings, High Rise, 6 or More Stories				P

- (7) *Permitted uses with special requirements listed by zoning district.*
- a. Antennas - (All Districts)
 - b. Automobile Towing, including Storage Services - (CC-4)
 - c. Barber shops, beauty salons, and related services - (CC-1)
 - d. Bars and Other Drinking Places - (CC-2, CC-3)
 - e. Bus Shelters - (All Districts)
 - f. Cemeteries and Mausoleums - (CC-4)
 - g. Construction, Special Trades with Outside Storage - (CC-4)
 - h. Daycare, Adult, Home Occupation (5 or fewer) - (CC-1, CC-2, CC-3)
 - i. Daycare, Child, Family Daycare, Home Occupation (5 or fewer) - (CC-1, CC-2, CC-3)
 - j. Golf Courses - (CC-2, CC-3, CC-4)
 - k. Golf Driving Ranges (Freestanding) - (CC-3, CC-4)
 - l. Kennels - (CC-4)
 - m. Pet Care Services (excluding veterinary office and kennels) - (CC-2)
 - n. Places of Worship - (CC-1)
 - o. Public or Private Parks - (All Districts)
 - p. Public Recreation Facilities - (All Districts)
 - q. Repair and Maintenance Services, Appliance and Electronics - (CC-3)
 - r. Schools, including Public and Private, having a curriculum similar to those given in public schools) - (CC-1)
 - s. Utility Substations - (All Districts)
 - t. Veterinary Services (non-livestock, may include totally enclosed kennels operated in connection with veterinary services) - (CC-2, CC-3)
 - u. Zoos and Botanical Gardens - (CC-1, CC-2, CC-3)

(8) *Standards.* The development standards listed herein are additional to other requirements of this chapter. 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 the CC Neighborhood District [see Section 26-111 (e) (6), above].

a. *Antennas.*

1. Use districts: All Districts.
2. In residential 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.
3. In nonresidential districts, 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.

b. *Automobile Towing, including Storage Services.*

1. Use district: Crane Creek - 4
2. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

c. *Barber shops, beauty salons, and related services.*

1. Use districts: Crane Creek-1.
2. No more than four (4) workstations are permitted.

3. 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.

d. *Bars and Other Drinking Places.*

1. Use districts: Crane Creek-2; Crane Creek-3
2. Lots used for drinking places shall be located no closer than four hundred (400) feet from any other lot used as a drinking place, and shall be no closer than six hundred (600) feet to any lot which contains a school (public or private) or a place of worship.
3. Bars and other drinking places shall provide adequate off-street parking at a rate of twelve (12) spaces for each one thousand (1,000) square feet of gross floor area.
4. Parking areas related to the establishment of a bar or other drinking place shall be located no closer than thirty (30) feet to the property line of residentially zoned or used property.
5. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

e. *Bus shelters.*

1. Use districts: All Districts.
2. 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.
3. 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.
4. 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.
5. 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.

6. 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:
 - [a] 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.
 - [b] 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.
 - [c] 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.
 - [d] 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.
 - [e] The general dimensions of a typical shelter will be at a minimum 9' long by 6' wide by 8' high.
7. The route number shall be displayed prominently on the bus shelter.
8. Each bus shelter shall make available printed bus schedules, and shall display a large regional map that includes the bus route.

9. 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.

f. *Cemeteries and Mausoleums.*

1. Use districts: Crane Creek -4.
2. 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.
3. Primary access to the facility shall be from a collector or thoroughfare road.

g. *Construction, building, general contracting, without outside storage.*

1. Use districts: Crane Creek-4.
2. All outside storage shall be completely screened from adjacent roads and residentially zoned or used properties.

h. *Daycare, Adult, Home Occupations (5 or fewer).*

1. Use districts Crane Creek -1, Crane Creek – 2, Crane Creek – 3
2. An adult day care, home occupation, with five (5) or fewer attendees must be operated in an occupied residence.
3. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
4. All other state and federal regulations shall be met.

i. *Daycare, Child, Family Daycare, Home Occupations (5 or fewer).*

1. Use districts: Crane Creek-1, Crane Creek-2, Crane Creek-3
2. A child family day care home occupation must be operated in an occupied residence.

3. 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.
4. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.
5. All other state and federal regulations shall be met.

j. *Golf Courses.*

1. Use districts: Crane Creek-2, Crane Creek -3, Crane Creek-4
2. There shall be a minimum fifty (50) foot setback between clubhouses or other non-course facilities and adjacent residentially zoned or used property.

k. *Golf Driving Ranges (Freestanding).*

1. Use districts: Crane Creek-2, Crane Creek-3
2. Fencing, netting, or other control measures shall be provided around the perimeter of the driving area to prevent balls from leaving the property.
3. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned or used property.
4. Operations shall not begin before 9:00 a.m. nor continue after 10:00 p.m.

l. *Kennels.*

1. Use district: Crane Creek-4
2. 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.
3. 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.

