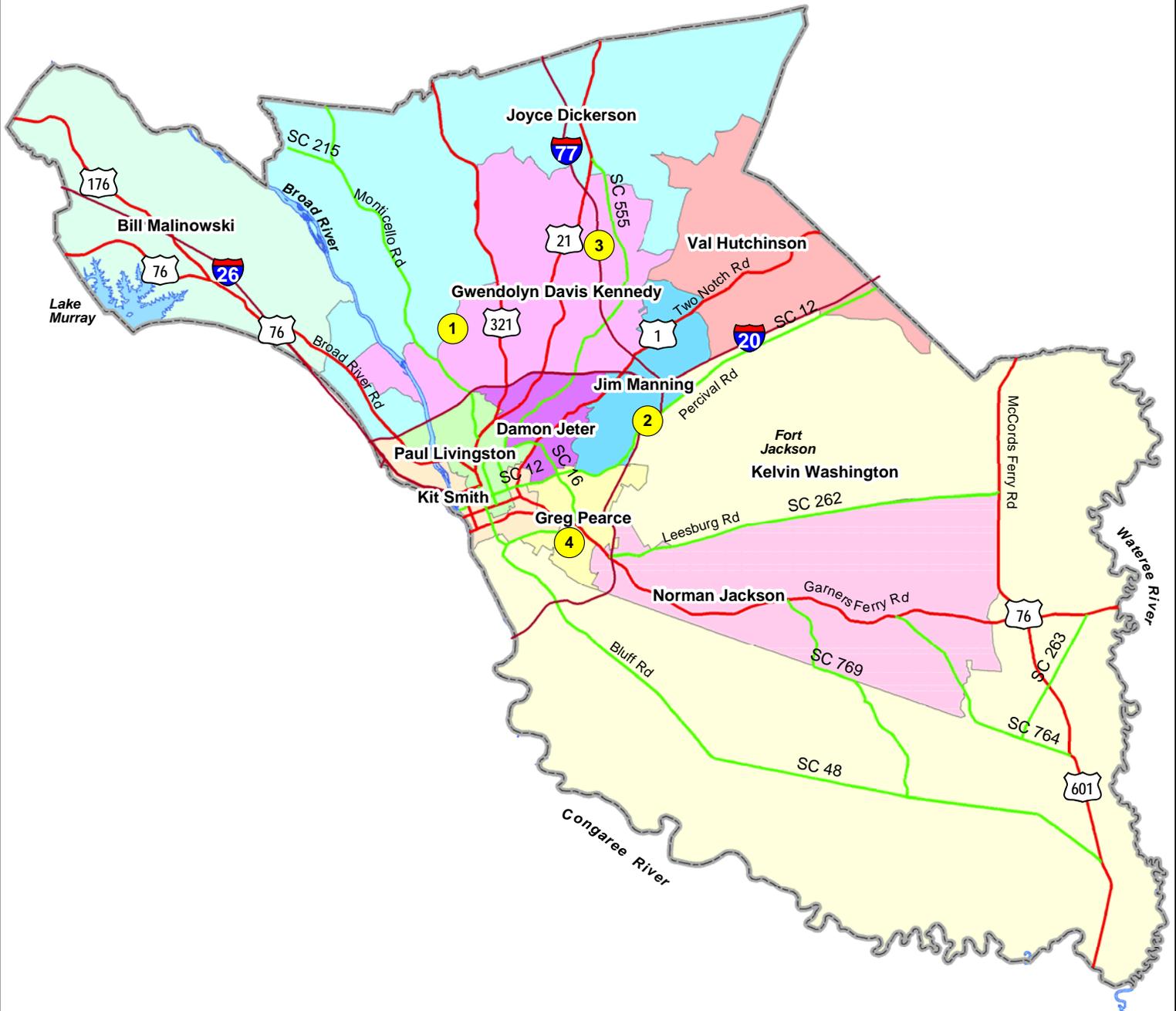


RICHLAND COUNTY
PLANNING COMMISSION



JUNE 1, 2009

RICHLAND COUNTY PLANNING COMMISSION JUNE 1, 2009



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 09-06 MA	Ted Hart	09504-04-05	Dakota Street	Kennedy
2. 09-07 MA	Duane Warr	19604-04-13 & 49	1509 & 1531 Percival Rd.	Manning
3. 09-08 MA	America's Home Place, Inc.	17400-12-02 & 03	Killian Loop	Kennedy
4. 09-09 MA	Glen Welsford	13809-04-12 (p)	4108 Rosewood Dr.	Pearce

RICHLAND COUNTY PLANNING COMMISSION

Monday, June 1, 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

I. PUBLIC MEETING CALL TO ORDER Christopher Anderson, Chairman

II. PUBLIC NOTICE ANNOUNCEMENT

III. PRESENTATION OF MINUTES FOR APPROVAL

a. April Minutes

IV. AGENDA AMENDMENTS

V. ROAD NAME APPROVALSPage 2

VI. SUBDIVISION REVIEW

SD- 05-231		
Project Name:	Ashland @ Lake Carolina Phases 2 A, 2C & 3B	Page 3
TAX MAP SHEET NUMBER	23300-03-01	

VII. MAP AMENDMENTS

CASE # 09-06 MA		
APPLICANT	Ted Hart	Page
REQUESTED AMENDMENT	RS-LD to NC (.41 acres)	11
TAX MAP SHEET NUMBER (S)	09504-04-05	
LOCATION	Dakota St.	

CASE # 09-07 MA		
APPLICANT	Duane Warr	Page
REQUESTED AMENDMENT	RU/RS-MD to NC (.52 acres)	17
TAX MAP SHEET NUMBER (S)	19604-04-13 & 49	
LOCATION	1509 & 1531 Percival Rd.	

CASE # 09-08 MA		
APPLICANT	Michael Young American's Home Place Inc.	Page
REQUESTED AMENDMENT	RU to RS-E (2.73 acres)	23
TAX MAP SHEET NUMBER (S)	17400-12-02 & 03	
LOCATION	Killian Loop	

CASE # 09-09 MA		
APPLICANT	Glen Welsford	Page
REQUESTED AMENDMENT	RS-MD to GC (.03 acres)	29
TAX MAP SHEET NUMBER (S)	13809-04-12(p)	
LOCATION	4108 Rosewood Dr.	

VIII. TEXT AMENDMENTS

SECTION 26-175, ACCESS; AND CREATING A NEW ARTICLE; SO AS TO ADDRESS TRANSPORTATION ISSUES WITHIN THE COUNTY.
Page 35

DEFINE AND PERMIT "BUS SHELTERS" IN ALL ZONING DISTRICTS, WITH SPECIAL REQUIREMENTS.
Page 53

SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW OFF-PREMISE WEEKEND DIRECTIONAL SIGNS UNDER CERTAIN CONDITIONS.
Page 105

SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW DIGITAL DISPLAY DEVICES UNDER CERTAIN CONDITIONS.
Page 111

SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW OFF-PREMISE DIRECTIONAL KIOSKS UNDER CERTAIN CONDITIONS.
Page 117

SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPH (22), RADIO, TELEVISION AND TELECOMMUNICATIONS AND OTHER TRANSMITTING TOWERS; SUBPARAGRAPH C.; SO AS TO CLARIFY SETBACK REQUIREMENTS.
Page 123

IX. 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: April 16, 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. **The proposed subdivision/commercial names are included for your information only.**

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.**

APP'D SUBDIVISION NAMES	GENERAL LOCATION
Shop Grove Commercial Park	Shop Road and North Shorecrest Drive, Southeast

PROPOSED STREET NAMES	GENERAL LOCATION
Neeley Lane	Shop Rd, Southeast Cola
Shop Grove Dr	Shop Rd, Southeast Cola
Deer Grove Ct	Shop Rd, Southeast Cola
Grove View Rd	Shop Rd, Southeast Cola

 2020 Hampton Street, P. O. Box 192, Columbia, SC 29202 Ph. 803-576-2147 fax 803-576-2181
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 May2009.rtf04/16/09 page 1 of 1

"Making the Safety of Richland County Citizens Our #1 Priority, One Address at a Time"



DEPARTMENT OF PLANNING & DEVELOPMENT SERVICES

Post Office Box 192 • 2020 Hampton Street • Columbia, S.C. 29204
Planning (803) 576-2140 • Zoning & Land Development (803) 576-2180
Addressing (803) 576-2147 • Floodplain Management (803) 576-2150
Planning Fax: (803) 576-2181 • Zoning Fax: (803) 576-2182

To: Suzie Hayes, Development Services
From: Alfreda W Tindal, E9-1-1 Address Coordinator
CC: Joe Kocy, Anna Almeida
Date: March 5, 2009
Re: Public Announcement for renaming Jacobs Road, Blythewood SC

According to South Carolina State Code Sec 6-29-1200, before a street name change can be given final approval by the Planning Commission, an announcement must be placed in the local newspaper 15 days prior to the Planning Commission monthly meeting. According to the inter-office Planning calendar, the next scheduled Planning Commission meeting is April 6, 2009. Therefore I am sending this notice below to be included in your next advertisement package.

Background Info:

RC Animal Care responding to an animal bite, went to the wrong Jacobs' Road, resulting in the mother (former county employee) requesting a name change. It has taken almost 4 years to get a consensus (street name) from the property owners.

Public Hearing Announcement

The E9-1-1 Addressing Office of Richland County Planning & Development Services has petitioned and received a majority consent to rename Jacobs Road located in Blythewood, SC to **Jessie Brown Lane**.

If you have any questions or comments, please let me know. Thank you.

"Making the Safety of Richland County Citizens Our #1 Priority, One Address at a Time"



Richland County Planning & Development Services Department Staff Report

PC MEETING DATE: June 1, 2009
RC PROJECT: SD-05-231
APPLICANT: Ashland at Lake Carolina Phases 2A, 2C, and 3B
LOCATION: Bud Keef Road and Kelly Mill Road
TAX MAP NUMBER: 23300-03-01

ACREAGE: Phase 2A – (6.02)
Phase 2C – (7.27)
Phase 3B – (10.99)

EXISTING ZONING: PDD

NUMBER OF LOTS: Phase 2A – (16)
Phase 2C – (30)
Phase 3B – (42)

LOT SIZE RANGE: Phase 2A – (11,763 SF to 16,013 SF)
Phase 2C – (7,680 SF to 11,668 SF)
Phase 3B – (8,793 SF to 13,738 SF)

GROSS DENSITY: Phase 2A – (2.70 DU/acre)
Phase 2C – (4.10 DU/acre)
Phase 3B – (3.82 DU/acre)

WATER PROVIDER: City of Columbia
SEWER PROVIDER: Palmetto Utilities

PC SIGN POSTING: May 19, 2009

Staff Recommendation

Conditional Approval

Background

An application was submitted to the Richland County Department of Planning and Development Services on January 30, 2007 to incorporate 167.10 acres off of Kelly Mill Road including 21 acres of wetlands into the Lake Carolina Planned Unit Development (PDD). This area, later to be named Ashland at Lake Carolina would be subject to the provisions of the Lake Carolina PDD and the existing Development Agreement. The map amendment request (07-21 MA) and was recommended for approval by the Development Review Team (DRT) on February 15th, 2007. On

March 5, 2007 the Planning Commission recommended approval, and on April 17, 2007 the Richland County Council approved the rezoning request.

To date Ashland at Lake Carolina – Phase 1 has received Preliminary subdivision approval and Bonded Plat approval.

The Ashland at Lake Carolina Phases 2A, 2C, and 3B preliminary plats were transmitted to Richland County Land Development staff from U.S. Group, Inc. on April 16th, 2009. The Phase 2A proposed development consists of 16 residential single-family lots that are located near the intersection of Bud Keefe Road and Ashland Drive. The Phase 2C consists of 30 residential single-family lots that are located near the intersection of Baybridge Drive and Brooksdale Drive. The Phase 3B consists of 42 residential single-family lots that are located near the intersection of Brooksdale Drive and Ashland Drive. The South Carolina Department of Transportation encroachment permit was included as part of the Ashland at Lake Carolina Phase 1.

Roads

The proposed Ashland at Lake Carolina Phase 2A lots have frontage on Abbeywalk Lane, Phase 2C lots have frontage on Baybridge Drive, and Phase 3B lots have frontage on Ashland Drive, all of which are privately maintained rights-of-way fifty (50) feet wide.

Existing Zoning and Land Use

	Existing Zoning	Existing Land Use
Subject Parcels	PDD / PDD	Vacant
Adjacent North	RU/RS-LD	Vacant / Single-Family Residences
Adjacent South	PDD	Vacant / Single-Family Residences
Adjacent East	RU/PDD	Tennis Court / Kelly Mill Middle School
Adjacent West	RU/PDD	Single-Family Residences / Vacant

Plans and Policies

The Lake Carolina Development is located in the North East section of Richland County. This area is projected to experience population growth of 41.6% by 2035. Over the next 10 years, the amount of low density suburban land in this area will continue decreasing while suburban land uses will expand westward across I-77 to the border of the North Central planning area. The suburban areas will accommodate most new development. This development is being led by residential growth and followed by commercial and service oriented uses. Over the last decade, sprawl and inefficient land use has been most prevalent in the North East, resulting in traffic congestion, crowded schools, vacant stores, overextended infrastructure, and the loss of tree cover, prime farmland, and open space. As an alternative to this traditional development pattern and problems, the Future Land Use Map provides a suburban / low density suburban boundary which should be

considered and respected for future land use decisions. The Ashland Subdivision at Lake Carolina is within this suburban boundary.

Traffic Impact

The traffic generated by the Ashland subdivision contributes 4,988 average daily trips (ADTs) to the surrounding area based on the value of (9.5 trips) generated per single-family home. For the Lake Carolina Development, the South Carolina Department of Transportation (SCDOT) transmitted the traffic counts in May 2007 for the nearest count station, which was # 705 located on Kelly Mill Road. The traffic volume at the time was 3,400 ADTs, which would be categorized as a Level-of-Service "A". However, Kelly Mill Road is a two lane undivided collector which based on the SCDOT's Level-of-service "C" can support 8,600 ADTs. Adding 4,988 ADTs to the SCDOT reported 3,400 ADTs yields 8,388 ADTs. Dividing the 8,388 ADTs by 8,600 ADTs yields a volume to capacity (V/C) ratio of .98. This reduces Kelly Mill Road to a Level-of-Service "C". The Ashland subdivision has an ingress/egress to Kelly Mill Road and to Bud Keef Road, which would decrease the demand placed on Kelly Mill Road. However, Bud Keef Road is unpaved between Hartmill Drive and Hardscrabble Road which causes all traffic leaving Ashland Drive and Hartmill Drive to be directed back to Kelly Mill Road. Paving the street between Hardscrabble Road and Hartmill Road would allow traffic to empty either toward Kelly Mill Road or Hardscrabble road decreasing the traffic on both roadways.

Conclusion

The Ashland at Lake Carolina Phase 2A preliminary plat dated July 23, 2008 with no revisions, the Phase 2C preliminary plat dated July 28, 2008 with revisions through March 19, 2009, and the Phase 3B preliminary plat dated March 21, 2009 with no revisions were given approval for Controlled Clearing, GIS, Flood, and E-911 addressing.

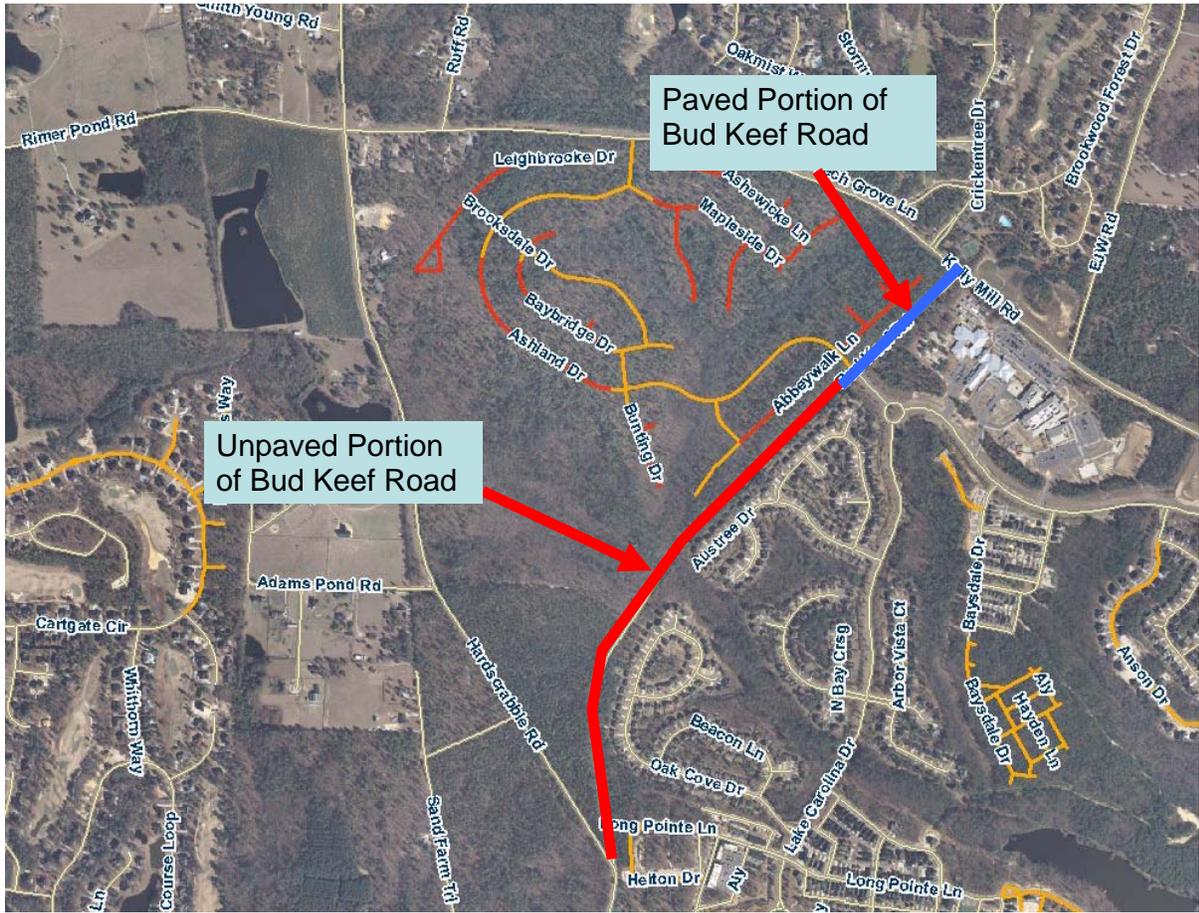
Planning Staff recommends approval of the Ashland at Lake Carolina Phases 2A, 2C, and 3B preliminary plats with the following conditions:

1. Submission of revised plans for the following:
 - a) Include a note on Ashland at Lake Carolina Phase 2A preliminary plat that states lots 49-57 shall have internal access only.
 - b) Provide building envelopes on Ashland at Lake Carolina Phase 2A Preliminary plat.
2. Pave Bud Keef Road to Richland County minimum standards between Hartmill Drive to Hardscrabble Road
3. Approval from the Richland County Public Works
4. Approval from the Richland County Fire Marshal.
5. Submission of a copy of approval from DHEC for the sewer lines.
6. Approval from Palmetto Utilities for all sewer line easements.
7. Adherence to the Lake Carolina Planned Unit Development and Development Agreement including but not limited to sidewalks on all exterior roads except for Kelly Mill Road per Ordinance No. 038-07HR.

Ashland Phase 2A, 2C, and 3B









**Richland County Planning & Development Services
Department**
Map Amendment Staff Report

PC MEETING DATE: June 1, 2009
RC PROJECT: 09-06 MA
APPLICANT: Ted Hart
PROPERTY OWNER: Ted Hart

LOCATION: Dakota Street

TAX MAP NUMBER: 09504-04-05
ACREAGE: 0.41 acres
EXISTING ZONING: RS-LD
PROPOSED ZONING: NC

PC SIGN POSTING: May 15, 2009

Staff Recommendation

Approval

Background /Zoning History

The current zoning of Residential Single Family Low Density (RS-LD) reflects the original zoning as adopted September 7, 1977.

The site contains approximately 100 feet of frontage along Dakota Street.

Summary

The Neighborhood Commercial District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented business are useful and desired.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no more than eight (8) units per acre.

Existing Zoning		
<u>North:</u>	RS-LD	Crane Forest Community
<u>South:</u>	RU	Undeveloped
<u>East:</u>	RS-LD	Crane Forest Community
<u>West:</u>	NC	Undeveloped

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “North Central Area Land Use Map” designates this area as Commercial in the Developing Urban Area.

Objective: “Types and sites of employment and services shall be located to complement residential areas, minimize adverse effects of noise, pollution, glare and traffic on residential areas.”

Compliance: The proposed Neighborhood Commercial (NC) would be located near the intersection of a residential neighborhood. Many existing parcels west and south of the site are undeveloped and would not be affected by the development of the subject parcel.

Principle: In general, commercial and office activities should be confined to existing zoned areas, and specifically to proposed locations which are shown as commercial on the land use map.

Compliance: The land use map identifies this area for commercial development.

Traffic Impact

Since the subject site is less than an acre, the traffic impacts from the subject site are insignificant. However, development of the subject site in combination with the existing adjacent Neighborhood Commercial (NC) zoned parcels to the west will generate measurable traffic impacts which will be addressed in the land development permit review process.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban.

Throughout the suburban areas infill development should be a focus in residential, commercial and industrial areas, complementing and connecting the existing development pattern. The pending Comprehensive Plan recommends that Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

The proposed rezoning would be consistent with the existing Neighborhood commercial (NC) zoning that is located at the intersection of Dakota Street and Blue Ridge Terrace. This parcel abuts a residential area; the intent of the Neighborhood Commercial district is to “locate within or adjacent to residential neighborhoods” where “small neighborhood oriented businesses are useful and desired”.

The subject parcel is located in the Crane Creek Neighborhood Master Plan. This Master Plan identifies 7 catalyst projects which identify areas where new development would positively impact the community. The subject parcel is located in the “Catalyst project 4” area which states the following:

“The Heyward Brockington Road/Blue Ridge Terrace location is the site of a neighborhood commercial development. This area of Crane Creek has a need for neighborhood retail such as neighborhood grocery stores and drug stores. The community suggested one-story retail with parking in the front of the buildings. The concept proposes wide pedestrian venues in front of the building for tables and chairs. The vehicular traffic on both Heyward Brockington and

Blue Ridge Terrace in combination with the single-family residential homes in Bookert Heights allows the development to be utilized by the residents in the area as well as travelers in route to I-20.”

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

Conclusion

The subject parcel is located in the Crane Creek Neighborhood Master Plan Area. The property and adjacent properties to the west of the site have been identified as appropriate for neighborhood commercial uses in order to identify areas where new development would positively impact the community. Based upon the Crane Creek Master Plan, the subject parcel is identified as a part of “Catalyst Project 4” which proposes Neighborhood Commercial along Dakota Street and Blue Ridge Terrace.

Currently, there are several surrounding parcels that are vacant and zoned for Neighborhood Commercial uses. Staff recognizes that approval of this rezoning may result in a saturation of Neighborhood Commercial in this area, however, this rezoning is in compliance with both the “2009 Comprehensive Plan” and the “Crane Creek Neighborhood Master Plan”, and may serve as a catalyst to jumpstart revitalization and improvement in this area of the County.

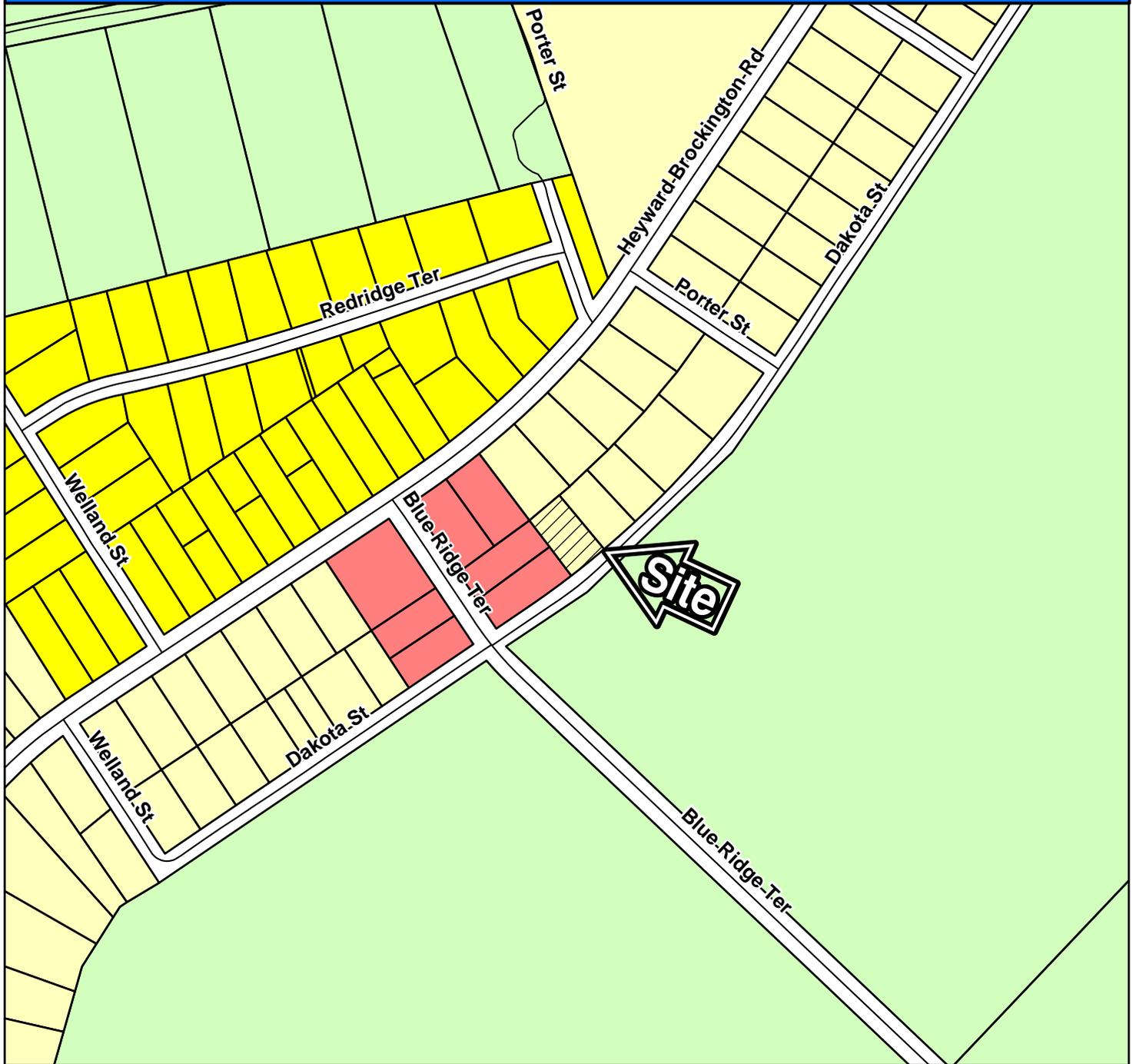
The property is not currently serviced with water and sewer although adjacent parcels to the North and West have water and sewer service provided by the City of Columbia which can be extended to the parcel.

The Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

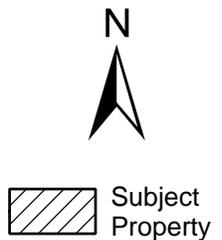
June 23, 2009

Case 09-06 MA RS-LD to NC

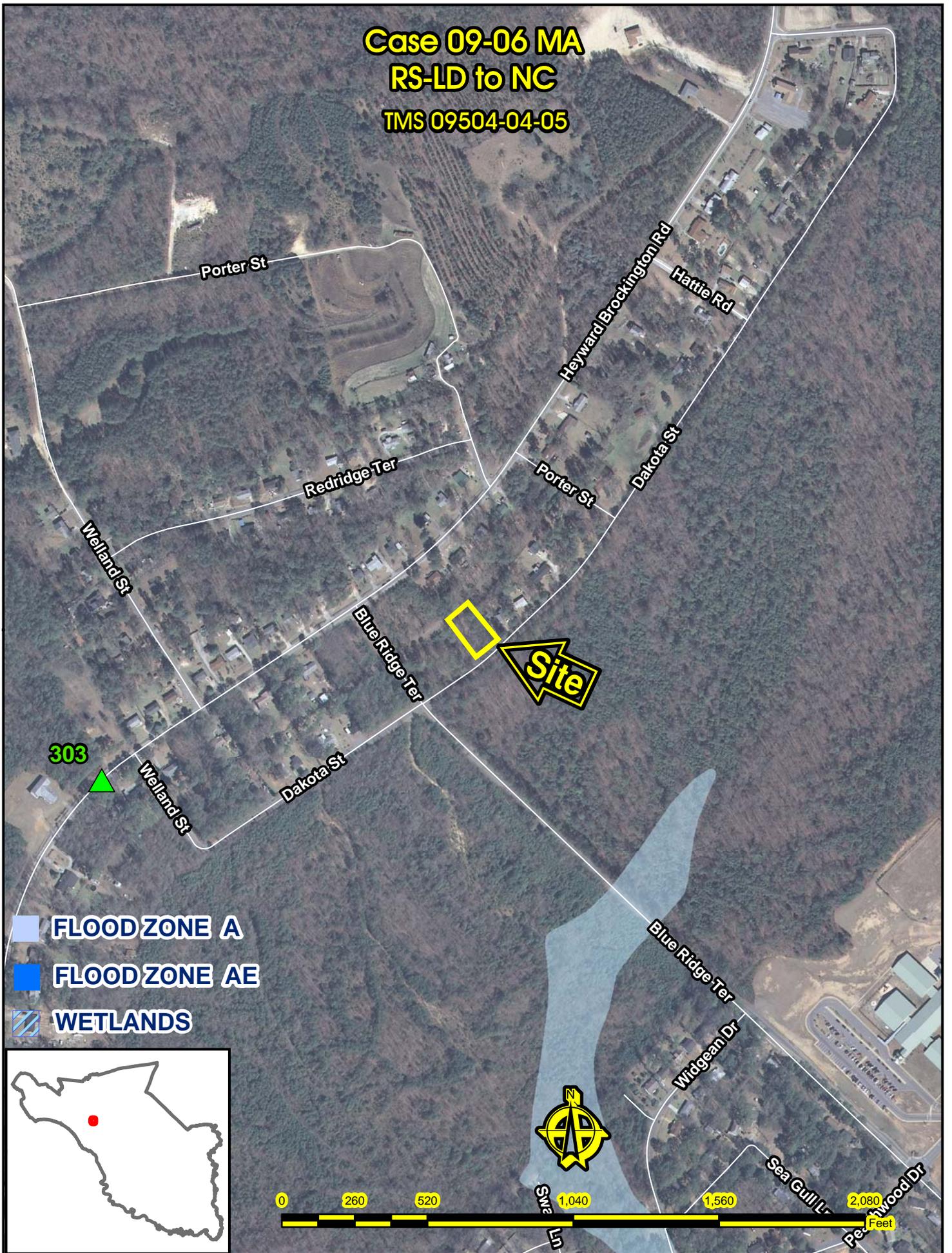


ZONING CLASSIFICATIONS

 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



**Case 09-06 MA
RS-LD to NC
TMS 09504-04-05**

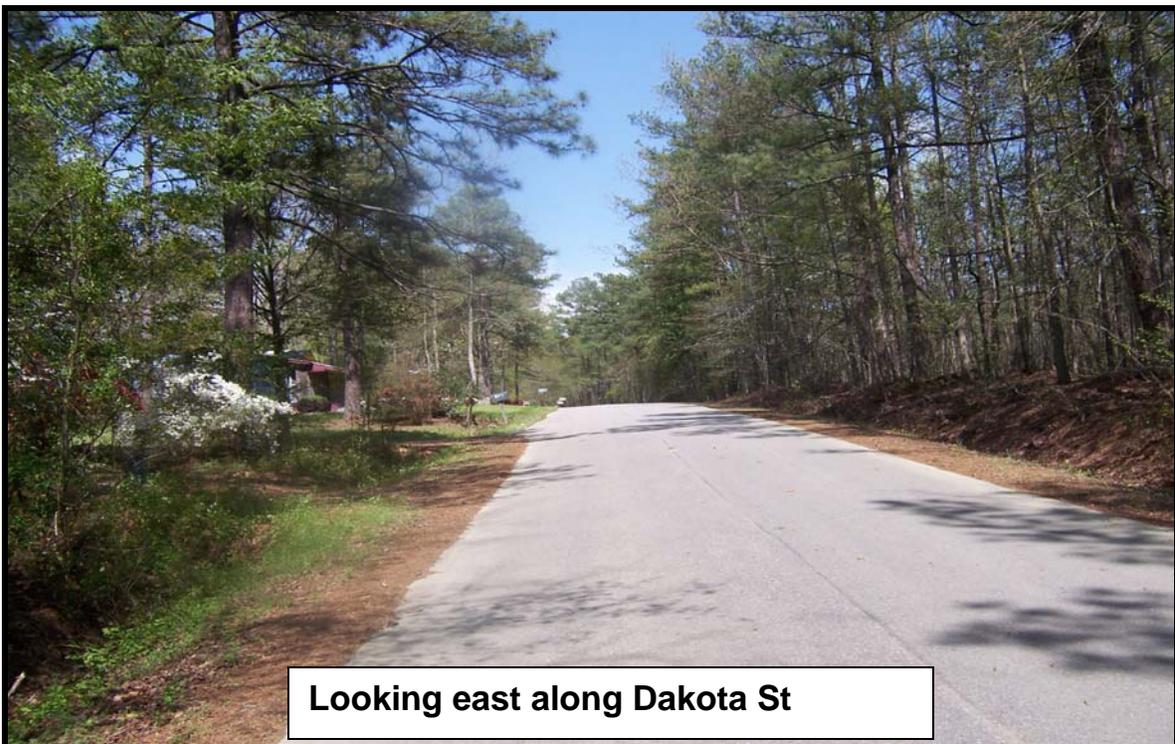


CASE 09-06 MA

From RS-LD to NC

TMS#09504-04-05

Dakota Street





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2009
RC PROJECT: 09-07 MA
APPLICANT: Duane Warr
PROPERTY OWNER: Anthony D Roberts
LOCATION: Percival Road

TAX MAP NUMBER: 19604-04-49 & 13
ACREAGE: Lot: 49 (13,839 SF/ 0.317); Lot: 13 (8,712 SF/ 0.20)
Total Acreage: (0.52 acres)
ZONING REQUEST: RS- MD/RU to NC

PC SIGN POSTING: May 15, 2009

Staff Recommendation

APPROVAL

Background /Zoning History

According to County records the current zoning of Residential Medium Density (RS-MD) for 19604-04-49 and Rural (RU) for 19604-04-13 reflects the original zoning as adopted September 7, 1977.

The site contains approximately 317 feet of frontage along Percival Road. The subject site is slightly less than one acre in area.

Staff is aware that the subject parcels does not meet the required 2 acre threshold for rezoning. However, per Sec.26-54 (b)(2)b, *“No request from any individual, corporation or agency, other than the county council, the planning commission, the county administrator, or the **planning director** for a change in zoning classification shall be considered that involves less than two (2) acres.....”*. This rezoning was initiated by the Planning Director.

Summary

The Neighborhood Commercial District is intended to accommodate commercial and service uses oriented primarily to serving the needs of persons who live or work in nearby areas. This district is designed to be located within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented business are useful and desired.

Minimum lot area: no minimum lot area requirement except as required by DHEC. Maximum density: no more than eight (8) units per acre.

Existing Zoning

<u>North:</u>	RS-MD	Single Family Homes
<u>South:</u>	NA	Interstate I-77
<u>East:</u>	RS-MD	Single Family Homes

West:	RU	Mobile homes
Plans & Policies Comprehensive Plan Revised through 1994		

The Imagine Richland 2020 Comprehensive Plan/"**I-20 Interbeltway Corridor Area Proposed Land Use Map**" designates this area as Medium Density Residential in the Established urban Area.

Objective: "Promote new development and redevelopment in areas with adequate infrastructure".

Compliance: The proposed development will be served by existing infrastructure for roads and utilities.

Principal: "Established residential areas should be protected against penetration or encroachment from higher or more intensive development"

Compliance The Neighborhood Commercial zoning would allow for a commercial business that completes a block face and would not penetrate the existing residential nature of the Woodfield community.

Traffic Impact

Percival Road in this area is a five lane undivided minor arterial road maintained by SCDOT. A five lane undivided minor arterial road has a design capacity of 24,800 trips per day. The 2007 SCDOT traffic count on this portion of Percival Road is 11,800 average daily trips, or a Level-Of-Service (LOS) B.

The Department uses a general rule of thumb of 10,000 sq. ft. of gross leasable area (GLA) per acre to estimate the maximum amount of development on non-residential sites, unless otherwise specified otherwise. A maximum 5,000 square foot of gross leasable area could be accommodated on site and the maximum traffic generated by 5,000 sq. ft. of most neighborhood commercial uses is negligible.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban. Throughout the Suburban areas infill development should be a focus in residential, commercial and industrial areas, complementing and connecting the existing sprawl pattern.

Additionally, Commercial/Office activities should be located at traffic junctions or areas where existing commercial and office uses are located. These uses should not encroach on established residential areas.

Currently, the subject parcels are zoned Rural (RU) and Residential Single Family Medium Density (RS-MD). The proposed Amendment would rezone the properties to Neighborhood Commercial (NC).

The subject parcels are both within 1/8 of a mile of Fort Jackson, the pending Future Land Use Map designates a buffer around all military installations in the County. Currently, the Central Midlands Council of Governments (CMCOG), the City of Columbia, and Richland County are collaborating on the Joint Land Use Study (JLUS) Technical Committee to determine both compatible and incompatible uses within this buffer area. Both parcels are located within the buffer; while a list of uses has not been issued by the Joint Land Use Study Committee, early

findings indicate that uses allowed in the Neighborhood Commercial zoning district would be considered compatible.

Currently, there are two vacant structures located on the subject parcels, and the applicant is requesting this rezoning in order to redevelop these structures commercially. The proposed redevelopment of the property and the proposed rezoning is in compliance with the Pending 2009 Comprehensive Plan.

Conclusion

The Neighborhood Commercial zoning district encourages location within or adjacent to residential neighborhoods where small neighborhood oriented business are useful and desired. These parcels are located adjacent to residential development and front a 5 lane minor arterial road which can accommodate additional traffic.

The manufactured homes located behind the property are separated by an existing driveway which acts as a buffer from the proposed Neighborhood Commercial (NC) zoning. While one of the parcels is adjacent to a single family residence and fronts on Fairlamb Road, the remaining parcels front Percival Rd.

The existing structures on both parcels were previously used as businesses, including an automobile upholstery shop. These properties were previously non conforming uses until the business licenses lapsed. Sewer service is provided by East Richland Sewer Service and water is provided by City of Columbia. There are currently sidewalks along this section of Percival Road. These properties present potential opportunities for infill and redevelopment in this area which is encouraged by the pending Comprehensive Plan.

Due to the size, configuration and existing creek on the subject sites the buildable area is limited. Any proposed development will be required to meet all current commercial building code requirements and comply with all Land Development Codes including parking and landscaping.

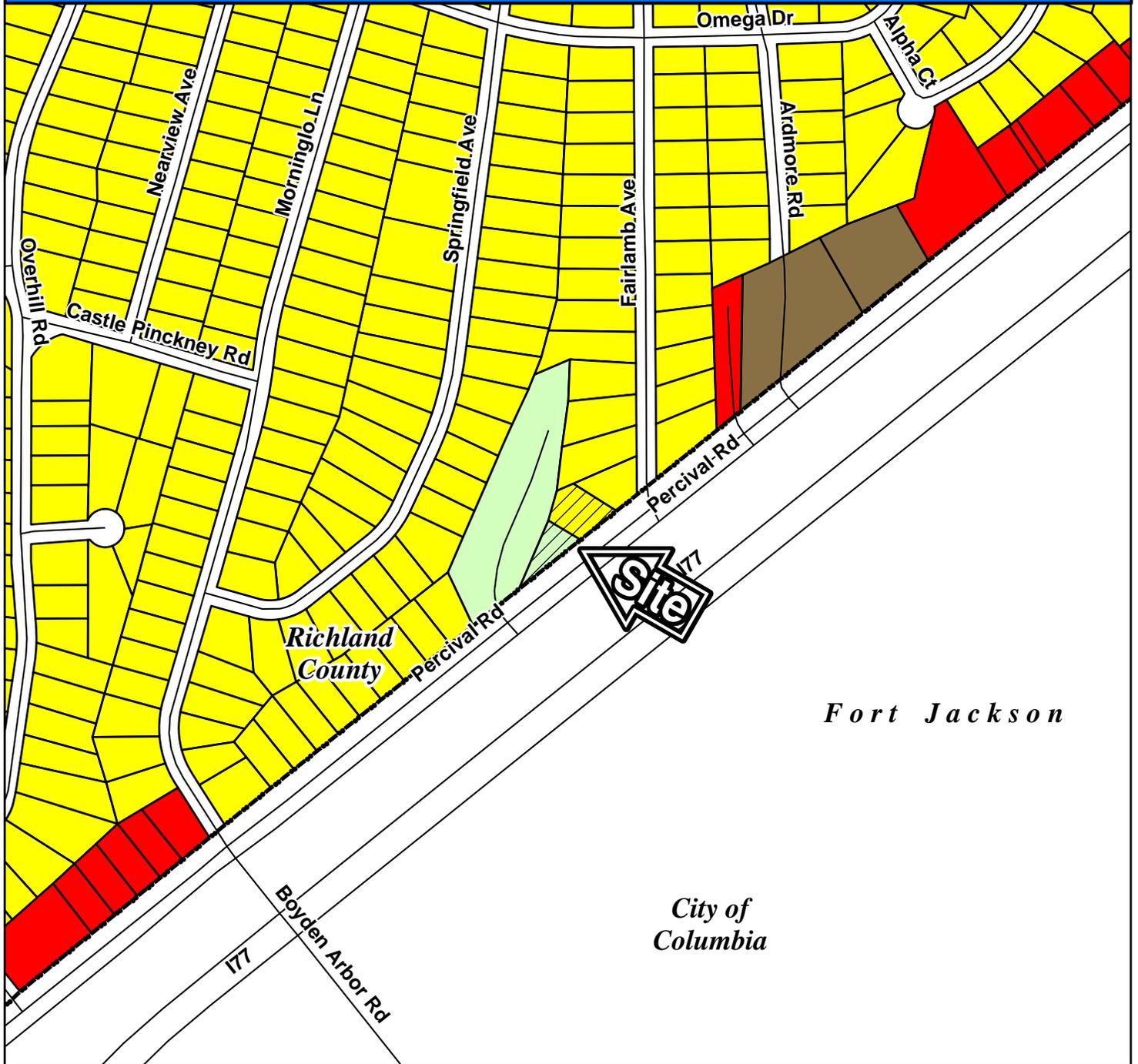
The subject properties are located within the Decker Boulevard Neighborhood Master Plan area. The neighborhood master plan recommends a residential overlay for the subject parcels. The overlay calls for mixed uses which would be appropriate for properties fronting non residential roads with adequate capacity.

Planning Staff recommends Approval of this map amendment.

Zoning Public Hearing Date

June 23, 2009

Case 09-07 MA RU/RS-MD to NC



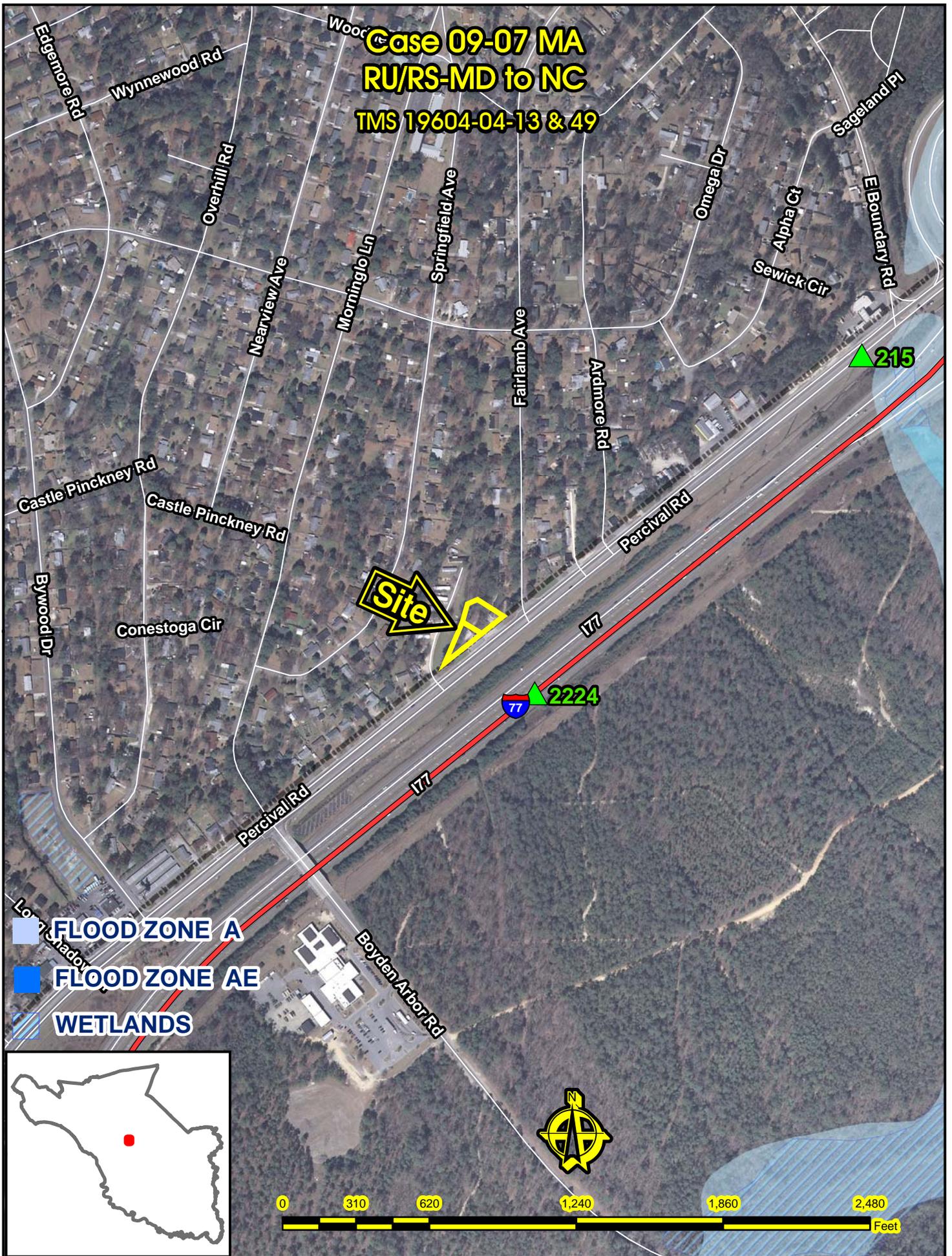
ZONING CLASSIFICATIONS

 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

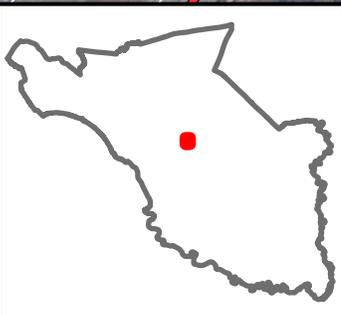
 Subject Property



**Case 09-07 MA
RU/RS-MD to NC
TMS 19604-04-13 & 49**



- FLOOD ZONE A
- FLOOD ZONE AE
- WETLANDS



CASE 09-07 MA

From RU/RS-MD to NC

TMS#19604-04-49 & 13

Percival Rd





Richland County Planning & Development Services Department

Map Amendment Staff Report

PC MEETING DATE: June 1, 2009
RC PROJECT: 09-08 MA
APPLICANT: America's Home Place Inc. (Scott Walter)
PROPERTY OWNER: Michael Young & Odessa Young

LOCATION: Killian Loop

TAX MAP NUMBER: 17400-12-02 & 03
ACREAGE: 2.73 acres
EXISTING ZONING: RU
PROPOSED ZONING: RS-E

PC SIGN POSTING: May 15, 2009

Staff Recommendation

Approval

Background /Zoning History

The current zoning of Rural (RU) reflects the original zoning as adopted September 7, 1977. The parcels contains 195 feet of frontage on Killian Loop.

Summary

The Residential Single Family - Estate District (RS-E) is intended to be used for single-family detached dwelling units on large "estate" lots. The requirements for this district are designed to provide for a low to medium density rural setting for residential development in areas that separate more urban communities from the truly rural portions of the County.

Minimum lot area: 20,000 square feet, or as determined by DHEC, but in no case shall it be less than 20,000 square feet. Maximum density standard: no more than on (1) principal dwelling unit may be placed on a lot, except for permitted accessory dwellings.

- The gross density for this site is approximately: 6 dwelling units.
- The net density for this site is approximately: 4 dwelling units.

Existing Zoning

<u>North:</u>	RU	Undeveloped
<u>South:</u>	M-1/M-1	Undeveloped/Residence
<u>East:</u>	N/A	I-77
<u>West:</u>	RU	Residence

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “I-77 Corridor Land Use Map” designates this area as Industrial in the Developing Urban Area.

Objective: “Attract quality residential development in the area by restricting uses which would compromise the area’s residential qualities.”

Compliance: The proposed rezoning would allow for a reduction in minimum lot size while staying in character with the surrounding area, which is primarily residential.

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

Compliance: The proposed rezoning would be in character with the established residential nature of the area.

Traffic Impact

The proposed RS-E zoning could allow a maximum of 6 dwelling units on the site; due to the site’s geometry and narrow road frontage, the more reasonable scenario is a total of four dwelling units.

The maximum estimated traffic generated by four dwelling units is 38 vehicle trips per day. This additional amount of traffic on Killian Loop will have an insignificant impact on its capacity.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Suburban Priority Investment Area.

These areas should contain a deliberate mix of residential, commercial, and civic uses. Housing should be varied at moderate densities (4-16 dwelling units per acre) and should include affordable housing.

The proposed Residential Single Family Estate District (RS-E) would create smaller minimum lot sizes that would be more compatible with the proposed housing density in the Priority Investment Area. While the RS-E zoning does not yield the intended 4-16 dwelling units per acre, it would reduce the lot size from the minimum of 33,000 square feet Rural (RU) zoning district to a smaller minimum lot size of 20,000 square feet under the Residential Single Family Estate District (RS-E).

The proposed Amendment is **not** in compliance with the Pending 2009 Comprehensive Plan, it does allow for a higher residential density than the current Rural (RU) zoning.

Conclusion

The proposed rezoning would have a minimal impact on public services and traffic.

The Residential Single Estate District (RS-E) is designed for a low to medium density rural residential development in areas that separate more urban communities from the truly rural areas. The majority of lots along Killian Loop are 3/4 acre lots or larger. The Residential Single Estate District (RS-E) would allow for a smaller lot than the minimum 33,000 sq ft in the Rural District (RU) but would be more compatible given the existing character of the area. The area lots are serviced by well and septic systems.

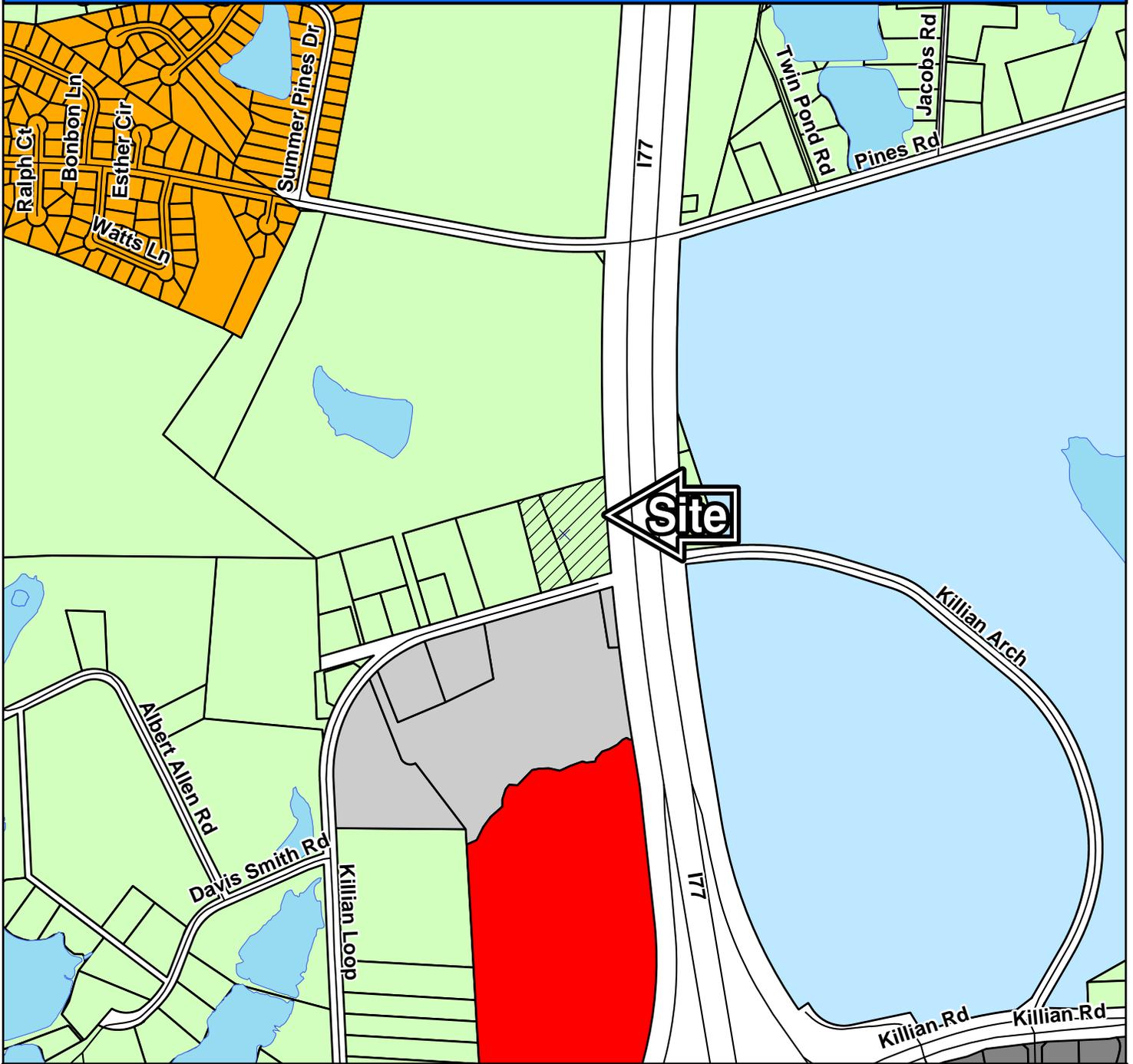
While the 2009 Comprehensive Plan designates this areas as a Suburban Priority Investment Area which should be developed at 4-16 dwelling units per acre, this parcel does not currently contain water and sewer. While the future may present an opportunity to develop this area with higher density, presently a lower density residential zoning, such as Residential Single Family – Estate District (RS-E) is more compatible.

The Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

June 23, 2009

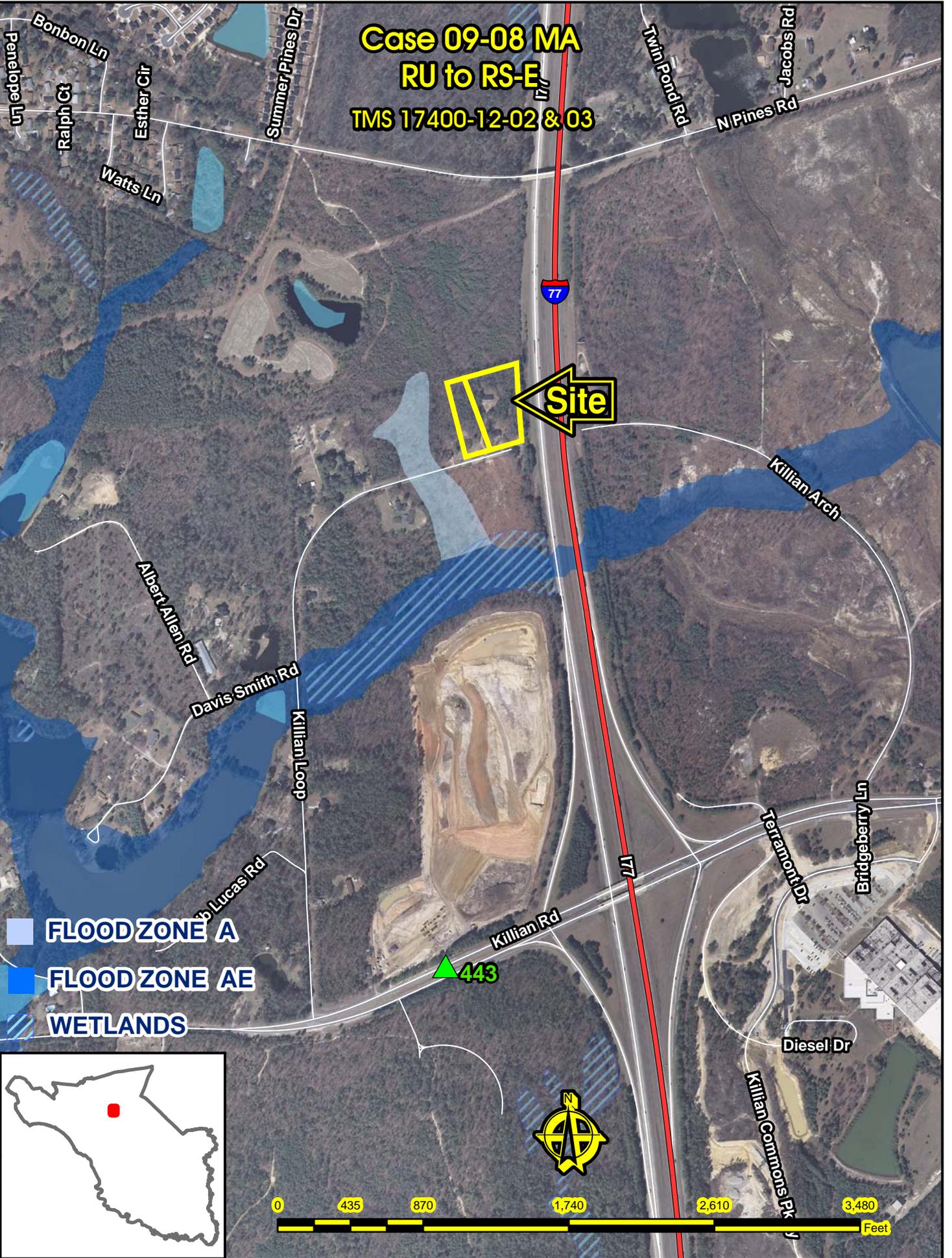
Case 09-08 MA RU to RS-E



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 09-08 MA
RU to RS-E
TMS 17400-12-02 & 03**

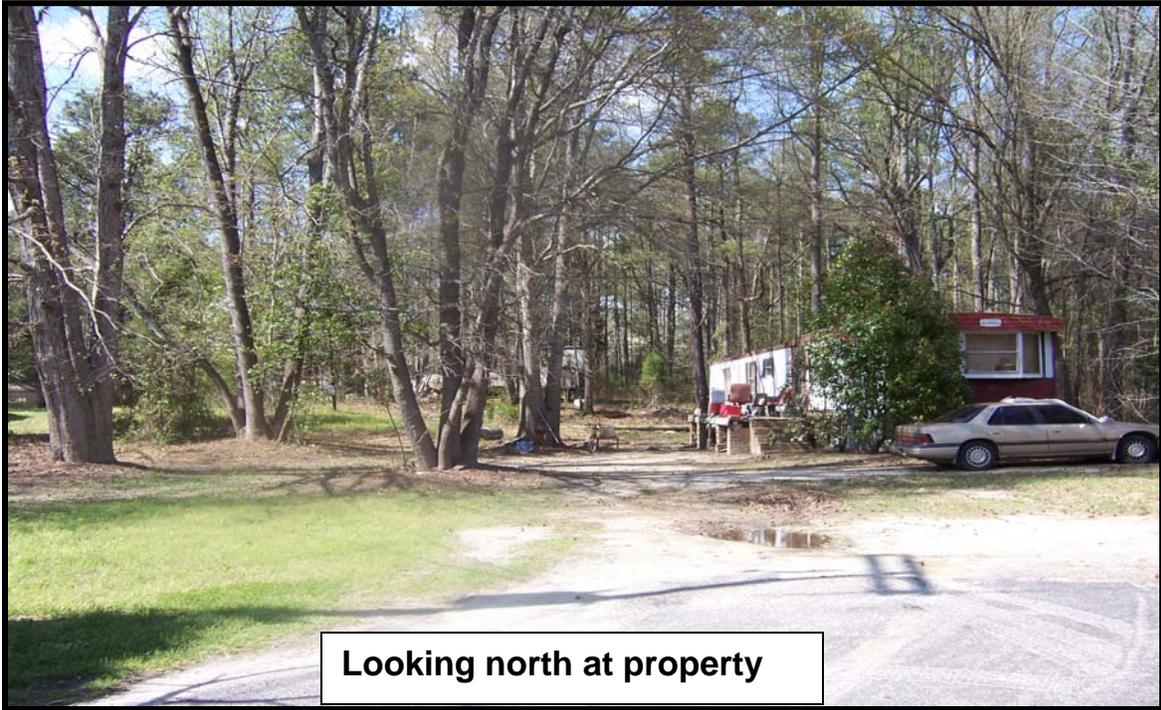


CASE 09-08 MA

From RU/RU to RS-E

TMS#17400-12-02 & 03

Killian Loop



Looking north at property



Looking west of site along Killian Loop



Richland County Planning & Development Services Department Map Amendment Staff Report

PC MEETING DATE: June 1, 2009
RC PROJECT: 09-09 MA
APPLICANT: Glen Welsford
PROPERTY OWNER: Glen Welsford

LOCATION: 4801 Rosewood Dr.

TAX MAP NUMBER: 13809-04-12 (P)
ACREAGE: 0.03 acres (estimated)
EXISTING ZONING: RS-MD
PROPOSED ZONING: GC

PC SIGN POSTING: May 15, 2009

Staff Recommendation

Approval

Background /Zoning History

The current zoning of Residential Single Family-Medium Density (RS-MD) reflects the original zoning as adopted September 7, 1977.

Summary

The General Commercial (GC) District is intended to accommodate a variety of commercial and nonresidential uses characterized primarily by retail, office, and service establishments and oriented primarily to major traffic arteries or extensive areas of predominantly commercial usage and characteristics.

No minimum lot area, except as required by DHEC. The maximum allowed density for residential uses is sixteen (16) dwelling units per acre.

Existing Zoning		
<u>North:</u>	GC	Real estate business
<u>South:</u>	RS-MD	Residence
<u>East:</u>	RS-MD	Residence
<u>West:</u>	RS-MD	Residence

Plans & Policies

The Imagine Richland 2020 Comprehensive Plan “Lower Richland Land Use Map” designates this area as Residential in the Established Urban Area.

Objective: “Types and sites of employment and services shall be located to complement residential areas; minimize adverse effects of noise, pollution, glare and traffic on residential areas.”

Compliance: The proposed rezoning would allow for an existing parking area in the Residential Single Family Medium Density District (RS-MD) to be rezoned and recognized as parking for the existing commercial business established along the boundary of the residential neighborhood. This parking area and commercial is buffered from the contiguous residential area by a wooden privacy fence.

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

Compliance: The proposed rezoning would be located on the fringe on an established residential area. The property is currently zoned residential and is being utilized as a parking lot for the commercially zoned northern parcel.

Traffic Impact

There is no additional traffic impact on the adjacent road system.

Compliance with Pending Comprehensive Plan - Land Use Element 2009

The pending Land Use Element designates this area as Urban.

These areas should contain a deliberate mix of residential, commercial, and civic land uses, with many multi-story buildings, complete utilities and full local government services. Housing types should be varied, at higher densities (8 or more units per acre).

Commercial uses in urban areas should be located at traffic junctions, along arterial roads, or in areas where existing commercial and office uses are located. Commercial uses in residential areas are appropriate when they complete a block face. The rezoning request would be an additional to a parcel that currently from Rosewood Dr. Ext., which is considered a minor arterial road.

The proposed General Commercial District (GC) would allow for a commercial use within walking distance of the surrounding residential neighborhood and Midlands Technical College. While the subject property is too small to facilitate a mix of uses, the subject property will be combined with the existing General Commercial (GC) parcel that contains street frontage along Rosewood Drive.

The proposed Amendment is in compliance with the Pending 2009 Comprehensive Plan.

Conclusion

The proposed rezoning of the subject property to a General Commercial District (GC) would bring the existing nonconforming Residential Single Family District (RS-MD) into compliance with the Land Development Code. It is the intent of the property owner to combine the rezoned parcel with the existing northern parcel currently zoned General Commercial (GC) parcel (TMS#13809-04-16). The existing General Commercial (GC) parcel contains 62 feet of frontage along Rosewood Drive Extension and is located within 175 feet of the intersection of Rosewood Drive and Beltline Boulevard. While the GC zoning allows 16 dwelling units per acre, the combined lots would result in less than a quarter of an acre and would not gross more than two (2) units.

The proposed rezoning would have minimal impact on public services and traffic. It should be noted, this parcel is located in an area predominately surrounded by the City of Columbia; and water and sewer is provided by the City of Columbia.

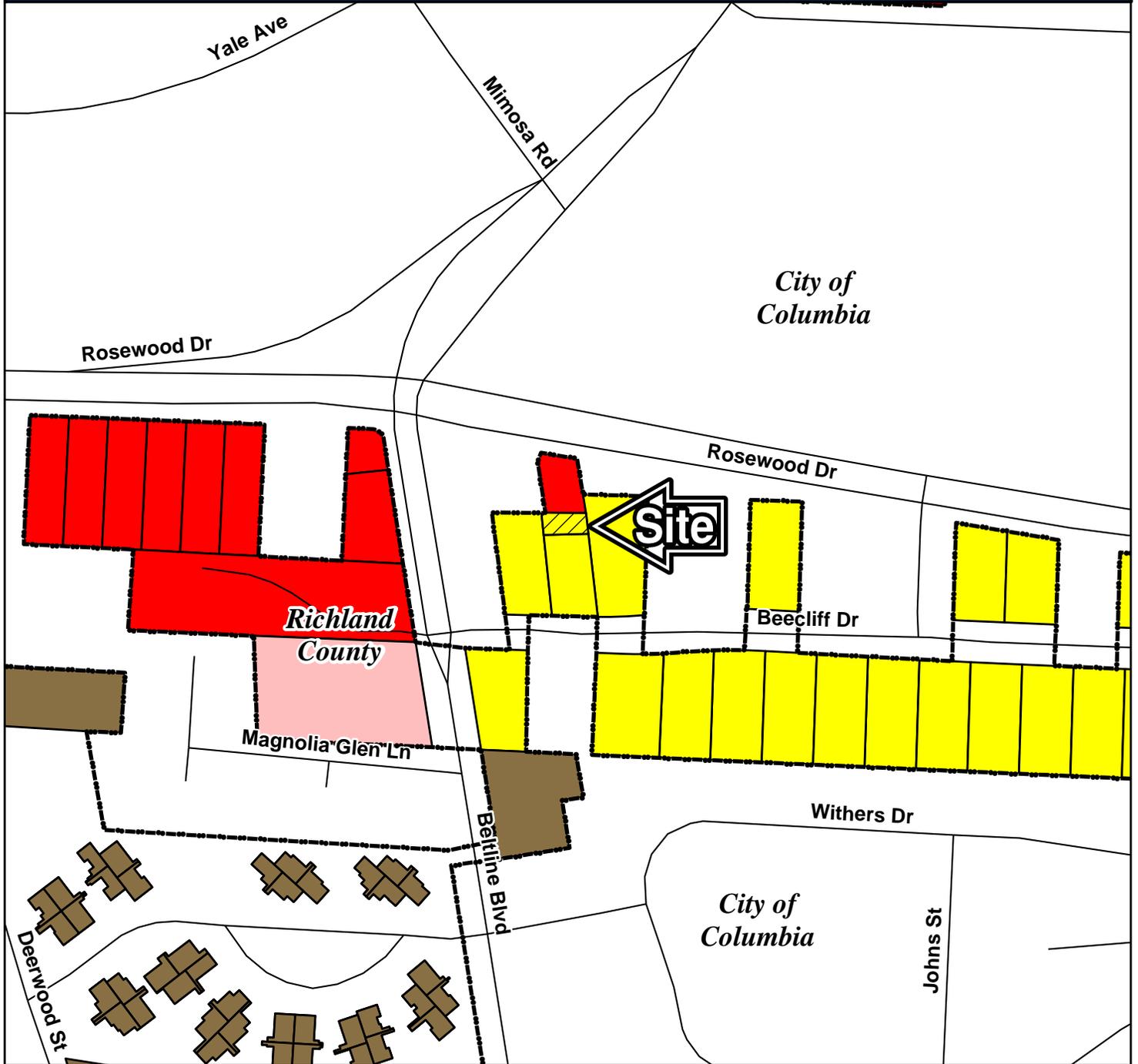
The Planning Staff recommends **Approval** of this map amendment.

Zoning Public Hearing Date

June 23, 2009

Case 09-09 MA

RS-MD to GC

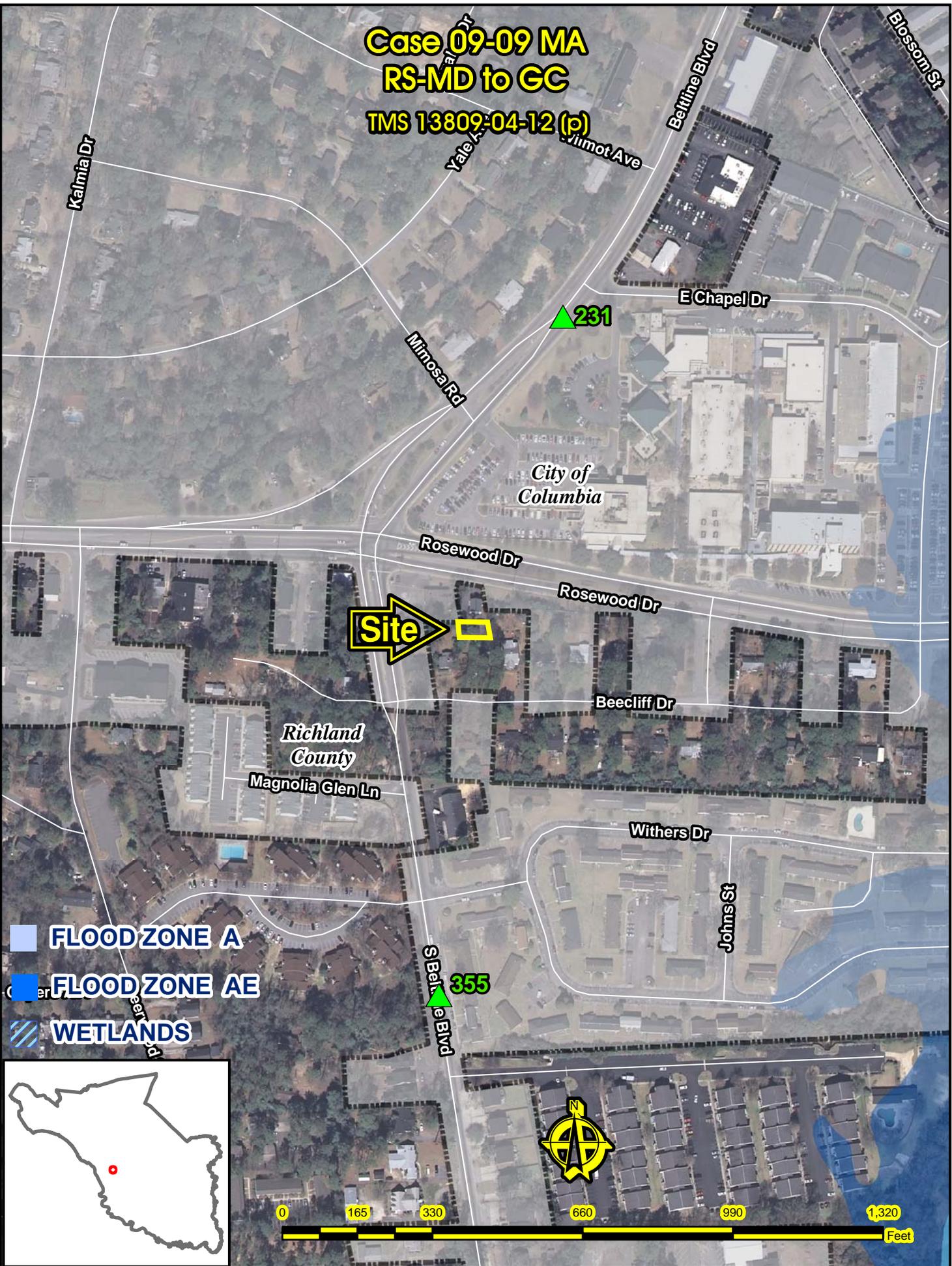


ZONING CLASSIFICATIONS

 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

 N
 Subject Property

**Case 09-09 MA
RS-MD to GC
TMS 13809:04-12 (p)**



CASE 09-09 MA

From RS-MD to GC

TMS#13809-04-12 (P)

Rosewood Drive



Looking South at subject property



Looking North at GC property

EXPLANATION OF TRANSPORTATION ORDINANCE

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-22, DEFINITIONS; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SECTION 26-52, AMENDMENTS; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SECTION 26-102, TC TOWN AND COUNTRY DISTRICT; SECTION 26-175, ACCESS; AND CREATING A NEW ARTICLE; SO AS TO ADDRESS TRANSPORTATION ISSUES WITHIN THE COUNTY.

Background:

Since 2005, the Land Development Code (LDC) has required preparation of a traffic management plan for certain projects. The data collected by these projects is very valuable for transportation project planning and capital improvement programming. After four years of experience with the process, some changes in the thresholds and the process are required to more realistically address the actual traffic impacts on the adjacent road network.

The current thresholds in the LDC for requiring a Traffic Management Plan (TMP) are based on the 1996 SCDOT Access & Roadside Management Standards (ARMS) document. The thresholds were based on the project size rather than on the trips generated by the project.

For example, a TMP is required for a 100,000 sq. ft. non-residential project, regardless of size or traffic capacity of the adjacent roads. A 100,000 sq. ft. business park will generate about 1300 trips per day. The same sized warehouse will generate about 500 trips per day and a light industrial facility will generate about 700 trips per day. A 100,000 sq. ft. super discount store will generate about 4700 trips per day. Retail land uses have very high trip generation rates.

The current LDC requires all proposed PDD and Town & Country zoning projects, regardless of size or land use, to prepare a TMP. The minimum PDD size is 2.0 acres and the minimum T&C size is 40 acres.

In August 2008, the SCDOT promulgated a revised version of the Access & Roadside Management Standards (ARMS). Among the other changes, this version of the ARMS changes the thresholds for access management to those generally recommended by the Transportation Research Board Highway Capacity Manual and the Institute of Traffic Engineers Traffic Engineering Handbook, the nationally recognized authorities for transportation issues. The new ARMS also changed the traffic report thresholds from an arbitrary land use amount basis to an actual traffic generated basis.

Since all land use decisions have traffic impacts on the public road system, it is critical for the County to closely coordinate land development project reviews with the SCDOT. The ARMS specifically recognizes this relationship by stating "...The Department (SCDOT) shall not issue a permit for encroachment that meets local standards, but violates the provisions of the ARMS. **Similarly, the Department's issuing of an encroachment permit does not relieve the applicant of the need to comply with local requirements, even if more restrictive...**"

In summary, the current TMP process does not accurately reflect the actual project traffic generated or its actual effects on the adjacent roads. In order to be as consistent as possible with SCDOT requirements and to reduce duplication of project review submission requirements between the County and SCDOT, the proposed LDC changes closely reflect the new ARMS document requirements. The attached ordinance proposes changes to this process and establishes a new Article XIII in the LDC dealing with transportation issues.

What this ordinance will do:

The Department proposes to change the TMP name to a Traffic Impact Assessment (TIA). The TMP has never been a true "management" plan. It has always been an "assessment" of the traffic impacts of various projects.

Proper management of the access points (driveways and intersections) to the adjacent roadway is critical to reduce accidents and maintain, or improve, traffic flow. Section 26-175 of the LDC contains the access management regulations. These regulations are based on the 1996 ARMS.

The new ARMS document includes revised requirements for the construction and spacing of access points. The proposed Tables 26-VII-4 and 26-VII-5, with some minor modification, are based on similar tables and text in the new ARMS.

The proposed ordinance includes numerous additions to the definitions regarding transportation issues as well as text changes reflecting the effects of the new TIA threshold. The new threshold for requiring a TIA is changed to an actual projects traffic generation basis rather than an arbitrary land use amount basis (see new Article XIII). The proposed process and requirements are virtually the same as those in the ARMS.

The proposed TIA threshold is as follows:

A TIA shall be required for all proposed land development projects, or phases thereof, and zoning map amendments, for which the estimated cumulative effect will: 1) cause the annual average daily traffic count on the roadway(s) adjacent to the subject site to increase by more than fifteen percent (15%) of its design capacity; or 2) cause the Volume-to-Capacity (V/C) ratio on any

adjacent roadway(s) to exceed 1.35; or 3) results in 100, or more, PM peak hour (PMPH) trips, whichever is applicable.

The effect of the new threshold is to eliminate the TIA requirement for 50 lot subdivisions and all 100,000 sq. ft non-residential projects that don't trip the threshold. A 100,000 sq. ft light industrial center would not automatically be required to do a TIA, but would be required IF it exceeded the threshold requirements. A PDD or T&C zoning project would not automatically be required to do a TIA.

Proposed section 26-213 establishes the TIA review process. A mandatory pre-application conference is required to establish the study parameters. No later than 15 days after a TIA is submitted, the Department will provide an applicant with a sufficiency determination. No later than 30 days after a TIA application is received, unless the TIA found not sufficient, the Department shall provide its written comments and recommendations to the applicant.

The ordinance also provides for the applicant, the County and/or the SCDOT to enter into voluntary traffic mitigation agreement based on the recommendations in the TIA. This provision allows, **but does not require**, execution of an agreement to mitigate only those deficiencies attributable to the proposed project. York County's experience in this process has found many applicants are willing to pay their fair share of the traffic impacts attributable to their project because it improves the marketability of the project.

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

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SECTION 26-22, DEFINITIONS; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SECTION 26-52, AMENDMENTS; SECTION 26-54, SUBDIVISION REVIEW AND APPROVAL; SECTION 26-59, PLANNED DEVELOPMENT REVIEW/APPROVAL; SECTION 26-102, TC TOWN AND COUNTRY DISTRICT; SECTION 26-175, ACCESS; AND CREATING A NEW ARTICLE; SO AS TO ADDRESS TRANSPORTATION ISSUES WITHIN THE COUNTY.

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 II, “Rules of Construction/Definitions”; Section 26-22, “Definitions”; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Access and Roadside Management Standards (ARMS). A document promulgated by SCDOT to establish uniformity for encroachment into the South Carolina State Highway System facilities.

Access management. A process of providing and managing pedestrian and vehicular access from adjacent properties onto roadways, thus preserving safe and efficient traffic flow on the roadway. It includes, but is not limited to, limiting points of access, installation of medians and/or installation of traffic signals. It specifically recognizes that all properties are entitled to access, but not necessarily direct access, to adjacent public roads.

Access point. An intersection, driveway, or any entry point on the right hand side of a road. An entry point on the opposite side of a road or a median opening may be considered an access point, if it is expected to influence traffic flow in the direction of interest.

AM Peak Hour (AMPH). The estimated average hourly traffic volume on a given roadway segment between 7:00 AM and 9:00 AM.

Annual Average Daily Trips (AADTs). The average twenty-four (24) hour traffic volume on a given roadway segment over a three hundred sixty-five (365) day period.

Arterial road - minor. A SCDOT designated roadway, as depicted on their “Functional Classification Map for the Columbia Urbanized Area”, that carries a mix of local and through traffic and which links collector roads, and sometimes local streets, with principal arterials.

Arterial road - principal. A freeway, expressway or a road or highway that is used or intended to be used for moving either heavy vehicular traffic volumes or high-speed traffic or both on which average daily traffic exceeds four thousand (4,000) vehicles or more. A SCDOT designated roadway, as depicted on their “Functional Classification Map for the Columbia Urbanized Area”, that is primarily intended to provide traffic service between urban areas.

Capital Improvement Plan (CIP). A general description of all existing public facilities and their existing deficiencies within the service area or areas of the governmental entity, a reasonable estimate of all costs, and a plan to develop the funding resources including existing sources of revenues related to curing the existing deficiencies including, but not limited to, the upgrading, updating, improving, expanding, or replacing of these facilities to meet existing needs and usage; and otherwise complies with the requirements of Section 6-1-960 (B) of the S.C. Code of Laws.

Central Midlands Council of Governments (CMCOG). An association of local governments in Fairfield, Newberry, Lexington, Richland and portions of Kershaw and Calhoun counties to address multi-jurisdictional problems and opportunities.

Columbia Area Transportation System (COATS). The transportation planning process for the Columbia metropolitan area administered by the MPO.

Collector road. A road that is used or intended to be used for moving traffic from minor and local roads to arterial roads, including the circulation road or roads of a residential development and including the proposed transportation network roads which are shown on the development plan maps adopted by the Richland County Planning Commission. Average daily traffic exceeds two thousand (2,000) vehicles or more, but less than four thousand (4,000) vehicles. A roadway which provides connection between the arterial road system and local roads as well as traffic circulation within residential, commercial and industrial areas.

Driveway. Any paved or unpaved way that provides access to property and is intended for vehicular access from a highway, street, or road.

Design capacity. The volume of annual average daily trips (AADTs) of a given roadway segment at which traffic flows with minimal delay. The design capacity is based on the geometry of the roadway segment and its functional classification.

Encroachment permit. A permit issued by the County on county maintained roadways or by SCDOT on state maintained roadways to use a public right-of-way for any purpose.

Federal Highway Administration (FHWA). The agency that administers federal surface transportation regulations and provides funding for federal roads and MPO activities.

Functional classification. An FHWA process, adopted by SCDOT and the MPO, by which roads are grouped into classes, or systems, according to the character of the service they are intended to provide. The MPO classifies roads as interstate, principal arterial, minor arterial or collector.

Level of Service (LOS). A qualitative term describing how the traffic flow on a given road segment is perceived by its users, i.e. good conditions = A or B; tolerable conditions = C or D; and intolerable conditions = E or F. This relationship is measured by its current traffic volume to its engineering designed traffic volume ratio (v/c):

LOS A = a v/c ratio of 0.00 to 0.49

LOS B = a v/c ratio of 0.50 to 0.74

LOS C = a v/c ratio of 0.75 to 1.00

LOS D = a v/c ratio of 1.01 to 1.15

LOS E = a v/c ratio of 1.16 to 1.34

LOS F = a v/c ratio of 1.35 plus

Metropolitan Planning Organization (MPO). The transportation policy-making body consisting of representatives of the local governments in urbanized area of the midlands as designated by the U.S. Census Department. It includes most of Richland and Lexington Counties and a small portion of Kershaw and Calhoun Counties. The CMCOG is the MPO for this metropolitan area.

PM Peak Hour (PMPH). The estimated average hourly traffic volume on a given roadway segment between 4:00 PM and 6:00 PM.

Safe access. The minimum number of access points, direct, or indirect, necessary to provide safe ingress and egress to the state and local road system in consideration of the existing, and projected, traffic volume and the type and density/intensity of adjacent land uses.

South Carolina Department of Transportation (SCDOT). The State agency responsible for maintaining state and federal roads and administering distribution of the state and federal gas tax funds.

Traffic management plan Traffic Impact Assessment (TIA). An evaluation of the effect of traffic generated by a development on the operation and safety of the adjacent public roads. Such analysis shall include an identification of traffic impact mitigation measures needed to improve the safety, operation, and flow of vehicular and pedestrian movement into and out of the development. A document which analyzes the transportation impacts of proposed land development projects on the adjacent roadways, nearby intersections and affected property owners and provides recommended mitigation measures to address the identified impacts.

Traffic mitigation agreement. A written agreement among Richland County, SCDOT and the applicant to allow the LOS mitigation measures identified in the TIA to be provided in a timely manner. At a minimum, the agreement shall include:

- 1) A specific list of the required mitigation measures and preliminary cost estimates.
- 2) A timetable by which the improvements will be phased and/or completed.
- 3) A proportionate cost sharing agreement for such improvements.
- 4) An designation of the party, or parties, responsible to ensure the recommended improvement is completed in a timely manner; and
- 5) Any other such matters as may be appropriate to the specific agreement.

Transportation Improvement Plan (TIP). A schedule of transportation capital improvement projects prepared by the MPO which are programmed for completion within the next six years.

Volume-to-Capacity Ratio (V/C). The volume of traffic on a roadway segment (determined by traffic counts) divided by the engineering design capacity (volume) of the roadway, expressed as a ratio. The v/c ratio is a critical component of long range traffic forecast models and prioritizing road improvement projects for inclusion in the TIP and the County's CIP.

SECTION II. The Richland County Code of Ordinances, Chapter 26, “Land Development”; is hereby amended by substituting the new term “Traffic Impact Assessment” for the term “Traffic Management Plan” wherever such term is found within the chapter.

SECTION III. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article IV, “Amendments and Procedures”; Section 26-52, “Amendments”; Subsection (b), “Initiation of Proposals”; Paragraph (2), “Zoning Map Amendments”; Subparagraph b., “Minimum Area for Zoning Map Amendment Application”; is hereby amended to read as follows:

- b. *Minimum area for zoning map amendment application.* No request ~~from any individual, corporation or agency, other than the county council, the planning commission, the county administrator, or the planning director,~~ for a change in zoning classification shall be considered that involves an area of less than two (2) acres, except ~~that the following changes may be made to apply to areas of less than two (2) acres~~ that involve one of the following:
1. An extension of ~~an~~ the same existing zoning district boundary.
 2. An addition or extension of RM-MD zoning contiguous to an existing RM-HD or RS-HD zoning district.
 3. An addition of OI zoning contiguous to an existing commercial or ~~industrial~~ residential zoning district.
 4. An addition of NC zoning contiguous to an existing commercial or ~~industrial~~ residential zoning district ~~other than OI.~~
 5. An addition of GC zoning contiguous to an existing industrial zoning district.
 6. A zoning change where property is contiguous to a compatible zoning district lying within another county or jurisdiction.
 - ~~7. A zoning change where property is contiguous to a compatible land use lying within another county or jurisdiction that does not provide zoning or similar regulations, provided that the area containing the similar uses is at least two (2) acres in size.~~
 87. A zoning change for a nonconforming use created by this chapter that is contiguous to compatible land uses.
 8. A zoning change for a parcel located within an adopted neighborhood master plan area and which has a compatible adopted neighborhood zoning district.

SECTION IV. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article IV, “Amendments and Procedures”; Section 26-54, “Subdivision Review and Approval”; Subsection (b), “Processes”; Paragraph (3), “Major Subdivision Review”; Subparagraph a., “Applicability”; is hereby amended to read as follows:

- a. *Applicability.* The major subdivision review process is required for all those subdivisions of land in Richland County that do not meet the requirements for exemption from the subdivision review process (See definition of “subdivision” in Section 26-22 above) and that do not qualify for administrative or minor subdivision review (Section 26-54(b)(1) and Section 26-54(b)(2)). Any subdivision that involves the dedication of land to the county for open space or other public purposes shall be considered a major subdivision. Any major subdivision with few than fifty (50) lots shall not be required to install sidewalks along roads abutting the development ~~and shall not be required to submit a traffic management plan.~~

SECTION V. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article IV, “Amendments and Procedures”; Section 26-54, “Subdivision Review and Approval”; Subsection (b), “Processes”; Paragraph (3), “Major Subdivision Review”; Subparagraph c., “Plan Submittal”; Clause 1., “Filing of Application”; is hereby amended to read as follows:

1. *Filing of application.* An application for major subdivision review may be filed by the owner of the property or by an authorized agent. The application for major subdivision approval shall be filed with the planning department on a form provided by the department. The application shall be accompanied by a sketch plan containing all information required on the application including a sketch of the entire proposed development even in cases where the development is occurring in phases. Sketch plans for developments requiring major land development review shall be submitted in both a paper and a digital format as specified by the County, and shall be prepared by a registered architect, engineer, landscape architect, or licensed surveyor. ~~Plans shall include a traffic management plan.~~

SECTION VI. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article IV, “Amendments and Procedures”; Section 26-54, “Subdivision Review and Approval”; Subsection (b), “Processes”; Paragraph (3), “Major Subdivision Review”; Subparagraph d., “Sketch Plan Review and Approval”; Clause 3., “Formal Review”; Sub-clause [b], Decision by the Planning Commission; is hereby amended to read as follows:

- [b] *Decision by the planning commission.* Where an appeal has been made to them on a major subdivision sketch plan, the Richland County Planning Commission, after conducting the public hearing, may: deny approval, table the application pending submittal of additional information, or approve the application. The planning commission shall approve the sketch plan if it finds:

- [1] The proposed project complies with the policies and objectives of the county comprehensive plan.
- [2] The proposed project complies with the purpose, scope, and provisions of this chapter.
- ~~[3] Traffic management plan findings and proposals are accepted by the county and needed improvements are included in the plan. This shall include all appropriate access management techniques to provide safe vehicular and pedestrian ingress and egress to and through the subject site.~~
- [43] The county address coordinator has approved the subdivision name and addresses, and the planning commission has approved the subdivision road names. (See Section 26-183 of this chapter).
- [54] The proposed project complies with the subdivision sketch plan checklist of the planning department.

The applicant shall be provided with a written statement of the planning commission's action (approval, approval with conditions, or denial). Such statement shall, at a minimum, include findings of fact based on the criteria described above and shall establish the general parameters for the development of the entire area subject to the sketch plan. The county shall not accept an application for a preliminary plan, or for roads, storm drainage or sediment/erosion control, until the sketch plan is approved.

SECTION VII. The Richland County Code of Ordinances, Chapter 26, "Land Development"; Article IV, "Amendments and Procedures"; Section 26-59, "Planned Development Review/Approval"; Subsection (c), "Plan Submittal"; Paragraph (1), "Filing of Application"; is hereby amended to read as follows:

- (1) *Filing of application.* Each application for a PDD shall consist of an application for a zoning map amendment (see Section 26-52 of this chapter) and an application for a land development permit (see Section 26-53 of this chapter) for the proposed development plan. ~~All requirements for both types of applications must be met. Plans shall include a traffic management plan.~~ Plans shall be submitted by the property owner or an authorized agent.

SECTION VIII. The Richland County Code of Ordinances, Chapter 26, "Land Development"; Article V, "Zoning Districts and District Standards"; Section 26-102, "TC Town and Country District"; Subsection (d), "Development Standards"; Paragraph (10), "Design and Operation Standards"; Subparagraph b., "Roads/Traffic Impacts"; Clause 4., "Traffic Management Plan"; is hereby deleted in its entirety.

- ~~4. Traffic management plan. A traffic management plan, conducted by a registered engineer, must accompany the application for a TC District~~

~~analyzing the traffic impact of the proposed development and include proposals for handling all impacts noted.~~

SECTION IX. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article VII, “General Development, Site, and Performance Standards”; Section 26-175, “Access”; is hereby amended to read as follows:

Sec. 26-175. Access.

(a) *General.* The standards contained in this section are designed to ensure that access to development in the unincorporated parts of Richland County does not impair the public safety and are the minimum necessary to provide safe access to the adjacent property for both pedestrians and vehicles. All proposed vehicle access points connecting to a public road shall conform to the provisions of this section.

~~(b) *Driveway permit.*~~

~~(1) *Permit required.* Before any proposed vehicular access point connecting to a public road may be constructed, a driveway permit must be obtained from the Richland County Public Works Department. The South Carolina Department of Transportation (SCDOT) is required to review all connections to state system roads. Driveway permits on state system roads should be submitted to SCDOT for the initial review. Upon SCDOT approval, the driveway permit will be forward to Richland County for its approval. Where a conflict arises with respect to these standards, the more restrictive access standards shall apply. Single permits may be issued covering all access within a proposed subdivision.~~

~~(2) *Existing driveway approaches.*~~

~~a. *Relocation, alteration, or reconstruction.* Existing driveway approaches shall not be relocated, altered, or reconstructed without a permit approving the relocation, alteration, or reconstruction, and such driveway approaches shall be subject to the provisions of this section.~~

~~b. *Changes resulting in closing of driveway.* When the use or layout of any property is changed, making any portion or all of the driveway approach unnecessary, the owner of the property shall, at his/her expense, replace all necessary curbs, gutters, and sidewalks, and/or correct all nonconforming features.~~

(b) *Encroachment permit.* For projects located on a roadway within the State Highway Network, the Planning Department shall not issue a land development permit, or a final subdivision plat, until SCDOT provides a copy of the approved SCDOT Encroachment Permit. For projects located on a roadway maintained by the County, the Planning Department shall not issue a land development permit,

or a bonded or final subdivision plat, until SCDOT provides a copy of the approved Public Works Department Encroachment Permit.

- (c) Driveway standards. All driveways shall be constructed in conformance with the standards described below, and with the applicable portions of Section 181 (c), regarding visibility at intersections. The term “Land Use Example” is only illustrative of the relative size of proposed projects and is not intended to be an exclusive list.

TABLE 26 - VII-4
DRIVEWAY INSTALLATION STANDARDS

<u>Land Use Example</u>	<u>Driveway Classification</u>	<u>Projected Trips</u>	<u>Min. Width (ft)</u>	<u>Min. Radius Return (ft)</u>
<u>1 or 2 Family Residence</u>	<u>Low Volume</u>	<u>1-20 AADTs or 1-5 peak hour trips</u>	<u>10 - 24</u>	<u>15</u>
<u>Subdivisions, Apartments, or small commercial</u>	<u>Medium Volume</u>	<u>6 – 100 peak hour trips</u>	<u>24 – 40 *</u>	<u>30 - 40</u>
<u>Convenience stores, gas stations or shopping centers</u>	<u>High Volume</u>	<u>101+ peak hour trips</u>	<u>Determined by TIA</u>	<u>Determined by TIA</u>

* A 40-ft driveway is usually marked with two 12-ft wide right & left exit lanes and one 16-ft wide entrance lane. If a median divider is used at the entrance, the driveway width must be increased by the width of the median.

~~(1) — *Driveway width.* The width, in feet, of a driveway approach shall be within the minimum and maximum limits as specified below, excluding detached, single-family residential properties. Driveway approach widths shall be measured at the road right-of-way line and the width of any driveway shall not increase when crossing the right-of-way except at properly designated curb returns.~~

~~a. — *One way drives.* One way drives shall have a minimum width of twelve (12) feet and shall not exceed a maximum width of eighteen (18) feet.~~

~~b. — *Two way drives.* Two way drives shall have a minimum width of eighteen (18) feet and shall not exceed a maximum width of twenty-four (24) feet.~~

~~(2) — *Number of drives.*~~

- a. ~~Generally.~~ Generally, one point of access to a given property will be allowed. However, additional access points may be allowed by the Richland County Public Works Department as provided in Table VII-4 below, provided the continuous roadway frontage of the property exceeds two hundred (200) feet.
- b. ~~Maximum number of drives per frontage.~~

**TABLE VII-4
MAXIMUM NUMBER OF DRIVEWAYS PER FRONTAGE**

Length of Frontage (ft)	Maximum Number of Driveways
200 or less	1*
+200 to 600	2
+600 to 1000	3
+1000 to 1500	4
More than 1500	4 plus 1 per additional increment of 500 feet of frontage
* On frontages of 200 feet or less, a pair of one-way driveways may be substituted only if the internal circulation on the site is compatible with the one-way driveways and wrong-way movements on the driveways are rendered impossible or extremely difficult for motorists.	

- e. ~~Additional considerations in number of driveways permitted.~~ Driveways will be limited to the number needed to provide adequate and reasonable access to a property. Factors such as alignment with opposing driveways and minimum spacing requirements (see below) will have a bearing on the number of driveways permitted.
 - d. ~~Joint use of driveways/connectivity.~~ Wherever feasible, the Public Works Department shall require the establishment of a joint-use driveway serving two (2) abutting properties. Additionally, when a property is developed, the public works department may require connectivity with adjoining parking areas or may require that a driveway/parking area be designed for future connection with an abutting property.
- (3) ~~Driveway separation.~~ All driveway approaches shall be allocated and spaced as outlined below.

**TABLE VII-5
DRIVEWAY SEPARATION STANDARDS**

Road Speed Limit (mph)	Minimum Spacing (ft)
30 or less	100
35	150
40	200
45	250
50	300
55 plus	350

~~Access separation between driveways shall be measured between the driveway centerlines. Speed limits are as determined by SCDOT. For single family lots, the planning department may reduce the spacing requirements of this section if it can be demonstrated that a hardship exists and there is no opportunity to design a conforming access point. Internal roads in single family detached subdivision developments are exempt from these standards.~~

- ~~(4) *Driveway design.* All driveway approaches, except those to single family homes, shall be a concrete apron (“ramp” type). Road type driveway entrances may be required to developments that have parking spaces for two hundred (200) or more vehicles when required by the public works department. Driveway approaches must cross any sidewalk area at the sidewalk grade established by the public works department. All concrete aprons shall be installed to the right-of-way line or at least ten (10) feet from the edge of the traveled way and be built to the specifications of the public works department.~~
- ~~(5) *Sight visibility triangles.* At all driveway approaches, a sight area shall be maintained. See Section 26-181(e) of this chapter for sight triangle requirements.~~

(d) *Access Point Separation Standards.*

- (1) The access separation standards provided below apply to all public roads, except those inside a subdivision or other development project.

TABLE 26-VII-5
ACCESS POINT SEPARATION STANDARDS

<u>Posted Speed Limit (mph)</u>	<u>Minimum Access Point Spacing (ft)* on roadways >2000 AADTs or Access Points Generating > 50 peak hour trips</u>	<u>Minimum Access Point Spacing (ft)* On Roadways with AADTs < 2000</u>
<u>30</u>	<u>160</u>	<u>75</u>
<u>35</u>	<u>220</u>	<u>125</u>
<u>40</u>	<u>275</u>	<u>175</u>
<u>45</u>	<u>325</u>	<u>225</u>

<u>50</u> ≥	<u>400</u>	<u>275</u>
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* Measured from the near edge of driveways

In addition to the requirements describe above, the Fire Marshal may require a secondary access point to any development project.

(2) Major land development and major subdivisions. All proposed parcels, including outparcels, shall be depicted in the preliminary development plan documents and access to such parcels shall be limited to internal points within the project. Access may be limited to a “Right-In, Right-Out” configuration, as may be deemed necessary.

(3) Shared access. The Planning department, with the consent of the Public Works department, may require shared access agreements among adjacent parcels, and/or installation of marginal access roads, as well as consolidation of existing access points, as may be deemed necessary.

(4) Medians. The Planning department, with the consent of the Public Works department, may require installation of raised medians by the applicant as may be necessary to protect safe vehicular and pedestrian access to adjacent property.

(5) Change of land use. When there is a proposed land use change on a developed site that affects the amount, type, or intensity of traffic activity, the Planning department, with the consent of the Public Works department, shall require written documentation from SCDOT regarding the adequacy of the existing access point to safely accommodate the traffic generated by the project prior to issuing a development permit.

(e) Exceptions. The Planning department, with the consent of the Public Works department, may reduce the requirements described above, provided the applicant can demonstrate that all physically possible alternative development plans have been considered in an attempt to conform to the requirements and that any hardship to compliance is not the result of self-imposed actions, including, but not limited to, the purchase of the subject parcel, the topography of the site, and/or the geometry of the roadway.

SECTION X. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article VII, “General Development, Site, and Performance Standards”; Section 26-181, “Road Standards”; Subsection (b), Design Standards for Public or Private Roads; Paragraph (5), Intersections; is hereby amended to read as follows:

(5) Intersections. All road intersections shall be designed in substantial compliance with the applicable requirements of SCDOT’s “Access & Roadside Management Standards”, published in August 2008.

- a. ~~*Intersection design.* The center lines of no more than two (2) roads shall intersect at any one point. Roads shall be laid out so as to intersect as nearly as feasible at right angles and no road shall intersect any other road at an angle of less than sixty (60) degrees. The angle of intersections shall be measured at the intersection of road centerlines. Where curved roads intersect, the lesser traveled road (based on current studies) shall have a minimum tangent of one hundred (100) feet at the intersection, with no more than sixty (60) degrees deflection from radial.~~
- b. ~~*Intersection spacing.* Road intersections shall have a centerline offset of not less than two hundred (200) feet, except that road intersections on minor or local residential roads shall have a centerline offset of not less than one hundred twenty five (125) feet.~~

SECTION XI. The Richland County Code of Ordinances, Chapter 26, “Land Development”; Article VIII, “Resource Protection Standards”; Sections 26-204 – 26-220, “Reserved”; is hereby amended to read as follows:

Secs. 26-204 – 26-209. Reserved.

SECTION XI. The Richland County Code of Ordinances, Chapter 26, “Land Development”; article heading “IX. Subdivision Regulations”; is hereby amended to read as follows:

ARTICLE X. SUBDIVISION REGULATIONS

SECTION XII. The Richland County Code of Ordinances, Chapter 26, “Land Development”; article heading “X. Nonconformities”; is hereby amended to read as follows:

ARTICLE XI. NONCONFORMITIES

SECTION XIII. The Richland County Code of Ordinances, Chapter 26, “Land Development”; article heading “XI. Code Compliance”; is hereby amended to read as follows:

ARTICLE XII. CODE COMPLIANCE

SECTION XIV. The Richland County Code of Ordinances, Chapter 26, Land Development; is hereby amended by the creation of a new article, to read as follows:

ARTICLE IX. TRANSPORTATION

Sec. 26-210. General.

- (a) *Purpose.* The purpose of this article is to provide the information necessary to allow decision-makers to assess the transportation implications of traffic associated with a proposed development project; to address the transportation-related issues associated with development proposals that may be of concern to

neighboring property owners and residents; and to provide a basis for the negotiation regarding improvements and funding alternatives to accomplish the identified mitigation measures.

(b) Traffic Impact Assessment (TIA). A TIA may be required to:

- (1) Evaluate traffic operations and impacts at site access points;
- (2) Evaluate the impact of site-generated traffic on affected intersections;
- (3) Evaluate the quality of site-generated traffic on the quality of traffic flow in the area;
- (4) Ensure that proper facilities for pedestrians, bicyclists and transit users are provided;
- (5) Identify transportation infrastructure needs, the related costs and funding sources; and
- (6) Provide valuable data to more accurately develop long range transportation plans and road improvement projects for the County Capital Improvement Program and the MPO Transportation Improvement Plan.

Sec. 26-211. Applicability.

- (a) A TIA shall be required for all proposed land development projects, or phases thereof, and zoning map amendments, for which the estimated cumulative effect will: 1) cause the annual average daily traffic count on the roadway(s) adjacent to the subject site to increase by more than fifteen percent (15%) of its design capacity; or 2) cause the Volume-to-Capacity (V/C) ratio on any adjacent roadway(s) to exceed 1.35; or 3) results in 100, or more, PM peak hour (PMPH) trips, whichever is applicable; or
- (b) All proposed public and private school projects shall use the criteria described above except that 100, or more, AM peak hour (AMPH) trips will be used.

Sec. 26-212. Minimum Requirements.

The applicant shall submit all information specified in the Traffic Impact Assessment Checklist that proscribes the requirements for a TIA.

Sec. 26-213. Review Process.

- (a) The applicant shall be required to complete a mandatory pre-application conference to determine the study area, project phasing timetable and other applicable TIA parameters.

(b) No later than fifteen (15) days after submission of the TIA, the Department will provide the applicant with a sufficiency determination, including identification of any deficiencies or additional analysis that may be required.

(c) No later than thirty (30) days after submission of the TIA, unless delayed by a “not sufficient” determination, the Department shall provide a written summary of the TIA findings and recommendations to the applicant.

Sec. 26-214. Mitigation.

The applicant, the County and/or SCDOT may enter into a voluntary agreement to effectuate completion of the identified mitigation improvements attributed to the proposed project. The County Administrator is authorized to execute a traffic mitigation agreement on behalf of the County.

Secs. 26-215 – 26-220. Reserved.

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

SECTION XVII. Effective Date. This ordinance shall be effective from and after _____, 2009.

RICHLAND COUNTY COUNCIL

BY: _____
Paul Livingston, Chair

ATTEST THIS THE ____ DAY

OF _____, 2009

Michielle R. Cannon-Finch
Clerk of Council

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

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; SO AS TO DEFINE AND PERMIT “BUS SHELTERS” IN ALL ZONING DISTRICT, WITH SPECIAL REQUIREMENTS.

What this ordinance will do:

The proposed ordinance will add “bus shelters” as a permitted use with special requirements in all zoning districts. In addition, advertising on the outer side walls of the bus shelter will be allowed. The special requirements are as follows:

- 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.
- A shelter 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.
- 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.
- 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.
- 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:
 - 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.
 - 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.

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

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 DEFINE AND PERMIT “BUS SHELTERS” IN ALL ZONING DISTRICTS, WITH SPECIAL REQUIREMENTS.

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 II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definitions:

Bus shelter. A small roofed structure, having three (3) transparent walls, located at designated bus stops for the protection and convenience of passengers of public transportation systems.

SECTION II. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (b), Permitted Uses with Special Requirements Listed by Zoning District; is hereby amended to read as follows:

- (b) *Permitted uses with special requirements listed by zoning district.*
- (1) Accessory Dwellings - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, M-1)
 - (2) Amusement or Water Parks, Fairgrounds - (GC, M-1, LI)
 - (3) Animal Shelters - (GC, M-1, LI)
 - (4) Antennas - (All Districts)
 - (5) Athletic Fields - (TROS, NC, RC)
 - (6) Banks, Finance, and Insurance Offices – (NC, RC)
 - (7) Barber Shops, Beauty Salons, and Related Services - (RU, RM-MD, RM-HD)
 - (8) Bars and other Drinking Places - (RC, GC, M-1, LI)
 - (9) Batting Cages - (GC, M-1, LI)
 - (10) Bed and Breakfast Homes/Inns - (RR, RM-MD, RM-HD, RC)

- (11) Beer/Wine/Distilled Alcoholic Beverages – (GC)
- (12) Body Piercing Facilities – (GC)
- (13) Buildings, High-Rise, Four (4) or Five (5) Stories – (RM-HD, OI, GC)
- (14) Bus Shelters - (All Districts)
- ~~(14)~~15) Car and Light Truck Washes - (RC)
- ~~(15)~~16) Cemeteries and Mausoleums - (OI, NC, RC, GC, M-1, LI, HI)
- ~~(16)~~17) Continued Care Retirement Communities - (RM-MD, RM-HD, OI, RC, GC)
- ~~(17)~~18) Construction, Building, General Contracting, with Outside Storage - (M-1, LI)
- ~~(18)~~19) Construction, Building, Heavy, with Outside Storage - (M-1, LI)
- ~~(19)~~20) Construction, Special Trades, with Outside Storage - (M-1, LI)
- ~~(20)~~21) Country Clubs with Golf Courses - (TROS, RU, GC, M-1, LI)
- ~~(21)~~22) Day Care, Adult, Home Occupation (5 or fewer) – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- ~~(22)~~23) Day Care Centers, Adult - (RU, OI, NC, RC, GC, M-1)
- ~~(23)~~24) Day Care, Child, Family Day Care, Home Occupation (5 or fewer) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, GC)
- ~~(24)~~25) Day Care Centers, Child, Licensed Centers - (RU, OI, NC, RC, GC, M-1)
- ~~(25)~~26) Drugs and Druggists' Sundries – (GC)
- ~~(26)~~27) Durable Goods, Not Otherwise Listed – (GC)
- ~~(27)~~28) Dwellings, Manufactured Homes on Individual Lots - (RU, MH)
- ~~(28)~~29) Dwellings, Manufactured Homes on Individual Lots - (RR, RS-E)
- ~~(29)~~30) Dwellings, Single Family, Zero Lot Line, Common and Parallel - (Common: RM-MD, RM-HD, OI, GC, M-1; Parallel: RS-E, RS-LD, RS-MD, RS-HD, RM-MD, RM-HD, OI, M-1)

- (~~30~~31) Electrical Goods – (GC)
- (~~31~~32) Fuel Oil Sales (Non-Automotive) - (M-1, HI)
- (~~32~~33) Furniture and Home Furnishings – (GC)
- (~~33~~34) Golf Courses - (TROS, GC, M-1, LI)
- (~~34~~35) Golf Driving Ranges (Freestanding) - (TROS, RC, GC, M-1, LI)
- (~~35~~36) Go-Cart, Motorcycle, and Similar Small Vehicle Tracks - (GC)
- (~~36~~37) Group Homes (9 or Less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~37~~38) Home Occupations - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~38~~39) Kennels - (RU, OI, RC, GC, M-1, LI)
- (~~39~~40) Libraries – (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~40~~41) Lumber and Other Construction Materials – (GC)
- (~~41~~42) Machinery, Equipment and Supplies – (GC)
- (~~42~~43) Manufactured Home Sales – (GC, M-1)
- (~~43~~44) Manufactured Home Parks – (MH, M-1)
- (~~44~~45) Market Showrooms - (GC)
- (~~45~~46) Motor Vehicles, New Parts and Supplies – (GC)
- (~~46~~47) Motor Vehicles, Tires and Tubes – (GC)
- (~~47~~48) Nondurable Goods, Not Otherwise Listed – (GC)
- (~~48~~49) Paints and Varnishes – (GC)
- (~~49~~50) Pet Care Services – (NC, RC)
- (~~50~~51) Petroleum and Coal Products Manufacturing - (HI)
- (~~51~~52) Petroleum and Petroleum Products - (M-1, HI)

- (~~52~~53) Places of Worship – (RU, RR, RM-MD, RM-HD, RC)
- (~~53~~54) Plumbing and Heating Equipment and Supplies – (GC)
- (~~54~~55) Poultry Farms – (RU)
- (~~55~~56) Produce Stands – (RU)
- (~~56~~57) Public or Private Parks- (All Districts)
- (~~57~~58) Public Recreation Facilities- (All Districts)
- (~~58~~59) Radio, Television, and Other Similar Transmitting Towers – (M-1)
- (~~59~~60) Recreational Vehicle Parks and Recreation Camps – (RU)
- (~~60~~61) Rental Centers, With Outside Storage – (GC)
- (~~61~~62) Repair and Maintenance Service, Appliance and Electronics - (RC, GC, M-1, LI)
- (~~62~~63) Research and Development Services – (OI)
- (~~63~~64) Schools, Including Public and Private Schools, Having a Curriculum Similar to Those Given in Public Schools - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (~~64~~65) Sexually Oriented Businesses - (GC, HI)
- (~~65~~66) Sporting Firearms and Ammunition – (GC)
- (~~66~~67) Swim and Tennis Clubs – (TROS)
- (~~67~~68) Swimming Pools - (TROS, RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)
- (~~68~~69) Tobacco and Tobacco Products – (GC)
- (~~69~~70) Utility Substations - (All Districts)
- (~~70~~71) Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services) - (OI, NC)

(~~7172~~) 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) - (OI, NC, RC, GC)

(~~7273~~) Warehouses (Self Storage) - (RC, GC, M-1, LI)

(~~7374~~) Yard Sales - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

(~~7475~~) Zoos and Botanical Gardens – (GC, M-1)

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; is hereby amended to read as follows:

(c) *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, Permitted Uses with Special Requirements, and Special Exceptions (Table 26-V-2. Section 26-141).

(1) *Accessory dwellings.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density, M-1 Light Industrial.
- 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) *Amusement or waterparks, fairgrounds.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- b. The minimum lot size for an amusement park, waterpark, 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.

(3) *Animal shelters.*

- a. Use districts: General Commercial; M-1 and LI Light Industrial.
- 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 am 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.

(4) *Antennas.*

- a. Use districts: All Districts.
- b. 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.

- c. 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.

(5) *Athletic fields.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Commercial; Rural Commercial.
- 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.

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

- a. Use districts: Neighborhood Commercial; Rural Commercial.
- b. No drive-thru service permitted.

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

- a. Use districts: Rural; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No more than four (4) workstations are permitted.

- c. 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.

(8) *Bars and other drinking places.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. 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.
- c. 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.
- d. 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.
- e. A minimum six (6) foot high opaque fence shall be erected adjacent to the property line of abutting residentially zoned or used property.

(9) *Batting cages.*

- a. Use districts. General Commercial; M-1 and LI Light Industrial.
- b. No equipment, machinery, or mechanical device of any kind shall be operated within two hundred (200) feet of any residentially zoned 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.

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

- a. Use districts: Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- 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 26-173 of this chapter. 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. In the residential districts, 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.

(11) *Beer/Wine/Distilled Alcoholic Beverages.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(12) *Body Piercing Facilities.*

- a. Use districts: General Commercial.
- b. The applicant must receive a license from the South Carolina Department of Health and Environmental Control (SCDHEC) to operate the facility.

(13) *Buildings, high-rise, four (4) or five (5) stories.*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; General Commercial.
- b. The minimum lot size to establish a high-rise building shall be one (1) acre.
- c. The minimum lot width to establish a high-rise building shall be one hundred and fifty (150) feet.
- d. A high-rise structure shall be set back a minimum of twenty-five (25) feet from all property lines.
- e. In the RM-HD District, the maximum lot coverage for a high-rise building shall be thirty-five percent (35%). In the GC and OI Districts, the maximum lot coverage for a high-rise building shall be forty-five percent (45%).
- f. Increase of allowable lot coverage:
 - 1. Additional lot coverage may be allowed on a foot for foot basis equal to the number of square feet provided on the structure above the first level in the form of landscaped roof gardens, solariums, recreational spaces and the like made available generally to tenants. In no case shall such an increase in coverage exceed an amount equal to ten

percent (10%) of the total lot area upon which the high-rise structure is located.

2. Parking lots or structures to accommodate required parking may be erected to cover not more than thirty percent (30%) of the total lot area in addition to the coverage listed in paragraph e. of this subsection.
- g. No portion of any high-rise building shall project through imaginary planes leaning inward over the lot from the exterior lot lines of the parcel at angles representing two (2) feet in height for each one (1) foot of horizontal distance from such lot line.
- h. Parking and loading facilities shall be provided as required by Section 26-173 and Section 26-174 of this chapter. No parking lots shall be permitted within any required setback.

(14) *Bus shelters.*

- a. Use districts: All 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 shelter 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.

(~~14~~15) *Car and light truck washes.*

- a. Use districts: Rural Commercial.
- b. Buildings shall not be less than seventy-five (75) feet from any interior side or rear property line that adjoins a residentially zoned or used property.
- c. The hours of operation shall be limited to the hours between 7:00 a.m. and 10:00 p.m.
- d. Adequate provisions shall be made for the safe and efficient disposal of waste products.

(~~15~~16) *Cemeteries and mausoleums.*

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 and LI Light Industrial; Heavy Industrial.
- 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.

(~~16~~17) *Continued care retirement communities.*

- a. Use districts: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office Institutional; Rural Commercial; General Commercial.
- 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.

~~(1718)~~ *Construction, building, general contracting, with outside storage.*

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

~~(1819)~~ *Construction, building, heavy, with outside storage.*

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

~~(1920)~~ *Construction, special trades, with outside storage.*

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

~~(2021)~~ *Country clubs with golf courses.*

- a. Use districts: TROS, Rural; General Commercial; M-1 and LI Light Industrial.
- 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. In the Rural District, club facilities may not be used between 12:00 midnight and 7:00 a.m., Sunday through Thursday and between 1:00 a.m. and 7:00 a.m. on Friday and Saturday nights.

~~(2122)~~ *Day care, adult, home occupation (five or fewer).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family - Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.
- 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.

~~(2223)~~ *Day care centers, adult.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
- b. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

~~(2324)~~ *Day care, child, family day care, home occupation (five or fewer).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family – Estate; Residential, Single-Family – Low Density; Residential, Single-Family – Medium Density; Residential, Single-Family – High Density; Manufactured Home; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; General Commercial.
- 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.

~~(2425)~~ *Day care centers, child, licensed centers.*

- a. Use districts: Rural; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial; M-1 Light Industrial.
- 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.

~~(2526)~~ *Drugs and Druggists' Sundries.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

~~(2627)~~ *Durable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(2728) Dwellings, manufactured homes on individual lots.

- a. Use districts: Rural, Manufactured Home Park.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. Manufactured home skirting or a continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities and access, shall be installed under the manufactured home.

(2829) Dwellings, manufactured homes on individual lots.

- a. Use districts: Rural Residential; Residential, Single-Family, Estate.
- b. Manufactured homes must meet the standards set by the Federal Manufactured Housing Construction and Safety Standards Act of 1974 (which became effective June 15, 1976), as revised and in effect on the date the application is made for a land development permit.
- c. The tongue, axles, transporting lights, and removable towing apparatus must be removed subsequent to final placement.
- d. The manufactured home shall be oriented so that the side containing the front entrance door shall be no more than twenty (20) degrees from parallel to the front property line, except on corner lots. The front of the manufactured home is that side which has an entrance door leading to a living room, foyer, or hall.
- e. The exterior siding shall consist predominately of vinyl or aluminum horizontal lap siding (that does not exceed the reflectivity of gloss white paint), wood, or hardboard, comparable in composition, appearance, and durability to the exterior siding commonly used in standard residential construction.
- f. A continuous, permanent masonry foundation, unpierced except for openings required by the building code for ventilation, utilities

and access, shall be installed under the manufactured home. The foundation shall be excavated and shall be exposed no more than twelve (12) inches above grade.

- g. The pitch of the manufactured home's roof shall have a minimum vertical rise of three feet for each twelve feet of horizontal run (3:12) and the roof shall be finished with a type of roof that is commonly used in standard residential construction.
- h. The manufactured home shall have a length not exceeding four (4) times its width, excluding additions.
- i. There shall be a porch, at the main entrance to the manufactured home, which is a minimum of six (6) feet by six (6) feet in size.

(2930) Dwellings, single family, zero lot line, common and parallel.

- a. Use districts, Common: Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; General Commercial.

Use districts: Parallel: Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional.

- 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 common 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 penetrate the easement on the adjacent lot a maximum of twenty-four (24) inches, but 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.

~~(3031)~~ (3131) *Electrical Goods.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

~~(3132)~~ (3132) *Fuel oil sales, non-automotive.*

- a. Use districts: M-1 Light Industrial; Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.

- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

~~(3233)~~ *Furniture and Home Furnishings.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

~~(3334)~~ *Golf courses.*

- a. Use districts: Traditional Recreation Open Space; General Commercial; M-1 and LI Light Industrial.
- b. There shall be a minimum fifty (50) foot setback between clubhouses or other non-course facilities and adjacent residentially zoned or used property.

(~~3435~~) *Golf driving ranges (freestanding).*

- a. Use districts: Traditional Recreation Open Space; Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- 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.

(~~3536~~) *Go-cart, motorcycle, and similar small vehicle tracks.*

- a. Use districts: General Commercial.
- b. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of the track activities.
- 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. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

(~~3637~~) *Group homes (nine persons or less).*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. Location approval is subject to Section 6-29-770 of the South Carolina Code of Laws, as amended.

(3738) *Home occupations.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- 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.

(~~3839~~) *Kennels.*

- a. Use districts: Rural; Office and Institutional; Rural Commercial; General Commercial, M-1 and LI Light Industrial.
- 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.

(~~3940~~) *Libraries.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. No parking shall be allowed in the required front yard.

(~~4041~~) *Lumber and Other Construction Materials.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(~~4142~~) *Machinery, Equipment and Supplies.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(~~4243~~) *Manufactured home sales.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. Sales and storage areas shall be screened from adjacent residentially zoned or used properties.

(~~4344~~) *Manufactured home parks.*

- a. Use districts: Manufactured Home; M-1 Light Industrial.
- b. All manufactured home park development plans must be approved by DHEC.
- c. Uses permitted within any manufactured home park shall be regulated in accordance with the underlying zoning district. See Article V. of this chapter. Unless otherwise, specified, all minimum development standards for the underlying zoning district apply.

- d. All manufactured home parks must provide water and sanitary sewer to each manufactured home site, subject to DHEC requirements. All manufactured homes within the site are required to connect to water, sanitary sewers, and electricity.
- e. The minimum area required for the development of a manufactured home park shall be five (5) acres.
- f. The maximum density of a manufactured home park shall not exceed six (6) units per acre.
- g. A minimum of seven thousand two hundred sixty (7,260) square feet is required for each manufactured home site within the manufactured home park development.
- h. A minimum width of sixty (60) feet is required for each manufactured home site within the manufactured home park development.
- i. All manufactured homes shall be set back from exterior road rights-of-way a minimum of thirty-five (35) feet, and shall be set back a minimum of fifteen (15) feet from all other exterior property lines.

If the landscape and buffer yard standards require additional setbacks, the most restrictive shall apply. See Section 26-176 of this chapter.

- j. All manufactured homes shall be set back from interior road rights-of-way a minimum of fifteen (15) feet. Additionally, the following minimum spacing between manufactured home structures shall apply:
 - 1. Front to front: 35 feet.
 - 2. Front to side: 25 feet.
 - 3. Front to rear: 35 feet.
 - 4. Rear to rear: 25 feet.
 - 5. Rear to side: 25 feet.
 - 6. Side to side: 25 feet.

- k. Common area open space (meeting the requirements set forth in Sections 26-184(b)(2)&(3) of this chapter) shall be provided for each manufactured home park. A minimum of twenty percent (20%) of the total development area shall be reserved for open space. However, in no event shall the required open space within a manufactured home development be less than three hundred (300) square feet. In order to expand an existing manufactured home park development, the minimum open space requirements must be met.

(4445) *Market showrooms.*

- a. Use districts: General Commercial.
- b. Display areas shall exist within permanent buildings only.

(4546) *Motor Vehicles, New Parts and Supplies.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4647) *Motor Vehicles, Tires and Tubes.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4748) *Nondurable Goods, Not Otherwise Listed.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(4849) *Paints and Varnishes.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(~~4950~~) *Pet Care Services.*

- a. Use districts: Neighborhood Commercial, Rural Commercial.
- b. All pet care services shall be conducted inside an enclosed structure.

(~~5051~~) *Petroleum and coal products manufacturing.*

- a. Use districts: Heavy Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.

- f. All other federal, state, and local laws shall be met.

(5152) *Petroleum and petroleum products.*

- a. Use districts: Heavy Industrial; M-1 Light Industrial.
- b. Gravel or paved roadways shall be provided to all storage tanks.
- c. Security fencing, a minimum of six (6) feet in height, shall be provided along the entire boundary of such facilities.
- d. Storage tanks protected by either an attached extinguishing system approved by the fire marshal, or an approved floating roof, shall not be located closer to an exterior property line than a distance of either the diameter or the height of the tank, whichever is greater. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred twenty (120) feet. Storage tanks not equipped as indicated above shall not be located closer to an exterior property line than a distance equal to one and one half (1½) times the greater dimension of either the diameter or the height of the tank. However, regardless of the diameter or height of the tank, in no event shall the required distance be greater than one hundred seventy-five (175) feet. Storage tanks and loading facilities shall be located a minimum of five hundred (500) feet from any existing residence or residentially zoned property.
- e. All storage facilities shall comply with the latest regulations of the National Fire Protection Association.
- f. All other federal, state, and local laws shall be met.

(5253) *Places of worship.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Rural Commercial.
- 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 of 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.

(5354) *Plumbing and Heating Equipment and Supplies.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

(5455) *Poultry farms.*

- a. Use districts: Rural.
- b. Not more than one (1) animal unit shall be kept per six thousand (6,000) square feet of land.
- c. All areas containing poultry shall be located no closer than one hundred and fifty (150) feet from any abutting residentially zoned or used property.

(5556) *Produce stands.*

- a. Use districts: Rural.
- b. Produce stands operating year-round must be located on the property on which the crops for sale are produced.

- c. Produce stands operating seasonally (i.e. for no more than six (6) months in any one calendar year) shall be located no closer than five (5) feet from a road right-of-way. Adequate off-street parking shall be provided.

(~~5657~~) *Public or private parks.*

- a. Use districts: All 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.

(~~5758~~) *Public recreation facilities.*

- a. Use districts: All 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.

(~~5859~~) *Radio, Television, and Other Similar Transmitting Towers.*

- a. Use districts: M-1 Light Industrial.
- 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.

(~~5960~~) *Recreational vehicle parks and recreation camps.*

- a. Use districts: Rural.
- b. Uses permitted within a recreational vehicle park and recreation camp shall include: recreational vehicle sites, camp sites, recreation facilities, common buildings and facilities (laundry, dining, etc.), and management offices (which may include living quarters for the operator or manager of the park/camp).
- c. A minimum of five (5) acres is required for a recreational vehicle park or recreation camp.
- d. For recreational vehicle parks, there shall be a minimum net space of six hundred ninety (690) square feet for each RV space. A distance of at least ten (10) feet shall be maintained between trailers and/or structures. Any accessory structures or attachments shall, for the purpose of this requirement, be considered a part of the trailer or recreational vehicle.
- e. For recreational vehicle parks, each travel trailer or recreational vehicle area shall be connected to an approved water supply system that provides an accessible, adequate, safe, and potable supply of water. An adequate and safe sewer system, approved by DHEC, shall be provided in all travel trailer/recreational vehicle parking areas.
- f. In recreational vehicle parks, neither any person nor any travel trailer/recreational vehicle shall occupy a trailer space or travel trailer parking space for a period in excess of thirty (30) days. A registry of all occupants, the space occupied, the time of arrival, and time of departure shall be maintained by the owner or operator of the travel trailer/recreational vehicle parking facility.
- g. Adequate off-street parking and maneuvering space shall be provided on site. The use of any public road, sidewalk, or right-of-way for the purpose of parking or maneuvering vehicles is prohibited.

~~(6061)~~ *Rental centers, with outside storage.*

- a. Use districts: General Commercial.
- 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.

(~~61~~62) *Repair and maintenance service, appliance and electronics.*

- a. Use districts: Rural Commercial; General Commercial; M-1 and LI Light Industrial.
- b. No outside storage of appliances, equipment, or parts shall be permitted.

(~~62~~63) *Research and development services.*

- a. Use districts: Office and Institutional.
- b. Research using dangerous hazardous materials is prohibited.
- c. All research and development operations must be conducted indoors.

(~~63~~64) *Schools, including public and private schools, having a curriculum similar to those given in public schools.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- 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.

(~~64~~65) *Sexually oriented businesses.*

- a. Use districts: General Commercial, Heavy Industrial.
- b. *Purpose and Findings:*
 - 1. The purpose of this subsection is to regulate sexually oriented businesses in order to promote the health, safety, morals, and general welfare of the citizens of Richland County, and to establish reasonable and uniform regulations to prevent or reduce to any extent the secondary

effects of sexually oriented businesses within the County. The provisions of this subsection have neither the purpose nor effect of imposing a limitation or restriction on the content of or reasonable access to any communicative materials or expression. Similarly, it is neither the intent nor effect of these regulations to restrict or deny access by adults to sexually oriented materials or expression protected by the First Amendment of the United States Constitution, or to deny access by the distributors and exhibitors of sexually oriented entertainment to their intended market. Neither is it the intent nor effect of this subsection to condone or legitimize the distribution or exhibition of obscenity.

2. Based on evidence of the adverse secondary effects of sexually oriented businesses presented in hearings and reports made available to the Richland County Council, and on the findings, interpretations, and narrowing constructions incorporated in the cases of *City of Littleton v. Z.J. Gifts D-4, LLC*, 124 S. Ct. 2219 (2003); *City of Los Angeles v. Alameda Books, Inc.*, 535 U.S. 425 (2002); *Pap's A.M. v. City of Erie*, 529 U.S. 277 (2000); *City of Renton v. Playtime Theatres, Inc.*, 475 U.S. 41 (1986); *Young v. American Mini Theatres*, 427 U.S. 50 (1976); *Barnes v. Glen Theatre, Inc.*, 501 U.S. 560 (1991); *California v. LaRue*, 409 U.S. 109 (1972); *Chesapeake B & M, Inc. v. Harford County*, 58 F.3d 1005 (4th Cir. 1995); *Giovani Carandola, Ltd. v. Fox*, 470 F.3d 1074 (4th Cir. 2006); *Centaur v. Richland County*, 392 S.E.2d 165 (S.C. 1990); and other cases; and on reports of secondary effects occurring in and around sexually oriented businesses, including, but not limited to, Phoenix, Arizona (1979); Minneapolis, Minnesota (1980); Houston, Texas (1987); Indianapolis, Indiana (1984); Amarillo, Texas (1977); Garden Grove, California (1991); Los Angeles, California (1977); Whittier, California (1978); Austin, Texas (1986); Seattle, Washington (1989); Oklahoma City, Oklahoma (1986); El Paso, Texas (1986); New York City, New York (1994); Dallas, Texas (1997); Newport News, Virginia (1996); New York Times Square Study (1994); Phoenix, Arizona (1995-1998); Greensboro, North Carolina (2003); Toledo, Ohio (2002); Centralia, Washington (2004); and also from the reports of "Sexually Oriented Businesses: An Insider's View," by David Sherman, presented to the Michigan House Committee on Ethics and Constitutional Law, January 12, 2000; "Survey of Appraisers Fort Worth

& Dallas, Effects of Land Uses on Surrounding Property Values, by Duncan Associates, September 2004; and the Report of the Attorney General's Working Group on the Regulation of Sexually Oriented Businesses, (June 6, 1989, State of Minnesota), the Richland County Council finds:

- (a) Sexually oriented businesses, as a category of commercial uses, are associated with a wide variety of adverse secondary effects including, but not limited to, personal and property crimes, public safety risks, prostitution, potential spread of disease, lewdness, public indecency, illicit sexual activity, illicit drug use and drug trafficking, negative impacts on surrounding properties, litter, and sexual assault and exploitation.
- (b) Each of the foregoing negative secondary effects constitutes a harm which the County has a substantial government interest in preventing and/or abating in the future. This substantial government interest in preventing secondary effects, which is the County's rationale for this ordinance, exists independent of any comparative analysis between sexually oriented and non-sexually oriented businesses. Additionally, the County's interest in regulating sexually oriented businesses extends to future secondary effects that could occur in the County related to current sexually oriented businesses in the future as well as sexually oriented businesses that may locate in the County in the future. The County Council finds that the cases and secondary effects documentation relied on in this ordinance are reasonably believed to be relevant to said secondary effects.

c. *Classification.* Sexually oriented businesses are classified as follows:

- 1. Adult arcades;
- 2. Adult bookstores or adult video stores;
- 3. Adult cabarets;
- 4. Adult motels;

5. Adult motion picture theaters;
6. Sexual device shops; and
7. Sexual encounter centers.

d. *Location of Sexually Oriented Businesses:*

1. A sexually oriented business currently in operation or established subsequent to the enactment of this Ordinance shall comply with the provisions herein.
2. All sexually oriented businesses shall be located within a General Commercial or Heavy Industrial District.
3. A sexually oriented business shall not be located within one thousand (1,000) feet of any place of worship, a public or private elementary or secondary school, a child care center or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office; or a public park.
4. A sexually oriented business shall not be located within one thousand (1,000) feet of another sexually oriented business.
5. The operation, establishment, or maintenance of more than one (1) sexually oriented business is prohibited in the same building, structure, or portion thereof, or the increase of floor areas of any sexually oriented business in any building, structure, or portion thereof containing another sexually oriented business.
6. For the purpose of this subparagraph d. 3., above, measurement shall be made in a straight line, without regard to intervening structures or objects, from the nearest property line of the premises where a sexually oriented business is conducted, to the nearest property line of the premises of a place of worship, or public or private elementary or secondary school, daycare facility, kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park. Presence of a city or other political subdivision boundary shall be irrelevant for purposes of

calculating and applying the distance requirements of this section.

7. For the purpose of subparagraph d. 4. above, the distance between any two (2) sexually oriented businesses shall be measured in a straight line, without regard to intervening structures or objects, from the nearest property line of the premises where a sexually oriented business is conducted to the nearest property line of another premises where a sexually oriented business is conducted.

e. *Regulations pertaining to Sexually Oriented Businesses that offer Viewing Room(s).*

A person who operates or causes to be operated a sexually oriented business, other than an adult motel, which exhibits on the premises in a viewing room of less than one hundred fifty (150) square feet of floor space, adult media, or live entertainment characterized by emphasis on exposure or display of specified sexual activities or specified anatomical areas, shall comply with the following requirements:

1. A diagram of the premises showing a plan thereof specifying the location of one or more manager's stations and the location of all overhead lighting fixtures and designating any portion of the premises in which patrons will not be permitted must be provided to the Zoning Administrator. A manager's station may not exceed thirty-two (32) square feet of floor area. A professionally prepared diagram in the nature of an engineer's or architect's blueprint shall not be required; however, each diagram should be oriented to the north or to some designated street or object and should be drawn to a designated scale or with marked dimensions sufficient to show the various internal dimensions of all areas of the interior of the premises to an accuracy of plus or minus six (6) inches.
2. The diagram shall be sworn to be true and correct by the applicant.
3. No alteration in the configuration or location of a manager's station may be made without the prior approval of the zoning administrator.

4. It is the duty of the owner(s) and operator(s) of the premises to ensure that at least one (1) employee is on duty and situated in each manager's station at all times that any patron is present inside the premises.
5. The interior of the premises shall be configured in such a manner that there is an unobstructed view from a manager's station of every area of the premises to which any patron is permitted access for any purpose, excluding restrooms. Restrooms may not contain video reproduction equipment. If the premises has two (2) or more manager's stations designated, then the interior of the premises shall be configured in such a manner that there is an unobstructed view of each area of the premises to which any patron is permitted access for any purpose from at least one (1) of the manager's stations. The view required in this subparagraph must be by direct line of sight from the manager's station.
6. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the view area specified in subparagraph (5) above remains unobstructed by any doors, walls, merchandise, display racks, or other materials at all times and to ensure that no patron is permitted access to any area of the premises that has been designated as an area in which patrons will not be permitted in the diagram submitted pursuant to subparagraph (1) above.
7. No viewing room may be occupied by more than one (1) patron or customer at any time.
8. The premises shall be equipped with overhead lighting fixtures of sufficient intensity to illuminate every place to which patrons are permitted access at an illuminations of not less than one (1) foot-candle as measured at the floor level.
9. It shall be the duty of the owner(s) and operator(s), and it shall also be the duty of any agents and employees present in the premises, to ensure that the illuminations described above, is maintained at all times that any patron is present in the premises.
10. No owner or operator shall allow openings of any kind to exist between viewing rooms.

11. The operator or owner shall, during each business day, regularly inspect the walls between the viewing booths to determine if any openings or holes exist.
 12. The owner or operator shall cause all floor coverings in viewing booths to be nonporous, easily cleanable surfaces with no rugs or carpets.
 13. The owner or operator shall cause all wall surfaces and ceiling surfaces in viewing booths to be constructed of, or permanently covered by, nonporous, easily cleanable material.
- f. *Regulations pertaining to adult cabarets and sexual encounter centers.* It shall be a violation of this chapter for an employee, independent contractor, or person under a similar arrangement with any owner, operator, manager, agent, shareholder of an adult cabaret or sexual encounter center, while located within an adult cabaret or sexual encounter center, to appear in a manner that does not conform to the definition of semi-nude.
- g. *Exemptions.* The following activities or businesses are exempt from the requirements of section 26-151(c)(64):
1. A business or organization in which a person serves as a model for a drawing, painting, sketching, sculpture or other similar art studio class operated:
 - (a) By a university or college or other institution of higher education; or
 - (b) By a non-profit arts organization, such as a museum, gallery, artist association or arts cooperative.
 2. A professional or community theater, or a theater affiliated with an institution of higher education, that produces works of dramatic arts in which actors or actresses occasionally appear on stage in a state of semi-nudity, nudity, or in any state of undress as part of his or her dramatic role.
- h. *Administrative Decision-making Process; Appeals.*
1. Under no circumstances shall staff review and decision-making of an application of a sexually oriented business for

a permitted use with special requirements, including determination of completeness, extend beyond fifteen business (15) days from the date of receipt of an application. In the event that a County official is required to take an act or do a thing pursuant to section 26-55 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the County by the close of business on the fifteenth (15) business day from receipt of application, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.

2. Under no circumstances shall an appeal of an administrative decision pursuant to section 26-58 of the Richland County Code of Ordinances concerning an application by a sexually oriented business for a permitted use with special requirements exceed a time period of seventy-five (75) business days from the date of receipt of an appeal to the Board of Zoning Appeals. In the event that a County official, including the Board of Zoning Appeals, is required to take an act or do a thing pursuant to section 26-58 of the Richland County Code of Ordinances and any other section referenced therein, and fails to take such an act or do such a thing within the time prescribed, such failure shall not prevent the exercise of constitutional rights of an applicant. If the County fails to inform an applicant, by any reasonable means, of a decision by the Board of Zoning Appeals by the close of business on the sixtieth (60th) business day from receipt of an appeal, the application shall be deemed granted and the applicant allowed to commence or continue operation the day after the deadline for action has passed.

- i. Amortization; Conforming Use.

1. Any sexually oriented business in operation before the effective date of this ordinance that does not comply with the location restrictions found in subsection (d) above is permitted to continue its operation for a period not to exceed three years from the effective date of this ordinance. During this period of non-compliance, such continued

operation shall not be increased, enlarged, extended, or altered.

2. A sexually oriented business lawfully operating as a conforming use is not rendered a nonconforming use by the subsequent location, of a place of worship, a public or private elementary or secondary school, a child care facility or kindergarten, orphanage, a boundary of any residential district, a boundary of a parcel designated and assessed as residential use by the Richland County Assessor's Office, or a public park within one thousand (1,000) feet of the sexually oriented business.

~~(6566)~~ *Sporting Firearms and Ammunition.*

- a. Use districts: General Commercial.
- 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 infra.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 infra.

~~(6667)~~ *Swim and Tennis Clubs.*

- a. Use Districts. Traditional Recreation Open Space.
- 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.

~~(6768)~~ *Swimming pools.*

- a. Use districts: Traditional Recreation Open Space; Neighborhood Mixed Use; Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- 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.

~~(6869)~~ *Tobacco and Tobacco Products.*

- a. Use districts: General Commercial.
- 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 *infra*.
- g. Landscaping buffers shall comply with the requirements of Section 26-176 *infra*.

~~(6970)~~ *Utility substations.*

- a. Use districts: All 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).

(~~70~~71) Veterinary services (non-livestock, may include a totally enclosed kennel operated in connection with veterinary services).

- a. Use districts: Office and Institutional; Neighborhood Commercial.
- 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.

(~~71~~72) 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: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Warehouses (enclosed, general storage, non-hazardous) are allowed in the various districts listed above as follows:

1. In the Office and Institutional and the Neighborhood Commercial districts, warehousing is permitted as an accessory use not involving over two thousand (2,000) square feet of floor area.
2. In the Rural Commercial and the General Commercial districts, warehousing is permitted as an accessory use not involving over twelve thousand (12,000) square feet of gross floor area.

~~(7273)~~ *Warehouses (self-storage).*

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- 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.

(7374) *Yard Sales.*

- a. Use districts: Rural; Rural Residential; Residential, Single-Family, Estate; Residential, Single-Family, Low Density; Residential, Single-Family, Medium Density; Residential, Single-Family, High Density; Manufactured Home Park; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- 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.

(7475) *Zoos and Botanical Gardens.*

- a. Use districts: General Commercial; M-1 Light Industrial.
- b. There shall be a minimum one hundred (100) foot setback between all activities associated with the use and any adjacent residential property.
- c. All zoos and botanical gardens shall have primary access to collector or thoroughfare roads.

SECTION III. The Richland County Code of Ordinances; Chapter 26, Land Development; Article V, Zoning Districts and District Standards; Section 26-141, Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions; “Institutional, Educational and Civic Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Institutional, Educational and Civic Uses																	
Ambulance Services, Emergency		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance Services, Transport																	
Animal Shelters														SR	SR	SR	
Auditoriums, Coliseums, Stadiums											P			P	P	P	
Bus Shelters	SR																
Cemeteries, Mausoleums											SR						
Colleges and Universities											P		P				
Community Food Services											P	P	P	P	P	P	
Correctional Institutions		SE														P	SE
Courts											P	P	P	P			SE
Day Care, Adult, Home Occupation (5 or Fewer)		SR			SR												
Day Care Centers, Adult		SR									SR	SR	SR	SR	SR		
Day Care, Child, Family Day Care, Home Occupation (5 or Fewer)		SR			SR												
Day Care, Child, Licensed Center		SR									SR	SR	SR	SR	SR		
Fire Stations		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Government Offices											P	P	P	P	P	P	
Hospitals											P		P	P			
Individual and Family Services, Not Otherwise Listed											P	P	P	P	P		
Libraries		SR	P	P	P	P	P	P									
Museums and Galleries											P	P	P	P	P		
Nursing and Convalescent Homes		SE	SE						P	P	P	P	P	P			
Orphanages		SE	SE						SE	SE	P	P	P	P			
Places of Worship		SR	SR	SE	SE	SE	SE	SE	SR	SR	P	P	SR	P	P	P	P
Police Stations, Neighborhood		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Post Offices											P	P	P	P	P	P	P
Postal Service Processing & Distribution														P	P	P	
Schools, Administrative Facilities											P	P	P	P	P	P	
Schools, Business, Computer and Management Training											P	P	P	P	P	P	
Schools, Fine Arts Instruction											P	P	P	P	P	P	
Schools, Junior Colleges											P	P	P	P	P	P	

USE TYPES	TROS	RU	RR	RS-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)		SR	SR	SR	SR	SR	SR	SR	SR	SR	P	P	P	P	SE		
Schools, Technical and Trade (Except Truck Driving)											P	P	P	P	P	P	
Schools, Truck Driving														P	P	P	P
Zoos and Botanical Gardens		SE									SE		SE	SR	SR		

SECTION IV. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (e), Prohibited Signs; Paragraph (9), Signs Located in the Right-of-Way; is hereby amended to read as follows:

- (9) *Signs located in the right-of-way.* All signs located in the right-of-way, unless specifically allowed elsewhere in this chapter.

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 _____, 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:

EXPLANATION OF DIRECTIONAL SIGN ORDINANCE

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW OFF-PREMISE WEEKEND DIRECTIONAL SIGNS UNDER CERTAIN CONDITIONS.

What this ordinance will do:

This ordinance will provide a definition for off-premises weekend directional signs.

The ordinance will also provide the following requirements for such signs:

- They will be permitted in all zoning districts.
- A permit and identification sticker must be obtained from the Planning Department.
- The sign area shall not exceed 24" X 24".
- The sign shall include no more than three (3) lines of text and a business or company logo, and must include a directional arrow symbol.
- Sign shall not exceed three (3) feet in height.
- Signs cannot be erected within thirty (30) feet of an intersection, nor shall more than two (2) signs per permit holder be allowed at an intersection.
- Signs cannot be placed closer than one-quarter (1/4) of a mile (i.e. 1,320 feet) from another sign giving directions to the same location, unless the sign is placed near an intersection to show that a left or right turn is needed.
- Signs cannot be erected more than one (1) mile from: i) the site for which directions are being provided or ii) the nearest SCDOT classified collector or arterial road.
- Signs shall not be erected before 5:00 p.m. on Friday evening and shall be completely removed by 11:59 p.m. on Sunday.
- If a sign is damaged or faded, a replacement sticker can be obtained at no additional cost.
- A provision for addressing violations is also included in the ordinance.

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; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW OFF-PREMISE WEEKEND DIRECTIONAL SIGNS UNDER CERTAIN CONDITIONS.

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 II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definition:

Sign, off-premises weekend directional. An off-premise sign not greater than twenty-four (24) inches by twenty-four (24) inches in total size and placed only on the weekend, the purpose of which is limited exclusively to the identification of a use or occupancy located elsewhere and which tells the location of or route to such use or occupancy.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (b), General Standards; Paragraph (2), Standards Applicable to All Permitted Signs; Subparagraph a, Location; is hereby amended to read as follows:

- a. *Location.* Signs shall be located outside of the road right-of-way, behind sidewalk areas, outside of the sight visibility triangle, and no closer than five (5) feet to the front property line; provided, however, off-premises weekend directional signs may be located in a county road right-of-way.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; is hereby amended to create a new subsection to read as follows:

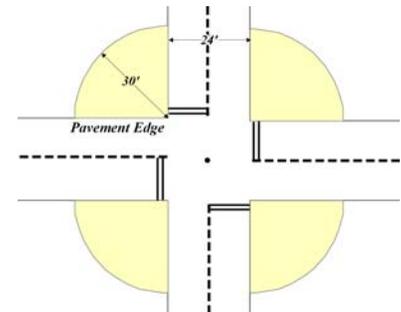
(q) *Off-premises weekend directional signs.*

- (1) Off-premises weekend directional signs are permitted in all zoning districts, with the following restrictions:

- a. A permit and identification sticker must be obtained from the Planning Department for each sign proposed to be erected; and a permit fee/sticker fee of five (\$5.00) dollars per sign, must be paid. Each permit shall be valid for one (1) year from the date of issuance.

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1. The identification sticker must be affixed to the face of the sign, and will identify the permit number and the date of permit expiration.
2. Permits shall only be issued to and held in the name of the:
 - [a] Sign company erecting the sign;
 - [b] Business owner associated with or identified on the sign; or
 - [c] Real estate broker or agent.
- b. The sign area shall not exceed twenty-four (24) inches by twenty-four (24) inches.
- c. A sign shall include no more than three (3) lines of text and a business or company logo, and must include a directional arrow symbol.
- d. Sign height shall not exceed three (3) feet above adjacent grade.
- e. Signs may be placed along county roads in the right-of-way or on private property; provided, however, signs shall not obstruct visibility at any intersection location, nor shall the sign be erected within thirty (30) feet of an intersection (see example at right), nor shall more than two (2) signs per permit holder be allowed at an intersection.
- f. No sign shall be erected on or abutting a road owned and maintained by the state of South Carolina unless specifically allowed by the South Carolina Department of Transportation.
- g. Signs shall be placed no closer than one-quarter (1/4) of a mile (i.e. 1,320 feet) to another sign giving directions to the same location, unless the sign is placed near an intersection to show that a left or right turn is needed.
- h. No sign permitted in this subsection shall be erected more than one (1) mile from: i) the site for which directions are being provided or ii) the nearest SCDOT classified collector or arterial road.



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i. Signs shall not be erected before 5:00 p.m. on Friday evening and shall be completely removed by 11:59 p.m. on Sunday.

j. If a sign is damaged or faded, the permit holder may bring in the damaged sign (with permit) and obtain a replacement sticker at no additional cost.

(2) Violations. Signs found in violation of these provisions shall be subject to immediate removal. Such signs shall be impounded for a period of ten (10) business days, and if not claimed within that period of time, the sign shall be discarded. In addition:

1. For a first offense, the permit holder (or the offending individual, company, or corporation, if the sign did not have a permit) shall be notified of the violation and given a warning.

2. For a second offense, the existing permit shall be revoked and a new permit must be obtained and a new fee paid. If the sign did not have a permit, a second or subsequent offense shall subject the offending individual, company, or corporation to the penalty provisions of Section 26-272.

3. A third offense shall result in the permit holder being barred from erecting any weekend directional off-premises signs for a period of time at the discretion of the zoning administrator, but such time shall not exceed six (6) months.

4. A permit holder who commits a fourth or subsequent offense shall be subject to the penalty provisions of Section 26-272.

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

SECTION VI. 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:

EXPLANATION OF DIGITAL SIGN ORDINANCE

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW DIGITAL DISPLAY DEVICES UNDER CERTAIN CONDITIONS.

Background:

The federal Department of Transportation is concerned with roadway safety and factors that may contribute to driver distraction. The DOT is undertaking a comprehensive study of driver distraction.

Phase 1, a literature search of existing studies is complete; a report was issued in February 2009. The report concludes:

The basic research question being addressed in the present report is whether the presence of Commercial Electronic Variable Message Signs (CEVMS) used for outdoor advertising is associated with a reduction in driving safety for the public. When regarded from a scientific perspective, the present literature review does not provide an adequate answer to this question. The studies reviewed are inconclusive.

The report further states:

the driver's eye glances should be concentrated in the region of the roadway ahead, and any frequent or long eye glances away from this region toward other objects, including CEVMS, could be regarded as an indication of possible driver distraction.

...the more stringent restrictions on the placement of billboards found in other countries might be regarded as a conservative precautionary measure, erring on the side of protecting public health from a possible but unproven threat and not as a response to an established driving safety hazard.

The federal DOT acknowledges the complexity of this issue: *Investigating the possible safety effects of CEVMS is sufficiently complex so that no single experiment will answer all of the relevant scientific and engineering questions.* Phase 2 of this study, a program of additional research is underway and anticipated to be completed with 12 months.

The Planning Department recommends caution in approving unlimited use of new technology, Commercial Electronic Variable Message Signs (CEVMS) until phase 2 of the federal study is completed and we have a better understanding if CEVMS contributes to driver distraction. As an interim measure, the Department proposes allowing CEVMS with strict limitations on the use of the technology.

What this ordinance will do:

This ordinance will add definitions for:

- “Sign, electronic changeable copy”
- “Sign, electronic graphic display”
- “Sign, multi-vision”
- “Sign, video display”

The ordinance would prohibit the use of electronic graphic display signs, multi-vision signs, and video display signs, but would allow electronic changeable copy signs in all zoning districts with the following regulations:

- Time and temperature displays are allowed, but must not exceed twenty (20) square feet of the sign face.
- All other changeable copy signs shall only be permitted with the following restrictions:
 - Such signs shall remain static at all times – scrolling and/or movement of any kind is prohibited.
 - The electronic area may not exceed (20) square feet of the sign face.
 - The message must not change more than once every five (5) minutes.
 - Illumination should be no greater than 5,000 nits during daylight hours and no greater than 500 nits during evening hours.
 - Signs shall not display flashing lights.
 - Audio speakers or any form of pyrotechnics are prohibited in association with an electronic changeable copy sign.
 - The bottom of the sign shall be at least ten (10) feet from the ground.
 - The leading edge of the sign must be a minimum distance of one hundred (100) feet from an abutting residential district boundary.
 - Signs shall only be used or displayed between the hours of 6:00 a.m and 11:00 p.m.

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; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW DIGITAL DISPLAY DEVICES UNDER CERTAIN CONDITIONS.

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 II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definition:

Sign, electronic changeable copy. A sign or portion thereof that displays electronic, non-pictorial, text information in which each alphanumeric character, graphic, or symbol is defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic displays.

Sign, electronic graphic display sign. A sign or portion thereof that displays electronic, static images, static graphics or static pictures, with or without text information, defined by a small number of matrix elements using different combinations of light emitting diodes (LEDs), fiber optics, light bulbs, or other illumination devices within the display area where the message change sequence is accomplished immediately or by means of fade, repixelization or dissolve modes. Electronic changeable copy signs include computer programmable, microprocessor controlled electronic or digital displays. Electronic graphic display signs include projected images or messages with these characteristics onto buildings or other objects.

Sign, multi-vision. Any sign composed in whole or in part of a series of vertical or horizontal slats or cylinders that are capable of being rotated at intervals so that partial rotation of the group of slats or cylinders produces a different image and when properly functioning allows on a single sign structure the display at any given time one of two or more images.

Sign, video display. A sign that changes its message or background in a manner or method of display characterized by motion or pictorial imagery, which may or may not include text and depicts action or a special effect to imitate movement, the presentation of pictorials or graphics displayed in a progression of frames that give the illusion of motion, including, but not limited to, the illusion of moving objects, moving patterns or bands of light, or expanding or contracting shapes, not including electronic changeable copy signs.

Video display signs include projected images or messages with these characteristics onto buildings or other objects.

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

- (e) *Prohibited signs.* The following signs are prohibited in the unincorporated areas of Richland County:
- (1) *Off-premises signs.* All off-premises signs, unless specifically allowed elsewhere in this chapter.
 - (2) *Roof signs.* Roof signs; provided, however, that signs on the surfaces of a mansard roof or on parapets shall not be prohibited if the signs do not extend above the mansard roof or parapet to which they are attached.
 - (3) *Animated/flushing signs and signs of illusion.* Signs displaying blinking, flashing, or intermittent lights, or animation, moving parts, or signs giving the illusion of movement, unless specifically allowed elsewhere in this chapter.
 - (4) *Signs resembling traffic signals.* Signs that approximate official highway signs, warning signs, or regulatory devices.
 - (5) *Signs on roadside appurtenances.* Signs attached to or painted on utility poles, trees, parking meters, bridges, overpasses, rocks, other signs, benches, refuse containers, etc., unless specifically allowed elsewhere in this chapter.
 - (6) *Abandoned signs and sign structures.* Signs that advertise an activity or business that is no longer conducted on the property on which the sign is located. Such signs or sign structures must be removed within thirty (30) days of becoming an abandoned sign or sign structure.
 - (7) *Pennants, streamers, balloons, etc.* Signs containing or consisting of pennants, ribbons, streamers, balloons, or spinners.
 - (8) *Signs obstructing access.* Signs that obstruct free ingress or egress from a driveway, or a required door, window, fire escape, or other required exitway.
 - (9) *Signs located in the right-of-way.* All signs located in the right-of-way, unless specifically allowed elsewhere in this chapter.
 - (10) *Inflatable signs or balloons.*

(11) Electronic graphic display signs.

(12) Multi-vision signs.

(13) Video display signs.

SECTION III. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; is hereby amended to create a new subsection to read as follows:

(p) Electronic changeable copy signs. Electronic changeable on-premise copy signs are permitted in all zoning districts.

(1) Time and temperature displays are allowed, but must not exceed twenty (20) square feet of the sign face.

(2) All other changeable copy signs shall only be permitted with the following restrictions:

a. Such signs shall remain static at all times – scrolling and/or movement of any kind is prohibited.

b. The electronic area may not exceed (20) square feet of the sign face.

c. The message must not change more than once every five (5) minutes.

d. Illumination should be no greater than 5,000 nits during daylight hours and no greater than 500 nits during evening hours.

e. Signs shall not display flashing lights.

f. Audio speakers or any form of pyrotechnics are prohibited in association with an electronic changeable copy sign.

g. The bottom of the sign shall be at least ten (10) feet from the ground.

h. The leading edge of the sign must be a minimum distance of one hundred (100) feet from an abutting residential district boundary.

i. Signs shall only be used or displayed between the hours of 6:00 a.m and 11:00 p.m.

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

SECTION VI. 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: June 23, 2009 (tentative)
First Reading: June 23, 2009 (tentative)
Second Reading:
Third Reading:

EXPLANATION OF KIOSK SIGNS ORDINANCE

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW OFF-PREMISE DIRECTIONAL KIOSKS UNDER CERTAIN CONDITIONS.

What this ordinance will do:

The definition of a kiosk sign is provided. In addition, the following regulations apply to kiosk signs:

- Kiosks shall only be located along collector and arterial roads, outside of the right-of-way.
- Each kiosk shall not exceed sixty (60) square feet (6 feet in width and 10 feet in height).
- Individual directional kiosk signs shall not exceed 8 inches by 72 inches.
- The permit fee shall be \$100.00 dollars per sign face. If the directional sign is dual-faced, the permit fee shall be \$200.00 dollars. Each permit shall be valid for one (1) year from the date of issuance.
- The maximum number of directional signs allowed in a kiosk shall be 6 if single-faced or 12 if double-faced.
- One such sign (if single faced) or two such signs (if double-faced) shall be reserved for usage by the County.
- Community directional signs for subdivisions shall be permitted until the last homes or lots in the community/subdivision are sold.
- Kiosks and any directional signs shall be maintained, repaired, replaced, and/or repainted as necessary.

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; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-180, SIGNS; SO AS TO CREATE A NEW SECTION THAT WOULD ALLOW OFF-PREMISE DIRECTIONAL KIOSKS UNDER CERTAIN CONDITIONS.

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 II, Rules of Construction/Definitions; Section 26-22, Definitions; is hereby amended to include in the appropriate alphabetical order, the following definition:

Sign, kiosk. An off-premise structure designed to hold multiple individual directional signs, which provide the identification of a use or occupancy located elsewhere and which tells the location of or route to such use or occupancy.

SECTION II. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; is hereby amended to create a new subsection to read as follows:

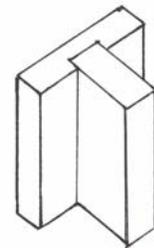
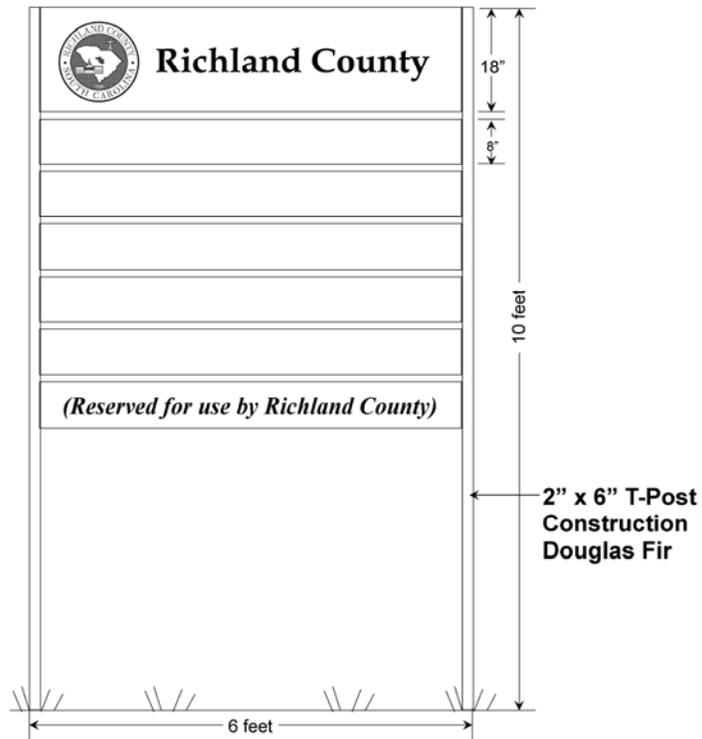
- (xx) *Off-premises kiosks.* Off-premises kiosks are permitted in all zoning districts, with the following restrictions:
 - a. A site plan must be submitted and a building permit must be obtained from the County prior to erecting a sign kiosk in the unincorporated areas of the county.
 - b. Kiosks shall only be located along collector and arterial roads, outside of the right-of-way. If the kiosk is to be located at an intersection, it must be placed outside of the sight triangle.
 - c. Written consent from the landowner for the installation and maintenance of the kiosk , including a provision giving the County the right to enter the property and remove a sign for noncompliance with this Section, must be submitted with the site plans.
 - d. Kiosks shall be located in such a manner so as to not obscure proper vehicular sight-distance at street intersections, as determined by the Planning Director.

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e. Kiosks shall be erected in accordance with the following specifications:

1. Each kiosk shall not exceed sixty (60) square feet nor shall any such kiosk exceed six (6) feet in width and ten (10) feet in height, as measured from the ground to the top of the kiosk. Individual directional kiosk signs shall be constructed so as to conform to the size and design of the kiosk. In no event shall the individual signs exceed eight (8) inches by seventy-two (72) inches.

2. Kiosks shall be constructed substantially in conformance with the diagrams, below:



T-Post detail (not to scale)

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3. All individual directional signs mounted on the kiosk shall be of the same design and shall be a medium to dark colored background with contrasting colored lettering. Letters may be upper case and/or lower case. Type style shall be uniform for all plaques with the exception of the words "Richland County" at the top of the kiosk and shall be approved by the Planning Director.
3. Each individual directional sign shall contain only the name of the subdivision, community, or business to which it refers, and shall contain a directional arrow.
4. Nothing shall be attached to or placed on a directional kiosk other than a permitted individual kiosk sign. Additional signage, tags, streamers, flags, balloons, or other similar devices, are prohibited.
- f. For each individual directional sign proposed for the kiosk, an annual permit shall be obtained from the Planning Department. The permit fee shall be one hundred (\$100.00) dollars per sign face. If the directional sign is dual-faced, the permit fee shall be two hundred (\$200.00) dollars. Each permit shall be valid for one (1) year from the date of issuance. No later than thirty (30) days prior to the permit expiring, the County shall send a renewal notice to the permit holder. Failure to pay the fee prior to the expiration of the permit shall result in the sign being removed.
- g. The maximum number of directional signs allowed in a kiosk shall be six (6) if single-faced or twelve (12) if double-faced. One (1) such sign (if single faced) or two (2) such signs (if double-faced) shall be reserved for usage by the County for one for the purpose of indicating the location of public buildings, or public facilities or services, such as parks, schools, emergency substations.
- h. Community directional signs for subdivisions shall be permitted until the last homes or lots in the community/subdivision are sold.
- i. Kiosks and any directional signs shall be maintained, repaired, replaced, and/or repainted as necessary so that they remain in good condition and repair. If the County notifies the kiosk permit holder in writing that repairs are needed, said repairs shall be completed within five (5) business days of receipt of the notice.

SECTION III. 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.

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

SECTION V. 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:

EXPLANATION OF COMMUNICATION TOWER SETBACKS ORDINANCE

Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPH (22), RADIO, TELEVISION AND TELECOMMUNICATIONS AND OTHER TRANSMITTING TOWERS; SUBPARAGRAPH C.; SO AS TO CLARIFY SETBACK REQUIREMENTS.

Background:

The existing language was not clear as to what setback standards were in place when applications for communication towers went to the Board of Zoning Appeals, so staff is proposing alternative language.

What this ordinance will do:

The minimum setbacks for communication towers from abutting districts shall be as follows:

1. Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet.
2. Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.

DRAFT

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; ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-152, SPECIAL EXCEPTIONS; SUBSECTION (D), STANDARDS; PARAGRAPH (22), RADIO, TELEVISION AND TELECOMMUNICATIONS AND OTHER TRANSMITTING TOWERS; SUBPARAGRAPH C.; SO AS TO CLARIFY SETBACK REQUIREMENTS.

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

SECTION I. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; Paragraph (22), Radio, Television and Telecommunications and Other Transmitting Towers; Subparagraph c. is hereby amended to read as follows:

- c. The minimum setbacks for communication towers from ~~certain uses abutting districts~~ 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.~~ Communication towers abutting a residentially zoned parcel shall have a minimum setback of one (1) foot for each foot of height of the tower as measured from the base of the tower. The maximum required setback shall be two hundred and fifty (250) feet.
 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 fifty (250) feet.~~ Communication towers abutting a non-residentially zoned parcel with a habitable residential dwelling shall have a minimum setback of fifty (50) feet.
 3. Communication towers abutting a non-residentially zoned parcel without a habitable residential dwelling shall observe the setbacks of the district in which it is located.

SECTION II. 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.

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

SECTION IV. This ordinance shall be effective 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:

