

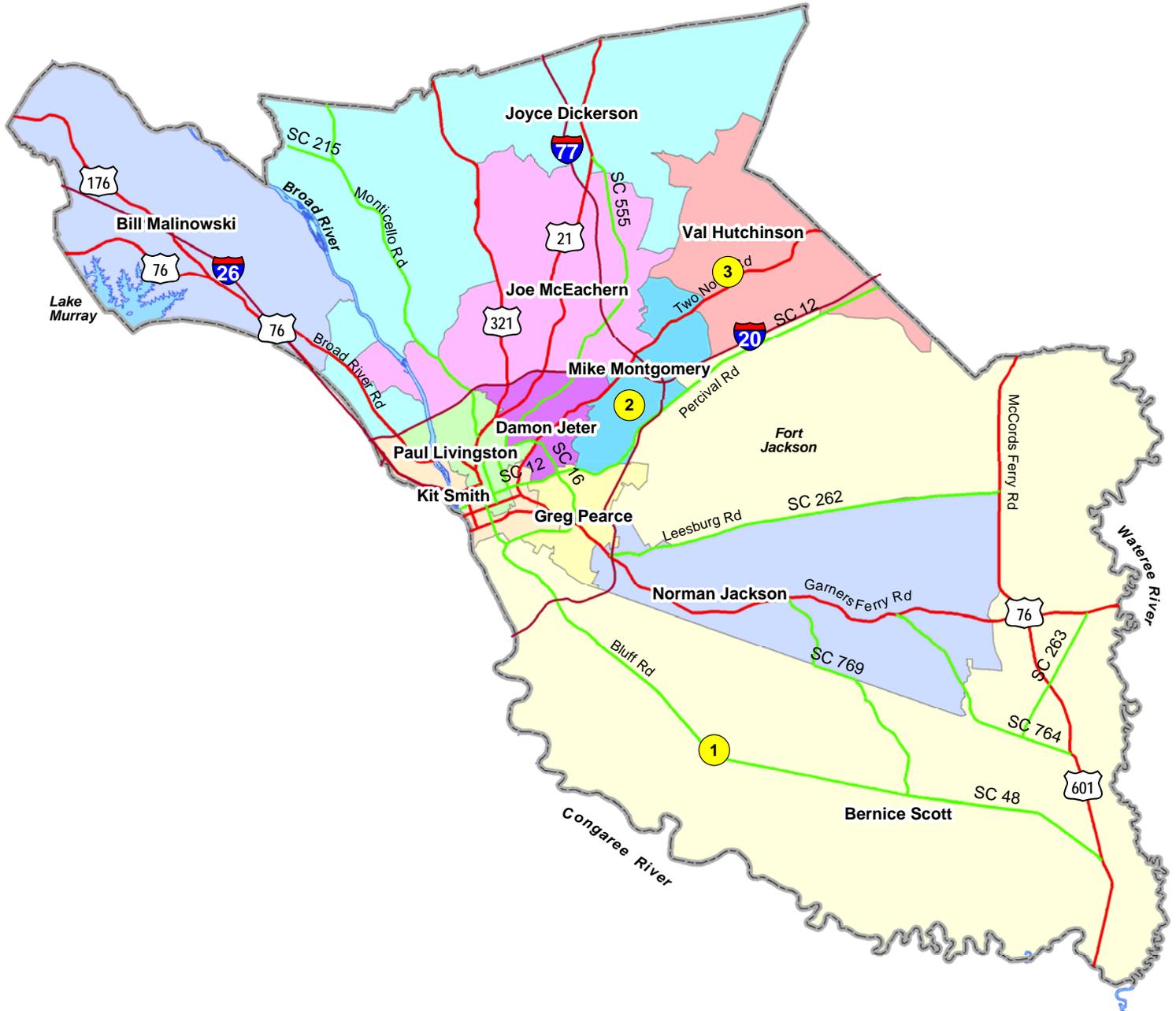
RICHLAND COUNTY  
PLANNING COMMISSION



JULY 7, 2008



# RICHLAND COUNTY PLANNING COMMISSION JULY 7, 2008



CASE NO.	APPLICANT	TMS NO.	LOCATION	DISTRICT
1. 08-09 MA	Oliver Mack	21300-01-02	6108 Bluff Road	Scott
2. 08-21 MA	Williams & Associates	16910-02-06 & 07	Off Decker Blvd. near Woodfield Park	Montgomery
6. 08-22 MA	Village at Sandhills	22900-02-09 (p)	Village at Sandhills, Phase 3	Hutchinson



**RICHLAND COUNTY PLANNING COMMISSION**  
**Monday, July 7, 2008**  
**Agenda**  
**1:00 PM**  
**2020 Hampton Street**  
**2<sup>nd</sup> Floor, Council Chambers**

**STAFF** Joseph Kocy, AICP..... Planning Director  
Anna Almeida, AICP ..... Development Services Manager  
Jennie Sherry-Linder ..... Land Development Administrator  
Amelia R. Linder, Esq. .... Attorney

**I. PUBLIC MEETING CALL TO ORDER** ..... Deas Manning, Chairman

**II. PUBLIC NOTICE ANNOUNCEMENT**

**III. PRESENTATION OF MINUTES FOR APPROVAL**

a. Consideration of the June Minutes

**IV. AGENDA AMENDMENTS**

**VI. MAP AMENDMENTS**

CASE # 08-09 MA		
APPLICANT	Oliver Mack	
REQUESTED AMENDMENT	RU to RC (2 acres)	<b>Page</b>
PURPOSE	Construction Garage & Office	<b>1</b>
TAX MAP SHEET NUMBER (S)	21300-01-02 (p)	
LOCATION	6108 Bluff Rd.	

CASE # 08-21 MA		
APPLICANT	Richard Gates	
REQUESTED AMENDMENT	RM-HD/GC to OI (5.11 acres)	<b>Page</b>
PURPOSE	Private School & Church	<b>11</b>
TAX MAP SHEET NUMBER (S)	16910-02-06 & 07	
LOCATION	Off Decker Blvd. near Woodfield Park	

CASE # 08-22 MA		
APPLICANT	Village at Sandhills	
REQUESTED AMENDMENT	C-3 to C-1 & C-1 to C-3 (.25 acres)	<b>Page</b>
PURPOSE	Zoning Line Adjustment	<b>21</b>
TAX MAP SHEET NUMBER (S)	22900-02-09 (p)	
LOCATION	Village at Sandhills Phase 3	

AN ORDINANCE AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, BY APPLYING THE SERN (SOUTHEAST RICHLAND NEIGHBORHOOD OVERLAY DISTRICT) ZONING TO CERTAIN REAL PROPERTY LOCATED WITHIN AN UNINCORPORATED AREA OF RICHLAND COUNTY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE. ....	<b>Page 31</b>
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## VII. TEXT AMENDMENTS

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-83, ESTABLISHMENT OF ZONING DISTRICTS; SUBSECTION (E), NEIGHBORHOOD MASTER PLAN OVERLAY DISTRICTS; SO AS TO ESTABLISH A DISTRICT ENTITLED, "SERV SOUTHEAST RICHLAND NEIGHBORHOOD OVERLAY DISTRICT".  
..... **Page 37**

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; SUBSECTION (D), SIGNS EXEMPT FROM PERMIT REQUIREMENTS; PARAGRAPH (4), POLITICAL SIGNS..... **Page 97**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED PLANS..... **Page 101**

AN ORDINANCE AMENDING 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; PARAGRAPH (74), WAREHOUSES (SELF-STORAGE), SO AS TO DELETE THE REQUIREMENT OF A FENCE OR WALL AROUND THE PERIMETER OF THE DEVELOPMENT. .... **Page 105**

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; "BUSINESS, PROFESSIONAL AND PERSONAL SERVICES" AND "INSTITUTIONAL, EDUCATIONAL AND CIVIC USES" OF TABLE 26-V-2.; AND "RECREATIONAL USES" OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT CERTAIN CHILD DAY CARES (SIX OR LESS) WITH SPECIAL REQUIREMENTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR TATTOO FACILITIES IN THE GC GENERAL COMMERCIAL DISTRICTS AND TO PERMIT CERTAIN CLUBS AND LODGES AS A SPECIAL EXCEPTION IN THE RURAL ZONING DISTRICTS..... **Page 109**

**VIII. COMPREHENSIVE PLAN**

- a. Land Use Element: Questions and Answers**

**IX. NEIGHBORHOOD PLANNING**

**X. OTHER BUSINESS**

- a. Definition of front, side and rear yard setbacks**
- b. Posting**

**XI. ROAD NAME APPROVALS ..... Page 145**

**XII. ADJOURNMENT**





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

**PC MEETING DATE:** July 7, 2008  
**RC PROJECT:** 08-09 MA  
**APPLICANT:** Oliver Mack  
**PROPERTY OWNER:** Oliver Mack III  
**LOCATION:** 6108 Bluff Road

**TAX MAP NUMBER:** 21300-01-02(p)  
**ACREAGE:** 2.0  
**EXISTING ZONING:** RU  
**PROPOSED ZONING:** RC

**PC SIGN POSTING:** June, 2008

## **Staff Recommendation**

**Denial**

## **Background /Zoning History**

According to County records the current zoning of Rural District (RU) reflects the original zoning as adopted September 7, 1977.

## **Summary**

The RC District recognizes the need to provide for areas within Richland County where residents of the more isolated agricultural and rural residential districts and residents located beyond the limits of service of the municipalities can receive certain convenience merchandising and services. It is intended to be a flexible district allowing a mixture of uses in order to accommodate commercial and service activities oriented primarily to serving the needs of persons who live in nearby areas. The RC District is proposed to be within or adjacent to residential neighborhoods where large commercial uses are inappropriate, but where small neighborhood oriented businesses are useful and desired. This district is further designed to be located at or near intersections of arterial and/or major collector roads so as to prevent the spreading of commercial uses down the major corridors or into the surrounding countryside.

## Roads

The site is located on Bluff Road which is classified as a two lane undivided collector road currently maintained by SCDOT.

## Existing Zoning

<b><u>North:</u></b>	RU	Single Family house with a kennel business
<b><u>South:</u></b>	RU	Single Family house
<b><u>East:</u></b>	RU	Single Family house
<b><u>West:</u></b>	RU	Single Family house

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ “Lower Richland Proposed Land Use Map” designates this area as Rural in the Rural and Open Space District.

Objective: “Provide areas with commercial and industrial facilities and services that are related to each other in an efficient manner, served by adequate infrastructure and readily accessible to the public”.

Non- Compliance: The surrounding uses are residential in nature.

Principal: “Commercial and office activities should be confined to the intersections of major streets and specifically proposed locations identified on the Future Land Use Map”.

Non-Compliance: The site is approximately 1,000 linear feet from the intersection of Bluff Road and Old Bluff Road; the surrounding use is single family homes on large lots..

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 241 located on Bluff Road. The current traffic volume is 5,100 ADT which is currently at a level-of-service “B”.

## Conclusion

The site has been subdivided from the original five (5) acre parcel to a two acre site which has had a 460 linear feet of frontage on Bluff Road. The site is surrounded by existing residential land uses. In addition, the parcel is approximately 1000 linear feet from an established

intersection of commercial land uses. The integrity of the residential community warrants preservation and the type of proposed uses allowed in Rural Commercial District (RC) include land use which may be suitable if not in direct proximity to existing residential land uses.

Planning Staff recommends denial of this map amendment.

<b>Zoning Public Hearing Date</b>
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**July 22, 2008**

# Case 08-09 MA RU to RC



## ZONING CLASSIFICATIONS



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

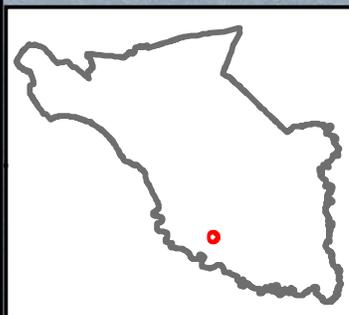
**CASE 08-09 MA**  
**RU to RC**  
**TMS 21300-01-02 (p)**

**Site**

Bluff Rd

Old Bluff Rd

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS

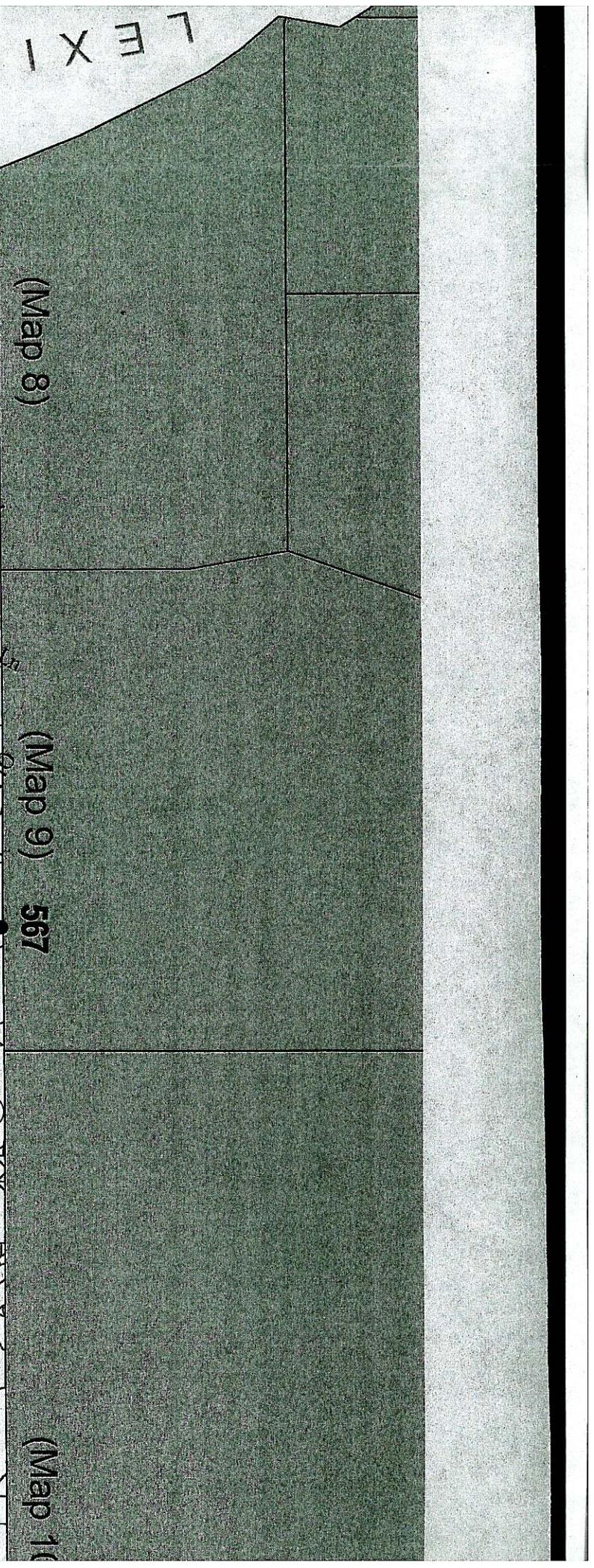




(Map 8)

(Map 9) 567

(Map 10)



# CASE 08-09 MA

## From RU to RC

TMS# 21300-01-02(P)

Bluff Rd.





**Across from site**



**Looking south east on Bluff Rd.**



**Looking north west on Bluff Rd.**





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

**PC MEETING DATE:** July 7, 2008  
**RC PROJECT:** 08- 21 MA  
**APPLICANT:** Richard Gates  
**PROPERTY OWNER:** Nassri Mona & Mission Hope Foundation  
**LOCATION:** 2304 Kneece Rd

**TAX MAP NUMBER:** 16910-02-06 16910-02-07

**ACREAGE:** 5.11  
**EXISTING ZONING:** RM-HD (Lot 7)/ GC (Lot 6)  
**PROPOSED ZONING:** OI

**PC SIGN POSTING:** July 19, 2008

## **Staff Recommendation**

### **Approval**

## **Background /Zoning History**

According to the County records map amendment (82-31 MA) was approved in 1982 to rezone Lot: 6 from Residential single-family medium density (RS-MD) to the current zoning of General Commercial (GC). According to the county records, for Lot 7, the Residential Multi-Family-High Density (RM-HD) reflects the original zoning as adopted September 7, 1977.

## **Summary**

The OI district is intended to accommodate office, institutional, and certain types of residential uses in an area whose characteristics are neither general commercial nor exclusively residential in nature. Certain related structures and uses required to serve the needs of the area are permitted outright or are permitted as special exceptions subject to restrictions and requirements.

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

## Roads

The site is located on Kneece Road. Kneece Road is an unpaved two lane county maintained road and is scheduled to be paved in conjunction with the construction of the newest phase of Angel Gardens Subdivision. Both parcels combined contain approximately 406.33 linear feet of frontage.

## Existing Zoning

<b><u>North:</u></b>	RM-HD	Angel Gardens Subdivision
<b><u>South:</u></b>	GC	Doctors Office/ Office-Vacant
<b><u>East:</u></b>	RM-HD	The Chimney's Apts , Meredith Square Apts
<b><u>West:</u></b>	GC	Storage Facility/ Dentist Office

## Plans & Policies

The Imagine Richland 2020 Comprehensive Plan/ "I-20 Inter beltway Corridor Proposed Land Use Map" designates this area as High Density Residential in the Area.

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

Compliance: Adequate infrastructure is available for water and sewer. Road improvements facilities will be included as requirement for development.

Principal: "In general, commercial and office activities should be confined to existing zoned areas and/or proposed locations where sites that don't encroach or penetrate established residential areas".

Compliance: The proposed site would provide a transition between the residential high density development and existing commercial.

## Traffic Impact

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count stations are #315 and #310. Count Station #315 is located north of Brookfield Road on Decker Blvd. The current traffic volume is 27,500 ADT which is currently at a level-of-service "D". Count Station #310 is located south of Brookfield Road on Decker Blvd and the current traffic volume is 20,500 ADT which is currently at a level-of-service "C".

## **Conclusion**

The Lot 6, one of the subject properties currently zoned General Commercial is operating as a church/private school. The existing building is 21,826 square feet. The Lot 7, subject property, currently zoned Residential Multi Family High Density (RM-HD) is currently vacant land.

The parcels located south and west of the subject properties are zoned General Commercial (GC). The expansion for the church is to provide a children's day care, as part of the service to the community. The requested map amendment to Office/Institutional District (OI) for both parcels was to reduce the intensity of possible development on the site, as the church's requested use was permitted in the lower intense zoning of Office Institutional District (OI).

The map amendment request is not in compliance with the County's Comprehensive plan, which depicts it as residential high density however, the two parcels closest to the corner of Kneece Road and Brookfield Road were granted approval in 1983. In addition, the same residential component of sixteen (16) units per acre is permitted in all three zone districts. Therefore the residential high density recommend by the future land use map of the comprehensive plan remains intact.

The map amendment would be in character with the existing surrounding parcels. The surrounding land uses also include medical offices, storage facilities, and Decker Mall on Decker Boulevard. The Office and Institutional District (OI) would act as a transition zone between the contiguous Residential Multi Family High Density (RM-HD) development of Angel Gardens Subdivision, which was recently approved for expansion of three additional phases of 165 lots on 18 acres.

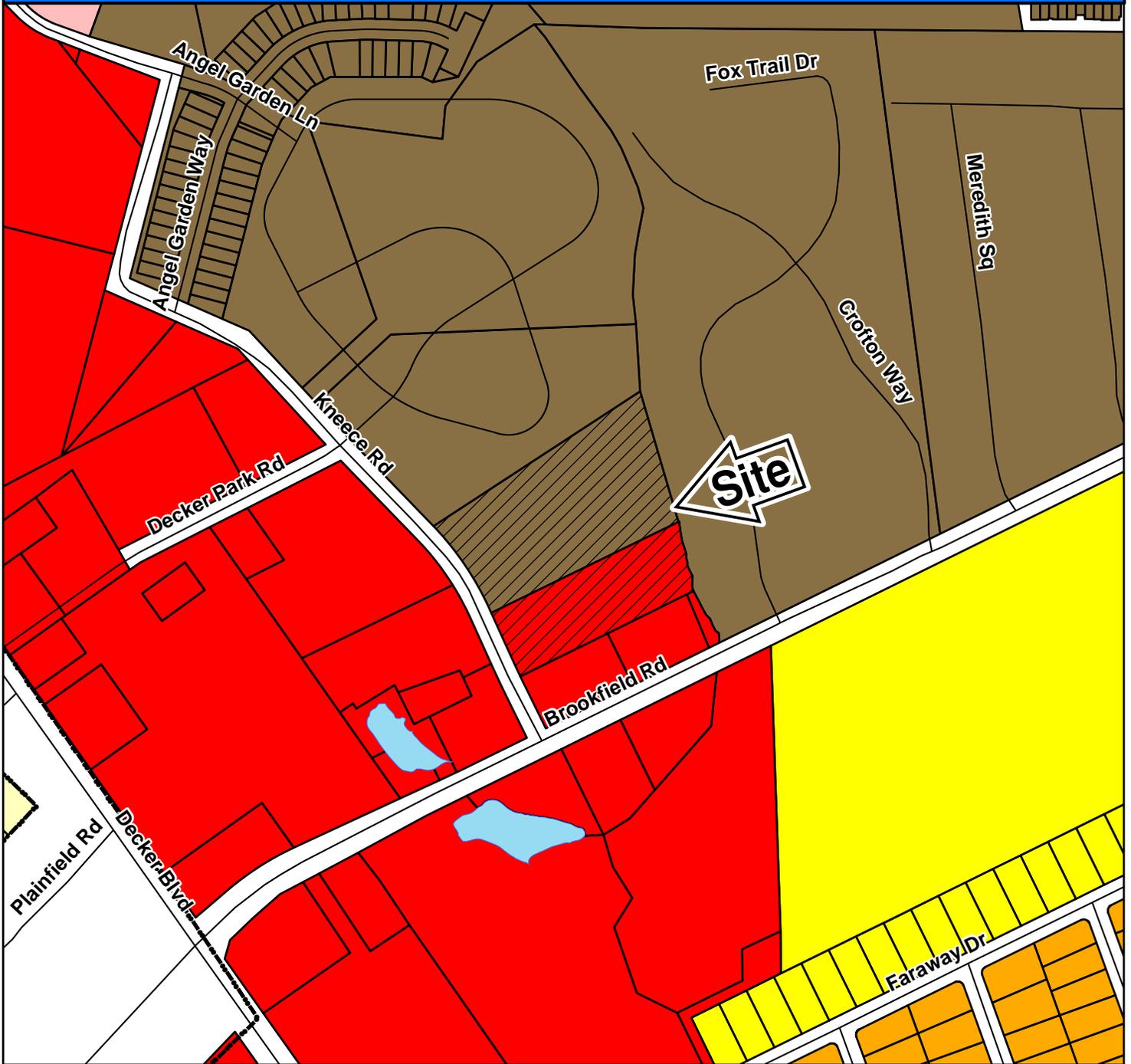
The level of service D and C for the roadways are a concern, however the roadways, namely Kneece Road will be required to be improved as the specific developments are approved. In addition, the location of community services to support the existing and planned residential, is an integral part of supporting neighborhoods. There are existing adequate facilities to support this land use.

Planning Staff recommends Approval of this map amendment.

## **Zoning Public Hearing Date**

**July 22, 2008**

# Case 08-21 MA RM-HD/GC to OI



## ZONING CLASSIFICATIONS

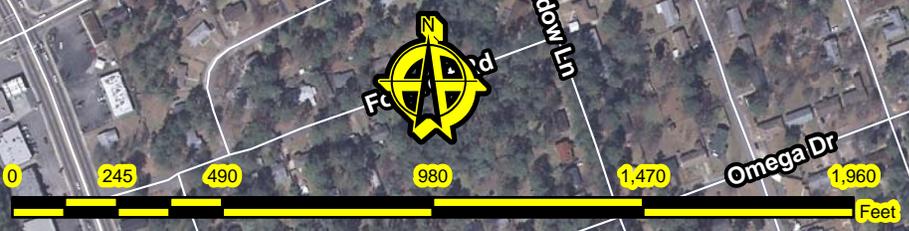
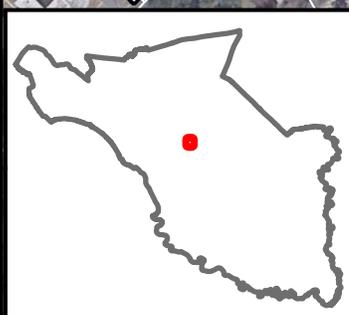


 RR	 RS-MD	 RM-MD	 NC	 LI	 RU
 RS-E	 RS-HD	 RM-HD	 GC	 HI	 TROS
 RS-LD	 MH	 OI	 M-1	 PDD	 Subject Property

**CASE 08-21 MA**  
**RM-HD/GC to OI**  
**TMS 16910-02-06 & 07**

**Site**

-  **FLOOD ZONE A**
-  **FLOOD ZONE AE**
-  **WETLANDS**





# CASE 08-21 MA

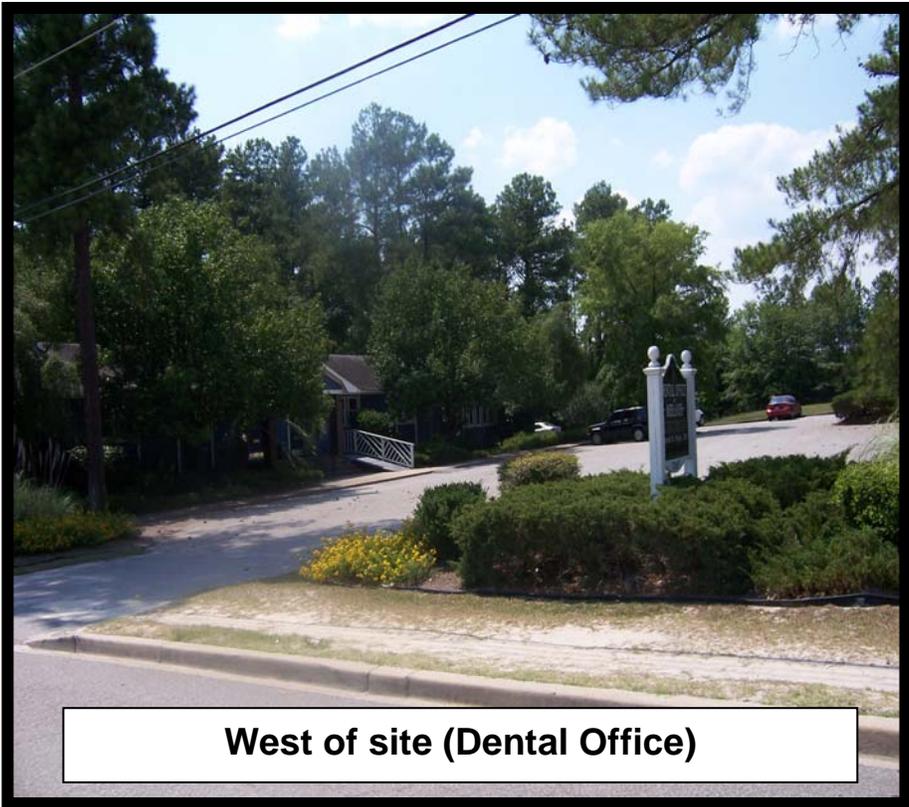
## From RM-HD/GC to OI

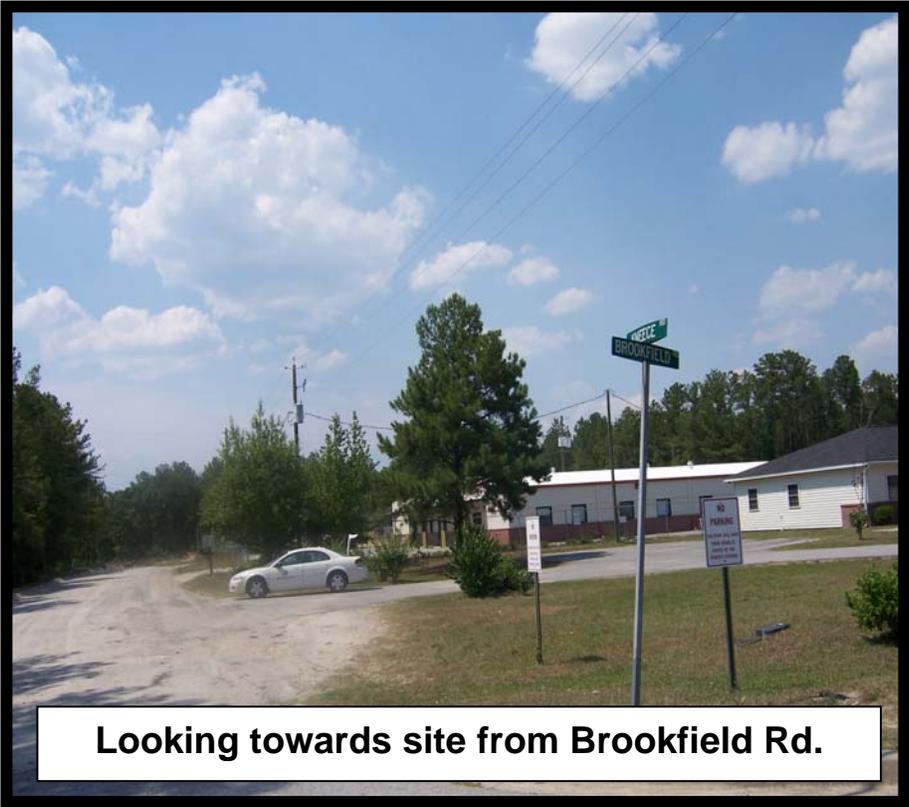
TMS# 16910-02-06,07

Off Decker Blvd. near Woodfield Pk.

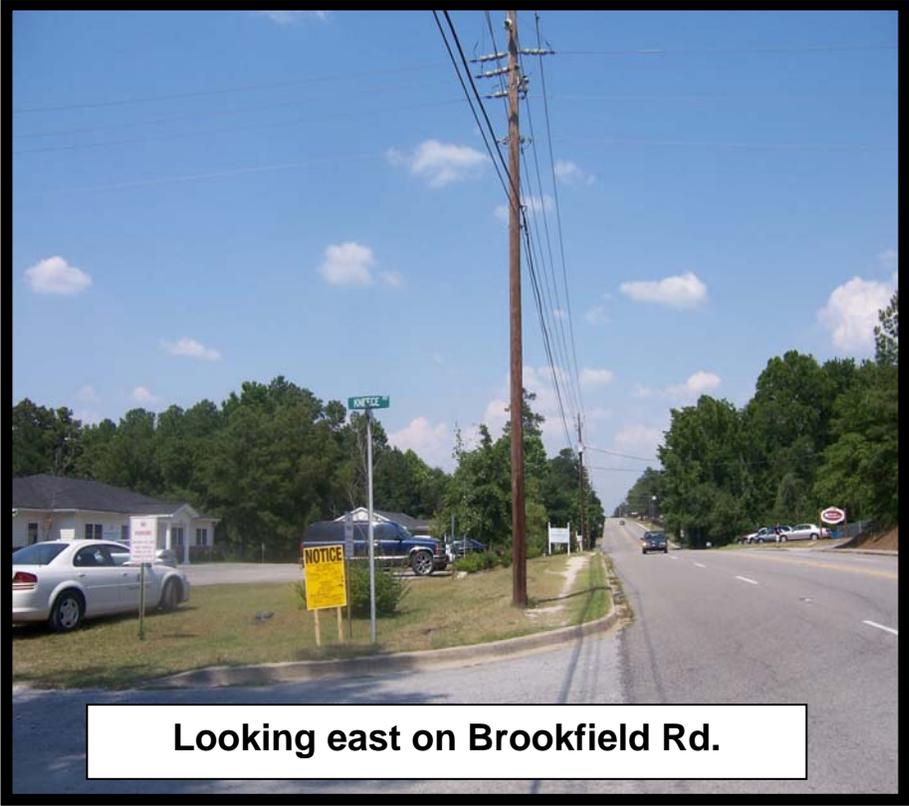








**Looking towards site from Brookfield Rd.**



**Looking east on Brookfield Rd.**



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

**PC MEETING DATE:** July 7, 2008  
**RC PROJECT:** 08 - 22 MA  
**APPLICANT:** Village at Sandhill, LLC  
**PROPERTY OWNER:** Kahn Development  
**LOCATION:** near the corner of Fashion Dr. & Forum Dr.

**TAX MAP NUMBER:** 22900-02-09 (p)  
**ACREAGE:** 0.25 acres  
**EXISTING ZONING:** Lot 5 (C-1) & Lot 7 (C-3)  
**PROPOSED ZONING:** Lot 5 (C-3) & Lot 7 (C-1)

**PC SIGN POSTING:** June 2008

## Staff Recommendation

### Approval

## Background /Zoning History

The applicant submitted a map amendment 05-34 MA, in January 2005, and the Planning Commission recommended approval to swap approximately 1.62 acres of C-1 to C-3 zoning. County Council approved the rezoning request January 25, 2005. In March 2006, the applicant submitted map amendments 06-08 MA & 06-11 MA, and the Planning Commission recommended approval to swap 3.5 acres of C-3 to C-1 zoning. County Council approved the request in March 28, 2006. In May of this year the Planning Commission recommended approval of 08-13 MA to swap a total of 7.5 acres of RG-2 to C-3 (2.50 acres); C-3 to C-1 (2.50 acres); C-1 to RG-2 (2.50 acres). County Council approved the request on May 27, 2008.

## Roads

The site is located on several interior roads within the “Village at Sandhill”. Parcels 5 & 7 are located near the corners of Forum Drive & Fashion Place Drive and Forum Drive & Town Center Place. All roads within the Village at Sandhill are privately maintained until such time as the County accepts maintenance responsibility.

## Existing Zoning

<b><u>North:</u></b>	C-1, C-3	Retail Stores
<b><u>South:</u></b>	C-3	Plex Indoor Sports
<b><u>East:</u></b>	C-1, C-3	Vacant/ Retail Stores
<b><u>West:</u></b>	C-1	Belk's/ Parking Lot

**Plans & Policies**

The Imagine Richland 2020 Comprehensive Plan/ “Northeast Area Proposed Land Use Map” designates this area as Public/Open Space in the Developing Urban Area.

Objective: “Encourage industrial and commercial uses in selected, concentrated locations where access is appropriate for the use”.

Compliance: This site is located inside the Village of Sandhill which has previously been designated for concentrated commercial uses.

Principal: “Sites for commercial development should be located at major traffic junctions or clustered locations rather than strip development”.

Compliance: This site is a 298 acre site of mixed use incorporating commercial and office.

**Traffic Impact**

The current traffic counts were received from SCDOT in May, 2007 and represent the Annual Average Daily Trips in 2006. The nearest count station is # 117 located on Two Notch Road. The current traffic volume is 32,000 ADT which is currently at a level-of-service “D”.

**Conclusion**

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

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

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

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

The Northeast Proposed Land Use Map dated March 1987 revised and adopted 1995 depicts this site as Public/Open Space “Clemson University Sandhill Experiment Station”. In 2001, a portion of the property was sold and the “Village at Sandhill” was developed with the “master plan” development agreement signed March 2001. The development agreement states subsequent land development regulations of Richland County may not limit intensity, flexibility, completeness, practicality or increasing cost of such Development.

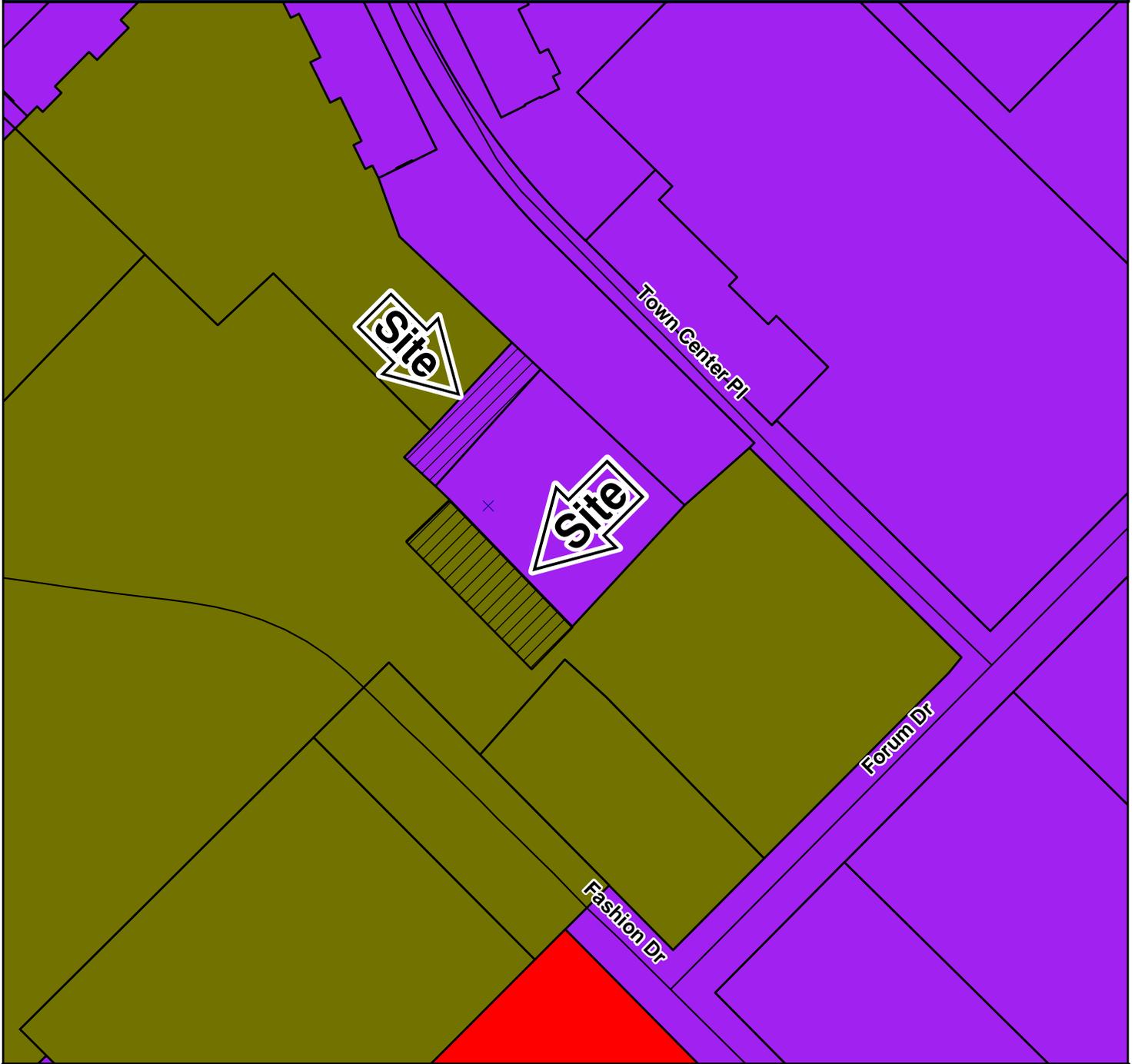
The map amendment involves two parcels within the existing Village at Sandhill, approximately 0.25 acres of (C-1 & C-3) zoned property. The ratios adhere to the requirements of the development agreement.

<b>Zoning Public Hearing Date</b>
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**July 22, 2008**

# Case 08-22 MA

## C-3 to C-1



### 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



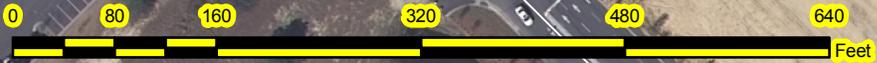
**CASE 08-22 MA**  
**C-3 to C-1**  
**TMS 22900-02-09 (p)**

Town Center Pl

Site

Site

-  FLOOD ZONE A
-  FLOOD ZONE AE
-  WETLANDS



# CASE 08-22 MA

## From C-3/C-1 to C-1/C-3

TMS# 22900-02-09(P)

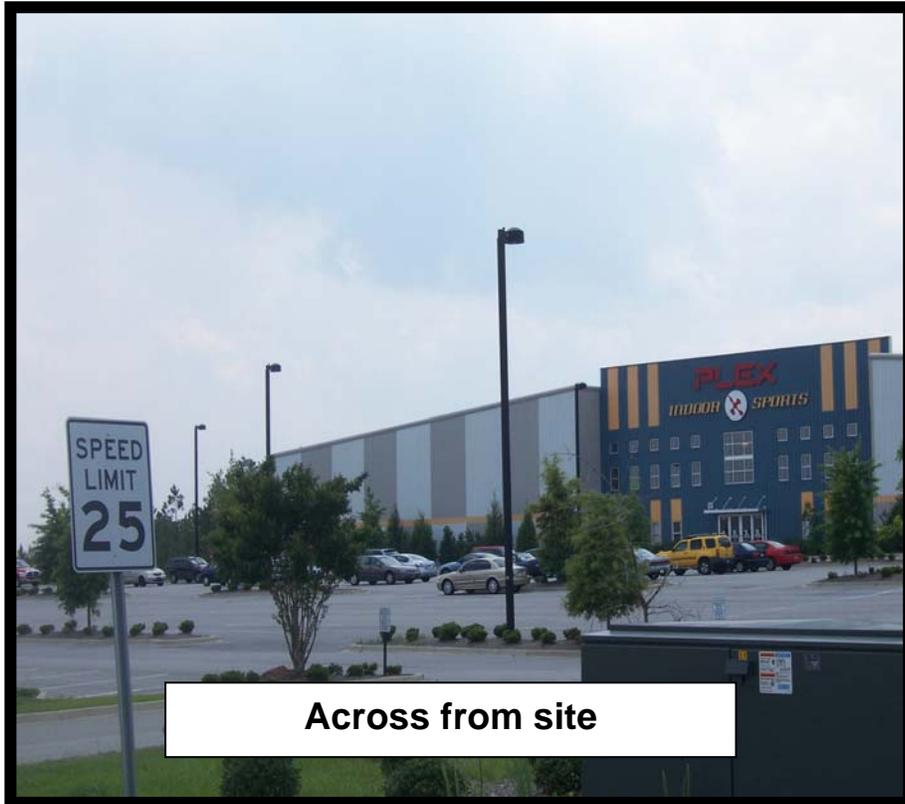
Village at Sandhills



Looking at site from Fashion Dr.



Looking at site



**Across from site**



**Looking northwest of site**



**Looking towards site**



**Looking away from site**



**Looking south from Fashion Dr.**



STATE OF SOUTH CAROLINA  
COUNTY COUNCIL OF RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE AMENDING THE ZONING MAP OF UNINCORPORATED RICHLAND COUNTY, SOUTH CAROLINA, BY APPLYING THE SERN (SOUTHEAST RICHLAND NEIGHBORHOOD OVERLAY DISTRICT) ZONING TO CERTAIN REAL PROPERTY LOCATED WITHIN AN UNINCORPORATED AREA OF RICHLAND COUNTY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

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

Section I. The Zoning Map of unincorporated Richland County is hereby amended by applying the SERN (Southeast Richland Neighborhood Overlay District) and its three (3) sub-area classifications (SERN-1, SERN-2, and SERN-3) to the real property described on Exhibit A and on Exhibit B, which are attached hereto and incorporated herein (a larger scale map is on file in the Richland County Planning & Development Services Department and is incorporated herein by reference).

Section II. Upon enactment of this ordinance, any development of a property that is referenced herein shall conform to all requirements of Section 26-108 (SERN Southeast Richland Neighborhood Overlay District) of the Richland County Code of Ordinances.

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

Section V. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

By: \_\_\_\_\_  
Joseph McEachern, Chair

Attest this \_\_\_\_\_ day of  
\_\_\_\_\_, 2008.

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008 (tentative)  
First Reading: July 22, 2008 (tentative)  
Second Reading:  
Third Reading:

Exhibit A

TMS Numbers of property with SERN-1 Overlay zoning:

R21700-01-01	R21909-01-07	R21909-01-38	R21909-04-05	R21913-02-03
R21700-02-01	R21909-01-08	R21909-01-39	R21909-05-01	R21913-02-04
R21700-02-02	R21909-01-09	R21909-01-40	R21909-05-02	R21913-02-05
R21700-02-03	R21909-01-10	R21909-02-01	R21909-05-03	R21913-03-01
R21800-01-05	R21909-01-11	R21909-02-02	R21909-05-04	R21913-03-02
R21800-01-07	R21909-01-12	R21909-02-03	R21909-05-05	R21913-03-03
R21800-01-08	R21909-01-13	R21909-02-04	R21909-06-01	R21913-03-04
R21800-01-09	R21909-01-14	R21909-02-05	R21909-06-02	R21913-03-05
R21800-01-??	R21909-01-15	R21909-02-06	R21909-06-03	R21913-03-06
R21800-01-22	R21909-01-16	R21909-02-07	R21909-06-04	R21913-03-07
R21800-04-05	R21909-01-17	R21909-02-08	R21909-06-05	R21914-01-01
R21800-04-12	R21909-01-18	R21909-02-09	R21909-06-06	R21914-01-02
R21800-05-09	R21909-01-19	R21909-02-10	R21909-06-07	R24700-01-01
R21800-05-18	R21909-01-20	R21909-02-11	R21909-06-08	R24700-01-04
R21800-05-21	R21909-01-21	R21909-02-12	R21909-06-09	R24700-01-05
R21800-05-22	R21909-01-22	R21909-02-13	R21909-06-10	R24700-01-06
R21800-05-23	R21909-01-23	R21909-02-14	R21909-06-11	R24700-02-06
R21900-04-26	R21909-01-24	R21909-02-15	R21910-07-01	R24700-02-07
R21900-06-13	R21909-01-25	R21909-02-16	R21910-07-02	R24700-02-09
R21900-06-14	R21909-01-26	R21909-02-17	R21910-07-03	R24702-01-02
R21900-06-19	R21909-01-27	R21909-02-18	R21910-07-04	R24703-02-03
R21900-06-20	R21909-01-28	R21909-02-19	R21910-07-05	R24703-02-04
R21900-06-21	R21909-01-29	R21909-02-20	R21910-07-06	R24703-02-06
R21900-06-22	R21909-01-30	R21909-02-21	R21910-07-07	R24704-02-01
R21900-06-25	R21909-01-31	R21909-02-22	R21910-07-08	R24704-02-02
R21900-06-28	R21909-01-32	R21909-02-23	R21910-07-09	R24800-06-33
R21909-01-01	R21909-01-33	R21909-04-01	R21913-01-01	R24800-06-34
R21909-01-02	R21909-01-34	R21909-04-02	R21913-01-02	R24800-06-40
R21909-01-03	R21909-01-35	R21909-04-03	R21913-02-01	R24800-06-69
R21909-01-04	R21909-01-36	R21909-04-04	R21913-02-02	R24800-06-70
R21909-01-05	R21909-01-37			
R21909-01-06				

TMS Numbers of property with SERN-2 Overlay zoning:

R21800-01-20	R21800-05-16	R24700-02-03	R24703-01-07	R24704-01-03
R21800-01-21	R21800-05-24	R24700-02-04	R24703-01-08	R24704-01-04
R21800-03-01	R21900-06-05	R24700-02-05	R24703-02-01	R24704-01-05
R21800-03-02	R21900-06-15	R24700-02-13	R24703-02-02	R24704-01-06
R21800-03-03	R21900-06-16	R24702-01-01	R24703-02-07	R24704-01-08
R21800-03-04	R21900-06-17	R24703-01-01	R24703-02-08	R24704-01-09
R21800-04-06	R21900-06-18	R24703-01-02	R24703-02-09	R24704-01-10
R21800-04-07	R21900-07-02	R24703-01-03	R24703-02-10	R24800-06-41
R21800-04-08	R21900-08-01	R24703-01-04	R24703-02-11	R24800-06-42
R21800-04-11	R21900-08-02	R24703-01-05	R24704-01-01	R24800-06-43
R21800-05-11	R24700-02-02	R24703-01-06	R24704-01-02	R24800-06-44
R21800-05-15				

TMS Numbers of property with SERN-3 Overlay zoning:

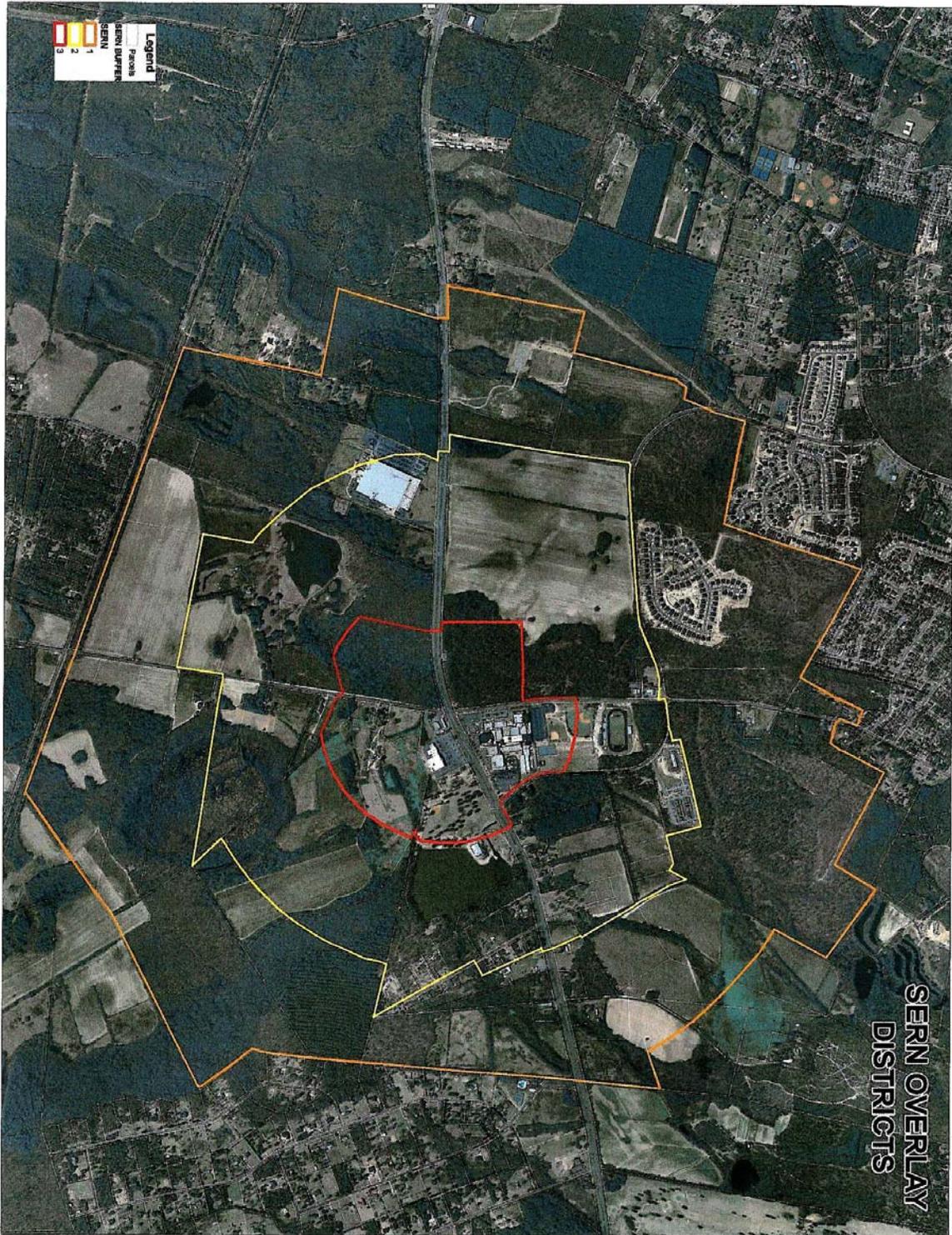
R21800-01-17 R21800-04-10	R21800-04-17 R21800-04-18	R21800-04-19	R21800-04-20	R21800-04-21
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TMS Numbers of property with multiple SERN Overlay zoning:

- R21800-01-06:     SERN-1     All portions of this property within a 1/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-2     All remaining portions of this property lying beyond the SERN-1 sub-area.
- R21800-02-01:     SERN-2     All portions of this property within a 2/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-3     All remaining portions of this property lying beyond the SERN-2 sub-area.
- R21800-05-10:     SERN-1     All portions of this property lying within a 1/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-2     All remaining portions of this property lying beyond the SERN-1 sub-area.
- R21800-05-12:     SERN-1     All portions of this property lying within a 1/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-2     All remaining portions of this property lying beyond the SERN-1 sub-area.
- R21800-05-13:     SERN-1     All portions of this property lying within a 1/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-2     All remaining portions of this property lying beyond the SERN-1 sub-area.
- R21800-05-14:     SERN-2     All portions of this property lying within a 2/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-3     All remaining portions of this property lying beyond the SERN-2 sub-area.
- R24700-01-02:     SERN-1     All portions of this property lying within a 1/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-2     All remaining portions of this property lying beyond the SERN-1 sub-area.
- R24700-02-01:     SERN-2     All portions of this property lying within a 2/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-3     All remaining portions of this property lying beyond the SERN-2 sub-area.
- R24700-02-08:     SERN-1     All portions of this property lying within a 1/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.  
                           SERN-2     All portions of this property lying within a 2/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard, but not including the SERN-1 sub-area.

- R24700-02-14: SERN-3 All remaining portions of this property lying beyond the SERN-1 and SERN-2 sub-areas.
- SERN-1 All portions of this property lying within a 1/3 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.
- SERN-2 All remaining portions of this property lying beyond the SERN-1 sub-area.

Exhibit B



Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-83, ESTABLISHMENT OF ZONING DISTRICTS; SUBSECTION (E), NEIGHBORHOOD MASTER PLAN OVERLAY DISTRICTS; SO AS TO ESTABLISH A DISTRICT ENTITLED, "SERN SOUTHEAST RICHLAND NEIGHBORHOOD OVERLAY DISTRICT".

What this ordinance will do:

This ordinance will create a new overlay district, to be known as "SERN". Its purpose is to implement the adopted "Southeast Richland Neighborhood Master Plan" and to ensure that new development, renovations, and reconstructions are designed, sized, and sited to complement the "Southeast Richland Neighborhood Master Plan" area and the character of the neighborhood in general.

Within the SERN zoning district, there are three sub-area classifications, which are categorized by intensity of uses and the mixture of uses allowed. These will be known as SERN-1, SERN-2, and SERN-3. Each sub-area category has detailed provisions for uses, building type, density, height, street design, the design of public spaces, the mix of uses, building design, parking, and other aspects of the human environment.

The SERN-1 sub-area permits low density, residential neighborhoods. Permitted building types include Civic/Institutional, House, and Townhouse buildings.

The SERN-2 sub-area permits a mixture of uses in a primarily residential urban neighborhood fabric. The zone allows for a wide range of building types, including Civic/Institutional, House, Townhouse, Flat/Loft, Mixed-Use and Commercial Buildings. Uses falling into the categories of "Business, Professional, and Personal Services" and "Retail Trade and Food Services" shall be limited to locations with frontage along arterials or collector streets or to areas identified in the Master Plan.

The SERN-3 sub-area permits higher density, mixed-use building types that accommodate retail, offices, townhouses and flats.

The SERN regulations and standards will apply to properties lying within an approximate 1 mile circumference of the intersection of Garners Ferry Road and Lower Richland Boulevard.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-83, ESTABLISHMENT OF ZONING DISTRICTS; SUBSECTION (E), NEIGHBORHOOD MASTER PLAN OVERLAY DISTRICTS; SO AS TO ESTABLISH A DISTRICT ENTITLED, “SERN SOUTHEAST RICHLAND NEIGHBORHOOD OVERLAY DISTRICT”.

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:

Sign, Monument: Any monolithic sign in which the bottom of the sign is flush with the ground.

Low Impact Development (LID): An ecologically friendly approach to site development and storm water management that aims to mitigate development impacts to land, water, and air. The approach emphasizes the integration of site design and planning techniques that conserve natural systems and hydrologic functions on a site.

View Corridor: A three dimensional area extending out from a viewpoint, which in the case of the SERN district is the intersection of Garner’s Ferry Road and Lower Richland Boulevard. The width of the view corridor depends on the focus of the view. The focus of the view may be a single object, such as a mountain, which would result in a narrow corridor, or a view along a roadway, such as pastoral landscapes, which would result in a wider corridor. Although the view corridor extends from the viewpoint to the focus of the view, the mapped portion of the corridor extends from the viewpoint and is based on the area where development must be limited in order to protect the view along these roadway corridors.

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

(e) *Neighborhood Master Plan overlay districts.* Neighborhood Master Plan overlay districts are zoning districts intended to promote the revitalization of existing blighted commercial and residential areas, while encouraging reinvestment in and reuse of areas in the manner consistent with the specific master planning area and Comprehensive Plan for Richland County. Revitalization initiates housing and economic

opportunities, which promotes socially vibrant centers of community life through the coordinated efforts of public, private, and community organizations. For the purpose of this chapter, the following neighborhood Master Plan overlay districts are established in the zoning jurisdiction of Richland County, South Carolina:

CRD Corridor Redevelopment Overlay District

SERN Southeast Richland Neighborhood Overlay District

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

**Sec. 26-108. SERN Southeast Richland Neighborhood Overlay District**

(a) *Purpose.* In order to implement the adopted *Southeast Richland Neighborhood Master Plan* and to ensure that new development, renovations, and reconstructions are designed, sized, and sited to complement the *Southeast Richland Neighborhood Master Plan* area and the character of the neighborhood in general; and to minimize traffic hazards and situations which endanger public safety; and to protect existing development and property values through the promotion of high standards of design and compatibility; and to provide for a high quality of life for plan area citizens by promoting a variety of housing styles, commercial uses, transportation choices, environmental protection, protection of rural character, and well planned parks and open spaces.

One of the functions of the Southeast Richland Neighborhood overlay district is to permit a variety of commercial, institutional, office, governmental, and residential uses in close proximity to one another. Different land uses may abut at any point, subject to the provisions of this section and any applicable provision of this chapter.

(b) *Applicability/Establishment/Conflicts.* The respective requirements of this section shall apply to all land zoned Southeast Richland Neighborhood Overlay District (SERN). The Southeast Richland Neighborhood Overlay District is established in response to a neighborhood master plan adopted by the County Council and shall apply to the entire planning area. Where conflicts exist among the provisions of this section and the standards or requirements contained within any other section of this chapter or the code of ordinances in general, the most stringent shall prevail unless expressly stated otherwise in this section.

(c) *Conformity required.* All development within the established Southeast Richland Neighborhood Overlay District shall be in substantial conformity to the adopted neighborhood master plan which has been incorporated into the comprehensive plan for Richland County.

(d) *SERN District sub-areas.* Within the SERN zoning district, there are three sub-area classifications, which are categorized by intensity of uses and the mixture of uses allowed. The proposed location of these sub-areas shall be mapped prior to the application of SERN zoning, but shall be consistent with Master Plan recommendations.

Development in the SERN District will additionally be classified with a sub-area, as identified below. Development within the identified areas shall conform to the form-based standards in the sub-sections that follow. Each sub-area category has detailed provisions for uses, building type, density, height, street design, the design of public spaces, the mix of uses, building design, parking, and other aspects of the human environment.

- (1) SERN-1, Neighborhood Residential: The SERN-1 sub-area permits low density, residential neighborhoods. Permitted building types include Civic/Institutional, House, and Townhouse buildings.
  - (2) SERN-2, Neighborhood General: The SERN-2 sub-area permits a mixture of uses in a primarily residential urban neighborhood fabric. The zone allows for a wide range of building types, including Civic/Institutional, House, Townhouse, Flat/Loft, Mixed-Use and Commercial Buildings. Uses falling into the categories of “Business, Professional, and Personal Services” and “Retail Trade and Food Services” shall be limited to locations with frontage along arterials or collector streets or to areas identified in the Master Plan.
  - (3) SERN-3, Neighborhood Center/Corridor: The SERN-3 sub-area permits higher density, mixed-use building types that accommodate retail, offices, townhouses and flats.
- (e) Development standards.

(1) Site Plan:

The SERN site plan shall include all aspects of the spatial relationships proposed for the development, including: layout and dimensions of lots, setbacks, roadways, alleys, open spaces, and all information required to define the relationships within the streetscapes; and street sections; and building elevations.

(2) Form-Based Standards Summary Table:

SERN District Zone	SERN-1	SERN-2	SERN-3
Building Type	Civic/ Institutional House Townhouse		→
			→
	Flat/Loft Mixed-Use Commercial	→	→
Max. Density (Units/Acre)	As determined by dimensional standards		
Min. Height	None	2 stories for Mixed-Use buildings	
Max. Height	3 stories	3-4 stories	3-5 stories
Open Space Dedication	Required for residential development only		
Lighting	Standard street lights as per code	Pedestrian-scaled street lights <sup>2</sup>	Pedestrian-scaled street lights <sup>2</sup>
Curb	Rolled/Valley, Standard, Swale	Standard	Standard
Drainage	Open Swale or Closed	Closed and LID <sup>3</sup>	Closed and LID <sup>3</sup>
Street Trees	40 ft average spacing in planting strip	40 ft average spacing in planting strip or tree wells <sup>4</sup>	40 ft average spacing in planting strip or tree wells <sup>4</sup>
Sidewalk <sup>3</sup>	5 feet both sides	5-16 feet both sides <sup>5</sup>	6-16 feet both sides <sup>5</sup>



Civic/Institutional Building



House



Townhouse



Apartment/Loft



Mixed Use Building



1 building height may increase one (1) story above a base height of three (3) stories for every 100 feet in distance from the property line of the nearest site zoned for single-family uses (RR, RS-E, RS-LD, RS-MD, RS-HD, or similar) that contain existing, single-family dwellings. The maximum shall be as indicated above. One additional story of height above the maximum is permitted per subsection (d)(4)(a)4[b] for parking behind primary buildings.

<sup>2</sup> Pedestrian-scaled street lights are designed to provide lighting for the pedestrian area of the right-of-way. They should be decorative in nature and be 12 to 18 feet tall.

<sup>3</sup> Low Impact Development techniques.

<sup>4</sup> Tree wells are required where ground floor retail abuts the sidewalk or right-of-way and on-street parking is provided on the fronting street.

<sup>5</sup> Sidewalk Width: 6 ft min. for multi-family residential or attached residential uses along thoroughfares or collector streets; 12 ft min. (including area for tree wells) for retail, restaurants, or mixed-uses along streets with on-street parking, ground floor retail, and buildings built to the sidewalk; 16 ft min. (including area for trees wells) for outdoor seating areas along streets with on-street parking, ground floor retail, and buildings built to the sidewalk.

The height

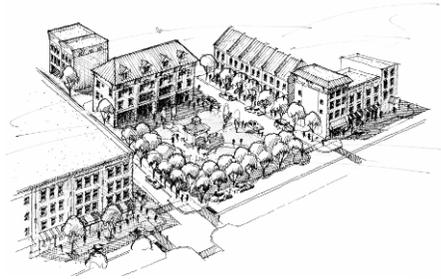
(3) General Building Design and Operation Standards:

a. Lots and Buildings:

1. Lot Frontage: All lots shall front a street, square or common open space. (Exception: Buildings which are interior to a site that has buildings that otherwise meet the frontage requirement).

2. Corner Lots: Buildings located at street intersections must place the main building, or part of the building, at the corner.

3. Setbacks: A building may be set back to create an “outdoor room” or patio/café seating. However, in no case shall off-street parking be permitted between the building and the public right-of-way.



*An “outdoor room” is created by surrounding*

4. Adjacent Lots: For similarly used properties, the grade of adjacent lots should match where the properties meet. If there is a significant grade difference, development should create an attractive transition using creative grading and landscaping or a decorative retaining wall, incorporating vehicular and pedestrian cross-access. Avoid using a blank or unscreened concrete retaining wall or rock covered slope.

5. Termination of Vistas: Important street vistas (such as along gateways and primary pedestrian streets) shall terminate in a focal point, such as a building or other architectural or landscape feature.

6. General Building Design Standards:

[a] Entryway: The main entrance of all principal structures shall open to a road, square, or common open space of at least twenty (20) square feet in area.

[b] Architectural Style: The building design standards of this Section intentionally do not mandate a particular style and permit a wide variety of architectural expressions. However, when a design exhibits a known architectural style (e.g., Colonial, Victorian, Classical Revival) the details shall be consistent with that style unless the local architectural vernacular of Richland County provides an alternate precedent for a detail or element.

[c] Screening: Any side of a non-residential building that is not intended to

serve the public shall be screened from the view of public rights-of-way so that all loading, storage, solid waste, maintenance equipment (brooms, mops, buckets, etc.), and similar items are not visible to the public.

[d] Buildings Fronting on Major Streets: Any side of a building that faces an arterial or collector street shall be treated as a building front for the purposes of building design.

(4) Building Types:

The building types outlined in this Section will provide the predominant form for new SERN development. While it is expected that some new building types will be introduced in this district, these variations shall be based upon the types listed in this section. Innovative planning or design ideas for development where the proposed building types are different than those allowed in the SERN District may be approved subject to review by the Planning Commission.

a. Civic & Institutional Buildings	
1. Building Type Defined	The Civic & Institutional Building type includes public buildings such as libraries, governmental offices, post offices, and schools; semi-public buildings such as museums and hospitals; and private buildings such as churches, and long-term care facilities, and non-profit or charitable offices.
2. General Standards	[a]. Buildings should provide visual anchors for the community. [b]. Building(s) incidental to the principal structure shall be a minimum of 20 ft behind the front facade of the structure, and if more than one, shall be arranged to create secondary gathering spaces within the lot.
3. Façade Standards	Not applicable
4. Roof	[a]. Flat roofs are allowed, but principal buildings adjacent to residential structures are required to have pitched roofs or similar architectural features to ensure compatibility.
5. Dimensional Standards	
[a]. Lot Width <sup>1</sup> ( <i>Minimum</i> )	50 ft
[b]. Front Setback <sup>2</sup> ( <i>Minimum</i> )	10 ft
[c]. Front Setback <sup>2</sup> ( <i>Maximum</i> )	n/a
[d]. Front Yard Encroachment <sup>3</sup>	10 ft
[e]. Side Setback ( <i>Minimum</i> )	10 ft between buildings
[f]. Rear Setback ( <i>Minimum</i> )	30 ft
[g]. Rear Setback from Alley <sup>4</sup> ( <i>Minimum</i> )	n/a

[h]. Accessory Structure Side/Rear Setback (Minimum)	5 ft
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<sup>1</sup> For lots less than 60 feet wide, alley/rear access to all off-street parking areas is required. For lots greater than 60 feet wide, access to off-street parking is permitted from the fronting street or alley.

<sup>2</sup> Minimum setbacks along major arterials shall be 20 feet, except as required by View Corridor buffers.

<sup>3</sup> Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

<sup>4</sup> For lots that provide access to off-street parking from an alley

	b. Detached House	c. Townhouse	d. Apartment/Loft Building
1. Building Type Defined	The House has four yards (Front/Sides/ Rear) though variations include setting the building on one of the side property lines to create a larger side yard on the opposite side (i.e. Charleston Single). The House is flexible in use, accommodating single family uses, multi-family uses up to four units, home occupations, professional offices, and limited retail uses. There are two House types – with Alley or with Driveway – based on how the lot is accessed with an automobile. In general, within a block, building types should be uniform in their use of driveways or alleys.	The Townhouse typically has 1 yard (Rear) though variations include a small front setback to provide some landscaping. The townhouse is a building with two or more residential units that are located side-by-side. When an entrance is provided at-grade, the townhouse may be used as a live-work unit. The use permitted within the building is determined by the approved site plan.	The Apartment/Loft Building typically has 1 yard (Rear) though variations include a small front setback to provide landscaping. A multiple-unit building with units vertically arranged (generally) and with parking located below or behind the building. Units may be for rental or for sale in condominium ownership or may be designed as continuing care facilities. The ground floor may be available for commercial uses. The uses permitted within the building are determined by the approved site plan.
2. Ground Level Treatment	<p>[a]. Raised Entries: To provide privacy, all residential entrances within 15 of the sidewalk shall be raised from the finished grade (at the building line) a minimum of 1½ feet.</p> <p>[b]. Porches: Useable porches and stoops should form a predominate motif of the building design and be located on the front and/or side of the building. Useable front porches are at least six (6) feet deep and twelve (12) feet in width.</p> <p>[c]. Crawlspace: The crawlspace of buildings shall be enclosed.</p>		
3. Façade	Not applicable	<p><b>[a]. Detailed Design:</b> All building elevations visible from the street shall provide doors, porches, balconies, and/or windows. A minimum of 60% of front elevations, and a minimum of 30% of side and rear building elevations, as applicable, shall meet this standard. “Percent of elevation” is measured as the horizontal plane (lineal feet) containing doors, porches, balconies, terraces and/or windows. This standard applies to each full and partial building story.</p>	
4. Roof and Eaves	<p>[a]. Main roofs on detached house and townhouse buildings shall have a pitch between 8:12 and 12:12. Monopitch (shed) roofs are allowed only if they are attached to the wall of the main building. No monopitch roof shall have a pitch less than 4:12. A</p>		

	<p>pitched roof shall be profiled by eaves a minimum of 6 inches from the building face or with a gutter.</p> <p>[b]. Overhanging eaves may expose rafters. Flush eaves shall be finished by profiled molding or gutters.</p> <p>[c]. All rooftop equipment shall be screened from view.</p> <p>[d]. Apartment/Loft buildings may have roof pitches less than 3:12 and flat roofs, however such roofs will require a parapet wall.</p>
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	b. Detached House	c. Townhouse	d. Apartment/Loft Building
5. Garage	<p>[a]. Garage doors are not permitted on the front elevation of any detached house on a lot less than 50 feet wide.</p> <p>[b]. Garages with front loading bays shall be recessed from the front facade of the house by a minimum of five (5) feet and visually designed to form a secondary building volume. Garage doors shall be a minimum of twenty (20) feet from the back of sidewalk.</p> <p>[c]. At no time shall the width of an attached garage exceed 40% of the total building facade.</p> <p>[d]. Garages should be of a similar architectural style as the primary structure.</p>	[a]. Garage doors are not permitted on the front elevation.	
6. Materials	<p>[a]. Building Walls: Residential building walls shall be primarily clad in wood clapboard, cementitious fiber board, wood shingle, wood drop siding, primed board, wood board and batten, brick, stone, stucco, vinyl, or synthetic materials similar and/or superior in appearance and durability.</p> <p>[b]. Roof Materials: Residential roofs shall be clad in wood shingles, standing seam metal, slate, dimensional asphalt shingles or synthetic materials similar and/or superior in appearance and durability.</p>		
7. Dimensional Standards			
[a]. Lot Width <sup>1</sup> (Minimum)	30 ft	n/a	n/a
[b]. Front Setback <sup>2</sup> (Minimum)	10 ft	0 ft	0 ft
[c]. Front Setback <sup>2</sup>	n/a	25 ft	25 ft

<i>(Maximum)</i>			
[d]. Front Yard Encroachment <sup>3</sup>	5 ft	5 ft <sup>5</sup>	8 ft <sup>5</sup>
[e]. Side Setback <i>(Minimum)</i>	20% of lot width <sup>6</sup>	10 ft between buildings	10 ft between buildings
[f]. Rear Setback <i>(Minimum)</i>	5 ft	5 ft	5 ft
[g]. Rear Setback from Alley <sup>4</sup> <i>(Minimum)</i>	15 ft from centerline	15 ft from centerline	15 ft from centerline

<sup>1</sup> For lots less than 50 feet wide and multi-family uses, alley/rear access to all off-street parking areas is required. For lots greater than 50 feet wide, access to off-street parking is permitted from the fronting street or alley.

<sup>2</sup> Except where larger setbacks are required based on the View Corridor standards.

<sup>3</sup> Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

<sup>4</sup> For lots that provide access to off-street parking from an alley

<sup>5</sup> Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the County and/or SCDOT.

<sup>6</sup> In new developments, the entire setback may be allocated to one side with a minimum of 6 feet of total building separation, providing the setback condition is consistent with the block

	e. Mixed-Use Building	f. Commercial Building
1. Building Type Defined	A multi-story small scale structure which can accommodate a variety of uses. A group of mixed-use buildings can be combined to form a mixed-use neighborhood center. Individual mixed-use buildings can be used to provide some commercial service, such as a neighborhood store, in close proximity to homes. The Mixed-Use Building typically has 1 yard (Rear) though variations include a small front plaza or courtyard to provide public space for outdoor seating as well as a building with complete lot coverage where an alternative to on-site surface parking is provided.	A single or multi-story medium to large structure which generally accommodates automobile-oriented uses that are found along major thoroughfares. A group of commercial buildings can be combined to form a community center. This building type provides convenient automobile access from the fronting thoroughfare, while minimizing the negative impacts of parking lots on an active pedestrian realm. The Commercial Building typically has 1 yard (Rear) though variations include: (1) a small front plaza or courtyard to provide public space for outdoor seating; or (2) a building with complete lot coverage where parking is handled in a manner other than on-site surface parking.
2. Minimum Height	2 Stories	Not Applicable
3. Ground Level Treatment	<p>[a]. Street Walls: The first floors of all mixed-use and commercial buildings shall be designed to encourage and complement pedestrian-style interest and activity by incorporating the following elements:</p> <p>[b]. Canopies/Awnings: A building canopy, awning, or similar weather protection may be provided and shall project a minimum of 3-5 feet from the façade.</p> <p>[c]. Blank Walls: Expanses of blank walls shall not exceed 20 feet in length. (A "blank wall" is a facade that does not contain transparent windows or doors.)</p> <p>[d]. Ventilation grates or emergency exit doors located at the first floor level in the building facade, which are oriented to any public street, shall be decorative.</p>	
4. Fenestration	[a]. Windows and Doors: The first floor of all buildings fronting directly on a street shall include transparent windows and doors arranged so that the uses inside are visible from and/or accessible to the street on at least 60% of the length of the first	

	<p>floor building elevation along the first floor street frontage.</p> <p>[b]. Building Entrances: A primary entrance facade shall be oriented toward the street, be designed for the pedestrian, and be distinguishable from the rest of the building. Such entrances shall provide a sense of entry and add variety to the streetscape. Additional entrances may be oriented toward side or rear parking lots. Service entrances for shipping and receiving shall be oriented away from the public street.</p>
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	e. Mixed-Use Building	f. Commercial Building
5. Materials	[a]. Building Walls: Commercial building walls shall be brick, stone, cementitious fiber board, or wood clapboard. Regular or decorative concrete block and EIFS-type stucco may be used on building walls not visible from a public street or as an accent material only. All accessory buildings shall be clad in materials similar in appearance to the principal structure.	
6. Dimensional Standards		
[a]. Lot Width <sup>1</sup> (Minimum)	32 ft	32 ft
[b]. Front Setback <sup>2</sup> (Minimum)	0 ft	0 ft (10 ft from major arterials)
[c]. Front Setback <sup>2</sup> (Maximum)	10 ft	20 ft (minor arterial/collector) 50 ft (major arterial)
[d]. Front Yard Encroachment <sup>3</sup>	8 ft <sup>5</sup>	8 ft <sup>5</sup>
[e]. Side Setback (Minimum)	0 ft within development, otherwise 5 ft	0 ft within development, otherwise 5 ft
[f]. Rear Setback (Minimum)	0 ft	0 ft
[g]. Rear Setback from Alley <sup>4</sup> (Minimum)	0 ft	0 ft

<sup>1</sup> For lots less than 50 feet wide and multi-family uses, alley/rear access to all off-street parking areas is required. For lots greater than 50 feet wide, access to off-street parking is permitted from the fronting street or alley.

<sup>2</sup> Except where greater setbacks are required by View Corridor standards.

<sup>3</sup> Balconies, stoops, stairs, chimneys, open porches, bay windows, and raised doorways are permitted to encroach into the front setback.

<sup>4</sup> For lots that provide access to off-street parking from an alley

<sup>5</sup> Upper story balconies may encroach into the right-of-way (over sidewalk only) with permission from the County and SCDOT.

(5) Landscaping, Bufferyard, and Screening Standards:

- a. Bufferyards: Where a proposed use in a SERN District abuts a residential or agricultural use in a residential or agricultural zoning district outside of the SERN District, landscaping and bufferyards shall be provided in accordance with Richland County landscaping regulations. However, in order to provide a continuous pedestrian transition for residential neighborhoods and commercial areas within SERN developments, institutional, office/commercial, or recreational land use categories shall not be separated from residential land use categories by berms or buffers.

Multi-family and neighborhood commercial uses shall be used as buffers between more intensive commercial uses and single-family detached residential

uses. In addition, transitional uses or open space in new developments shall be used to bridge between more urban and less urban areas.

- b. **Solid Waste Storage Areas:** All trash containment devices – including compactors, dumpsters, commercial roll-out bins, and areas for storing cardboard – shall be located and designed so as not to be visible from the view of nearby streets and properties and shall be placed in the side or rear yards only, away from pedestrian circulation routes.
    - 1. In all cases, trash containment devices shall be enclosed to prevent windblown litter. The enclosure shall be one foot taller than the highest point of the container.
    - 2. The enclosure shall be made of a material that is opaque at the time of installation and compatible with and/or similar to the design and materials of the principal building. Landscaping that will reach at least six (6) feet in height at maturity shall provide a continuous screen around the enclosure where it abuts a single family residential use or zoning district. [Also, see Sec. 26-176 (h)].
  - c. **Mechanical and Utility Equipment:** Mechanical and utility equipment shall be screened from view from nearby streets and properties in the same manner as trash containment areas. If the equipment is not visible off-site, then it need not be screened. The type of screening used shall be determined based on the proposed location of the equipment, existing site conditions, and the type and amount of existing and proposed vegetation on the site.
    - 1. **Ground Mounted:** Ground mounted equipment shall be located in the rear or side yard and screened.
    - 2. **Roof Mounted:** Such equipment located on the roof of the building shall be made invisible from nearby streets and properties through the use of setbacks from the edge of the roof or through the use of a screen exceeding the height of the equipment by six (6) inches and using building materials and design which are compatible with those used for the exterior of the building.
- (6) **Recreation/Open Space Standards:**

All SERN developments that include residential units shall be required to dedicate open space. The amount of useable open space required for dedication shall be determined using the Open Space Dedication Matrix below. Unless otherwise specified below, the requirements of Section 26-184 of this chapter shall apply.

- a. For the purpose of this Section only, “open space” shall mean a portion of a development site accessible by public right-of-way that is permanently set aside

for public or private use and will not be developed. Open space may be used as community open space or preserved as green space.

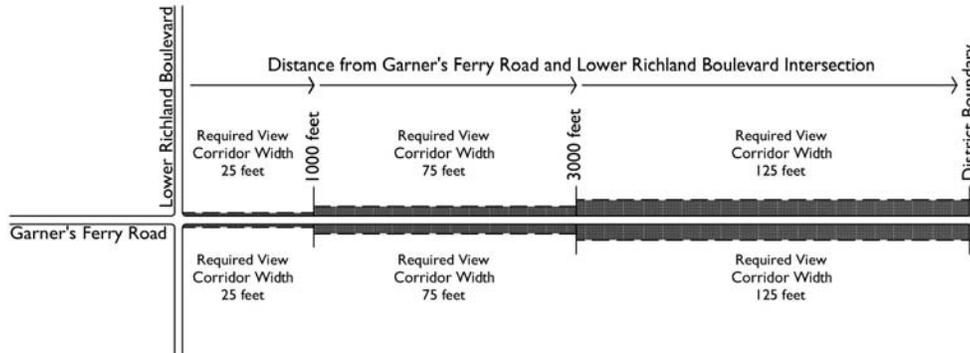
b. Open Space Dedication Requirements:

1. Required Open Space Matrix: This matrix has been developed with regard to the availability of accessible open space in close proximity to the proposed development. Credits are granted to developments within a ¼ mile walk (along sidewalks or other pedestrian access) to existing, publicly dedicated open space (parks, greenways, etc.). Developments that are adjacent to and accessible on foot to existing publicly dedicated open space are granted a 50% reduction in required dedication.

		SERN ZONE	SERN-1	SERN-2	SERN-3
REQUIRED OPEN SPACE PER RESIDENTIAL UNIT	Base open space required		2000 sq ft	1000 sq ft	250 sq ft
	Within ¼ mile of public park		1000 sq ft	500 sq ft	100 sq ft
	Adjacent to public park		500 sq ft	250 sq ft	None required

2. Open Space Buffers: At least half of the open space on development sites located more than one-half (½) mile from the intersection of Lower Richland Boulevard and Garner’s Ferry Road shall be located so as to buffer the development site from these thoroughfares and/or existing single family residential development on adjacent parcels.
3. Phasing: Each phase of a phased development shall meet the minimum requirements for open space. All plans for such developments shall demonstrate compliance for each phase. No certificates of occupancy shall be issued until all such required facilities have been installed by the developer and approved by the county.
4. View Corridors:
  - [a] In order to preserve open space viewsheds that still exist in the Master Plan area and to protect the major corridors from “strip style” commercial development, a view corridor shall be required for any development site abutting Garner’s Ferry Road and Lower Richland Boulevard. Distance shall be measured from the intersection of these two roads, noted in the table below. The view corridor width shall be measured from the road right-of-way.

Distance from Garner's Ferry Rd & Lower Richland Blvd intersection	Required View Corridor Width
0-1000 feet	25 feet
1,000-3,000 feet	75 feet
3,000 feet to district boundary	125 feet



[b] No buildings, parking lots, or other structures, except permitted signs, utilities, sidewalks, or stormwater detention facilities may be visible for a distance equal to the corridor width to the public traveling either of these roads. However, the Zoning Administrator may permit a corridor to be used for certain low impact agricultural activities, such as cropland or pasture. Sight triangles at driveways and intersections as required by Richland County and/or the South Carolina Department of Transportation shall supercede view corridor requirements.

b. Open Space Improvement Standards:

1. Inaccessible Land: No more than 25% of open space may be provided in "inaccessible land," including: any land where no zoning or building permits may be issued (such as dedicated easements and rights-of-way – except those existing only to protect underground utilities such as water or sewer lines – wetlands, bodies of water, etc., as determined by County Planning staff ); and, any land with a post-development slope greater than 3:1, which would severely limit its usefulness as open space.
2. Natural Areas: Significant stands of trees, streambed corridors and wetland areas, and slopes greater than twenty-five percent (25%) shall be preserved prior to any clearing or grading throughout construction within the required open space areas. Areas noted in the adopted *Southeast Richland Neighborhood Master Plan* as open space shall be preserved and

dedicated and may be left unimproved in accordance with the Plan (e.g., greenways).

3. Location: The design and location of public open space on a site is perhaps the most important determinant in a successful pedestrian environment. To ensure that public open space is well-used, it is essential to locate and design it carefully.

[a] Public open space should be fronted by streets and buildings to encourage their use and patrol their safety.



[b] The space should be located where it is visible and easily accessible from homes and public areas (building entrances, streets, sidewalks).

*Public open space may be raised from the street grade and/or have on-street parking*

No residential unit shall be more than one thousand (1,000) feet from any dedicated open space.

[c] Take views and sun exposure into account in design and location.

[d] The space shall be screened by landscaping that will reach at least six (6) feet in height at maturity, thereby providing a continuous screen from moving cars so that users can enjoy and relax in the space.

[e] The space may be visible from streets or internal drives but should not be wholly exposed to them.

[f] Partially enclose the space with building walls, freestanding walls, landscaping, raised planters, or on-street parking to help buffer it and create comfortable "outdoor rooms".

4. Public Seating: Publicly accessible places to sit in the public realm are important not only as basic amenities, but also in encouraging casual social interaction. Seating can be both formal and informal, including both park benches on the tops of garden walls or monumental stairs at the entrance to public buildings. Planter walls should be set at a maximum height of two and one half (2½) feet to allow for their use as seating. Moveable chairs and sidewalk cafes are strongly encouraged in public open spaces in the Southeast Richland Neighborhood District.

5. Minimum Amenities:

The following requirements apply to squares, plazas and other urban open spaces in the Southeast Richland Neighborhood District.

[a] 1 tree (3 inch caliper minimum measured 6" above the ground at installation) to be planted in at least three hundred fifty (350) square feet of soil for every one thousand (1,000) square feet of provided open space.

[b] A minimum of twenty (25) linear feet of seating shall be provided for every one thousand (1,000) square feet of open space. Seating shall be more than twelve (12) inches and less than thirty (30) inches in height and not less than sixteen (16) inches in depth. Seating more than twenty-eight (28) inches in depth and accessible from two sides shall count double. Moveable chairs can count as an option for two and one half (2 ½) linear feet of suggested seating.



*Provide amenities such as landscaping and seating*

[c] At least half of the open space should be at street level.

[d] Playground equipment, statues, and fountains, if provided, should be located toward the interior of squares and parks.

[e] One water tap for each five thousand (5,000) square feet of each landscaped open space.

[f] One garbage receptacle for each five thousand (5,000) square feet of each physically separated open space.

[g] All actions required to maintain any and all minimum amenities shall be the responsibility of the property owner or, in the case where such measures serve more than one property, a legally constituted property owners' association that is established to ensure the perpetual maintenance and function of such facilities.

(7) Water Quality Requirements:

a. Water Quality Buffers

1. A minimum fifty (50) foot buffer shall be maintained along all perennial lakes, streams, and wetlands except that a minimum two hundred (200)

foot buffer shall be maintained around any Carolina Bay.

2. A wetland is defined for use in this section as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs, and similar areas.
  3. All buffers shall be vegetated and shall remain undisturbed except for activities approved by the County. Land set aside as buffers may count as open space.
  4. All buffers shall be measured horizontally from the top of streambank (rivers and streams), mean high water line (lakes and bays), or the wetland edge (wetlands), depending upon the water feature being protected.
  5. No buildings, structures, or impervious surfaces shall be located on or created within a required buffer except that pedestrian and bicycle paths approved by the County may be constructed as part of a coordinated park and/or recreation facility.
- b. Uses Not Permitted within Floodplains and Near Waterbodies: The following uses or uses applying these methods shall not be located within the established 100 year floodplain or within five hundred (500) feet of any lake or stream:
1. Agricultural lagoons or liquid waste application.
  2. Automobile body shops.
  3. Automotive dealerships of any type.
  4. Automotive or vehicle repair shops including farm equipment repair shops.
  5. Boat services including repair and/or refinishing.
  6. Chemical or petroleum processing or storage.
  7. Dry cleaners.
  8. Electrical or electronic manufacturing.
  9. Furniture repair or manufacturing.
  10. Gas stations.

11. Intensive livestock containment areas.
  12. Injection wells, dry wells, or sumps.
  13. Junk, scrap, or salvage yards.
  14. Land application of sewage residuals (biosolids).
  15. Landfills.
  16. Machine shops.
  17. Metal plating, finishing, or fabrication.
  18. Parking lots or garages containing more than fifty spaces.
  19. Pesticide use for utility right-of-way maintenance.
  20. Photo processing and/or printing.
  21. Plastics or synthetics production.
  22. Research laboratories.
  23. Residential dwellings using septic tanks at more than one unit per thirty-three thousand (33,000) square feet of land.
  24. Sewer lines, except where no practicable alternative exists.
  25. Road salt storage areas.
  26. Stormwater drains and point source discharges without an NPDES permit.
  27. Storage, distribution, handling, mixing, or cleaning of fertilizers, pesticides, or petroleum products or related equipment.
  28. Underground storage tanks.
  29. Utility maintenance yards.
  30. Wastewater discharges without an NPDES permit.
  31. Wood preservation and/or treating.
- c. Stormwater mitigation: In addition to the requirements of Sec. 26-203 of this

chapter, all developments within the SERN District shall comply with the following standards:

1. All stormwater detention and/or retention ponds and basins shall be designed as an integral part of the development site and shall be aesthetically pleasing (e.g., neatly landscaped, well-maintained, vegetated slopes, decorative fencing if fencing is used, etc.). Fencing of such facilities shall be decorative and shall be in harmony with the overall character of the site.
2. Low impact design (LID) techniques for stormwater control shall be required, where feasible. These include techniques to manage rainfall at the source using uniformly distributed decentralized micro-scale controls such as rain gardens, permeable pavers, green roofs, grass swales, rain barrels and cisterns.
3. Concentrated runoff from new ditches or manmade conveyances shall be converted to diffuse flow before the runoff enters any required buffer. To the maximum extent practicable, stormwater shall be designed to sheet flow across properties in a diffuse manner and, unless topography dictates otherwise, shall be discharged to surface flow as close as possible to the impervious surfaces creating the increased flow. Exceptions to this requirement may be made by the County for permitted discharge into a county or state-maintained stormwater collection system and for approved LID projects.
4. Periodic corrective action shall be required as necessary to restore diffuse flow, where used, and to prevent the formation of erosion gullies.
5. Ditches, vegetated conveyances, LID sites and other stormwater systems shall be maintained to prevent erosion, to correct siltation and debris collection, and to otherwise correct or prevent any condition that impedes the ability of the conveyance or system to perform properly.
6. All actions required to maintain any and all stormwater mitigation measures shall be the responsibility of the property owner or, in the case where such measures serve more than one property, a legally constituted property owners' association that is established to ensure the perpetual maintenance and function of such facilities.
7. Prior to release of a certificate of compliance for any project that has a structural BMP as one of the requirements of the permit, the applicant or owner of the site must execute a maintenance easement agreement that shall be binding on all subsequent owners of land served by the stormwater management facility. The agreement shall provide for access to the facility at reasonable times for periodic inspection by the County or

their agent, and for regular inspection and review by property owners served by the BMP or their agents to ensure that the facility is maintained in proper working condition to meet design standards and any other provisions established by this ordinance. The easement agreement shall be recorded in the office of the Register of Deeds of Richland County.

(8) Parking Standards:

Except as otherwise provided in this section, parking and loading facilities shall be provided as required by the current Richland County parking standards.. However, due to the intended pedestrian nature of the SERN District area, minimum parking requirements are reduced, parking maximums established, on-street parking encouraged, and bicycle parking required.

a. Off-Street parking:

1. Parking Ratios for Motor Vehicle Parking:

Use Type	Auto Parking Spaces <sup>1</sup>	
	Minimum Required	Maximum Permitted
Residential	1 per unit	2 per unit
Lodging	1 per room or suite	
Office/Service Uses	1 per 1000 sq ft	4 per 1000 sq ft
Retail Uses	1 per 1000 sq ft	4 per 1000 sq ft
Restaurants	1 per 4 seats	1 per 2 seats
Entertainment/ Recreation Uses	1 per 1000 sq ft	6 per 1000 sq ft
Theaters	1 per 4 seats	
Civic/Institutional (Schools)	1 per 1000 sq ft	
Civic/Institutional (Non-Assembly Uses, e.g. Hospital, Public Safety Station)	1 per 1000 sq ft	
Civic/Institutional Uses (Assembly Uses Only, e.g., Religious Institutions)	1 per 8 seats (or 1 per 12 ft for benches or pews)	

<sup>1</sup> All square footage is in gross square feet.

2. Shared Parking: Shared parking is encouraged for all uses and shall meet the requirements of Section 26-173(e)(2).

3. Location:

[a] No off-street parking shall be located within any front yard except parking for disabled or drop off spaces or House building types, where front-loaded driveways are permitted.

[b] For non-residential buildings, no more than 33% of the lot width may be allocated to parking on the side of the building. Commercial

and Mixed-Use buildings that provide 100% of the parking to the rear of the building shall be permitted one additional story of height above the maximum building height permitted.

- [c] Parking areas in side yards shall be located a minimum of 10 feet behind the frontage line of the building.
- [d] All off-street parking spaces for townhouse and multi-family buildings shall be in the rear yard only and access to any garages shall be from the rear.

- [e] Where primary parking abuts street rights-of-way within the SERN District, a landscaped screening, [see Sec. 26-176(g)(2)b] shall be erected between the parking lot and the right-of-way. This screening requirement may be met by the use of walls or densely planted vegetation, providing for visual obstruction of the parking area from the abutting road(s).



*Where primary parking abuts street rights-of-*

- [f] Primary parking lots (over 24 spaces) and parking garages shall not:
  - [1] abut street intersections;
  - [2] be located adjacent to squares or parks; or
  - [3] occupy lots which terminate a street vista.
- 4. Paving Material: Surface, off-street parking spaces provided in excess of two hundred percent (200%) of the minimum required shall be paved with porous paving blocks or other engineered, permeable paving material.
- 5. Connections between Parking Lots:
  - [a] Adjacent parking lots for non-residential, non-industrial uses, and mixed-uses shall have vehicular connections and/or shall have vehicular connections from an alley.
  - [b] Future connection to adjacent sites shall be indicated on all plans, and shall state future connection will be permitted by the owner as a binding condition of permit approval. The owner/applicant shall provide all necessary documents to effectuate the intent of this paragraph.

- b. On-Street parking: On-street parking is encouraged on all streets in SERN Districts. On-street parking shall count toward any minimum parking requirements. The provision of on-street parking on thoroughfare or collector streets within the SERN District will require the coordination with SCDOT and appropriate County agencies and may require modification of the existing curbline at the expense of the property owner or developer.
- c. Bicycle Parking: Bicycle parking for all non-residential uses and for residential uses of more than four (4) units per building is required. Bicycle parking shall be provided based on the use of the building and the number of motor vehicle parking spaces. Where fewer than two (2) bicycle spaces are required, at least two spaces or one rack must be provided.

Use Type	Required Bicycle Parking Spaces per 100 Auto Spaces	Maximum Number of Bicycle Spaces
Multi-family Residential (4 or more units/building only) Office/Business Services Retail Trade (except Lodging) Institutional/Civic (Non-Assembly Uses)	5	20
Lodging Wholesale/Manufacturing/Industrial Institutional/Civic (Assembly Uses Only)	2	20
Institutional/Civic (Schools)	10	No max.

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



*Example of an “Inverted U” bicycle rack. This rack*

- 2. Bicycle Rack Siting and Dimensions:
  - [a] Racks shall be secured to the ground on a hard surface such as concrete, asphalt, or unit pavers
  - [b] Each bicycle parking space shall provide six (6) feet by two (2) feet

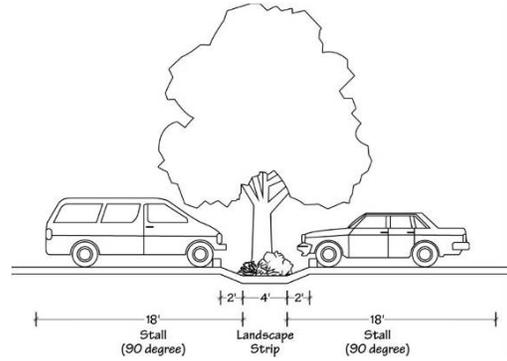
in area per bicycle plus the area needed for access.

- [c] Bicycle racks shall be located no closer than five (5) feet from any wall or three (3) feet from face of curb to provide adequate space for access and maneuvering.
  - [d] At least four (4) feet between parallel racks shall be provided for access.
  - [e] Bicycle racks installed on sidewalks shall provide for a clear, unobstructed width of at least five (5) feet for pedestrians and shall be installed parallel to the curb.
  - [f] Racks shall be placed along a major building approach line and clearly visible from the approach and no more than fifty (50) feet from building entrances or no further than the closest motor vehicle parking space, whichever is less. Rack placement should allow for visual monitoring by persons within the building and/or persons entering the building.
  - [g] If required bicycle parking is not visible from the street or main building entrance, a sign shall be posted at the main entrance indicating the location of the parking.
  - [h] Uses with several major, actively used entrances shall locate a portion of the required bicycle parking at each entrance.
- d. Loading: Loading areas shall be to the rear of the principal building and may adjoin alleys or parking areas.
- e. Parking Area Landscaping: Parking lots shall be landscaped in accordance with the standards in Section 26-176(g), Vehicular Surface Area Landscaping, except as specified below.
1. Vehicle Surface Area Interior Landscaping: Vehicle parking areas are to be planted with one (1) large shade tree for every five (5) parking spaces.
  2. Bio-retention: Required Vehicle Surface Area Interior Landscaping (Section 26-176(g)(3)) may be substituted with one or more consolidated bio-retention areas with minimum side dimensions measuring at least thirty-eight by twelve (38 X 12) feet each. Bio-retention areas shall be designed and landscaped to trap and mitigate runoff from paved surfaces consistent with the description and intent of EPA Storm Water Technology Fact Sheet – Bio-retention (EPA 832-F-99-012, September 1999), or equivalent. Bio-retention areas may be sited anywhere in the parking lot that is convenient to capture stormwater and manage parking

lot traffic and facilitate pedestrian use, including adjacent to and connecting with vegetated areas on the perimeter of a parking lot. Bio-retention areas shall be considered part of the minimum required open space.

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

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



*Required parking landscaped areas may include up to 2 feet of the*

- [b] Landscaping must be ground cover plants; and

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

4. Garbage Receptacles: For every one hundred (100) parking spaces for commercial uses, one garbage receptacle shall be provided and centrally located in parking areas.

f. Parking Structures:

1. Liner Buildings Required: The ground-level of a parking structure shall be wrapped by retail, office or some other active use along at least the primary façade. All levels of a structured parking facility shall be designed and screened in such a way as to minimize visibility of parked cars from surrounding streets.
2. High-Quality Materials: Parking structure facades shall be treated with high quality materials and given vertical articulation and emphasis compatible to the principal structure. The façade shall be designed to visually screen cars. In no instance will rails or cabling alone be sufficient to meet this screening requirement.
3. Clear Entries: Pedestrian entries shall be clearly visible. The vertical

circulation shall not be located in the center of the structure or so that it is difficult or circuitous to locate.

4. Vents and Utility Openings: In addition to the above requirements, in the event that any openings for ventilation, service, or emergency access are located at the first floor level in the building façade, then they shall be an integral part of the overall building design. These openings as well as pedestrian and vehicular entrances shall be designed to minimize visibility of parked cars. The remainder of the street level frontage shall be either commercial space or an architecturally articulated façade designed to minimize the visibility of parked cars.

- g. Circulation Drives: Along major thoroughfares, a circulation drive may be permitted around the front of the building but may not encroach into the front setback or any required landscape area. If provided, this drive shall be designed to be the minimal width required for one-way circulation (not to exceed 12 feet in width) and shall be constructed using alternative paving treatments such as pavers or stamped concrete.

(9) Streets:

Streets in the SERN District should permit the comfortable use of the street by motorists, cyclists, and pedestrians. Pavement widths, design speeds, and the number of vehicle lanes should be minimized without compromising safety. The specific design of any given street must consider the buildings which front on the street and the relationship of the street to the area's street network.

a. Connectivity:

1. Streets shall interconnect within a development and with adjoining development. Street stubs should be provided with development adjacent to open land to provide for future connections.
2. Developments creating more than fifty (50) new dwellings or lots, or more than two (2) acres of non-residential development predicted to generate more than five hundred (500) daily trips (according to ITE Trip Generation charts), must provide a minimum of two points of exterior road connectivity. One of these points shall be a connection to another development site or subdivision unless future connection is infeasible due to existing development or physical and environmental features of the surrounding land.
3. Collector streets shall be constructed along the general alignment shown in the adopted *Southeast Richland Neighborhood Master Plan*.

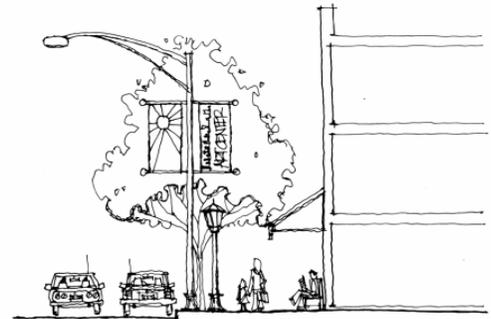
- b. Cul-de-sacs: Cul-de-sacs are discouraged in the development of street network

systems in SERN development.

1. Cul-de-sacs are permitted only where one or more of the following conditions offer no practical alternative for connectivity:
    - [a] Topographical conditions (where pre-development slopes are thirty percent (30%) or greater)
    - [b] Environmental conditions (e.g., wetlands)
    - [c] Property shape
    - [d] Adjacent development that precludes additional connection
  2. Any permanent dead-end streets or cul-de-sacs shall not extend more than five hundred (500) feet nor serve more than ten (10) lots.
- c. Block Length: New subdivisions containing anything other than one (1) acre residential lots shall be divided into blocks, the length of which cannot exceed eight hundred (800) feet in the SERN-1 District or six hundred (600) feet in the SERN-2 and SERN-3 Districts.

d. Streetscape Design: All new development or expansions to existing development shall be required to build or upgrade their street frontage in accordance with the following standards or standards established in an adopted Master Plan:

1. On-Street Parking: All on-street parking shall be parallel. Angle parking is permitted in front of retail locations and where the posted speed is 25 mph or less.
2. Access Management: Developments shall minimize or eliminate curb cuts (driveways) along arterials. In general, curb cuts shall be spaced no closer than six hundred (600) feet apart.
  - [a] Where possible, vehicular access should be shared with the adjacent properties and/or alleys shall be utilized for access. Developments that share access may reduce their required Vehicle Surface Area Interior Landscaping requirements by 25%.
  - [b] Where a development is sited at a corner location, primary access shall be from the secondary street.



*A typical mixed-use streetscape in a commercial area with on-street parking, lighting, street trees, seating, and sidewalks. (Ref. 5.0)*

- [c] Whenever practicable, driveways shall be aligned with driveways on the opposite side of the street.
- [d] All lots, parcels, or any other division of land adjacent to an arterial roadway may be allowed driveways or street connections in accordance with the following table:

Parcel Frontage (feet)	Number of Driveways Allowed
< 600	1
601-1200	2
>1201	3

- 3. Curb-Return Radii: Curb radii shall be designed to reduce pedestrian crossing times along all streets requiring sidewalks. In general, curb radii shall not exceed twenty (20) feet.
- 4. Curbs and Drainage: Standard curbing is required along all streets with on-street parking. Swales may be used and are encouraged on streets with residential uses with four or fewer dwelling units per acre or other low density uses. All drainage grates, if provided, must be safe for bicyclists (grating must be perpendicular or diagonal to the street centerline).
- 5. Street Trees/Planting Strips: Street trees shall be planted between the street and the sidewalk for all new development. Trees shall be planted in planting strips or in tree wells with tree grates located between the curb and the sidewalk. Street trees shall substitute for required current Street Protective Yard requirements, except where buildings are set back more than forty (40) feet from the right-of-way, in which case street trees and Street Protective Yards shall be required. (See, also, the “Richland County Landscape Design Manual” for approved species listings).
  - [a] Shade trees shall be installed at a minimum average distance of forty (40) feet on-center. Where overhead utilities exist prior to development, ornamental trees shall be substituted.
  - [b] Planting strips shall have minimum width of six (6) feet where ornamental trees are to be used and eight (8) feet where shade trees are required.
  - [c] Trees shall be planted in tree wells with tree grates in areas of mixed-use development where street frontages contain ground floor retail uses and on-street parking.
  - [d] A consistent variety and species of street trees shall be maintained by street, but adjacent streets shall use different species for variety

and as a precaution against blight.

6. **Outdoor Seating:** Where uses such as outdoor seating for cafés and restaurants use the public sidewalk, there shall be a minimum of five (5) feet of clearance for adequate passing distance by pedestrians.
7. **Street Lighting:** Street furnishings in residential and retail areas shall include decorative, pedestrian-scale street lights no taller than twelve to eighteen (12 to 18) feet.
8. **Roadway Design:** The road standards for the SERN District may be different from those set forth in Sec. 26-181 of this chapter, but must be approved by the County engineer during the SERN District review process. Reduced roadway widths are encouraged for traffic calming and due to a pedestrian-oriented approach to travel in a SERN District.
9. **Alleys:** Alleys are encouraged at the rear of building lots within the SERN District, except when topography or physical features makes such alleyways impractical. Dead end alleys are prohibited.
10. **Street furnishings:** Street furnishings shall be included in the SERN District streetscapes. Such furnishings shall include, but not be limited to: pedestrian scale decorative street lights, benches, trash cans, and bicycle parking racks.
11. **Traffic Management Plan:** A traffic management plan, conducted by a registered engineer, must accompany a submission for all SERN District developments with an estimated trip generation of 3,000 vehicles per day or greater during an average weekday based on a five day national average as defined in the ITE Trip Generation Manual. The plan shall analyze the multi-modal transportation impacts of the proposed development and include proposals for handling all impacts noted. (Typically, the following developments meet or exceed the 3,000 vehicles per day threshold: 300 residential units; 55,000 square feet of retail; 250,000 square feet of office space; 350 room hotel.)
12. **Utilities:** To the extent possible, utilities (and associated pedestals, cabinets, junction boxes, and transformers), including electric, cable, telephone, and natural gas service, shall be located within alley right-of-ways, or behind buildings. Domestic water service and sanitary sewer must be located in such a way to cause the least impact to the streetscape planting strip and required street trees. Unless otherwise approved by the Planning Commission and the County Council, all utilities shall be placed underground.

(10) Sidewalk and Pedestrian Amenities:

- a. Sidewalks: Sidewalks shall be required along both sides of all new collector and arterial roads, roads fronting mixed-use development sites, and along residential streets with residential densities greater than four (4) dwelling units per acre. Sidewalks shall be required one side of all other streets in new subdivisions.

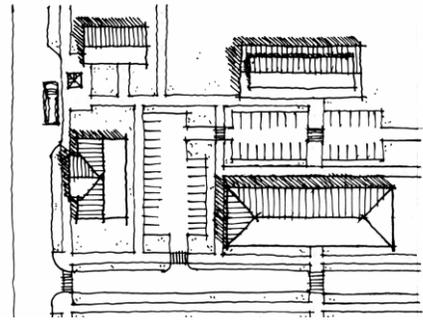
- 1. Sidewalks on local streets shall be a minimum of five (5) feet in width.
- 2. Sidewalks on collectors or arterials shall be a minimum of six (6) feet in width. Sidewalks should be a minimum of eight (8) feet in front of retail uses within ten (10) feet of the right-of-way. Sidewalks located in a mixed-use area with sidewalk-fronting, ground-floor retail and on-street parking may extend from the back of curb to the buildings and/or plaza areas and shall be a minimum of twelve (12) feet wide. When outdoor, café-seating is expected, the sidewalk shall be a minimum of sixteen (16) feet wide.



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

- b. Pedestrian Network:

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



*Provide a complete network of pathways and*

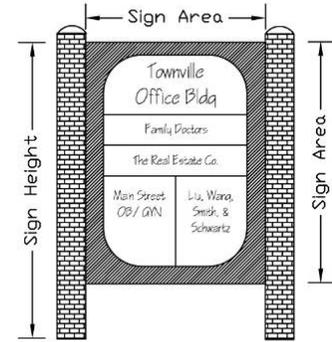
(11) Signs:

Sign standards shall be governed by Section 26-180 of this Chapter with the following exceptions:

a. Existing signs not conforming to the standards above shall be governed by the current Richland County Land Use Code of Ordinance, Non-conforming Signs. Furthermore, all existing non-conforming signs must be removed in order to utilize the SERN Overlay provisions.

b. Ground mounted or monument signs are allowed as follows:

1. Not to exceed five (5) feet in height and forty (40) square feet in area per side.
2. Up to an additional fifteen (15) square feet of sign area is permitted for a monument sign that has a rock or brick base and a routed or sandblasted sign that is made out of wood.
3. Located behind the right-of-way and out of any sight distance triangle prescribed by SCDOT and Richland County Public Works.



c. No off-premise signs will be permitted.

d. Signs are allowed to project nine (9) feet into the required setback or one-half the width of the required setback, whichever is less. A minimum overhead clearance of eight (8) feet from the sidewalk must be maintained.

(f) Table of Permitted Uses, Permitted uses with Special Requirements, and Special Exceptions for Sub-Areas. See Table 26-S-1.

**TABLE 26-S-1  
TABLE OF PERMITTED USES, PERMITTED USES WITH SPECIAL  
REQUIREMENTS, AND SPECIAL EXCEPTIONS FOR SUB-AREAS**

<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
<b>Agricultural Uses</b>			
Animal Production			
Animal Production Support Services			
Crop Production	P		
Crop Production Support Services			
Fish Hatcheries			
Forestry	P		

Forestry Support Services			
Poultry Farms			
Produce Stands			
Swine Farms			
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Veterinary Services (Livestock)			
<b>Residential Uses</b>			
Accessory Dwellings	SR	P	P
Common Area Recreation and Service Facilities	P	P	P
Continued Care Retirement Communities		SR	SR
Dormitories		P	SE
Dwellings, Conventional or Modular			
Multi-Family		SR	SR
Single-Family, Detached	SR	SR	SR
Single-Family, Zero Lot Line, Common	P	P	P
Single-Family, Zero Lot Line, Parallel	P	P	P
Two-Family	SR	SR	SR
Dwellings, Manufactured Homes on Individual Lots			
Fraternity and Sorority Houses			P
Group Homes (9 or Less)	SR	SR	
Group Homes (10 or More)		SE	SE
Manufactured Home Parks			
Rooming and Boarding Houses		SE	P
Special Congregate Facilities			SE
<b>Accessory Uses and Structures</b>			
Accessory Uses and Structures (Customary) – See Also Sec. 26-185	P	P	P
Home Occupations	SR	SR	SR
Swimming Pools	SR	SR	SR
Yard Sales	SR	SR	SR
<b>Recreational Uses</b>			
Amusement or Water Parks, Fairgrounds			
Amusement Arcades			
Athletic Fields	SE	SR	P
Batting Cages			SR
Billiard Parlors			
Bowling Centers			P
Clubs or Lodges		P	P
Country Clubs with Golf Courses			SR
Dance Studios and Schools		P	P
Go-Cart, Motorcycle and Similar Small Vehicle Tracks			

Golf Courses			SR
Golf Courses, Miniature			P
Golf Driving Ranges (Freestanding)			SR
Hunt Clubs			
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Marinas and Boat Ramps			P
Martial Arts Instructional Schools		P	P
Physical Fitness Centers		P	P
Public or Private Parks	SR	SR	SR
Public Recreation Facilities	SR	SR	SR
Racetracks and Drag Strips			
Riding Stables			
Shooting Ranges, Indoor			P
Shooting Ranges, Outdoor			
Skating Rinks			P
Swim and Tennis Clubs	SE	SE	P
Swimming Pools	SR	SR	SR
<b>Institutional, Educational and Civic Uses</b>			
Ambulance Services, Emergency	P	P	P
Ambulance Services, Transport			P
Animal Shelters			
Auditoriums, Coliseums, Stadiums			P
Cemeteries, Mausoleums			SR
Colleges and Universities			P
Community Food Services		P	P
Correctional Institutions			
Courts		P	P
Day Care, Adult, Home Occupation (6 or Less)	SE	SR	SR
Day Care, Adult Centers		SR	SR
Day Care, Child, Family Day Care, Home Occupation (5 or Less)	SE	SR	SR
Day Care, Child, Group Day Care, Home Occupation (6 to 12)	SE	SR	SR
Day Care, Child, Licensed Center		SR	SR
Fire Stations	P	P	P
Government Offices		P	P
Hospitals			P
Individual and Family Services, Not Otherwise Listed		P	P
Libraries	SR	P	P
Museums and Galleries		P	P
Nursing and Convalescent Homes		P	P
Orphanages		P	P
Places of Worship	SE	P	P

Police Stations, Neighborhood	P	P	P
Post Offices		P	P
Postal Service Processing & Distribution			
Schools, Administrative Facilities		P	P
Schools, Business, Computer and Management Training		P	P
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Schools, Fine Arts Instruction		P	P
Schools, Junior Colleges		P	P
Schools, Including Public and Private, Having a Curriculum Similar to Those Given in Public Schools)		P	P
Schools, Technical and Trade (Except Truck Driving)		P	P
Schools, Truck Driving			
Zoos and Botanical Gardens			
<b>Business, Professional and Personal Services</b>			
Accounting, Tax Preparation, Bookkeeping, and Payroll Services		P	P
Advertising, Public Relations, and Related Agencies		P	P
Automatic Teller Machines		P	P
Automobile Parking (Commercial)		P	P
Automobile Rental or Leasing			SR
Automobile Towing, Not Including Storage			
Automobile Towing, Including Storage Services			
Banks, Finance, and Insurance Offices		SR	P
Barber Shops, Beauty Salons, and Related Services		P	P
Bed and Breakfast Homes/Inns		P	SR
Body Piercing Facilities			
Building Maintenance Services, Not Otherwise Listed			P
Car and Light Truck Washes (See also Truck Washes)			SR
Carpet and Upholstery Cleaning Services			P
Clothing Alterations/Repairs; Footwear Repairs		P	P
Computer Systems Design and Related Services		P	P
Construction, Building, General Contracting, with Outside Storage			
Construction, Building, General Contracting, without Outside Storage			P
Construction, Heavy, with Outside Storage			
Construction, Heavy, without Outside Storage			
Construction, Special Trades, with Outside Storage			
Construction, Special Trades, without Outside Storage		P	P
Employment Services		P	P
Engineering, Architectural, and Related Services		P	P
Exterminating and Pest Control Services			P
Funeral Homes and Services		P	P

Furniture Repair Shops and Upholstery			P
Hotels and Motels			P
Janitorial Services			P
Kennels			
Landscape and Horticultural Services			P
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Laundromats, Coin Operated		P	P
Laundry and Dry Cleaning Services, Non-Coin Operated		P	P
Legal Services (Law Offices, Etc.)		P	P
Linen and Uniform Supply			P
Locksmith Shops		P	P
Management, Scientific, and Technical Consulting Services		P	P
Massage Therapists		P	P
Medical/Health Care Offices		P	P
Medical, Dental, or Related Laboratories		P	P
Motion Picture Production/Sound Recording			P
Office Administrative and Support Services, Not Otherwise Listed		P	P
Packaging and Labeling Services		P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)		SR	P
Photocopying and Duplicating Services		P	P
Photofinishing Laboratories		P	P
Photography Studios		P	P
Picture Framing Shops		P	P
Professional, Scientific, and Technical Services, Not Otherwise Listed		P	P
Publishing Industries			
Real Estate and Leasing Offices		P	P
Recreational Vehicle Parks and Recreation Camps			
Rental Centers, with Outside Storage			
Rental Centers, without Outside Storage			P
Repair and Maintenance Services, Appliance and Electronics			SR
Repair and Maintenance Services, Automobile, Major			
Repair and Maintenance Services, Automobile, Minor			SR
Repair and Maintenance Services, Boat and Commercial Trucks, Large			
Repair and Maintenance Services, Boat and Commercial Trucks, Small			
Repair and Maintenance Services, Commercial and Industrial Equipment			
Repair and Maintenance Services, Home and Garden Equipment			SR
Repair and Maintenance Services, Personal and Household Goods		SR	SR
Repair and Maintenance Services, Television, Radio, or Other		P	P

Consumer Electronics			
Research and Development Services			P
Security and Related Services			P
Septic Tank Services			
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Tanning Salons		P	P
Taxidermists			P
Theaters, Live Performances			P
Theaters, Motion Picture, Drive-Ins			
Theaters, Motion Picture, Other Than Drive-Ins		SE	P
Tire Recapping			
Travel Agencies (without Tour Buses or Other Vehicles)		P	P
Traveler Accommodations, Not Otherwise Listed			P
Truck (Medium and Heavy) Washes			
Vending Machine Operators			
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)		SR	SR
Watch and Jewelry Repair Shops		P	P
Weight Reducing Centers		P	P
<b>Retail Trade and Food Services</b>			
Antique Stores (See Also Used Merchandise Shops and Pawn Shops)		SR	SR
Appliance Stores			SR
Art Dealers		SR	SR
Arts and Crafts Supply Stores		SR	SR
Auction Houses			SR
Automotive Parts and Accessories Stores			SR
Bakeries, Retail		SR	SR
Bars and Other Drinking Places		SE	SR
Bicycle Sales and Repair		SR	SR
Boat and RV Dealers, New and Used			
Book, Periodical, and Music Stores		SR	SR
Building Supply Sales with Outside Storage			
Building Supply Sales without Outside Storage			
Camera and Photographic Sales and Service		SR	SR
Candle Shops		SR	SR
Candy Stores (Confectionery, Nuts, Etc.)		SR	SR
Caterers, No On Site Consumption		SR	SR
Clothing, Shoe, and Accessories Stores		SR	SR
Coin, Stamp, or Similar Collectibles Shops		SR	SR
Computer and Software Stores		SR	SR

Convenience Stores (with Gasoline Pumps)		SR	SR
Convenience Stores (without Gasoline Pumps)		SR	SR
Cosmetics, Beauty Supplies, and Perfume Stores		SR	SR
Department, Variety or General Merchandise Stores		SR	SR
Direct Selling Establishments, Not Otherwise Listed			SR
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Drugstores, Pharmacies, with Drive-Thru			SR
Drugstores, Pharmacies, without Drive-Thru		SR	SR
Electronic Shopping and Mail Order Houses			SR
Fabric and Piece Goods Stores		SR	SR
Flea Markets, Indoor			SR
Flea Markets, Outdoor			
Floor Covering Stores			SR
Florists		SR	SR
Food Service Contractors		SR	SR
Food Stores, Specialty, Not Otherwise Listed		SR	SR
Formal Wear and Costume Rental		SR	SR
Fruit and Vegetable Markets		SR	SR
Fuel Sales (Non- Automotive)			
Furniture and Home Furnishings			SR
Garden Centers, Farm Supplies, or Retail Nurseries		SR	SR
Gift, Novelty, Souvenir, or Card Shops		SR	SR
Grocery/Food Stores (Not Including Convenience Stores)		SR	SR
Hardware Stores		SR	SR
Health and Personal Care Stores, Not Otherwise Listed		SR	SR
Hobby, Toy, and Game Stores		SR	SR
Home Centers			SR
Home Furnishing Stores, Not Otherwise Listed		SR	SR
Jewelry, Luggage, and Leather Goods (May Include Repair)		SR	SR
Liquor Stores		SR	SR
Manufactured Home Sales			
Meat Markets		SR	SR
Miscellaneous Retail Sales – Where Not Listed Elsewhere, and Where All Sales and Services are Conducted within an Enclosed Building		SR	SR
Motor Vehicle Sales – Car and Truck – New and Used			SR
Motorcycle Dealers, New and Used			SR
Musical Instrument and Supplies Stores (May Include Instrument Repair)		SR	SR
News Dealers and Newsstands		SR	SR
Office Supplies and Stationery Stores		SR	SR
Optical Goods Stores		SR	SR
Outdoor Power Equipment Stores			
Paint, Wallpaper, and Window Treatment Sales		SR	SR

Pawnshops			
Pet and Pet Supplies Stores		SR	SR
Record, Video Tape, and Disc Stores		SR	SR
Restaurants, Cafeterias		SR	SR
Restaurants, Full Service (Dine-In Only)		SR	SR
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Restaurants, Limited Service (Delivery, Carry Out)		SR	SR
Restaurants, Limited Service (Drive-Thru)			SR
Restaurants, Snack and Nonalcoholic Beverage Stores		SR	SR
Service Stations, Gasoline			SR
Sporting Goods Stores			SR
Television, Radio or Electronic Sales			SR
Tire Sales			SR
Tobacco Stores		SR	SR
Truck Stops			
Used Merchandise Stores		SR	SR
Video Tape and Disc Rental		SR	SR
Warehouse Clubs and Superstores			
<b>Wholesale Trade</b>			
Apparel, Piece Goods, and Notions			
Beer/Wine/Distilled Alcoholic Beverages			
Books, Periodicals, and Newspapers			
Chemicals and Allied Products			
Drugs and Druggists' Sundries			
Durable Goods, Not Otherwise Listed			
Electrical Goods			
Farm Products, Raw Materials			
Farm Supplies			
Flowers, Nursery Stock, and Florist Supplies			
Furniture and Home Furnishings			
Groceries and Related Products			
Hardware			
Jewelry, Watches, Precious Stones			
Flowers, Nursery Stock, and Florist Supplies			
Lumber and Other Construction Materials			
Machinery, Equipment and Supplies			
Market Showrooms (Furniture, Apparel, Etc.)			
Metal and Minerals			
Motor Vehicles			
Motor Vehicles, New Parts and Supplies			
Motor Vehicles, Tires and Tubes			
Motor Vehicles, Used Parts and Supplies			
Nondurable Goods, Not Otherwise Listed			

Paints and Varnishes			
Paper and Paper Products			
Petroleum and Petroleum Products			
Plumbing and Heating Equipment and Supplies			
Professional and Commercial Equipment and Supplies			
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Scrap and Recyclable Materials			
Sporting and Recreational Goods and Supplies (Except Sporting Firearms and Ammunition)			
Sporting Firearms and Ammunition			
Timber and Timber Products			
Tobacco and Tobacco Products			
Toys and Hobby Goods and Supplies			
<b><u>Transportation, Information, Warehousing, Waste Management, and Utilities</u></b>			
Airports or Air Transportation Facilities and Support Facilities			
Antennas	SR	SR	SR
Bus Facilities, Interurban			
Bus Facilities, Urban		P	P
Charter Bus Industry			
Courier Services, Central Facility			
Courier Services, Substations			P
Landfills, Sanitary and Inert Dump Sites			
Limousine Services			P
Materials Recovery Facilities (Recycling)			
Power Generation, Natural Gas Plants, and Similar Production Facilities			
Radio and Television Broadcasting Facilities (Except Towers)			P
Radio, Television, and Other Similar Transmitting Towers		SE	SE
Rail Transportation and Support Facilities			
Recycling Collection Stations			
Remediation Services			
Scenic and Sightseeing Transportation			
Sewage Treatment Facilities, Private			
Taxi Service Terminals			
Truck Transportation Facilities			
Utility Company Offices		P	P
Utility Lines and Related Appurtenances	P	P	P
Utility Service Facilities (No Outside Storage)			
Utility Substations	SR	SR	SR
Warehouses (General Storage, Enclosed, Not Including Storage of Any Hazardous Materials or Waste as			

Determined by Any Agency of the Federal, State or Local Government)			
Warehouses, Self-Storage			
Waste Collection, Hazardous			
Waste Collection, Other			
Warehouses, Self-Storage			
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Waste Collection, Solid, Non-Hazardous			
Waste Treatment and Disposal, Hazardous			
Waste Treatment and Disposal, Non-Hazardous			
Water Treatment Plants, Non-Governmental, Public			
<b><u>Manufacturing, Mining, and Industrial Uses</u></b>			
Animal Food			
Animal Slaughtering and Processing			
Apparel			
Bakeries, Manufacturing			
Beverage, Other Than Soft Drink and Water, and Tobacco			
Beverage, Soft Drink and Water			
Borrow Pits			
Cement and Concrete Products			
Chemicals, Basic			
Chemical Products, Not Otherwise Listed			
Clay Products			
Computer, Appliance, and Electronic Products			
Dairy Products			
Dolls, Toys, and Games			
Fabricated Metal Products			
Food Manufacturing, Not Otherwise Listed			
Furniture and Related Products			
Glass and Glass Products			
Jewelry and Silverware			
Leather and Allied Products (No Tanning)			
Leather and Hide Tanning and Finishing			
Lime and Gypsum Products			
Machinery			
Manufacturing, Not Otherwise Listed			
Medical Equipment and Supplies			
Mining/Extraction Industries			
Office Supplies (Not Paper)			
Paint, Coating, and Adhesives			
Paper Products (Coating and Laminating)			
Paper Products (No Coating and Laminating)			

Petroleum and Coal Products Manufacturing			
Primary Metal Manufacturing			
Printing and Publishing			
Pulp, Paper, and Paperboard Mills			
Rubber and Plastic Products			
Seafood Product Preparation and Packaging			
Signs			
<b>USE TYPES</b>	<b>SERN-1</b>	<b>SERN-2</b>	<b>SERN-3</b>
Soap, Cleaning Compounds, and Toilet Preparations			
Sporting and Athletic Goods			
Textile Mills			
Textile Product Mills			
Transportation Equipment			
Wood Products, Chip Mills			
Wood Products, Excluding Chip Mills			
<b>Other Uses</b>			
Sexually Oriented Businesses			
Buildings, High Rise, 4 or 5 Stories			SR
Buildings, High Rise, 6 or More Stories			

(g) *Permitted uses with special requirements – development standards for the SERN sub-groups.* The following 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-S-1).

(1) *Accessory dwellings.*

- a. Use areas: SERN-1.
- b. The special requirements of Section 26-151 (c) (1) b. through f. shall be met.

(2) *Antennas.*

- a. Use areas: SERN-1, SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (4) b. and c. shall be met.

(3) *Antique stores.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

- (4) *Appliance stores.*
  - a. Use areas: SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (5) *Art dealers.*
  - a. Use areas: SERN-2, SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (6) *Arts and crafts supply stores.*
  - a. Use areas: SERN-2, SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (7) *Athletic fields.*
  - a. Use areas: SERN-2.
  - b. The special requirements of Section 26-151 (c) (5) b. through d. shall be met.
- (8) *Auction houses.*
  - a. Use areas: SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (9) *Automobile parts and accessories stores.*
  - a. Use areas: SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (10) *Automobile rental or leasing.*
  - a. Use areas: SERN-3.

- b. No vehicles for rent or lease may be displayed in any front yard, nor shall such displays be permitted to encroach on any required landscaping areas or buffer yards.
- c. All vehicle display/parking areas shall conform with the dimensional and landscaping and other design standards set forth for parking areas.

(11) *Bakeries, retail.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

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

- a. Use areas: SERN-2.
- b. The special requirements of Section 26-151 (c) (6) b. shall be met.

(13) *Bars and other drinking places.*

- a. Use areas: SERN-3.
- b. The special requirements of Section 26-151 (c) (8) b. through e. shall be met.
- c. In addition to the standards of Section 26-151 (c) (8) b. through e., bars and other drinking places, as a principle use, shall be subject to the standards of the SERN district and be at least four hundred (400) feet from any residential zoning district outside of the SERN district.

(14) *Batting cages.*

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-151 (c) (9) b. through e. shall be met.

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

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-151 (c) (10) b. through j. shall be met.

(16) *Bicycle sales and repair.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(17) *Book, periodical, and music stores.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

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

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-151 (c) (13) b. through h. shall be met.

(19) *Camera and photographic sales and service.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(20) *Candle shops.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(21) *Candy stores (confectionery, nuts, etc.).*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(22) *Car and light truck washes.*

- a. Use areas. SERN-3.

- b. The special requirements of Section 26-151 (c) (14) b. through d. shall be met.

(23) *Caterers, no on-site consumption.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(24) *Cemeteries and mausoleums.*

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-151 (c) (15) b. and c. shall be met.

(25) *Clothing, shoe, and accessories stores.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(26) *Coin, stamp, or similar collectibles shops.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(27) *Computer and software stores.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(28) *Continued care retirement communities.*

- a. Use areas. SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (17) b. through e. shall be met.

(29) *Convenience stores (with gasoline pumps).*

- a. Use areas: SERN-2, SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (30) *Convenience stores (without gasoline pumps).*
- a. Use areas: SERN-2, SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (31) *Cosmetics, Beauty Supplies, and Perfume stores.*
- a. Use areas: SERN-2, SERN-3.
  - b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- (32) *Country clubs with golf courses.*
- a. Use areas. SERN-3.
  - b. The special requirements of Section 26-151 (c) (21) b. and c. shall be met.
- (33) *Day care, adult, home occupation (six or less).*
- a. Use areas. SERN-2, SERN-3.
  - b. The special requirements of Section 26-151 (c) (22) b. through d. shall be met.
- (34) *Day care centers, adult.*
- a. Use areas. SERN-2, SERN-3.
  - b. The special requirements of Section 26-151 (c) (23) b. shall be met.
- (35) *Day care, child, family day care, home occupation (five or less).*
- a. Use areas. SERN-2, SERN-3.
  - b. The special requirements of Section 26-151 (c) (24) b. through d. shall be met.

(36) *Day care, child, group day care, home occupation (6 to 12).*

- a. Use areas. SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (25) b. through e. shall be met.

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

- a. Use areas. SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (26) b. through d. shall be met.

(38) *Department, variety or general merchandise stores.*

- a. Use areas: SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(39) *Direct selling establishments, not otherwise listed.*

- a. Use areas: SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(40) *Drug stores, Pharmacies, with Drive-Thru.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- c. Drive-thru windows must be located to the rear of the building.

(41) *Drug stores, Pharmacies, without Drive-Thru.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(42) *Dwellings, multi-family.*

- a. Use areas. SERN-2, SERN-3.
- b. Multi-family residential development shall not be permitted within five hundred (500) feet of the northern, eastern, or southern perimeter of the SERN district.
- c. Multi-family residential developments must be part of a larger development that includes single-family residential and/or mixed-use development. Within a SERN-1 or SERN-2 area, multi-family development shall not make up more than fifty percent (50%) of the total units in a residential development.

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

- a. Use areas. SERN-1, SERN-2, SERN-3.
- b. Single-family detached residential developments classified as major subdivisions shall consist of a variety of lot sizes averaging no more than twenty thousand (20,000) square feet in size. No more than fifty percent (50%) of the gross acreage of any such residential development shall consist of thirty-three thousand (33,000) square foot lots or greater.

(44) *Dwellings, two-family.*

- a. Use areas. SERN-1, SERN-2, SERN-3.
- b. Two-family (duplex) residential developments must be part of a larger development that includes single-family residential and/or mixed-use development. Within a SERN-1 or SERN-2 area, two-family development shall not make up more than fifty percent (50%) of the total units in a residential development.

(45) *Electronic shopping and mail order houses.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(46) *Fabric and piece goods stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(47) *Flea markets, indoor.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(48) *Floor covering stores.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(49) *Florists.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(50) *Food service contractors.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(51) *Food stores, specialty, not otherwise listed.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(52) *Formal wear and costume rental.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(53) *Fruit and vegetable markets.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of

gross floor area.

(54) *Furniture and home furnishings.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(55) *Garden centers, farm supplies, or retail nurseries.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(56) *Gift, novelty, souvenir, or cards shops.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(57) *Golf courses.*

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-151 (c) (35 b. shall be met.

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

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-151 (c) (36) b. through d. shall be met.

(59) *Grocery/food stores (not including convenience stores).*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(60) *Group homes (9 or less).*

- a. Use areas. SERN-1, SERN-2.

- b. The special requirements of Section 26-151 (c) (38) b. shall be met.

(61) *Hardware stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(62) *Health and personal care stores, not otherwise listed.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(63) *Hobby, toy, and game stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(64) *Home centers.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(65) *Home furnishing stores, not otherwise listed.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(66) *Home occupations.*

- a. Use areas. SERN-1, SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (39) b. through i. shall be met.

(67) *Jewelry, luggage, and leather goods (may include repair).*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(68) *Libraries.*

- a. Use areas. SERN-1.
- b. The special requirements of Section 26-151 (c) (41) b. shall be met.

(69) *Liquor stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(70) *Meat markets.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(71) *Miscellaneous retail sales – where not listed elsewhere, and where all sales and services are conducted within an enclosed building.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(72) *Motorcycle dealers.*

- a. Use areas. SERN-3.
- b. Motorcycles shall be displayed in a showroom only. No motorcycles for sale or rent shall be displayed outside of a showroom building

(73) *Motor vehicle sales.*

- a. Use areas. SERN-3.
- b. Vehicles shall be displayed in a showroom only. No vehicles for sale or

rent shall be displayed outside of a showroom building.

(74) *Musical instrument and supplies stores (may include instrument repair).*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(75) *News dealers and newsstands.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(76) *Office supplies and stationery stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(77) *Optical goods stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(78) *Paint, wallpaper, and window treatment sales.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(79) *Pet and pet supplies stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

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

- a. Use areas. SERN-2.
- b. The special requirements of Section 26-151 (c) (51) b. shall be met.

(81) *Public or private parks.*

- a. Use areas. SERN-1, SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (58) b. and c. shall be met.

(82) *Public recreation facilities.*

- a. Use areas. SERN-1, SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (59) b. through e. shall be met.

(83) *Record, video tape, and disc stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

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

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-151 (c) (63) b. shall be met.

(85) *Repair and maintenance services, automobile, minor.*

- a. Use areas. SERN-3.
- b. No outside storage shall be permitted.

(86) *Repair and maintenance services, home and garden equipment.*

- a. Use areas. SERN-3.
- b. Outside storage must be screened from all roads and adjacent properties and shall be in rear or side yards only.

(87) *Repair and maintenance services, personal and household.*

- a. Use areas. SERN-2, SERN-3.

- b. No outside storage shall be permitted.

(88) *Restaurants, cafeteria.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(89) *Restaurants, full service (dine-in only).*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(90) *Restaurants, limited service (delivery, carry-out).*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(91) *Restaurants, limited service (drive-thru).*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.
- c. Drive-thru windows must be located to the rear of the building.

(92) *Restaurants, snack and nonalcoholic beverage stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(93) *Service stations, gasoline.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(94) *Sporting goods store.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(95) *Swimming pools.*

- a. Use areas. SERN-1, SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (69) b. through d. shall be met.

(96) *Television, radio or electronic sales.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(97) *Tire sales.*

- a. Use areas. SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(98) *Tobacco stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(99) *Used merchandise stores.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(100) *Utility substations.*

- a. Use areas. SERN-1, SERN-2, SERN-3.

- b. The special requirements of Section 26-151 (c) (71) b. through d. shall be met.

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

- a. Use areas. SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (72) b. through f. shall be met.
- c. Any veterinary clinic with open pens shall remain at least two hundred (200) feet away from any residential district.

(102) *Video tape and disc rental.*

- a. Use areas. SERN-2, SERN-3.
- b. No single use shall contain more than ten thousand (10,000) square feet of gross floor area.

(103) *Yard sales.*

- a. Use areas. SERN-1, SERN-2, SERN-3.
- b. The special requirements of Section 26-151 (c) (75) b. and c. shall be met.

(h) *Special exceptions in the SERN sub-areas.* In addition to meeting the requirements of Sec. 26-152 (a) and (b), the following development standards are use-specific and apply to those uses designated with an “SE” in the Table of Permitted Uses, Permitted Uses with Special Requirements, and Special Exceptions (Table 26-S-1).

(1) *Athletic fields.*

- a. Use areas. SERN-1.
- b. The special requirements of Section 26-152 (d) (1) b. through d. shall be met.

(2) *Bars and other drinking places.*

- a. Use areas. SERN-2.
- b. The special requirements of Section 26-152 (d) (2) b. through d. shall be met.

- (3) *Day care, adult, home occupation (six or less).*
  - a. Use areas. SERN-1.
  - b. The special requirements of Section 26-152 (d) (8) b. through d. shall be met.
- (4) *Day care, child, family day care, home occupation (five or less).*
  - a. Use areas. SERN-1.
  - b. The special requirements of Section 26-152 (d) (9) b. through e. shall be met.
- (5) *Day care, child, group day care, home occupation (6 to 12).*
  - a. Use areas. SERN-1.
  - b. The special requirements of Section 26-152 (d) (10) b. through e. shall be met.
- (6) *Group homes (10 or more).*
  - a. Use areas. SERN-2, SERN-3.
  - b. The special requirements of Section 26-152 (d) (16) b. shall be met.
- (7) *Places of worship.*
  - a. Use areas. SERN-1.
  - b. The special requirements of Section 26-152 (d) (22) b. through d. shall be met.
- (8) *Radio, television, and other similar transmitting towers.*
  - a. Use areas. SERN-2, SERN-3.
  - b. The special requirements of Section 26-152 (d) (24) b. and c. shall be met.
- (9) *Rooming and boarding houses.*
  - a. Use areas. SERN-2.
  - b. The special requirements of Section 26-152 (d) (25) b. through d. shall be

met.

(10) *Special congregate facilities.*

- a. Use areas. SERN-3.
- b. The special requirements of Section 26-152 (d) (28) b. through d. shall be met.

(11) *Swim and tennis clubs.*

- a. Use areas. SERN-1, SERN-2.
- b. The special requirements of Section 26-152 (d) (29) b. through d. shall be met.

(12) *Theaters, motion picture, other than drive-ins.*

- a. Use areas. SERN-2.
- b. The special requirements of Section 26-152 (d) (33) b. shall be met.

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 X. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2008

\_\_\_\_\_  
Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

Public Hearing: July 22, 2008 (tentative)  
First Reading: July 22, 2008 (tentative)  
Second Reading:  
Third Reading:



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; SUBSECTION (D), SIGNS EXEMPT FROM PERMIT REQUIREMENTS; PARAGRAPH (4), POLITICAL SIGNS.

What this ordinance will do:

Political signs are currently exempt from the permit requirements found in 26-180 of the Code of Ordinances. The proposed ordinance will increase the size of the allowed sign from six (6) square feet to thirty-two (32) square feet, and it will also remove the height limitation.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

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; SUBSECTION (D), SIGNS EXEMPT FROM PERMIT REQUIREMENTS; PARAGRAPH (4), POLITICAL SIGNS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General development, Site, and Performance Standards; Section 26-180, Signs; Subsection (d), Signs Exempt from Permit Requirements; Paragraph (4), Political Signs; is hereby amended to read as follows:

- (4) *Political signs.* Political signs shall not be located within a public road right-of-way and shall not be attached to trees, utility poles, or publicly owned property. Such signs shall not be illuminated, and ~~Such signs shall not exceed six (6) thirty-two (32) square feet in area and four (4) feet in height, if freestanding.~~ Political signs may be displayed during a period beginning sixty (60) days prior to an election, but must be removed within seven (7) days after the election or referendum has been decided. It shall be the responsibility of the candidate to have such signs removed.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2008

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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

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



Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED PLANS.

What this ordinance will do:

This ordinance will amend Section 26-171 to mandate that all buffers, common areas, open space, recreation areas, and planted and/or vegetative areas that are either required under the Code or approved by the Development Review Team must be maintained and preserved in perpetuity. If there is conflict with other sections of Richland County regulations, the most restrictive requirements shall apply.

# FIFTH DRAFT

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES; CHAPTER 26, LAND DEVELOPMENT; ARTICLE VII, GENERAL DEVELOPMENT, SITE, AND PERFORMANCE STANDARDS; SECTION 26-171, GENERAL; SO AS PROTECT BUFFERS, COMMON AREAS, OPEN SPACE, RECREATION AREAS, AND PLANTED AND/OR VEGETATIVE AREAS ON ALL APPROVED SITE PLANS.

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

SECTION I. The Richland County Code of Ordinances, Chapter 26, Land Development; Article VII, General Development, Site, and Performance Standards; Section 26-171, General; is hereby amended to read as follows:

**Sec. 26-171. General.**

This article sets forth standards for land development in the unincorporated areas of Richland County, South Carolina, concerning a variety of different development issues. These standards are designed to ensure the compatibility of development within the county and to implement the policies found in the county's comprehensive plan. The applicability of the standards set forth in this article may vary based on the use, location, and zoning district (as set forth in this chapter). The criteria set forth in this article, as with all other requirements, must be satisfied before an application for development will be approved. All required and/or approved buffers, common areas, open space, recreation areas, and planted and/or vegetative areas are required to be maintained and preserved in perpetuity. If in conflict with other sections of Richland County regulations, the most restrictive shall apply.

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

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

SECTION IV. Effective Date. This ordinance shall be effective from and after \_\_\_\_\_, 2008.

# FIFTH DRAFT

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_\_ DAY

OF \_\_\_\_\_, 2008.

\_\_\_\_\_  
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:



Title:

AN ORDINANCE AMENDING 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; PARAGRAPH (74), WAREHOUSES (SELF-STORAGE), SO AS TO DELETE THE REQUIREMENT OF A FENCE OR WALL AROUND THE PERIMETER OF THE DEVELOPMENT.

What this ordinance will do:

This ordinance will delete that requirement that warehouses (self-storage) must have a fence or wall around the perimeter of the development.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_-08HR

AN ORDINANCE AMENDING 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; PARAGRAPH (74), WAREHOUSES (SELF-STORAGE), SO AS TO DELETE THE REQUIREMENT OF A FENCE OR WALL AROUND THE PERIMETER OF THE DEVELOPMENT.

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 VI, Supplemental Use Standards; Section 26-151, Permitted Uses with Special Requirements; Subsection (c), Standards; Paragraph (74) is hereby amended to read as follows:

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

- a. Use districts: Rural Commercial, General Commercial, M-1 and LI Light Industrial.
- ~~b. Fencing or walls shall be required around the perimeter of the development. The fence or wall shall be a minimum of six (6) feet in height.~~
- eb. 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.
- dc. 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.
- ed. 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.

fe. 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.

gf. 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 d. above.

hg. 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.

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

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

SECTION IV. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY

OF \_\_\_\_\_, 2008

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Michielle R. Cannon-Finch  
Clerk of Council

RICHLAND COUNTY ATTORNEY'S OFFICE

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Title:

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” AND “INSTITUTIONAL, EDUCATIONAL AND CIVIC USES” OF TABLE 26-V-2.; AND “RECREATIONAL USES” OF TABLE 26-V-2.; AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT CERTAIN CHILD DAY CARES (SIX OR LESS) WITH SPECIAL REQUIREMENTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR TATTOO FACILITIES IN THE GC GENERAL COMMERCIAL DISTRICTS AND TO PERMIT CERTAIN CLUBS AND LODGES AS A SPECIAL EXCEPTION IN THE RURAL ZONING DISTRICTS.

What this ordinance will do:

Regarding daycares – This ordinance will increase the number of children being cared for in a “Child Family Day Care” from “5 or less” to “6 or less”. It also removes “Child Family Day Cares” as a special exception and places them as a permitted use with special requirements. The ordinance also completely eliminates the “Child, Group Day Care, Home Occupation (6-12)”, as this use falls within “Day Care, Child, Licensed Center”.

Regarding tattoo facilities – The ordinance will change the use from being allowed only as a special exception to one of being an outright permitted use in the GC zoning district.

Regarding Clubs or Lodges – The ordinance removes “clubs or lodges” as a use with special requirements in the RU zoning district and makes it a special exception in the RU zoning district.

STATE OF SOUTH CAROLINA  
COUNTY COUNCIL FOR RICHLAND COUNTY  
ORDINANCE NO. \_\_\_\_-08HR

AN ORDINANCE AMENDING THE RICHLAND COUNTY CODE OF ORDINANCES, CHAPTER 26, LAND DEVELOPMENT; ARTICLE V, ZONING DISTRICTS AND DISTRICT STANDARDS; SECTION 26-141, TABLE OF PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SPECIAL EXCEPTIONS; “BUSINESS, PROFESSIONAL AND PERSONAL SERVICES” AND “INSTITUTIONAL, EDUCATIONAL AND CIVIC USES” OF TABLE 26-V-2.; AND “RECREATIONAL USES” OF TABLE 26-V-2.;AND ARTICLE VI, SUPPLEMENTAL USE STANDARDS; SECTION 26-151, PERMITTED USES WITH SPECIAL REQUIREMENTS, AND SECTION 26-152, SPECIAL EXCEPTIONS; SO AS TO PERMIT CERTAIN CHILD DAY CARES (SIX OR LESS) WITH SPECIAL REQUIREMENTS AND TO REMOVE THE SPECIAL EXCEPTION REQUIREMENTS FOR TATTOO FACILITIES IN THE GC GENERAL COMMERCIAL DISTRICTS AND TO PERMIT CERTAIN CLUBS AND LODGES AS A SPECIAL EXCEPTION IN THE RURAL ZONING DISTRICTS.

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 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
<b><u>Institutional, Educational and Civic Uses</u></b>																	
Ambulance Services, Emergency		P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Ambulance Services, Transport											P		P	P	P		
Animal Shelters														SR	SR	SR	
Auditoriums, Coliseums, Stadiums											P			P	P	P	
Cemeteries, Mausoleums											SR	SR	SR	SR	SR	SR	SR
Colleges and Universities											P		P	P			
Community Food Services											P	P	P	P	P	P	
Correctional Institutions		SE													P	SE	SE
Courts											P	P	P	P			
Day Care, Adult, Home Occupation (6 or Less)		SE	SR	SR	SR	SR											
Day Care, Adult Centers											SR	SR	SR	SR			
Day Care, Child, Family Day Care, Home Occupation (5 6 or Less)		SE SR	SR	SR	SR	SR											
Day Care, Child, Group Day Care, Home Occupation (6 to 12)		SE	SR	SR	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	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				

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
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	
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 II. 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; “Business, Professional and Personal Services” 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
<b>Business, Professional and Personal Services</b>																	
Accounting, Tax Preparation, Bookkeeping, and Payroll Services											P	P	P	P	P	P	
Advertising, Public Relations, and Related Agencies											P	P	P	P	P		
Automatic Teller Machines											P	P	P	P	P	P	P
Automobile Parking (Commercial)											P	P	P	P	P	P	P
Automobile Rental or Leasing														P	P	P	P
Automobile Towing, Not Including Storage													P	P	P	P	P
Automobile Towing, Including Storage Services																	
Banks, Finance, and Insurance Offices											P	SR	SR	P	P	P	
Barber Shops, Beauty Salons, and Related Services		SR							SR	SR	P	P	P	P	P	P	
Bed and Breakfast Homes/Inns		P	SR						SR	SR	P	P	SR	P	P		
Building Maintenance Services, Not Otherwise Listed																	
Car and Light Truck Washes (See also Truck Washes)													SR	P	P	P	P
Carpet and Upholstery Cleaning Services														P	P	P	P
Clothing Alterations/Repairs; Footwear Repairs											P	P	P	P	P		
Computer Systems Design and Related Services											P	P	P	P	P	P	P
Construction, Building, General Contracting, with Outside Storage															SR	SR	P
Construction, Building, General Contracting, without Outside Storage											P	P	P	P	P	P	P
Construction, Heavy, with Outside Storage															SR	SR	P
Construction, Heavy, without Outside Storage															P	P	P
Construction, Special Trades, with Outside Storage															SR	SR	P
Construction, Special Trades, without Outside Storage											P	P	P	P	P	P	P
Employment Services											P	P	P	P	P	P	
Engineering, Architectural, and Related Services											P	P	P	P	P	P	P

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Exterminating and Pest Control Services												P	P	P	P	
Funeral Homes and Services										P	P	P	P	P	P	
Furniture Repair Shops and Upholstery												P	P	P	P	P
Hotels and Motels												P	P	P	P	
Janitorial Services												P	P	P	P	P
Kennels	SR									SR		SR	SR	SR	SR	
Landscape and Horticultural Services	P												P	P	P	
Laundromats, Coin Operated											P	P	P	P	P	
Laundry and Dry Cleaning Services, Non-Coin Operated										P	P	P	P	P	P	P
Legal Services (Law Offices, Etc.)										P	P	P	P	P		
Linen and Uniform Supply													P	P	P	P
Locksmith Shops											P	P	P	P		
Management, Scientific, and Technical Consulting Services										P	P	P	P	P	P	
Massage Therapists										P	P	P	P	P		
Medical/Health Care Offices										P	P	P	P	P		
Medical, Dental, or Related Laboratories										P	P	P	P	P	P	
Motion Picture Production/Sound Recording													P	P	P	
Office Administrative and Support Services, Not Otherwise Listed										P	P	P	P	P	P	
Packaging and Labeling Services										P	P	P	P	P	P	P
Pet Care Services (Excluding Veterinary Offices and Kennels)										P	SR	SR	P	P	P	
Photocopying and Duplicating Services										P	P	P	P	P	P	P
Photofinishing Laboratories										P	P	P	P	P	P	P
Photography Studios										P	P	P	P	P	P	
Picture Framing Shops										P	P	P	P	P	P	

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Professional, Scientific, and Technical Services, Not Otherwise Listed										P	P	P	P	P	P	
Publishing Industries													P	P	P	P
Real Estate and Leasing Offices										P	P	P	P	P		
Recreational Vehicle Parks and Recreation Camps	SR															
Rental Centers, with Outside Storage													SR	P	P	P
Rental Centers, without Outside Storage												P	P	P	P	P
Repair and Maintenance Services, Appliance and Electronics												SR	SR	SR	SR	P
Repair and Maintenance Services, Automobile, Major														P	P	P
Repair and Maintenance Services, Automobile, Minor												P	P	P	P	P
Repair and Maintenance Services, Boat and Commercial Trucks, Large														P		P
Repair and Maintenance Services, Boat and Commercial Trucks, Small														P	P	P
Repair and Maintenance Services, Commercial and Industrial Equipment														P	P	P
Repair and Maintenance Services, Home and Garden Equipment													P	P	P	
Repair and Maintenance Services, Personal and Household Goods											P	P	P	P	P	
Repair and Maintenance Services, Television, Radio, or Other Consumer Electronics											P	P	P	P	P	
Research and Development Services										SR			P	P	P	P
Security and Related Services													P	P	P	
Septic Tank Services												P		P		P

USE TYPES	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-1	LI	HI
Tanning Salons											P	P	P	P		
Tattoo Facilities													SE P			
Taxidermists												P	P	P	P	
Theaters, Live Performances													P	P		
Theaters, Motion Picture, Drive-Ins												SE	SE	P	SE	
Theaters, Motion Picture, Other Than Drive-Ins											SE	P	P	P	P	
Tire Recapping														P		P
Travel Agencies (without Tour Buses or Other Vehicles)										P	P	P	P	P		
Traveler Accommodations, Not Otherwise Listed												P	P	P		
Truck (Medium and Heavy) Washes													P	P	P	P
Vending Machine Operators														P	P	P
Veterinary Services (Non-Livestock, May Include Totally Enclosed Kennels Operated in Connection with Veterinary Services)										SR	SR	P	P	P	P	
Watch and Jewelry Repair Shops										P	P	P	P	P		
Weight Reducing Centers										P	P	P	P	P		

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 (b), Permitted Uses with Special Requirements Listed by Zoning District; Paragraph (24) is hereby amended to read as follows and Paragraph (25) is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

(24) Day Care, Child, Family Day Care, Home Occupation (5 6 or less) - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, GC)

~~(25) Day Care, Child, Group Day Care, Home Occupation (6 to 12) (OI, NC, RC, GC)~~

SECTION IV. 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; Paragraph (24) is hereby amended to read as follows and Paragraph (25) is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

(24) *Day care, child, family day care, home occupation (~~five~~ six 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; Residential, Multi-Family – Medium Density; Residential, Multi-Family – High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.

b. A child family day care home occupation, must be operated in an occupied residence.

bc. 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.

ed. Client pick-up and drop-off shall not obstruct traffic flow on adjacent public roads.

de. All other state and federal regulations shall be met.

~~(25) Day care, child, group day care, home occupation (6 to 12).~~

- a. Use districts: Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. A child group 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.

SECTION V. 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; “Recreational Uses” of Table 26-V-2.; is hereby amended to read as follows:

(ORDINANCE CONTINUES ON NEXT PAGE)

USE TYPES	TROS	RU	RR	SR-E	RS-LD	RS-MD	RS-HD	MH	RM-MD	RM-HD	OI	NC	RC	GC	M-I	LI	HI
<b>Recreational Uses</b>																	
Amusement or Water Parks, Fairgrounds														SR	SR	SR	
Amusement Arcades												P	P	P	P		
Athletic Fields	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	SR	SR	P	P		
Batting Cages														SR	SR	SR	
Billiard Parlors														P	P		
Bowling Centers														P	P		
Clubs or Lodges		<b>SR SE</b>									P	P	P	P	P		
Country Clubs with Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Dance Studios and Schools											P	P	P	P	P		
Go-Cart, Motorcycle and Similar Small Vehicle Tracks														SR	P		P
Golf Courses	SR	SR	SE	SE	SE	SE	SE	SE	SE	SE				SR	SR	SR	
Golf Courses, Miniature													P	P	P	P	
Golf Driving Ranges (Freestanding)	SR												SR	SR	SR	SR	
Hunt Clubs		P															
Marinas and Boat Ramps														P	P		
Marital Arts Instructional Schools											P	P	P	P	P		
Physical Fitness Centers											P	P	P	P	P	P	
Public or Private Parks	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Public Recreation Facilities	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR
Racetracks and Drag Strips																	SE
Riding Stables	P	P													P		
Shooting Ranges, Indoor														P	P	P	P
Shooting Ranges, Outdoor		SE															SE
Skating Rinks														P	P		
Swim and Tennis Clubs	SR	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	SE	P	P	SE	
Swimming Pools	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR	SR		

SECTION VI. 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; Paragraph (16), Clubs or Lodges, is hereby deleted in its entirety, and all remaining paragraphs are renumbered in appropriate chronological order.

SECTION VII. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (c), Special Exceptions Listed by Zoning District; is hereby amended to read as follows:

- (1) Athletic Fields - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- (2) Bars and Other Drinking Places - (OI, NC)
- (3) Borrow Pits - (RU, RR, M-1, LI)
- (4) Buildings, High-Rise, Six (6) or More Stories - (RM-HD, GC)
- ~~(5) Clubs or lodges – (RU)~~
- ~~(56)~~ Continued Care Retirement Communities - (RU, RR)
- ~~(67)~~ Correctional Institutions – (RU, LI, HI)
- ~~(78)~~ Country Clubs with Golf Courses - (RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)
- ~~(89)~~ Day Care, Adult, Home Occupation (6 or Less) – (RU, RR, RS-E, RS-LD, RS-HD, MH, RM-MD, RM-HD)
- ~~(9) — Day Care, Child, Family Day Care, Home Occupation (5 or less) — (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)~~
- ~~(10) — Day Care, Child, Group Day Care, Home Occupation (6 to 12) — (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD)~~
- ~~(110)~~ Dormitories - (OI, GC)
- ~~(1211)~~ Dwellings, Single Family, Zero Lot Line, Common - RS-MD, RS-HD)
- ~~(1312)~~ Dwellings, Manufactured Homes on Individual Lots – (M-1)
- ~~(1413)~~ Fabricated Metal Products - (LI)

- (~~1514~~) Glass and Glass Products – (LI)
- (~~1615~~) Group Homes (10 or more) – (RM-HD, OI, NC, RC, GC)
- (~~1716~~) Landfills, Sanitary and Inert Dump Sites - (RU, HI)
- (~~1817~~) Machinery – (LI)
- (~~1918~~) Manufacturing, Not Otherwise Listed – (LI)
- (~~2019~~) Nursing and Convalescent Homes – (RU, RR)
- (~~2120~~) Orphanages - (RU, RR, RM-MD, RM-HD)
- (~~2221~~) Places of Worship – (RS-E, RS-LD, RS-MD, RS-HD, MH)
- (~~2322~~) Race Tracks and Drag Strips – (HI)
- (~~2423~~) Radio, Television, and Telecommunications and other Transmitting Towers – (RU, OI, NC, RC, GC, LI, HI)
- (~~2524~~) Rooming and Boarding Houses – (RM-HD, OI, NC, RC)
- (~~2625~~) Scrap and Recyclable Materials – (M-1, LI, HI)
- (~~2726~~) Shooting Ranges, Outdoor - (RU, HI)
- (~~2827~~) Special Congregate Facilities - (OI, GC)
- (~~2928~~) Swimming and Tennis Clubs - (RU, RR, RS-E, RS-LD, RS-MD, RS-HD, MH, RM-MD, RM-HD, OI, NC, RC, LI)
- (~~30~~) ~~Tattoo Facilities~~ ~~(GC)~~
- (~~3129~~) Textile Product Mills – (LI)
- (~~3230~~) Theaters, Motion Picture, Drive-Ins - (RC, GC, LI)
- (~~3331~~) Theaters, Motion Picture, Other Than Drive-Ins - (NC)
- (~~3432~~) Transportation Equipment - (LI)
- (~~3533~~) Waste Collection, Hazardous - (HI)
- (~~3634~~) Waste Treatment and Disposal, Hazardous – (HI)

(3735) Zoos and Botanical Gardens – (RU, OI, RC)

SECTION VIII. The Richland County Code of Ordinances; Chapter 26, Land Development; Article VI, Supplemental Use Standards; Section 26-152, Special Exceptions; Subsection (d), Standards; is hereby amended to read as follows:

(d) *Standards.*

(1) *Athletic fields.*

- 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. Parking lots for athletic fields shall have primary access to collector or thoroughfare roads.
- c. Lights shall be positioned 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.

(2) *Bars and other drinking places.*

- a. Use districts: Office Institutional; Neighborhood Commercial.
- b. Lots used for bars or drinking places shall be located no closer than four hundred (400) feet from any other lot used as a bar or 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. A minimum six (6) foot high opaque fence or wall shall be erected adjacent to the property line of any abutting residences.
- d. Parking areas related to the establishment shall be located no closer than thirty (30) feet to the property lines of any abutting residences.

(3) *Borrow pits.*

- a. Use districts: Rural; Rural Residential; M-1 and LI Light Industrial.
- b. Proposals for borrow pits will only be permitted where:

1. There are overriding environmental or other planning benefits compared to obtaining materials from alternative sources;
  2. Alternative materials of the required specification are unavailable in sufficient quantities;
  3. They are contiguous with or close to the projects they are intended to serve;
  4. They are time-limited to the life of the project and material is to be used only for the specified project;
  5. Proposals include appropriate reclamation measures that make full use of surplus spoil from the project;
  6. The site can be restored to its original levels or an alternative acceptable landform only utilizing materials from the construction project;
  7. Any impacts on the environment or local communities can be controlled to acceptable levels; and
  8. The project area is less than ten (10) acres.
- c. All borrow pits subject to this subsection shall comply with the following requirements:
1. The average slope of any cut bank measured from a point located ten (10) feet from the boundary of any abutting property to the bottom of the cut bank in the pit shall not exceed a horizontal to vertical ratio of 2:1. The owner of the borrow pit is responsible for maintaining this condition;
  2. The top of the cut bank of the borrow pit shall, at no time, be closer than ten (10) feet from the property boundary of any abutting landowner;
  3. The depth of the borrow pit is limited to a maximum of twelve feet below the average seasonal high water table or three feet above a confining or semi-confining unit, whichever is shallower;
  4. No excavation shall occur within two hundred (200) feet of a wetland or other surface water;

5. Best management practices shall be used to control erosion and sediment transport during and after the excavation activities;
6. The borrow pit slopes shall be stabilized with native vegetation within six months following completion of the excavation;
7. Upon completion of the excavation area, side slopes shall be no steeper than 4 (horizontal):1 (vertical) out to a depth of two feet below the average water elevation;
8. No on-site grading or sorting of materials shall occur; and
9. The active excavation, processing, and transportation of fill material shall only occur between 8:00 a.m. and 8:00 p.m.

(4) *Buildings, high-rise, six (6) or more 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 subsections e. and f.1. above.
- 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 of this chapter. No parking lots shall be permitted within any required setback.
- i. High-rise buildings over fifteen (15) stories in height are only permitted on lots located at the intersection of major thoroughfares or interstate highway interchanges.
- j. In the Office and Institutional District the maximum height for a high rise shall be seventy-five (75) feet.

(5) Clubs or lodges.

a. Use districts: Rural.

b. A club or lodge may not be used after 12:00 midnight, Sunday through Thursday, and after 1:00 a.m. on Fridays and Saturdays.

c. Sexually oriented businesses are not permitted in a club or lodge.

(56) Continued care retirement communities.

- a. Use districts: Rural; Rural Residential.
- b. The minimum lot size to establish a continued care retirement community shall be one (1) acre.
- c. No parking space or drive aisle 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 as set forth for the district.
- e. All facilities shall be solely for the use of the residents and their guests.

(67) *Correctional institutions.*

- a. Use districts: Rural; LI Light Industrial; Heavy Industrial.
- b. Off-street parking requirements shall be as listed in Section 26-173 of this chapter.

(78) *Country clubs with golf courses.*

- a. Use districts: 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. 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 properties.

(89) *Day care, adult, home occupation (six 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. An adult day care, home occupation, with six (6) 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. Parking shall not be located in the front yard.
- e. All other state and federal regulations shall be met.

~~(9) *Day Care, Child, Family Day Care, Home Occupation (5 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. A child group family day care home occupation must be operated in an occupied residence.~~

- e. 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. Parking shall not be located in the front yard.
- f. All other state and federal regulations shall be met.

~~(10)~~ *Day Care, Child, Group Day Care, Home Occupation (6 to 12).*

- 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. A child group day care home occupation must be operated in an occupied residence.
- e. 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. Parking shall not be located in the required front yard.
- f. All other state and federal regulations shall be met.

~~(11)~~ *Dormitories.*

- a. Use districts: Office and Institutional; General Commercial.
- b. The property on which the use is located shall be within a one-half (½) mile radius of property developed as the primary campus of the representing college or university.

~~(12)~~ *Dwellings, single-family, zero lot line, common.*

- a. Use districts: Residential, Single-Family, Medium Density; Residential, Single-Family, High Density.

- b. The lot proposed for zero lot line development must be under the same ownership at the time of initial construction or the owner of adjacent properties must record an agreement or deed restriction in writing to the development of zero setback. The maintenance and drainage easement required in e. below must be provided as part of this agreement and deed restriction.
- c. One (1) dwelling unit shall be placed on one interior side property line with a zero (0) 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 e. below.
- d. The wall of a dwelling located on the lot line shall have no windows, doors, air conditioning units, or any other types 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.

**(1312)** *Dwellings, Manufactured Homes on Individual Lots.*

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

**(1413)** *Fabricated metal products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of fabricated metal products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

**(1514)** *Glass and glass products.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of glass and glass products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

**(1615)** *Group homes (10 or more).*

- a. Use districts: Residential, Multi-Family, High Density; Office and Institutional; Neighborhood Commercial; Rural Commercial; General Commercial.
- b. Parking shall not be located in the required front yard, except in the General Commercial District.

**(1716)** *Landfill, sanitary and inert dump sites.*

- a. Use districts: Rural; Heavy Industrial.
- b. All required local, state, and federal permits must be obtained.
- c. Ingress and egress to the site must be from a thoroughfare or collector road.

**(1817)** *Machinery.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of machinery shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

**(1918)** *Manufacturing, not otherwise listed.*

- a. Use districts: LI Light Industrial.
- b. Any building used for manufacturing processes fitting in this classification shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

**(2019)** *Nursing and convalescent homes.*

- a. Use districts: Rural; Rural Residential.
- b. Minimum lot size to establish a nursing and/or a convalescent home shall be one (1) acre.
- c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

**(2120)** *Orphanages.*

- a. Use districts: Rural; Rural Residential; Residential, Multi-Family, Medium Density; Residential, Multi-Family, High Density.
- b. Minimum lot size to establish an orphanage shall be one (1) acre.

- c. The front setback shall be the same as permitted in the applicable zoning district. Side and rear setbacks shall be twenty-five (25) feet from property lines.
- d. No parking space or drive shall be located closer than twenty (20) feet from any road line or property line. No parking shall be permitted in the front yard.

(2221) *Places of worship.*

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

(2322) *Racetracks and drag strips.*

- a. Use districts: Heavy Industrial.
- b. All racetracks and drag strips shall be fully secured by fencing.
- c. All outside edges of any racing surface or principal building that is part of the operation of a racetrack or drag strip shall be at least one thousand five hundred (1,500) feet from any part of the property line. No development, including (but not limited to) parking areas, accessory buildings, or drives, may be located in the buffer, except for permissible entryways and exits.
- d. No racing event may be conducted during the hours of 11:00 p.m. and 9:00 a.m. Racing events may be conducted for a maximum of three consecutive days, a maximum of five (5) days in a calendar week, and a maximum of six (6) hours per day.

- e. A traffic plan, noise mitigation plan, fire protection plan, and lighting plan shall be provided and reviewed as part of the special exception process. Adequate outdoor lighting shall be provided, however, all outdoor lighting fixtures shall be installed and operated in such a manner as to protect the roads and neighboring properties from direct glare or hazardous interference of any kind.

**(2423)** *Radio, television and telecommunications and other transmitting towers.*

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

**(2524)** *Rooming and boarding houses.*

- a. Use districts: Residential, Multi-Family, High Density; Office Institutional; Neighborhood Commercial; Rural Commercial.
- b. The owner or the manager of the boarding house shall reside on the premises.
- c. Not over fifty percent (50%) of the heated floor area of the rooming or boarding house shall be used for sleeping quarters.
- d. Parking shall be provided as required in Section 26-173 of this chapter. Parking shall be located on the same lot on which the boardinghouse is located, at the rear of the lot and screened from the adjacent properties with vegetation.

**(2625)** *Scrap and recyclable materials.*

- a. Use district: M-1 and LI Light Industrial; Heavy Industrial.
- b. Stocks and supplies shall be either stored inside enclosed structures or screened by solid walls, opaque fences, dense evergreen shrubbery or the like so that they are not visible from any public road or from the ground level of adjacent property used for residential or office purposes.

- c. Any required front or secondary front yard shall not be used for storage.
- d. The side yard setback for storage areas and buildings adjacent to residential or office uses shall be at least twenty-five (25) feet.
- e. The wholesale business shall be conducted in such a manner as to prevent tracking and spillage of debris onto adjacent properties or roads.

**(2726)** *Shooting ranges, outdoor.*

- a. Use districts: Rural; Heavy Industrial.
- b. Adequate provision shall be made for the safety of surrounding property owners.
- c. Setback requirements shall be at least 200 yards from adjacent property lines.
- d. Hours of operation shall be limited to 9:00 a.m. to 10:00 p.m.

**(2827)** *Special congregate facilities.*

- a. Use districts: Office and Institutional; General Commercial.
- b. The facility shall be operated and contained within the building of and operated by a governmental agency or a nonprofit organization.
- c. The facility operator(s) shall provide continuous on-site supervision by an employee(s) and/or a volunteer(s) during the hours of operations.
- d. No such facility shall be located within one quarter (1/4) mile of an existing congregate facility. The Board of Zoning Appeals may, however, in reviewing a special exception application, permit the clustering of special congregate facilities if it is determined that the location of such uses will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

**(2928)** *Swim and tennis clubs.*

- 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, L-I 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. Lights shall be positioned so as not to shine onto adjacent properties.
- d. 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.

~~(30) *Tattoo 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.~~

(3129) *Textile product mills.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of textile products shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(3230) *Theaters, motion picture, drive-ins.*

- a. Use districts: Rural Commercial; General Commercial; LI Light Industrial.
- b. Drive-in theaters shall be located a minimum of one hundred (100) feet from any property zoned or utilized for residential purposes.
- c. Access shall be provided from thoroughfare or collector roads.

(3331) *Theaters, motion picture, other than drive-ins.*

- a. Use districts: Neighborhood Commercial.
- b. Buildings shall have a maximum seating capacity of three hundred (300) seats.

(3432) *Transportation equipment.*

- a. Use districts: LI Light Industrial.
- b. Any building used for the manufacture of transportation equipment shall be no greater than thirty thousand (30,000) square feet in gross floor area.
- c. Operations standards set forth in Section 26-178 of this chapter shall be examined in detail during the special exception review process.

(3533) *Waste collection, hazardous.*

- a. Use districts: Heavy Industrial.
- b. Compliance with state and federal regulations is required.
- c. Access shall be provided only onto thoroughfare and collector roads.
- d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.

(3634) *Waste treatment and disposal, hazardous.*

- a. Use districts: Heavy Industrial.
- b. Compliance with state and federal regulations is required.
- c. Access shall be provided only onto thoroughfare and collector roads.
- d. Operations shall be located no closer than one hundred (100) feet to any adjacent property line.

(3735) *Zoos and Botanical Gardens.*

- a. Use districts: Rural District; Office and Institutional; Rural Commercial.
- 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 IX. 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 X. Conflicting Ordinances Repealed. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION XI. Effective Date. This ordinance shall be enforced from and after \_\_\_\_\_, 2008.

RICHLAND COUNTY COUNCIL

BY: \_\_\_\_\_  
Joseph McEachern, Chair

ATTEST THIS THE \_\_\_\_ DAY  
OF \_\_\_\_\_, 2008

\_\_\_\_\_  
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:



Sec. 26-22. Definitions.

*Setback.* The minimum distance by which any building or structure must be separated from the lot lines of the lot on which it is located.

*Setback, front.* A setback extending across the full width of a lot between the front lot line and the foremost point of any structure on the lot.

*Setback, rear.* A setback extending across the full width of a lot between the rear lot line and the rearmost point of any structure on the lot.

*Setback, side.* A setback between a side lot line and the nearest point of the nearest structure, extending from the required front setback to the required rear setback.

Sec. 26-172. Density and dimensional standards.

3) *Setbacks for lots with more than one road frontage.* Structures shall meet the front yard requirements for all sides of the structure abutting public roads. Where one (1) of the front yards that would normally be required on a through lot is not in keeping with the prevailing yard pattern, the zoning administrator may waive the requirement for the normal front yard. In its place, a special yard requirement shall be determined as specified in subsection (4) below.

(4) *Adjusting building lines.* Where there are lots that comprise fifty percent (50%) or more of the lots on the same side of the block as the lot in question which are developed with less than the required road setbacks, the average setback of the two (2) principal buildings nearest the lot in question shall be observed as the minimum front yard setback.

Sec. 26-52. Amendments.

(2) *Posting.* When a proposed amendment affects the district classification of a particular piece of property, the planning department shall cause to be conspicuously located on or adjacent to the property affected hearing notices that shall be posted as follows:

a. Hearing notices shall indicate the nature of the change proposed, identification of the property affected, and the time, date, and place of the public hearing. Whenever practical, the hearing notices shall identify the general location where property lines intersect the frontage road.

b. Hearing notices shall be posted at least fifteen (15) days prior to the hearing.

c. Hearing notices shall be located as follows:

1. For lots or parcels with road frontage of 100 feet or less, one (1) hearing notice shall be placed on each lot or parcel.

2. For lots or parcels with road frontage greater than one hundred (100) feet but less than five hundred (500) feet, one (1) hearing notice shall be placed for every one hundred (100) feet of road frontage or portion thereof.

3. For lots or parcels with road frontage greater than five hundred (500) feet but less than one thousand (1,000) feet, one (1) hearing notice shall be placed for every two hundred (200) feet of road frontage or portion thereof.

4. For lots or parcels of land with road frontage of one thousand (1,000) feet or greater, one (1) hearing notice shall be placed for every three hundred (300) feet of road frontage or portion thereof.

5. When multiple parcel rezonings are initiated by the county council, the planning commission, the planning director, or the county administrator, posting of property is not required. However, written notice of the hearing shall be mailed to affected property owners in accordance with Section 26-52(f)(3) below.

The following is existing code language regarding posting.

When a proposed amendment affects the district classification of a particular piece of property, the planning department shall cause to be conspicuously located on or adjacent to the property affected hearing notices that shall be posted as follows:

- a. Hearing notices shall indicate the nature of the change proposed, identification of the property affected, and the time, date, and place of the public hearing. Whenever practical, the hearing notices shall identify the general location where property lines intersect the frontage road.

Hearing notices shall be posted at least fifteen (15) days prior to the hearing.

- c. Hearing notices shall be located as follows:

1. For lots or parcels with road frontage of 100 feet or less, one (1) hearing notice shall be placed on each lot or parcel.
2. For lots or parcels with road frontage greater than one hundred (100) feet but less than five hundred (500) feet, one (1) hearing notice shall be placed for every one hundred (100) feet of road frontage or portion thereof.
3. For lots or parcels with road frontage greater than five hundred (500) feet but less than one thousand (1,000) feet, one (1) hearing notice shall be placed for every two hundred (200) feet of road frontage or portion thereof.
4. For lots or parcels of land with road frontage of one thousand (1,000) feet or greater, one (1) hearing notice shall be placed for every three hundred (300) feet of road frontage or portion thereof.
5. When multiple parcel rezonings are initiated by the county council, the planning commission, the planning director, or the county administrator, posting of property is not required. However, written notice of the hearing shall be mailed to affected property owners in accordance with Section 26-52(f)(3) below.

(3) Mailed notice.

- a. *General.* Before holding a public hearing required by this chapter for a zoning map amendment, written notice of the hearing shall be mailed by the planning department, by first class mail, at least fifteen (15) days prior to the day of the hearing. Notice shall be mailed to all owners of property within, contiguous to, or directly across the road from the area proposed for rezoning. The notice shall be sent to the address of such owners appearing on the latest published tax listing. The failure to deliver notice as provided in this subsection shall not invalidate any such amendment nor delay the hearing. The notice shall contain the same information as required of notices published in newspapers (Section 26-52(f)(1) above).

- b. *Notice to groups.* Neighborhood associations and other groups as specified by the Richland County Council shall be provided notice also. Such notice shall be mailed at least fifteen (15) days before the day of the public hearing and shall contain the same information as required of notices published in newspapers (Section 26-52(f)(1) above). The failure to deliver notice as provided in this subsection shall not invalidate any such amendment, nor delay the hearing.





## 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

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**To:** Suzie Hayes, Development Services  
**From:** Alfreda W Tindal, E9-1-1 Address Coordinator  
**CC:** Joe Kocy, Anna Almeida  
**Date:** June 17, 2008  
**Re:** Public Announcement for renaming Risdon Way

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 July 7, 2008. Therefore I am sending this notice below to be included in your next advertisement package.

If you have any questions or need clarification, please let me know.

Thank you.

### **Public Hearing Announcement**

The E9-1-1 Addressing Office of Richland County Planning & Development Services has received a petitioned from the Metso Minerals Industries, INC., to rename Risdon Way located off Two Notch Rod in northeast Richland County. The proposed name for consideration is **Metso Way**. The street name will go before the RC Planning Commission Board for approval on July 7, 2008. If you have any questions or comments, please contact Alfreda Tindal, E-9-1-1 Addressing Coordinator @ (803) 576-2147.

*Working together for a safer Richland County!*







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