3. 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.
- m. *Pet Care Services (excluding veterinary office and kennels).*
2. Use districts: Crane Creek-2
 3. All pet care services shall be conducted inside an enclosed structure.
- n. *Places of Worship.*
1. Use district: Crane Creek – 1
 2. 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.
 3. 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.
 4. 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.
- o. *Public or private parks.*
1. Use districts: All Districts.
 2. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
 3. All parks greater than ten (10) acres shall have primary access to a collector or thoroughfare road.
- p. *Public recreation facilities.*
1. Use districts: All Districts.
 2. Overflow parking shall be designated on the site plan and shall be kept available to handle all traffic from special events.
 3. All recreation facilities greater than ten (10) acres shall have primary access to a collector or thoroughfare road.

4. Lights shall be positioned and shielded so as not to shine onto adjacent properties.
 5. Loud speaker systems shall not be operated before 8:00 a.m. or after 10:00 p.m.
- q. *Repair and maintenance service, appliance and electronics.*
1. Use districts: Crane Creek-3
 2. No outside storage of appliances, equipment, or parts shall be permitted.
- r. *Schools, including public and private schools, having a curriculum similar to those given in public schools.*
1. Use districts: Crane Creek-1.
 2. The minimum lot size for a school shall be two (2) acres.
 3. Parking and active recreation areas shall not be located within any required setback.
 4. Primary access shall be provided from a collector or a thoroughfare road.
- s. *Utility substations.*
1. Use districts: All Districts.
 2. All buildings shall observe accessory building setbacks. Transformer stations shall observe the principal building setback regulations.
 3. 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.
 4. 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).
- t. *Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).*

1. Use districts: Crane Creek-2, Crane Creek-3.
2. Veterinary services shall not include provisions for kennels or boarding of animals not undergoing treatment.
3. All buildings used in the operation shall be soundproofed and air-conditioned.
4. Outside activity shall be limited to six (6) hours per day or fewer.
5. 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.
6. All animal refuse and food must be kept in airtight containers and disposed of on a regular basis.

u. *Zoos and Botanical Gardens.*

1. Use districts: Crane Creek-1, Crane Creek-2, Crane Creek-3.
2. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
3. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

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

SECTION VII. Effective Date. This ordinance shall be enforced from and after _____, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY
OF _____, 2010

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:

EXPLANATION

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B), STANDARDS.

What this ordinance will do:

This ordinance will amend the requirement for certain pole colors so as to allow new poles to match the color of existing poles under certain conditions and removes conflicting language from landscaped areas.

- (h) All poles must be silver or grey, or a similar color, ~~to blend into the horizon, scenery, or background. Under no circumstance may a b~~Black or brown poles are prohibited be used; provided, however, new poles proposed to be located within an approved development that is at least seventy-five percent (75%) developed may be of the same color as the majority of the existing poles. In addition~~Provided, however, historic structures and/or historic sites may use traditional pole colors, and brown and/or green poles may be used in landscaped areas.~~

STATE OF SOUTH CAROLINA
COUNTY COUNCIL FOR RICHLAND COUNTY
ORDINANCE NO. ____-10HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE AND PERFORMANCE STANDARDS; SECTION 26-177, LIGHTING STANDARDS; SUBSECTION (B); PARAGRAPH (1); SUBPARAGRAPH (H); SO AS TO ALLOW AN EXCEPTION FOR THE COLOR OF NEW LIGHT POLES WHEN LOCATED IN AN ALREADY DEVELOPED AREA WITH EXISTING LIGHT POLES.

Pursuant to the authority granted by the Constitution and the 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 VII, General Development, Site and Performance Standards; Section 26-177, Lighting Standards; Subsection (b), Standards; Paragraph (1), Requirements for all zoning categories and applications; Subparagraph (h); is hereby amended to read as follows:

- (h) All poles must be silver or grey, or a similar color, ~~to blend into the horizon, scenery, or background. Under no circumstance may a b~~Black or brown poles are prohibited be used; provided, however, new poles proposed to be located within an approved development that is at least seventy-five percent (75%) developed may be of the same color as the majority of the existing poles. In addition~~Provided, however, historic structures and/or historic sites may use traditional pole colors, and brown and/or green poles may be used in landscaped areas.~~

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after January 19, 2010.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY
OF _____, 2010.

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: March 23, 2010 (tentative)
First Reading: March 23, 2010 (tentative)
Second Reading:
Third Reading:

